

VILLAGE OF MACKINAW, ILLINOIS

Comprehensive Plan

JUNE 2013



RESOLUTION AND ACKNOWLEDGMENTS

Official Resolution

Village of Mackinaw Board of Trustees

Craig Friend, Village President
Lisa Spencer, Village Clerk/Collector
Tonja Ludwig, Village Office Assistant
Scott Eidenmiller, Village Treasurer
Kimberly Elkins
Carolyn Elmore
Jerry Peterson
Kelly Capps
Lynn Rudin
Candy Haynes

Village of Mackinaw Comprehensive Plan Committee

Dee Brown
Gary Cates
Scott Eidenmiller
Brian Evans
Thomas Goings
Chip Haney
Jim Johnson
Craig Kilby
Joshua Ludwig

Josh Mathis
Pat Meyer
Paul Miller
Marsha Mountjoy
Mike Schopp
Keith Schmidgall
Tim Trantham
Steve Yarnall
Brett Zehr

Project Consultant

Tri-County Regional Planning Commission

Kyle M. Smith, AICP, Planner III
Maggie Martino, Planning Program Manager
Jill Goforth, Planner I

Graphic Design by: Emily Smesrud



TABLE OF CONTENTS

Introduction	5
Community Vision	8
Growth and Development	10
Land Use	20
Community Design	29
Natural Resources	32
Community Facilities	34
Goals and Policies	40
Implementation	44

Table and Charts

Table 1: Population Change	10
Chart 1: Projected Population Change	11
Chart 2: Age Pyramid	11
Table 2: Race	12
Chart 3: Educational Attainment	12
Chart 4: Median Housing Value	13
Chart 5: Median Household Income	13
Table 3: Monthly Costs as a Percentage of Household Income	14
Table 4: Gross Rent, 2010	14
Chart 6: Median Rent, 2010	14
Table 5: Total Housing Units	15
Table 6: Types of Housing Units	15
Chart 7: Age of Housing Stock	17

Table 7: Occupations held by Mackinaw Residents	18
Table 8: Industries in which Mackinaw Residents Work	18
Table 9: Mackinaw Land Use	20

Maps

Current Zoning	7
Mackinaw Industrial Park Business District	21
First Street Industrial Park Business District	21
Current Land Use	22
Mackinaw's Extraterritorial Jurisdiction Area	24
Future Land Use in Mackinaw	27



Mackinaw's Historic Downtown District. Photo Credit: David Davila

INTRODUCTION

Plan Update

The Village of Mackinaw, established in 1827, is a mature community located along Illinois Route 9 between the urban areas of Peoria and Bloomington-Normal. Mackinaw has remained relatively unchanged for decades; however, its position between two prominent urban areas has made it an attractive community for individuals wanting the benefits of living in a small town, while maintaining easy access to the employment and entertainment opportunities offered in larger cities. The community understands that change is inevitable and that successful communities need a plan to manage change.

Mackinaw's first planning effort resulted in a comprehensive plan for the community in 2000. As it has been more than a decade since the last Comprehensive Plan update, the Village felt it was time to update their vision for the future, especially as the Village continues to grow. This update addresses the growth of the past decade, and plans for the future growth of Mackinaw for the next twenty years.

Why Plan?

In order to be successful, communities must be continually shaped and guided. A community must actively manage its growth and respond to changing circumstances if it is to continue to meet the basic needs of its current and future residents, while also maintaining a high quality of life.



Mackinaw's Historic Train Depot. Photo credit: David Davila

Residents of Mackinaw value the Village's strong sense of community and safe, small-town vibe, its central location between Peoria and Bloomington-Normal, its high-quality schools, its existing local businesses, and the high quality of the natural environment. However, concern about the impact of new growth has increased as residents have experienced school crowding, deteriorating roads, poor or non-existent sidewalks, and a strained police force. Effective growth management can help the community address each of these concerns.

How the plan should be used

The Comprehensive Plan is a guide to action. It

focuses on community improvement and outlines a vision for what the community wants for its future, based on issues and concerns outlined by the community itself. By ensuring that individual actions are consistent with the goals, objectives and policies of the Comprehensive Plan, the Village can effectively achieve its overall vision. For example, the Village will use the Plan's policies and maps to help decide whether to approve a proposed re-zoning of land or new subdivision within its Village limits. Zoning, subdivision, building and construction codes and standards should regulate development in conformance with the Comprehensive Plan. Upon the adoption of this Plan, the Village of Mackinaw should review existing development regulations and

ordinances to determine compliance with the adopted Plan. The Plan should also guide the preparation of detailed facility master plans and capital improvement programs for the Village's water, wastewater, flood control, and parks systems.

The Plan is a dynamic document, subject to periodic amendment when conditions within the Village change significantly. Periodic updates of the Plan will be needed to ensure that it continues to meet the needs of Village businesses and residents.

Planning Context

Historical Development of Mackinaw

Before Mackinaw became a municipality, it was home to various Native American tribes, who found the river and general lay of the land to be useful features for hunting, gathering, and living. Later, the area was discovered by settlers who found the land to be equally as resourceful. The settlers and the Native Americans coexisted in the area until 1832, when all American Indians were forcibly removed from the state of Illinois.

In 1827, Mackinaw became a legal municipality as well as the first county seat for Tazewell County. A court house was built later that year. By 1831, new counties were being formed in Illinois, and Mackinaw was no longer the center of Tazewell County. The county seat was moved to Pekin, and the last term of court held in Mackinaw was in March of 1831.

Early businesses in Mackinaw included various inns and hotels, as well as a cheese factory, several mills, a furniture company, a blacksmith shop and livery stable, a dry goods store, an ice business, and a hardware store. In addition, churches

were established early in Mackinaw's history, and remain an important part of the community today.

The Illinois Terminal Railroad System was also a significant part of Mackinaw's history. A junction just west of town took passengers to and from different places within the state and to St. Louis. This service was terminated in early 1953.

Today, Mackinaw is left with many reminders of its past. The Mackinaw River remains an important asset for the community, for both agricultural and recreational purposes. Many historic churches and homes remain, and the old train depot has been restored into a restaurant and shop.

Past Mackinaw Planning Efforts

The Village of Mackinaw developed their first and only Comprehensive Plan in 1999. The plan was developed to address the moderate growth the Village was experiencing, and to envision a plan for the future.

During the Comprehensive Planning process, Mackinaw residents expressed their concern with their declining and dilapidated downtown business district. As such, a Downtown Revitalization Plan was included as part of the Comprehensive Plan. Goals and strategies for beautification and economic vitalization were identified. The Village has installed new street lighting, plantings, benches, and trash receptacles along Main Street as a result of this plan.

Though some progress has been made, residents have noted in this current planning process that more economic development is both wanted and needed.

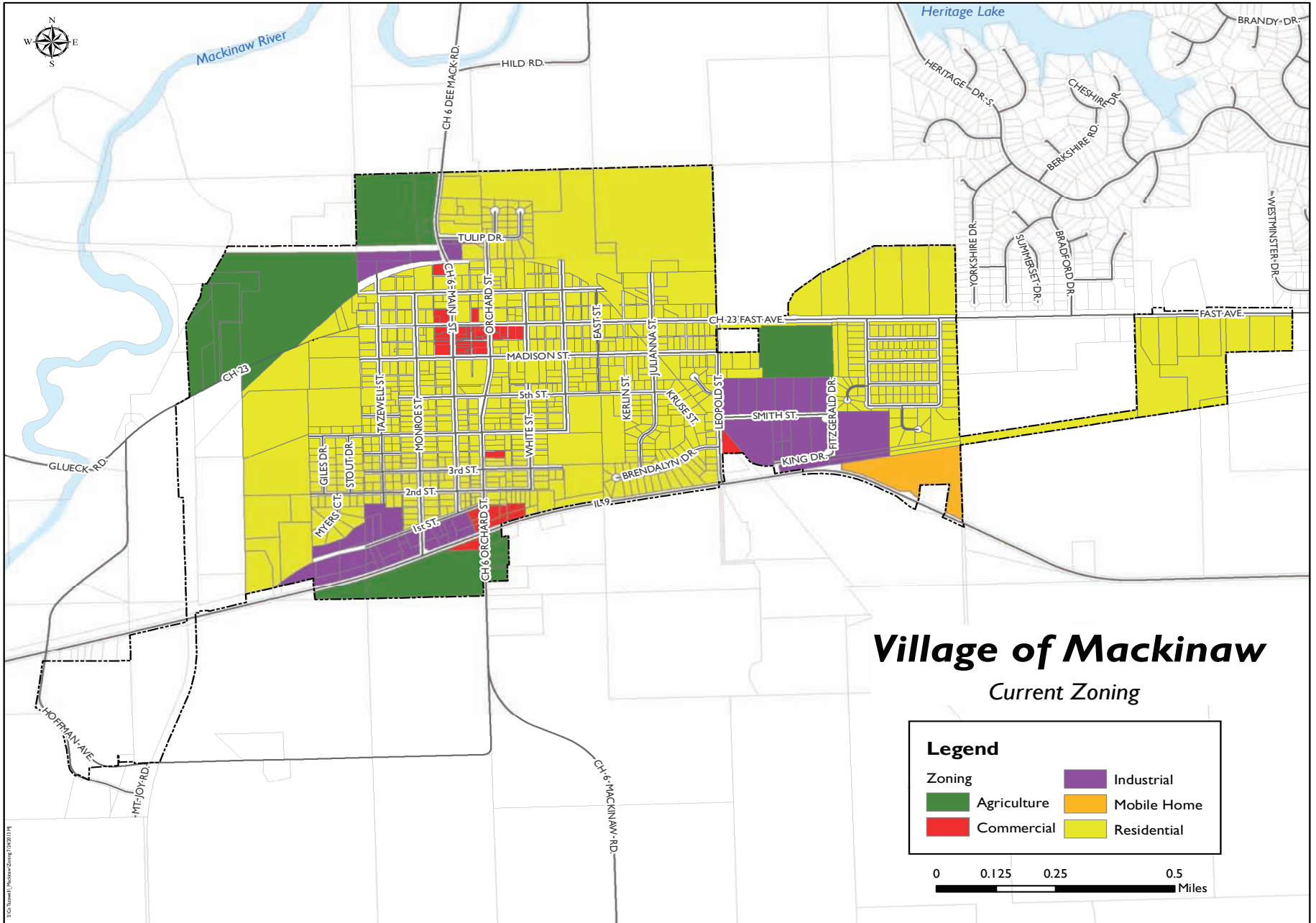
Zoning Code

The Village of Mackinaw zoning code was last updated and adopted in January 2011. The Village has established the following five types of districts with the purpose of promoting the public health, safety, morals, and general welfare:

- Residential District (R)
- Commercial District (C)
- Industrial District (I)
- Mobile Home Park (M)
- Agriculture (A)

The map on the opposite page shows the Village of Mackinaw as it is zoned today. The majority of parcels within the Village are zoned as residential.

The Village has a Zoning Board of Appeals made up of seven individuals who meet once a month to discuss any building permits, special use requests, and rezoning cases.



COMMUNITY VISION

Community Survey

A Comprehensive Plan is not meaningful unless it reflects the needs and desires of all constituents. A community survey was provided to all water accounts within the Village of Mackinaw, as well as to households within the community of Heritage Lake. Residents were notified of the survey via a letter in their water bill, and were asked to go to the provided web link to complete the survey online. A total of 243 individuals responded to the survey. A list of

the questions asked can be found on the opposite page.

Key Strengths and Challenges

As with any community, the Village of Mackinaw is proud of its many strengths, but residents are also aware of several key challenges.

In response to the open ended question “What are the top three strengths/opportunities concerning the Village of Mackinaw and its future,” residents

identified the following:

- Quality school district (52 responses)
- Availability of necessary businesses and services (46 responses)
- Central location (38 responses)
- Sense of community (34 responses)
- Small-town vibe (22 responses)
- Natural environment (18 responses)
- Safety (17 responses)

The following weaknesses were identified by Village residents:

- Overburdened, aging, or inadequate infrastructure (29 responses)
- Lack of restaurants, retail, and entertainment options (23 responses)
- Antiquated mind sets of residents and leaders (17 responses)
- High property taxes and utility prices (17 responses)
- Teen drug use, teen pregnancies, and crime (16 responses)
- Lack of youth programs/teenage boredom (13 responses)

The community survey makes it apparent that the residents of Mackinaw and the surrounding area are concerned about their community and are eager to give input regarding the future development of their home. This planning document will respond to the positive and negative aspects of the Village, and will offer guidance on how to address its challenges and leverage its assets in a meaningful way.



Photo credit: David Davila

Mackinaw Community Survey Questions

1. How long have you had your primary residence in or near the Village of Mackinaw?
2. Do you live within the Village of Mackinaw, or outside the village boundaries?
3. The type of housing where I live for my primary residence can best be described as?
4. For your primary residence, do you rent or own?
5. How many people live in your household, including yourself?
6. How many children 17 years old or younger live in your household?
7. Where are you currently employed?
8. How do you typically get to work or school?
9. How much time does it take you, typically, to get to work or school?
10. Indicate your level of satisfaction concerning community services in and around the Village of Mackinaw.
11. Indicate your level of satisfaction concerning utilities and infrastructure in and around the Village of Mackinaw.
12. Who provides your sewer service?
13. Who provides your water service?
14. What priority should be given to the following issues concerning the Village of Mackinaw?
15. What other important issues need to be addressed to maintain or improve the quality of life in the Village of Mackinaw?
16. How important is it to have the following types of retail business in the Village of Mackinaw?
17. What is the most important role the Village of Mackinaw Government should play in attracting, retaining, and growing business?
18. Please indicate your gender.
19. What is the highest degree or level of education you have completed?
20. Which category does your age fall into?
21. Which of the following categories best reflects your total 2011 household income before taxes?
22. How would you describe your racial/ethnic background?
23. What are the top three strengths/opportunities concerning the Village of Mackinaw and its future?
24. What are the top three weaknesses/threats concerning the Village of Mackinaw and its future?
25. If you could, what would you change about the Village of Mackinaw?
26. How familiar are you with the Village of Mackinaw comprehensive planning process?
27. How did you learn about the Village of Mackinaw comprehensive planning process?
28. What could the Village of Mackinaw do that would get you, and the public in general, more involved with the comprehensive planning process?

GROWTH AND DEVELOPMENT

Planning for the future of Mackinaw requires an evaluation of the local population and economy. Such trends are likely to have a significant effect on long-range growth and development. These factors will influence comprehensive planning policies of the Village. The following sections review Mackinaw's current population and projected population growth, as well as a variety of demographic variables.

Growth trends

As shown in Table 1, from 2000 to 2010, the population of Mackinaw grew by 34.3 percent, increasing from 1,452 residents to 1,950 residents. Tazewell County and the Tri-County Region are growing at a slower rate, with growth rates of 5.4 percent and 9.2 percent, respectively.

The growth of Mackinaw from 2000-2010 is largely due to the new Eastwood Park subdivision and a mobile home park that were both annexed into the Village in the early 2000s. According to a 2007 special census performed by the Village, these two areas incorporated over 300 new residents into the Village limits. Since that time, additional lots have been developed within the Eastwood Park subdivision, accounting for the majority of the growth of Mackinaw in the past decade.

Growth Projections

An important component of the comprehensive planning process is to understand the needs of the future. One of the key ways in which to do this is to estimate population growth. Once we know

Table 1: Population Change, 1960 - 2010

Year	Mackinaw		Tazewell County		Tri-County Region	
	Population	% change	Population	% change	Population	% change
1960	1,163	-	99,789	-	313,412	-
1970	1,293	11.2	118,649	18.9	341,979	9.1
1980	1,354	4.7	132,078	11.3	365,864	7.0
1990	1,331	-1.7	123,692	-6.3	339,172	-7.3
2000	1,452	9.1	128,485	3.9	347,387	2.4
2010	1,950	34.3	135,394	5.4	379,186	9.2



Brock Lake Recreational Area. Photo Credit: David Davila

Chart 1: Projected Population Change

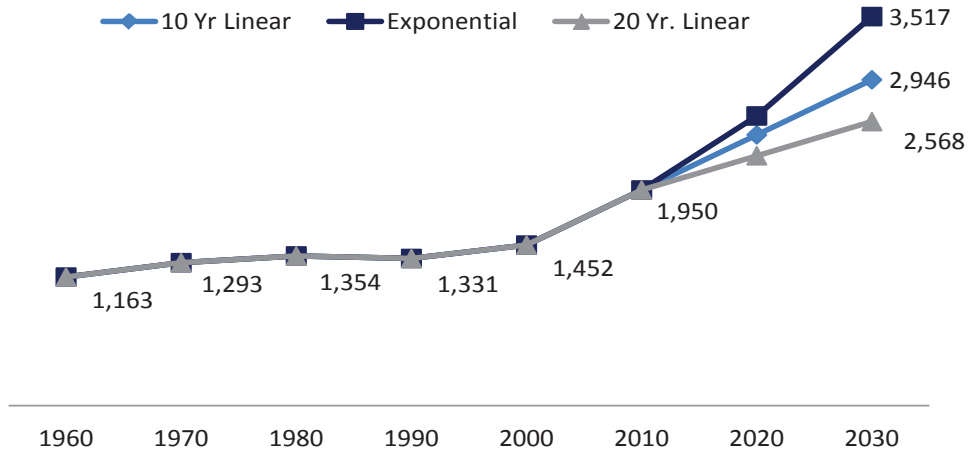
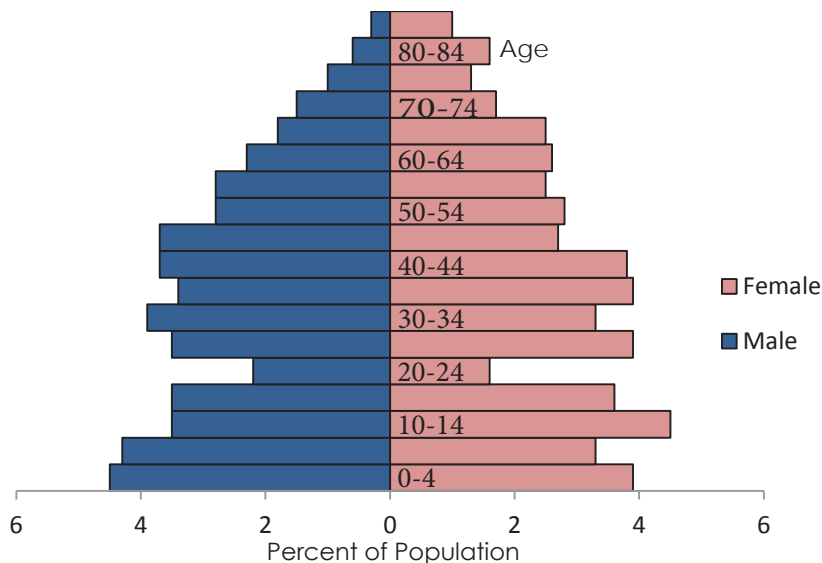


Chart 2: Age Pyramid



what the potential increase in population is, we can determine:

- How much land will be needed for development,
- Where that growth should occur,
- Whether the municipal water and sewer systems can handle the additional growth,
- How the schools will be impacted,
- And the effect on emergency services.

A common method of projecting future population is the extrapolation technique. This technique uses past conditions to project future conditions. Though this process of projecting population is useful, it has limitations. The model assumes past trends will continue into the future; however, there is no guarantee that the past will have a strong bearing on future trends. Therefore, it should be understood that these projections are merely estimates, and that future population cannot be known with absolute certainty.

For the Village of Mackinaw, the following various assumptions were tested:

- Exponential assumption: Mackinaw will continue to grow at a rate of 34 percent for the next two decades.
- Ten year linear assumption: The actual number of new residents from 2000 to 2010 (498) will continue in each of the next two decades.
- Twenty year linear assumption: The average of the actual number of new residents between 1990 and 2010 (310) will continue for the next two decades.

Chart 1 shows the three different assumptions graphically.

For the purposes of this plan, we will use the

twenty year linear assumption, which means the Village of Mackinaw will grow to approximately 2,946 residents by the year 2030. The future land use estimates included in this plan assume this projected population.

Age

According to recent U.S. Census data, 31.1 percent of Mackinaw residents are aged 19 years old or younger, and 26.9 percent are aged 35 to 54 years old. In contrast, 18.5 percent of Mackinaw residents are aged 20 to 34 years old, 10.1 percent are aged 55-64 years old, and 13.4 percent are aged 65 or older. The comparatively larger amounts of middle-age adults and children suggest that families comprise a significant portion of Mackinaw's population. Chart 2 is a population pyramid that shows the breakdown of Mackinaw's 2010 population by age and gender.

Race

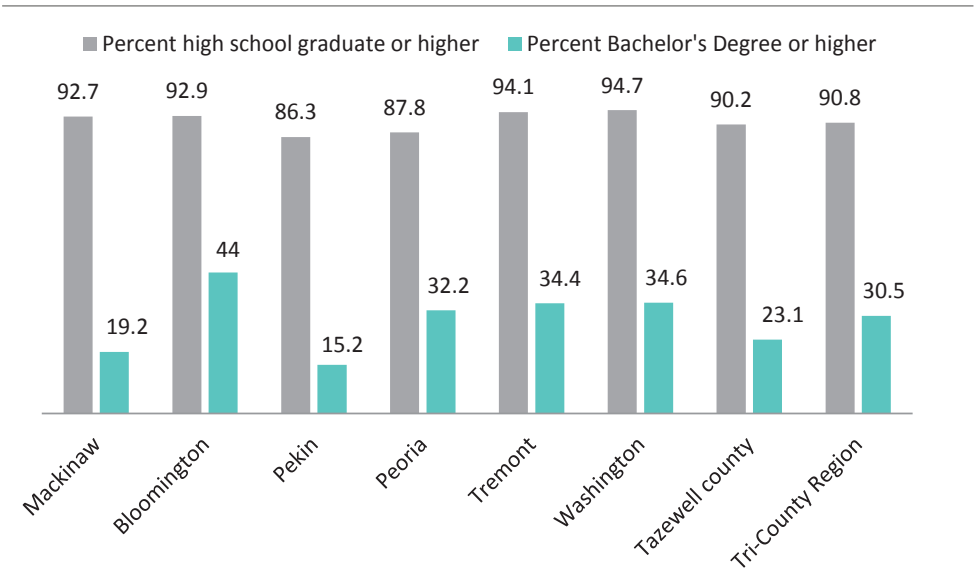
Mackinaw has very little diversity, with 97.7 percent of residents identifying as white in the 2010 U.S. Census. Multi-racial individuals make up 0.8 percent of the Village population, and Black or African American individuals make up 0.7 percent of the Village population. This racial composition has remained virtually unchanged from the year 2000.

Mackinaw's racial composition reflects that of Tazewell County, and to a lesser degree, the Tri-County Region. Table 2 compares the racial composition of Mackinaw, Tazewell County, and the Tri-County Region for the year 2010.

Table 2: Race, 2010

Race	Mackinaw	Tazewell County	Tri-County Region
White	97.7	96.2	85.7
African American	0.7	1.0	9.1
American Indian or Alaska Native	0.2	0.3	0.3
Native Hawaiian & Pacific Islander	0.0	0.0	0.0
Asian	0.4	0.7	1.9
Other	0.2	0.5	1.0
Multi-racial	0.8	1.3	2.0
Hispanic or Latino	1.4	1.7	4.3

Chart 3: Educational Attainment, 2010



Education

More Mackinaw residents have a high school degree or higher than residents of the City of Pekin and the City of Peoria, as well as Tazewell County and the Tri-County Region as a whole. However, according to the 2010 American Community Survey, Mackinaw has a low percentage of residents who have obtained a Bachelor's Degree or higher compared to the county, region, and other nearby communities. About 19 percent of Mackinaw residents have a bachelor's degree or higher, compared with 34.6 percent of Tremont residents, a comparable geography to Mackinaw. Chart 3 compares educational attainment for Mackinaw and its surrounding communities.

Housing

In order to be sustainable, communities must provide housing options for residents of all ages and lifestyles. Part of the reason for creating a comprehensive plan is to ensure that the housing stock is changing or being modified as housing needs or wants evolve. Sustainable neighborhoods should provide a mixture of housing forms, sizes, prices, and densities, as well as opportunities for social interaction in the form of neighborhood

parks or community centers.

From an economic standpoint, sufficient workforce housing should be provided in order to support a high-quality employment base. Individuals choose where to live based on basic amenities, and affordable, desirable housing remains at the top of the list for many people. The provision of workforce housing will also help to maintain neighborhood quality, as well as to keep a steady tax base.

From an environmental perspective, housing should be sustainable in terms of energy efficiency and its ecological footprint. Neighborhood design should support alternative transportation options and opportunities for individuals to be active. This can be as simple as ensuring a new subdivision is built with sidewalks or by maintaining the sidewalks of older neighborhoods.

The following sections will provide an overview of Mackinaw's current housing stock, and will provide suggestions for additional housing options and amenities.

Housing Overview

The median home value for the Village of Mackinaw is \$128,400, according to the 2006-2010 ACS 5-year estimates. Compared with nearby communities, this median value is on the low range; however, the City of Pekin, the City of Peoria, and Tazewell County all have lower median housing values than the Village. In 2010, the median household income in Mackinaw was \$61,083, which is relatively high as compared to the county, region, and nearby communities. Tremont is the only nearby community with a higher median household income, at \$61,941.

Charts 4 and 5 compare median housing values and median household incomes for Mackinaw and surrounding communities.

Chart 4: Median Housing Value, 2010

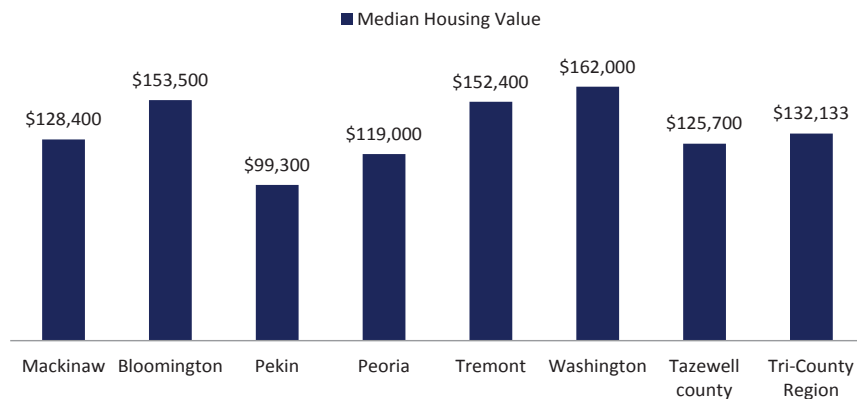
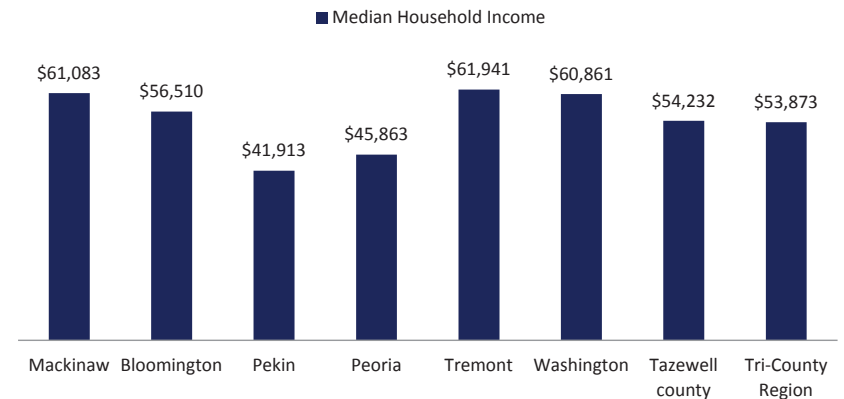


Chart 5: Median Household Income, 2010



Housing Affordability

It is generally accepted that households should be spending 30% or less of their gross annual income on housing in order for it to be affordable. According to recent ACS data, nearly 50 percent of Mackinaw households with a mortgage have monthly costs that equate to less than 20 percent of their gross household income. In comparison, approximately 14.6 percent of households with a mortgage are spending more than 30 percent of their household income on housing. The majority of housing units without a mortgage are affordable as well; however, 15.7 percent of households do have monthly costs exceeding 30 percent. Table 3 shows monthly housing costs as a percentage of household income.

Rental Property

Rental property within the village of Mackinaw proves to be much less affordable. In 2010, median rent was \$719 in the Village, representing the highest median value in the area. Furthermore, nearly 32 percent of households are paying over 30 percent of their incomes on monthly rent



Photo credit: David Davila

Table 3: Monthly Costs as a Percentage of Household Income, 2010

Selected Monthly Owner Costs as a Percentage of Household Income	
Housing Units with a Mortgage	446
Less than 20%	49.3
20% to 24.9%	19.7
25% to 29.9%	16.4
30% to 34.9%	1.6
35% or more	13.0
Housing Units without a mortgage	121
Less than 10%	22.3
10% to 14.9%	24.8
15% to 19.9%	15.7
20% to 24.9%	5
25% to 29.9%	16.5
30% to 34.9%	4.1
35% or more	11.6

Table 4: Gross Rent, 2010

Gross Rent as a Percentage of Household Income	
Occupied Units Paying Rent	163
Less than 15%	22.1
15% to 19.9%	11.7
20% to 24.9%	23.9
25% to 29.9%	10.4
30% to 34.9%	5.5
35% or more	26.4

Chart 6: Median Rent, 2010

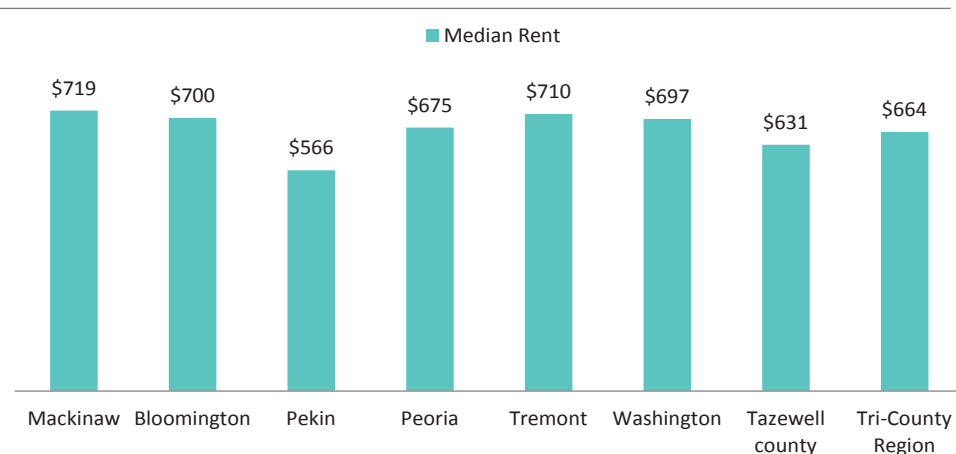


Table 4 details costs as a percentage of household income for occupied units paying rent.

Housing Types

The number of housing units in Mackinaw grew by nearly 200 from 2000 to 2010. The majority of this growth can be attributed to the annexation of a mobile home park on the eastern edge of the village, as well as the Eastwood Park subdivision, a new subdivision of over 90 developed lots. Table 5 presents data regarding housing occupancy and tenure from 2000 to 2010.

Table 6 shows that there was a significant increase in single-family, detached units from 2000 to 2010; the number of homes in this category rose from 468 units to 673 units. This can be partially accounted for by the newly developed Eastwood Park subdivision. Additionally, the Village went

from having zero mobile homes and trailers to having 21. This is due to the annexation of a trailer park on the east side of the community. The number of duplexes decreased from 2000 to 2010, going from 40 units down to 31; however, the Village gained structures with 20+ units. In 2010, there were 5, up from 1 in 2000.

Senior Housing

According to the 2010 Census, 13.4 percent of Mackinaw residents are aged 65 or older. Comparatively, there are more middle-aged adults and children currently living in the Village of Mackinaw; however, it is important to plan for the future of those middle-aged adults, as well as to provide for the current senior population.

As individuals age, their housing needs change. With reduced incomes, retired people generally prefer smaller homes. Furthermore, as individuals

age and become less mobile, their need for accessible homes increases. Older individuals may need a one-story home, for example, or a wheelchair accessible entrance. Understanding these needs is important when planning for future housing development.

Additionally, some seniors prefer living in senior-specific housing. Senior housing is generally based on market-rate rents, and provides a community for seniors to live in that provides for their increasing needs. Currently, Mackinaw has one senior subsidized housing complex; however, the village does not have any nursing homes or assisted living facilities. As the current population of Mackinaw ages, leaders should consider increasing housing options for seniors.

Table 5: Total Housing Units, Mackinaw, 2000 and 2010

	2000		2010	
	Total	Percentage	Total	Percentage
Total Housing Units	608	100	799	100
Total Occupied	579	95.2	746	93.4
Owner Occupied	437	75.5	557	74.7
Renter Occupied	142	24.5	189	25.3

Table 6: Types of Housing Units, Mackinaw, 2000 and 2010

Units in Structure	2000		2010	
	Total	Percentage	Total	Percentage
Total Housing Units	608	-	786	-
1-unit, detached	468	57.6	673	85.6
1-unit, attached	20	3.4	20	2.5
2 units	40	6.8	31	3.9
3-4 units	33	5.6	21	2.7
5-9 units	26	4.4	15	1.9
10-19 units	0	0	0	0.0
20 +	1	0.2	5	0.6
Mobile Home or Trailer	0	0	21	2.7



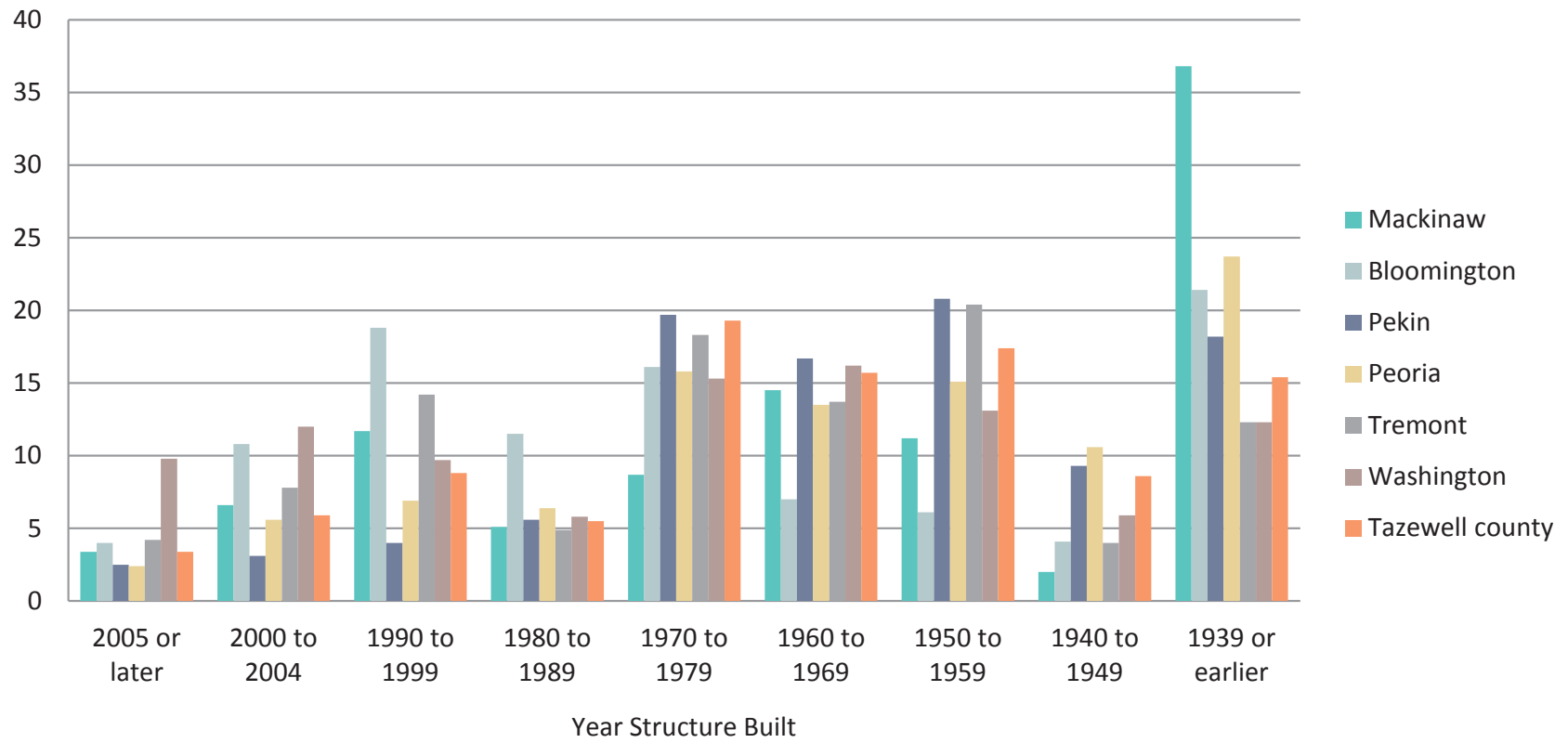
An example of a historic home in Mackinaw. Over 35% of Mackinaw homes were built prior to 1939.

Housing condition

Mackinaw's housing stock is significantly older than that of the County and of surrounding communities. Approximately 36 percent of homes in Mackinaw were built prior to 1939. Furthermore, nearly 65 percent of Mackinaw's housing stock is over 50 years old. For comparison, in the nearby community of Tremont, only 12.3 percent of the housing stock was built prior to 1939, and 50.4 percent is over 50 years old. The aging housing stock of Mackinaw has implications for maintenance and home values for village residents. If not maintained, property values can quickly decline, and energy costs can be significant. Chart 7 shows the age of Mackinaw's Housing Stock, as compared to the housing stock in surrounding geographies.

Though old homes can be expensive to maintain, they also offer an opportunity to protect the character of a community. If maintained, old homes can be beautiful, historic assets to Mackinaw by highlighting period-style architecture and craftsmanship and reminding people of past times. Leveraging this asset by providing educational tours or creating historic housing districts would attract newcomers to the area, and may encourage the maintenance of homes, thus increasing or maintaining property values. To ensure residential properties are kept maintained, the Village of Mackinaw should explore the possibility of adopting a property maintenance code.

Chart 7: Age of Housing Stock



Economic Development

Employment

Tables 7 and 8 provide information about the occupation and industry of Mackinaw residents according to the ACS 2007-2011 5-year estimates. Due to the broad categories used to represent different occupations and industries, it is difficult to reach sound conclusions from this data. Furthermore, it is important to understand that this data represents the occupations and industries of residents of Mackinaw, not the types of jobs that exist within the Village.

According to table 8, the majority of Mackinaw residents (21.4%) work in the educational services and health care and social assistance industries. The next most popular industry is finance and insurance, and real estate and rental leasing industry, with 14.2 percent of Mackinaw residents working in this industry.

Though we can't reach any definitive conclusions from this occupational and industry data, we can assume, based on Mackinaw's comparatively high median household income of \$61,083, that in general, many Mackinaw residents possess relatively well-paying jobs outside of the Village of Mackinaw.

Employment Opportunities within Mackinaw

Given the small size of Mackinaw, there isn't a large quantity of employment opportunities within the Village itself. The commuting pattern of Mackinaw residents is evidence of this. According to the 2010 census, the mean travel time to work for Mackinaw residents is 25.1 minutes. Furthermore, according to the community survey, approximately 82 percent of employed residents work outside of the Village.

Table 7: Occupations held by Mackinaw Residents, 2010

Occupation	No. of Employees	Percent
Management, professional and related occupations	375	33.9
Sales and office occupations	181	16.4
Service occupations	233	21.1
Production, transportation, and material moving occupations	143	12.9
Construction, extraction and maintenance occupations	173	15.7
Total (employed civilian population 16 years and over)	1,105	100

Table 8: Industries in which Mackinaw Residents Work, 2010

Industry	No. of Employees	Percent
Agriculture, forestry, fishing, hunting and mining	21	1.9
Construction	120	10.9
Manufacturing	154	13.9
Wholesale Trade	43	3.9
Retail Trade	81	7.3
Transportation and Warehousing, and Utilities	64	5.8
Information	0	0.0
Finance and Insurance, and real estate and rental and leasing	157	14.2
Professional, scientific, and management, and administrative and waste management services	28	2.5
Educational Services, and health care and social assistance	237	21.4
Arts, entertainment, and recreation, and accommodation and food services	96	8.7
Other services (except public administration)	60	5.4
Public Administration	44	4.0
Total (employed civilian population 16 years and over)	1,105	100.0

Approximately 43.9 percent of those individuals work in either the Peoria or Bloomington-Normal area.

The following is a list of all business and organization types located within the Village of Mackinaw:

Advertising
Attorney
Automobile Services
Banks
Banquet Hall
Beauty Salons
Car Wash
Catering
Churches
Contractors (commercial, electrical, concrete, general, painting, woodworking, landscaping)
Convenience Store
Day Care
Dance/Tumbling Center
Karate Center
Financial Advisors
Florist
Funeral Director
Gift Shops
Grocer
Hardware Store
Insurance
Library
Doctor's Office
Newspaper
Pharmacy
Photographer
Real Estate Agency
Restaurants
Schools

Many of the aforementioned businesses are located within the Village's historic downtown business district, along Main Street and East Avenue at the center of town. There are also several businesses

along the Route 9 corridor, including the new Casey's General Store, a popular location among Mackinaw residents.

Future Employment:

Developing some understanding of future employment in Mackinaw is important because economic changes impact land use. If new businesses are started in Mackinaw, or existing businesses relocate to the village, a suitable supply of land at appropriate locations with adequate infrastructure will be needed. On the other hand, if businesses cease operations, or move out of the Village, plans should be in place for how to reuse vacant property.

As discussed in the population section, the Village of Mackinaw is expected to grow by about 618 individuals by the year 2030. Since Mackinaw will still remain a relatively small community, the likely impact of this population growth will be an increase in small businesses that provide specific services to Mackinaw residents. Examples would include restaurants, bank branches, dry cleaning services and flower shops. Businesses that relocate to Mackinaw or begin operations in Mackinaw will be those that can be profitable by serving a relatively small customer base that consists of residents that live both within Mackinaw and in the area immediately surrounding the village. Additionally, there may be a chance to serve commuters along Route 9.

Overall, the village should be prepared for an increase in commercial business activity. As a result, suitable land for small businesses that can provide specific services is identified in the future land use map.

Land use plays a critical role in the planning of Mackinaw's future. Because land is a finite resource, it is important to thoughtfully plan for future growth so that the village is able to accommodate its future needs for residential, commercial, industrial, and recreational development. A lack of planning can have negative consequences for a community, including overcrowding schools, traffic congestion, loss of open space, and inefficient infrastructure, among other things.

The goal of planning for growth and development is not to significantly change the character of Mackinaw. Rather, its objective is to preserve the Village's current character, while laying the foundation for complementary future development opportunities.

This section will begin by identifying the current land uses of the Village, and will then lay out a guide for future growth in Mackinaw during a 20 year planning period.

Current Land Use

Table 9: Mackinaw Land Use

Land Use	Acres	Percentage
Agriculture	80.48	12.4
Commercial	48.51	7.4
Industrial	33.03	5.1
Municipal	158.13	24.3
Residential	331.48	50.9
Total	651.63	100.0



Photo credit: David Davila

Mackinaw is primarily a residential town, or a bedroom community. Approximately 50.9% of total land in the Village is being used for residential purposes. For a more detailed description of housing in Mackinaw, refer to the housing section of this plan.

Table 9 breaks down land use by acreage and percentage of Village land.

Commercial Uses

Currently, Mackinaw has all the "essentials" when it comes to business activity. The Village is home to the IGA grocery store, 2 automotive repair

shops, 3 banks, 3 beauty salons, a car wash, a convenience store/gas station, a hardware store, 3 insurance agencies, a pharmacy, a doctor's office, and 4 restaurants. Community members value these existing businesses, as evidenced in the Community Resident Survey:

- In response to "What priority should be given to the following issues concerning the Village of Mackinaw," 89% of individuals listed "Keeping established business" as either "high" or "very high," the highest of the 15 listed items.

However, the results of the community survey indicate that residents want to see even more business in the village:

- In response to “What priority should be given to the following issues concerning the Village of Mackinaw,” 61.1% listed “Attracting new retail business” as either “high” or “very high.”

Residents also have a preference for the types of business they would like to see in Mackinaw. In response to “How important is it to have the following types of retail business in the Village of Mackinaw,” 9 of the 17 listed items were listed by more than 60 percent of respondents as either “critical,” “very important,” or “important.” Below is a list of these types of businesses in order from greatest importance to least importance:

1. Grocery Store (99.1%)

2. Pharmacy (92.8%)
3. Financial Institution (89.7%)
4. Restaurants (83.9%)
5. Hardware Store (83.1%)
6. Laundromat/Dry Cleaner (75.3%)
7. Insurance Agency (67.2%)
8. Gifts and Specialty retail (64.7%)
9. Variety Store (61.4%)

Though Mackinaw has all of the above listed businesses, 28 respondents of the Community Survey noted that they would like to see more restaurant options within the Village.

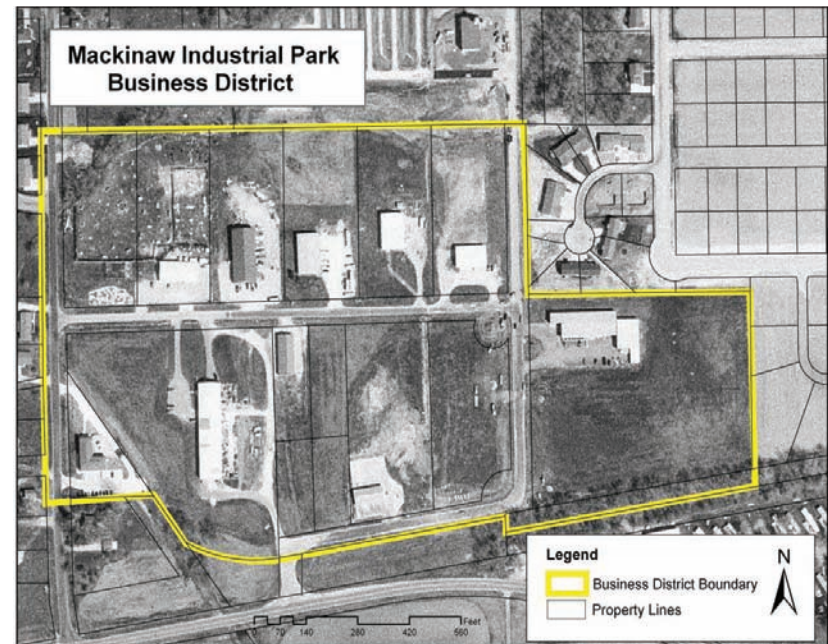
Most of the commercial uses are located in downtown Mackinaw, along Main Street and Fast Avenue. There are also some commercial uses along Illinois Route 9, as well as along King Drive

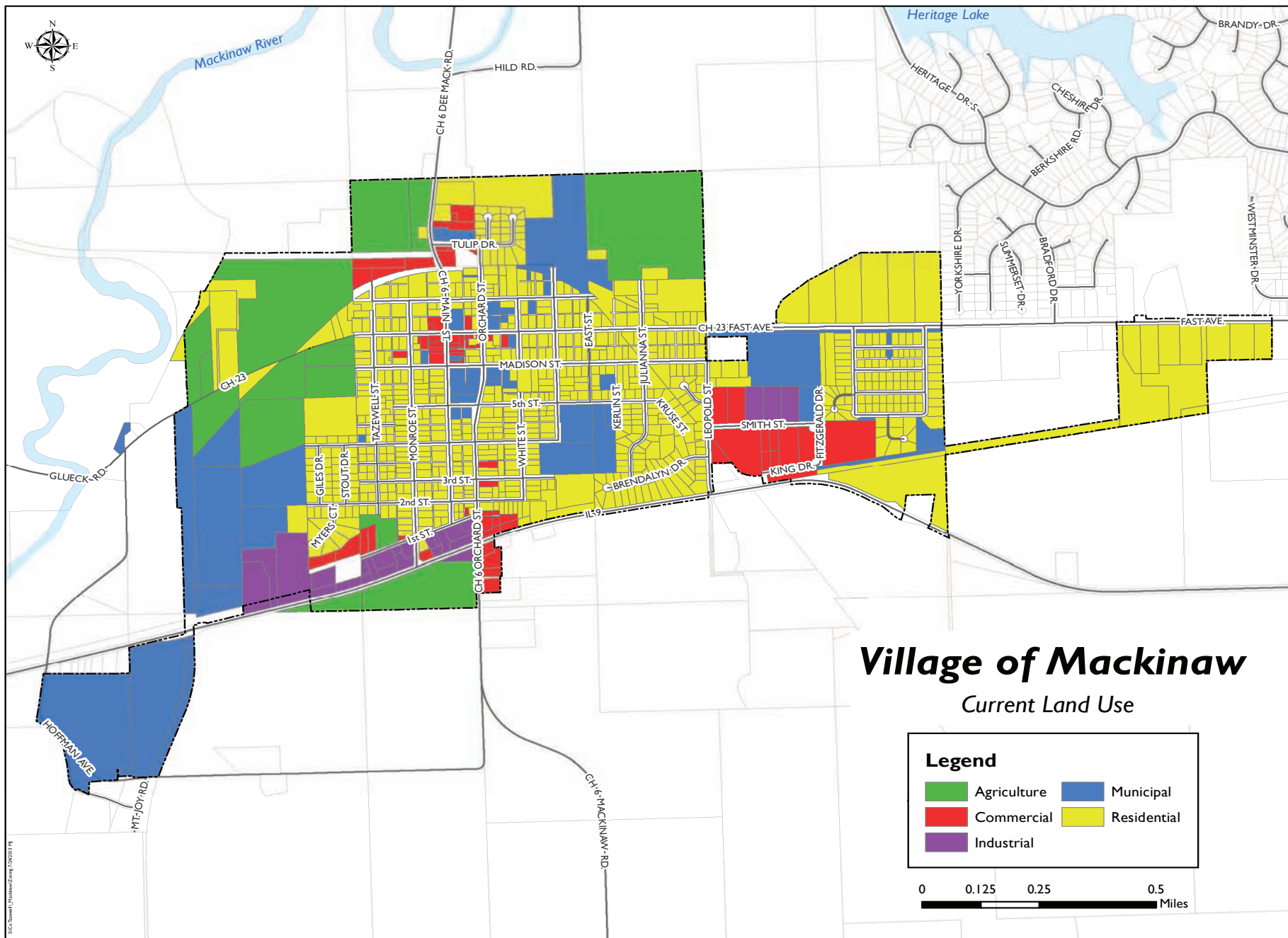
and Smith Street. Refer to the Current Land Use Map on page 22 to locate these areas.

Industrial Uses

Mackinaw has identified two industrial districts within the Village. The first is referred to as the Mackinaw Industrial Park Business District, and is a 39 acre commercial and industrial area located at the eastern edge of the Village. The primary streets of the District are Smith Street, Fitzgerald Drive, Leopold Street, and King Drive. All land within the district is zoned Industrial; however, the majority of the land is currently being used for commercial purposes.

The other industrial district is referred to as the First Street Industrial Park Business District, and is a 40-acre industrial and commercial area located at the southwest edge of the Village. The primary streets of the district are First Street, and U.S. Route 9. The majority of land within this





industrial district is being used for light industrial purposes, including woodworking, concrete construction, and mechanical systems.

Managed Growth

In order to manage fiscally sound and environmentally responsible growth, Mackinaw must provide efficient infrastructure, various transportation options, and a mix of uses, while also ensuring compatibility among various land uses. In order to do this, it is important to understand the tools available to help manage growth, and the impacts to consider while deciding how to grow.

Land Use Compatibility

One of the primary purposes of the planning process is to ensure compatibility among various land uses in order to preserve and protect the health, safety, and general welfare of individuals living and working in Mackinaw. Considering future land use compatibility with current land use ensures that property values and private and public investments in property improvements are well protected. This is a key issue in rezonings and cases where new development is proposed in locations that have not seen such development. The idea is to minimize the impacts to neighboring uses while moving forward with the proposed project.

The Mackinaw Zoning Board should consider land use compatibility when making decisions about rezoning cases or special use requests. This doesn't necessarily mean a proposed use with potential conflicts should be denied. It does mean however, that conflicts should be remedied through project redesign.

Fiscal Impacts

Another issue to consider when making decisions about land use and growth is the fiscal implication for public and private entities related to the costs and revenues generated by various land uses. Commercial land uses generally create revenue and will contribute positively to the Village budget while residential uses generally cost more to serve than they contribute through fees and taxes. It is therefore important that Mackinaw balances residential and commercial growth to ensure a fiscally sound budget.

Annexation

Annexation is the public process by which an unincorporated area may enter into an incorporated municipality. By entering into an incorporated area, the previously unincorporated land is provided with municipal services, voting privileges, regulations, and taxing authority.

Over the past decade, Mackinaw has annexed several parcels of land. Most of the annexed parcels are located to the south and east of the Village limits, and have been zoned either residential or industrial.

Heritage Lake Subdivision

The Heritage Lake Subdivision is an approximately 550 acre residential development located to the northeast of the Village of Mackinaw. The development is built around Heritage Lake, which is located at the center of the subdivision.

The Heritage Lake subdivision is managed by the Heritage Lake Association. The development is not within the Mackinaw Village limits, and therefore is not provided with Village utilities or infrastructure, with the exception of water. Because the Heritage Lake development is so

large and so close to the Village, it is a cause of contention for community members in both Mackinaw and Heritage Lake.

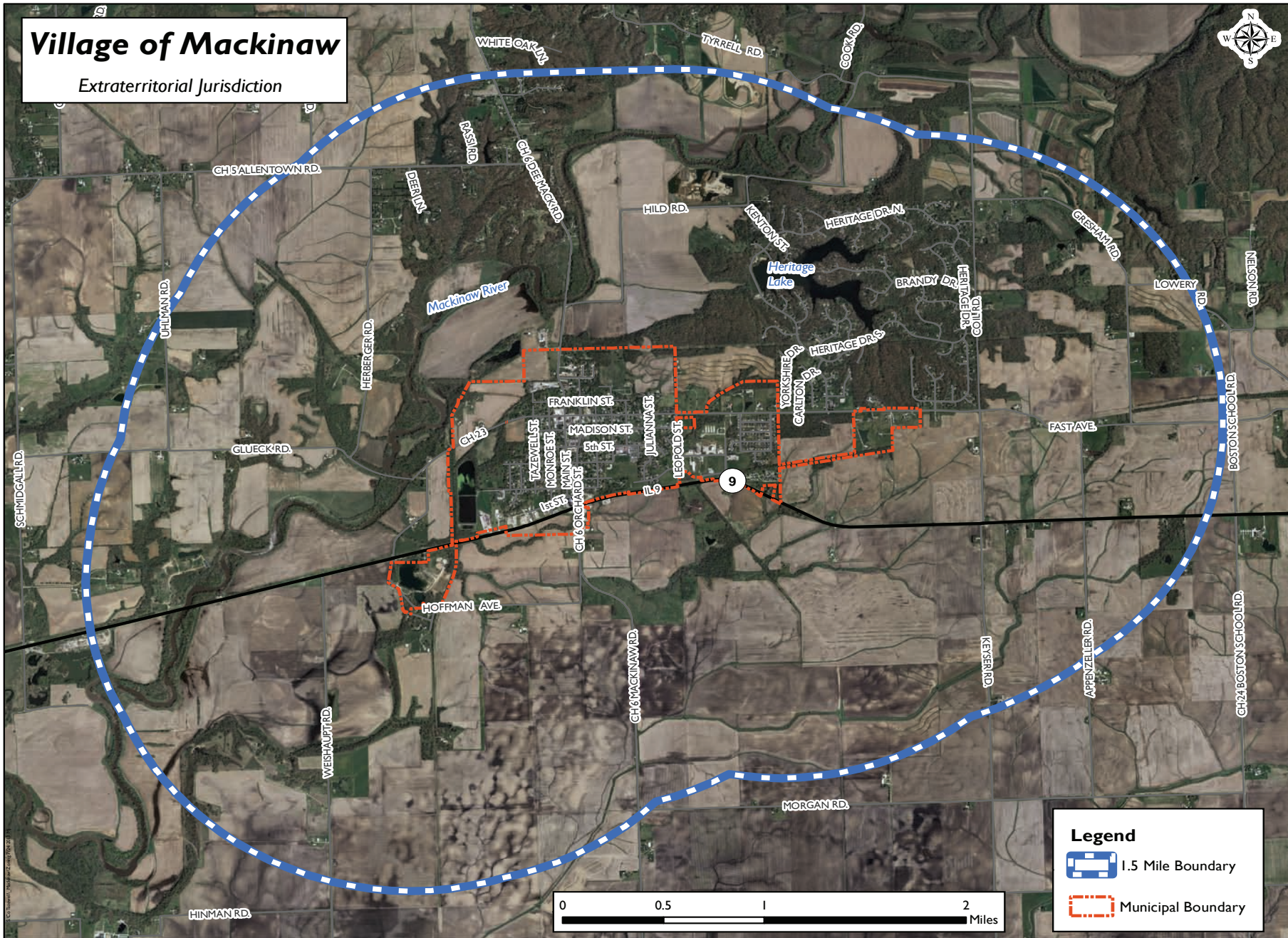
The Community Survey was offered to residents within Mackinaw, as well as in the Heritage Lake Subdivision. Results of the survey indicated that 32.9 percent of respondents to the survey live within the Heritage Lake Subdivision. Clearly, residents of Heritage Lake value the community of Mackinaw and have opinions about its future.

In response to the open-ended question, "What other important issues, not listed above, need to be addressed to maintain or improve the quality of life in the Village of Mackinaw," several people expressed they would like to see Heritage Lake become a part of the Village, others simply want to improve the relationship between the residents of Mackinaw and Heritage Lake, and some want to see a more seamless and safe walking and biking connection between the two areas. Furthermore, in response to the open-ended question, "If you could, what would you change about the Village of Mackinaw," 17 individuals expressed that they would like to see the Village annex Heritage Lake, the highest response rate of 19 different categories of responses. Two individuals expressed they did not want the Village to annex the subdivision.

The Village of Mackinaw has considered annexing the Heritage Lake subdivision in the past. Unfortunately, the costs associated with updating the sewage system and improving road infrastructure within Heritage Lakes are high, and the Village of Mackinaw is not currently able to afford the project.

Extraterritorial Jurisdiction

The area within 1.5 miles of the village boundaries is called the extraterritorial jurisdiction area, or



ETJ. Because Mackinaw has a comprehensive plan, the Village is allowed to require subdivisions developed within the ETJ to conform to the village's subdivision ordinance. Municipalities in Illinois are given this right in order to have some control over development that may be annexed into the community at a later date.

Mackinaw's ETJ is shown on the map on the opposite page, and consists of primarily agricultural uses with some residential uses. Residential uses are concentrated in the Northeast section of the ETJ. Additionally, the Mackinaw River runs through the ETJ, just north of the Village of Mackinaw limits.

Future Land Use

Future land use planning is an essential component of the comprehensive planning process. The plan for future land use is a guide to the physical development of the Village that describes how and where to develop land in the future. A future land use map was created to visualize where development should take place, and to act as a guide for development decisions in the future. The map is a statement of what the people of Mackinaw would like the Mackinaw of tomorrow to become.

The first step in creating a plan for future land use is to identify the quantity of land needed for each land use based on expected population growth by 2030.

Residential Land

According to the 20 year linear population projection, Mackinaw will grow to approximately 3,000 total residents by the year 2030, an increase of about 1000 individuals. Assuming that the average household size will remain at its 2010 level of 2.72, Mackinaw will need approximately

368 new homes to accommodate residential growth. Assuming that Mackinaw develops at a density of 3 dwellings per acre (this assumption is based on averages of Mackinaw's current residential density), then approximately **123 acres of residential land** will be needed to accommodate new residential growth.

Commercial Land

A simple per capita calculation was used to project the quantity of commercial land needed in the Village of Mackinaw by 2030. Currently, Mackinaw has approximately 49.66 acres of commercial land. Using the 2010 population total of 1,950, we can deduce that the village has 2.5 acres of commercial land for every 100 residents. Given the projected total of 1,000 new residents, **25 acres of additional land** will be needed to maintain this ratio and accommodate new commercial growth in Mackinaw.

Industrial Land

The Village of Mackinaw currently has 33.03 acres of land used for industrial purposes. To maintain the current ratio of 1.69 acres of industrial land per every 100 residents, Mackinaw would need to establish approximately **16.9 additional acres of industrial land** to accommodate future growth.

Park Land

According to the National Recreation and Park Association (NRPA), 10 acres of park land are suggested per every 1,000 residents. Given Mackinaw's projected total population of 2,946 in 2030, the village will need 29.46 acres of park land. Currently, the Village has approximately



Mackinaw Grain

60.93 acres of park land, which amounts to 31.25 acres of park land per every 1,000 residents, and is well beyond the NRPA suggested amount. If Mackinaw wishes to maintain this high ratio, the Village would need to add an additional **31.25 acres of park land** to the Village.

Physical Constraints to Development

The primary development constraint around the Mackinaw Village limits is the Mackinaw River and its floodplain, located to the west of the village. Though this land is not suitable for residential, commercial, or industrial development, it could be a great location for additional park facilities.

Illinois State Route 9 is another potential

constraint to development. The Future Land Use Map has designated land to the south of Route 9 for residential uses, as well as for commercial development. The Village should be thoughtful about how best to connect properties to the north of Route 9 with properties to the South.

The availability of sewage infrastructure can also be a constraint to development. The current state of Mackinaw's sewage infrastructure is discussed in detail in the Community Facilities Section.

Placement of Future Land Uses

Residential

Residential land is proposed in four locations: to the northwest of the Village, contiguous to an already existing residential development; southwest of the village, east of Brock Lake and south of State Route 9; north of the Village, just west of the Heritage Lake development; and east of the village, just south of East Avenue. The map on the opposite page shows these locations graphically.

These areas were chosen because of their proximity to existing residential development. The Village will be able to extend public infrastructure and utilities to these future areas if it doesn't already exist.

When developing new residential developments, the Village of Mackinaw should ensure certain guidelines are followed:

- **Stormwater Management:** New development should have curbs, gutters, and storm sewers to manage stormwater runoff. Mackinaw should consider using alternative management systems that use vegetative material to filter pollutants and absorb runoff. This will reduce the quantity of

stormwater runoff and improve the quality of nearby water bodies, including the Mackinaw River.

- **Natural Areas:** Natural areas such as wooded land and wetlands should be preserved and incorporated into new residential development to provide recreational and environmental benefits. This model of development is called conservation subdivisions.
- **Street Design:** New development should be served by streets that provide access to major roadways and other developed areas so that traffic flow is efficient and safe for both the public as well as emergency vehicles.
- **Sidewalks:** All new development should be built with sidewalks on both sides to encourage recreation and walkability.
- **Water:** New development must be served by a public water system that consists of water mains and service lines.
- **Wastewater:** New development should be served by a public sanitary sewer system that consists of sewer lines.
- **Parkland:** Neighborhood parks and playgrounds should be encouraged to be built in new developments.

Commercial Land

Additional commercial land is proposed to be developed along the north end of Main Street, at the very edge of the current Village limits and along Illinois Route 9, just east of Mackinaw Road. These areas are shown in the map on the opposite page.

The future commercial corridor along Main Street will be an extension to Mackinaw's already existing commercial district. With an average daily traffic volume of 3400- the highest traffic count in Mackinaw- an extension of commercial businesses in this spot makes economic sense.

There are some terrain issues in this location that may make development a bit more difficult; however, it is unlikely that development will be impossible in this area.

Illinois Route 9 is another highly visible and well-travelled route in Mackinaw, both for residents and passers-by. A commercial corridor in this spot will likely be very successful.

Industrial Land

Industrial land is proposed to be located within one of Mackinaw's already existing Industrial Parks. The Mackinaw Industrial Park Business District is zoned for industrial uses, but the primary use right now is commercial.

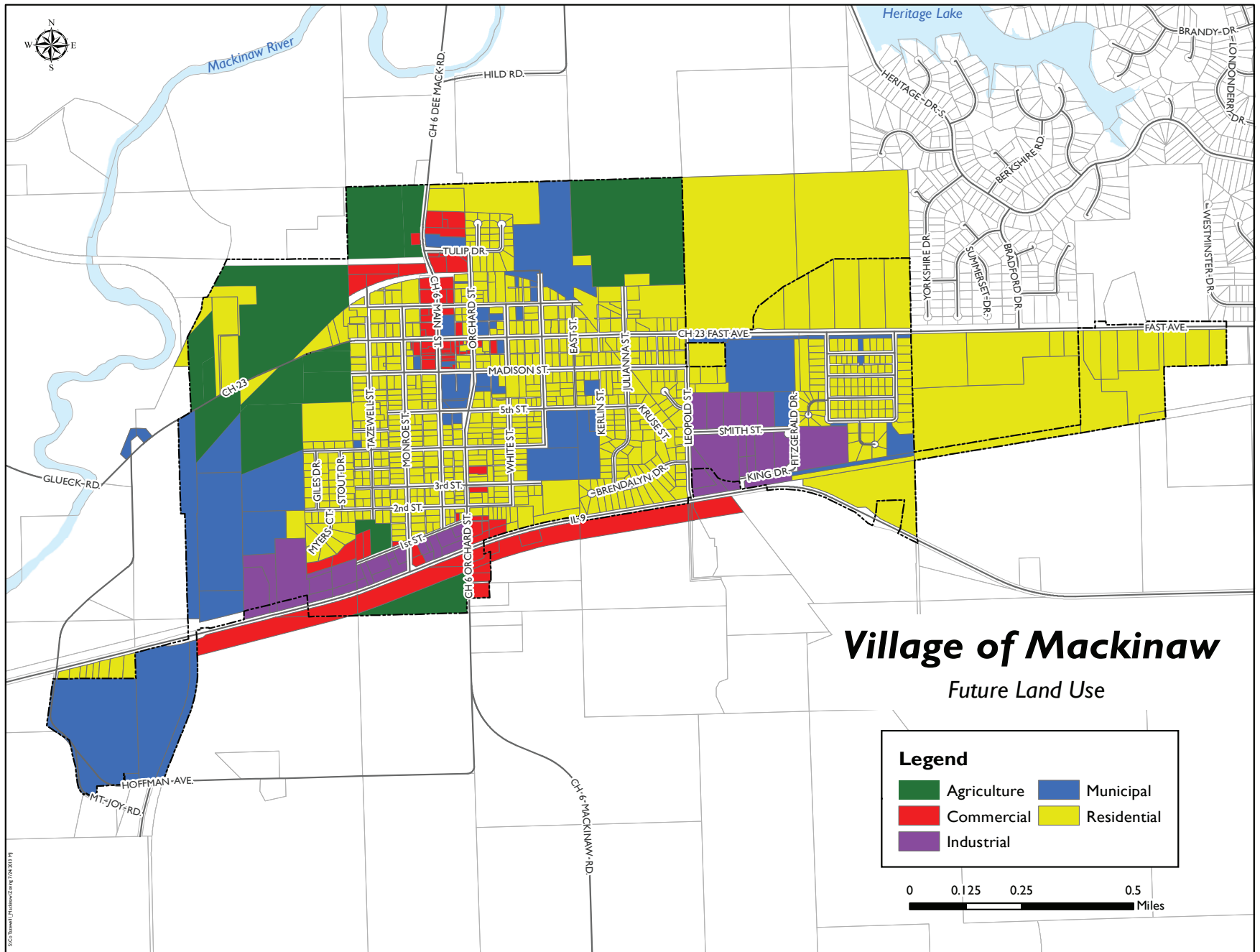
Additional industrial land is proposed to be located just south of this Industrial Park, south of Route 9 and just east of future commercial development.

Park Land

Park land is proposed in two locations: just north of the Mackinaw sewage lagoons and Westwood Park, and within the Mackinaw River Floodplain.

Parkland has been proposed near the sewage lagoon because it is unlikely that residential developments would be desirable here. Additionally, this land could be an extension of Westwood Park. Currently, some of this area is wooded, and could be used for a short nature trail.

The floodplain of the Mackinaw River is unsuitable for commercial, industrial, or residential development, but would be an ideal site for parkland and passive recreation. Community members expressed a desire to develop sports fields and facilities in this location.





Mackinaw's historic train depot. The building is now home to Garden Gate Floral and the Tea Room.

COMMUNITY DESIGN

The design of public and private places, including street, sidewalks, buildings, and open spaces influences how one interacts with his or her environment. Good design provides opportunities for public interaction, natural surveillance, active lifestyles, and efficiency in getting from one place to the next. In contrast, poor design can cause opportunities for crime (real or perceived), a lack of respect for public space, and under utilized open spaces. The following section lays out ways in which to maintain and enhance public and private spaces within the Village of Mackinaw.

Walkability

The physical condition of streets, sidewalks, utilities, public spaces, and other infrastructure often provides visitors with their first impression of a place, and sets the tone for the level of maintenance of private property. Rundown infrastructure causes the perception that there is a lack of concern for the community, and theories have proved that once this perception is in place, individuals will lose interest in maintaining their environment, and may even add to its decline through vandalism or littering. Conversely, high quality and well-maintained infrastructure will send a message that community members and leaders are invested in the community and individuals are more likely to respect both public and private spaces.

Maintaining sidewalk infrastructure also encourages pedestrian activity. Increased pedestrian activity creates safer public spaces;



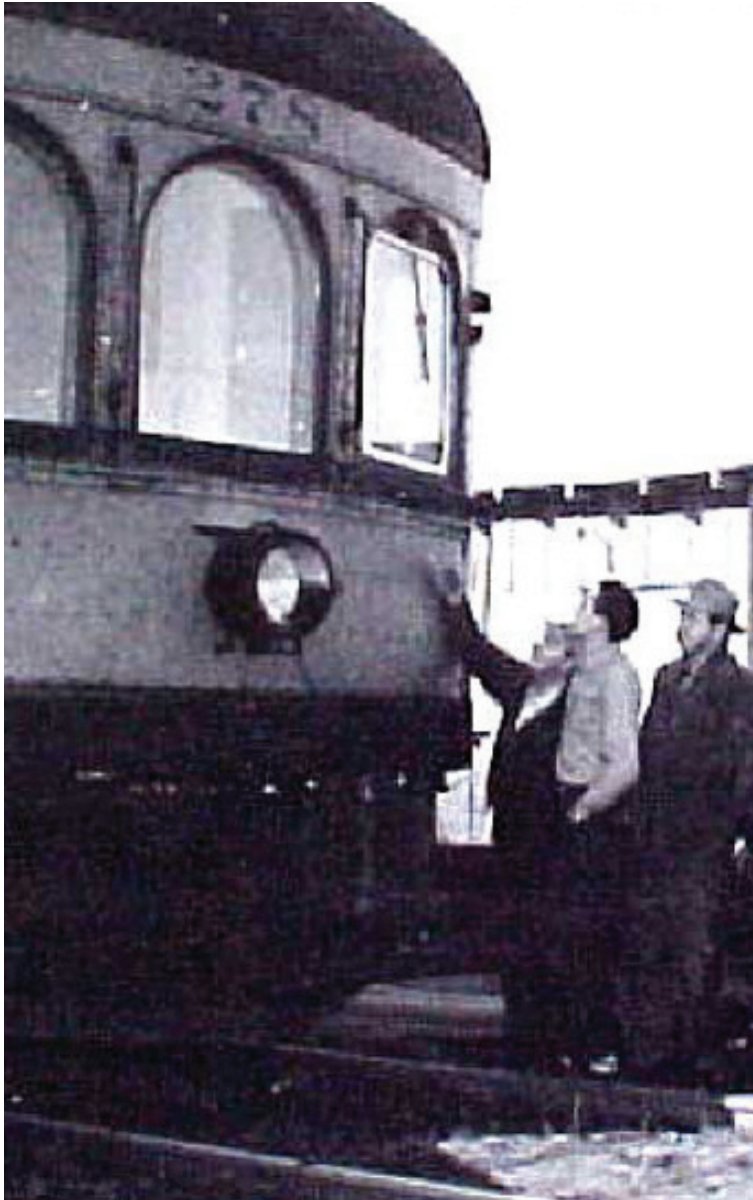
Veteran's Park

the more people out walking around, the more people there are to watch for suspicious activity. Additionally, obesity and related health problems are increasing concerns. Creating opportunities for individuals to be active is extremely important. In addition to creating and maintaining sidewalks, the Village should offer pedestrian amenities such as street furniture (trash receptacles, benches, bike racks, etc.), street trees and street lights,

public spaces (parks and squares), and public art.

Historic Preservation

Historic Preservation aims to identify, preserve, and protect sites, buildings, and structures that have significant cultural, social, economic, political, archaeological, or architectural history. The social and cultural benefits to historic preservation are numerous; it can revitalize



"The Last Run." Photo credit: Mackinaw Historical Society

neighborhoods and instill pride in a community. Other benefits to historic preservation are as follows:

- Potential for increased property values
- Increased connections to our cultural and historical heritage
- Creating or maintaining a "Sense of Place"
- Increased value to the local economy by providing construction jobs and cultural tourism opportunities
- Promoting sustainability by reusing existing building infrastructure, thus creating less waste
- Increases character, which, when it comes to real estate, charm and character are rare commodities today.
- Old buildings were often built to last

As we saw in the Housing Section, Mackinaw has some of the oldest housing stock in the region. Mackinaw residents and leaders should consider leveraging this great resource through the creation of historic districts, tax incentives on historic property, or village grants for upgrading historic homes.

Churches have played a significant role in Mackinaw's history. Mackinaw's first church, the Methodist Episcopal Church, was established in 1835, and though the original structure no longer exists,

the current church is built on the same lot. Like the Methodist Episcopal Church, many of the original structures have been torn down, with the exception of the Christian Church of Mackinaw. The original Christian Church structure no longer exists; however, the original portion of the current building was built in 1908, as the church's third edifice. An addition was added to the south side of the building in 1964.

The most significant historic structure in Mackinaw today is the old Mackinaw train depot. The depot was constructed in 1910, and was developed to serve the Illinois Terminal Railroad Co. By 1945, 14 daily trains operated on the line from Peoria through Mackinaw Junction to St. Louis; however, this success soon came to a halt in the late '40s and early '50s when freight and passenger service went into decline. The Mackinaw Depot was last used in 1953.

The Mackinaw depot is among the few examples of Spanish-style architecture left in Illinois, and is one of few depots that is still standing and in use today. In 1978, the Mackinaw Historic Society purchased the depot and had it designated as a National Historic Site, but it wasn't until October of 1998 that the Depot was restored. Today the depot houses Garden Gate Floral and The Tea Room.

Preserving the Depot and other historic buildings and houses is a priority for Mackinaw residents. According to the Community Survey, 52.2 percent of respondents listed "preserving historic buildings" as either a "very high" or "high" priority for the Village, the seventh highest response out of 15 total options.



A view of Illinois State Route 9, looking east. This section of Route 9 accommodates an average of 3,000 vehicles per day.

When asked about Mackinaw's greatest strengths, many responded that the Natural Environment was one of Mackinaw's greatest assets. This section will go into detail about the natural resources that make Mackinaw a wonderful place to call home.

Mackinaw River

The Mackinaw River is 130-miles long, and runs through several central Illinois counties and communities, including the Village of Mackinaw. The river was an important part of Mackinaw's development, so much so that it is the Village's namesake.

According to the U.S. Environmental Protection Agency (EPA), the Mackinaw River is considered an impaired water body. The impairment is due to a toxic mixture of industrial chemicals called PCBs, or polychlorinated biphenyls. Although banned since the late 1970s, PCBs are still a common pollutant because they build up in fish flesh and are long-lasting in the bottom sediments of rivers and lakes. PCBs are the sixth-highest water pollution cause, and have reached waterways by direct dumping, leakage from landfills not designed to handle hazardous waste, and through the air after burning PCB-containing waste.

A sampling of the Mackinaw River by the Illinois EPA has determined that the PCB contaminant is located in fish, and not in the water itself or its sediment. The Illinois Department of Public Health has issued a Fish Advisory for PCBs in



The Mackinaw River played an important role in Mackinaw's initial development.

Carp. For Carp fewer than 17 inches, individuals may eat the fish in unlimited quantities. However, if the carp is greater than 17 inches, the Department of Public Health suggests limiting consumption to less than one meal per week.

Because the PCBs are found in the flesh of fish in this particular case, there is little that can be done to rid the Mackinaw River of this pollutant. If individuals follow the guide set up by the Illinois Department of Public Health, the pollutants

should not have an effect on Mackinaw Residents.

With that being said, the Mackinaw River offers great opportunities for expanding recreational activities for the Village. The following are possibilities for recreation at the Mackinaw River:

- Hiking and bicycling trails
- Non-motorized boating and tubing
- Access for fishing and wildlife observation
- Picnicking

Currently, Mackinaw residents use the river for fishing, canoeing, kayaking, wading, camping, swimming, and boating.

To encourage these activities to continue and perhaps even to increase, the Village should consider creating easy and inviting access points to the river.

Brock Lake

Brock Lake is located within the Brock Lake Recreational area, south of Route 9 at the southwestern edge of the Village limits. The lake is a popular fishing spot for Mackinaw residents. The lake is surrounded by several recreational fields. For more detail about the opportunities available at the Brock Lake facility, see the Parks and Leisure section.



Brock Lake, located south of Route 9, is primarily used for fishing by Village residents.

Agricultural Land

The vast majority of land within Mackinaw's ETJ is used for agriculture that is characterized by corn and soybean production. Within the Village itself, agriculture accounts for 80.5 acres of land, and is located at the northern edge of the Village limits.

Agriculture is an important component of Tazewell County's history and economy, and protecting and preserving prime farmland remains one of the county's goals. According to the Tazewell County Comprehensive Plan, there are several major trends impacting agriculture in the County:

- The total amount of land used for agriculture is decreasing;
- The number of farms is decreasing; and
- The average size of farms is increasing.

Despite these trends, agriculture is important to residents that live within the Village of Mackinaw. The community survey conducted as part of this planning process revealed that 63.5 percent of Mackinaw Residents view the preservation of agricultural land as either a very high priority or a high priority for the Village.

In order for Mackinaw to expand however, it will inevitably need to take over some existing farmland. The challenge will be to accommodate new development in a manner that will best protect agricultural land within the county. The Tazewell County Comprehensive Plan addresses this issue by suggesting the following:

- Prime farmland should be preserved for agricultural uses, and large, contiguous areas of farmland should be preserved. When application of these methods conflict, land adjacent to existing developed land should be developed first.
- Residences in rural areas should be built near roadways to preserve contiguous areas of farmland.
- Areas near livestock feeding operations should be preserved for agricultural use.

Mackinaw should consider these suggestions when developing future residential, commercial, and industrial land.

Residents and businesses in the Village of Mackinaw are served by a variety of public and private utilities, infrastructure, and facilities. Quality infrastructure enhances Mackinaw's quality of life, and helps make the village a good place for residents to live and for businesses to be successful. This section will provide a review on the existing facilities and utilities in Mackinaw, and will provide guidance concerning the future need for new services or the rehabilitation of existing ones.

Administration

The Village of Mackinaw is led by the Village Board, which consists of a President and six Trustees. Each member of the Village Board is elected to a four-year term. Meetings are held twice a month and are open to the public.

According to the community survey, 50.8 percent of Mackinaw residents are either "very satisfied" or "somewhat satisfied" with the current Village leadership, and 34.2 percent are "neutral." Village employees have a slightly better satisfaction rate, with 59.2 percent of respondents being either "very satisfied" or "satisfied."

Transportation

Motorized

The primary motorized transportation route in Mackinaw is State Route 9. This two-lane highway runs east to west at the southern border of the Village limits. On average, it sees approximately

3,150 vehicles per day. This relatively well-traveled thoroughfare offers a great opportunity for commercial development that could be supported by passers-by as well as the residents of Mackinaw.

Dee-Mack Road/County Highway 6/Orchard Street is the primary north-south thoroughfare in Mackinaw. Dee-Mack Road, or the portion that runs to the north of the Village sees approximately 3400 vehicles per day. Much of that traffic can likely be attributed to commuters traveling to and from district schools in both Mackinaw and Deer Creek.

Another prominent road within Mackinaw is Fast Avenue, or County Highway 23. It sees a daily traffic volume of approximately 2000 vehicles, and is home to several commercial establishments within the Village.

The remainder of Mackinaw's street network consists primarily of local streets that provide direct access to homes and businesses.

According to the Community Survey, 66.7 percent of respondents are either very satisfied or somewhat satisfied with the streets infrastructure in Mackinaw, the fifth highest satisfaction rate out of 11 listed utilities/infrastructure. However, 14 individuals indicated poor street and sidewalk infrastructure as being a major threat/weakness of the Village.

Non-Motorized

The primary forms of non-motorized transportation within the Village of Mackinaw are walking and biking. While the automobile is the primary form of transportation in the Village, Mackinaw's small size make walking and biking attractive and feasible options for Village residents and visitors.

Sidewalks are present in some, but not all, of the neighborhoods within the Village. Many of the neighborhoods with homes built in the late 1800s and early 1900s are equipped with sidewalks, many of which are in poor condition. However, several neighborhoods with homes built in the late 1950s and on have no sidewalks at all.

Mackinaw currently has one recreational trail that extends from Leopold Street to Park Trail Road, along Fast Avenue. The trail is approximately one half mile long.

The Community Survey indicated that the majority of Mackinaw Residents are somewhat satisfied with the quality and availability of sidewalks and trails in and around the Village of Mackinaw. However, compared to other infrastructure and utilities in and around Mackinaw, residents are least impressed with paths and sidewalks.

Additionally, in response to the open-ended question "What are the top three weaknesses concerning the Village of Mackinaw and its future," 14 listed the poor condition of sidewalks and roads. Furthermore, in response to the open-

ended question “If you could, what would you change about the Village of Mackinaw,” 12 individuals suggested an extension of recreational facilities and infrastructure. Clearly, there is room for improvement in sidewalk and trail infrastructure, and it is clear that residents would embrace and appreciate these improvements.

It will be important for Mackinaw to not only improve the sidewalk infrastructure it currently has, but also, to develop sidewalks where none currently exist. To ensure that sidewalks are built in the future, Mackinaw should update their subdivision code to require sidewalks in all new development. In addition to improving sidewalks, Mackinaw should consider extending the Eastwood Park recreational trail.

Police

The Mackinaw Police Department consists of one full-time Police Chief, a Juvenile Officer, a Field Training Officer, a Patrolman, a DARE Instructor, an ESDA Coordinator and Auxiliary Police. The Mackinaw Emergency Services & Disaster Agency (ESDA) works with the Police Department to assist with traffic and crowd control as well as at crime scenes when needed. In addition to assisting the police, the Mackinaw ESDA also does weather spotting for tornados and inclement weather, disseminates public information, assists at disaster scenes, and assists in all areas with Homeland Security. The police primarily respond to calls regarding ordinance violations and domestic issues.

According to the Community Survey, 68.2 percent of respondents are either “somewhat

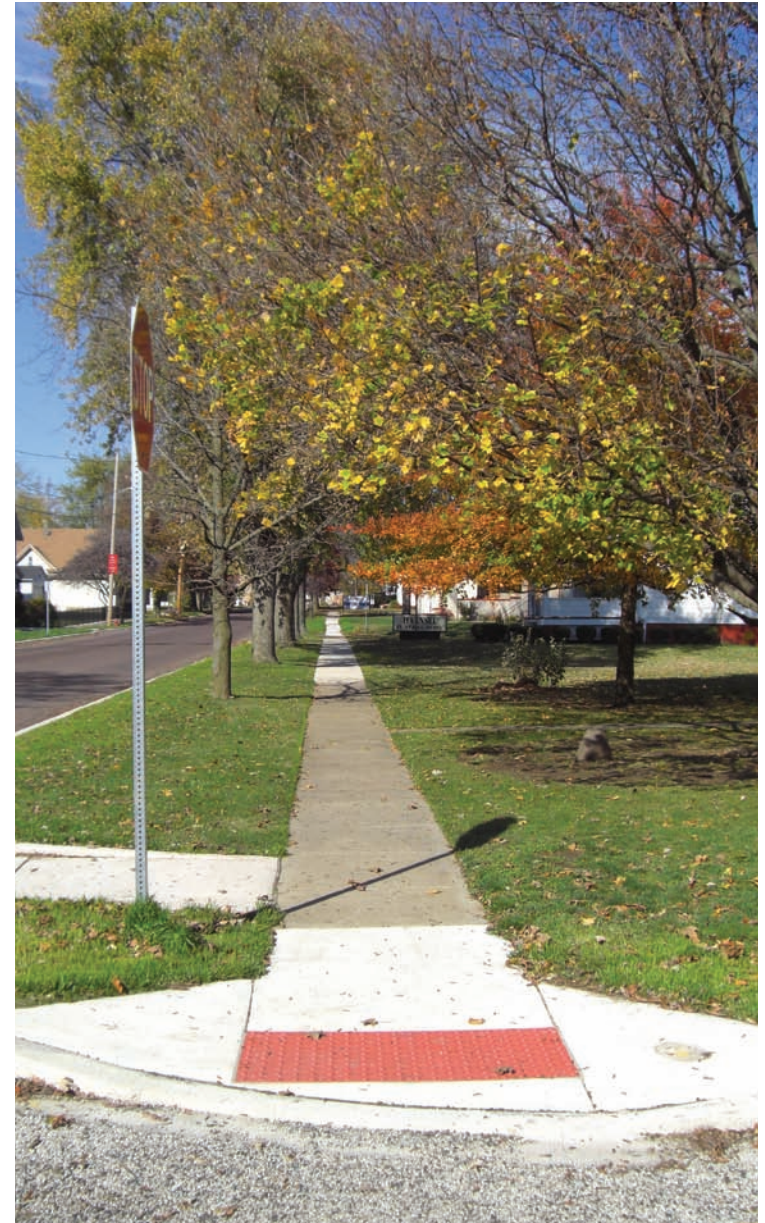
satisfied” or “very satisfied” with the police protection service in Mackinaw. In addition, 17 responses to the question “What are the top three strengths/opportunities concerning the Village of Mackinaw and its future” related to perceived safety and a low crime rate. Conversely, 16 responses to the open-ended question “What are the top three weaknesses/threats concerning the Village of Mackinaw and its future,” related to crime, particularly illegal drug usage and juvenile crime. Several respondents also raised concerns about the ability of the police force to maintain control of the community.

Fire/EMS

The Village of Mackinaw Fire Department is a volunteer unit that serves all of Mackinaw Township and the community of Heritage Lake. The unit is made up of approximately 21 volunteers and responds mostly to calls regarding vehicle accidents. The department responded to approximately 70 calls in 2012, with an average response time of about five minutes. There were no reported fire-related injuries or fatalities in 2012.

Respondents to the community survey indicated high satisfaction with the district. When asked to select their level of satisfaction concerning specific community services, 75 percent of respondents indicated being “very satisfied” or “somewhat satisfied” with fire protection services. This was the highest response rate to this question.

As indicated by the community survey and the relatively low response times, the



Mackinaw has updated their sidewalks and curb cuts in some areas. The sidewalk shown is located on the east side of County Hwy 6.



Mackinaw has one recreational trail that is approximately one half mile long and runs along Fast Avenue near the Eastwood Park Subdivision.

Village of Mackinaw Fire Department serves the community sufficiently. The village should maintain its positive working relationship with the district and provide the district with relevant information so that appropriate decisions pertaining to district personnel and facilities can be made as additional growth occurs in the village, as well as within the district's service area.

Ambulance Service

The Mackinaw Rescue Squad, a volunteer unit, provides emergency medical services 24 hours a day. The unit has well trained Emergency Medical Technicians and modern equipment, and can provide transportation to hospital facilities in Hopedale, Pekin, Peoria, and Bloomington. The ambulance is housed at the fire station, though it is privately owned and is not paid for through Village taxes. Survey respondents report satisfaction with this service, with 70.2 percent indicating being either "very satisfied" or "satisfied," the second highest response rate to this question.

As with the fire department, the Village should maintain a positive working relationship with the Mackinaw Rescue Squad to ensure appropriate decisions pertaining to ambulance service are made as the Village grows.

Water

The Village of Mackinaw owns and operates its water services, and provides water to residents of both Mackinaw and Heritage Lake. Its current water treatment facility was updated in the spring of 2004. The \$3.4

million project resulted in an upgraded, integrated, state-of-the-art water system for the Village.

The previous 300-gallon per minute water plant used an ion-exchange softening system and was being outpaced by demand. The new water plant uses a lime-softening system and has a capacity of 750 gallons per minute, providing higher quality water in a more efficient manner. The Village now obtains its water from two deep wells, which can pump 750 gallons of water per minute each. In addition, Mackinaw now has a 400,000 gallon water tower, which replaced two much smaller storage tanks.

The Water Plant is currently running at 25 percent capacity; in the summer months of July and August, the number increases to about 45 percent of total capacity. As the water plant is not even at 50 percent capacity—even in the hottest months of the year—the Village won't need to think about expanding its water system for quite some time.

Though the Water plant has plenty of capacity, it does have some minor pressure problems. In town, pressures are reported to be in the 50 to 90 psi range, which is normal. However, there are some spots within Heritage Lake where the psi falls below that range. According to the Mackinaw Public Works department, these lower levels still meet the Environmental Protection Agency Standards.

Results of the Community Survey identify the majority of residents as being either "somewhat satisfied" or "very satisfied" with the Village's water infrastructure.



One of two 5-acre sewage lagoons in Mackinaw.

Sewer

Mackinaw also owns and operates a sanitary sewer system. The System is made up of two approximately 5-acre lagoons located on the western edge of town. The system has a permitted capacity of 144,000 gallons per day. Currently, the Village is on restriction by the Environmental Protection Agency because its water inflow is above the permitted value.

A majority of the extraneous water entering the wastewater collection system is due to infiltration, a process by which groundwater enters the collection system due to physical defects such as cracked pipes and manholes. The Village is

responding to this problem with a process called Sliplining, which restores and repairs leaks and cracks in the existing infrastructure. The Village is on their 5th year of carrying out this process, and hopes to have all sewer mains lined by 2018.

Respondents of the community survey are generally satisfied with the sewer facilities, with 39.7 percent reporting to be either “very satisfied” or “somewhat satisfied” with the sewage system. Approximately 21.4 percent of respondents reported a neutral stance, and another 29.5 percent listed this question as “not applicable.”

If the Village of Mackinaw continues to grow, it will need to expand its current sewer capacity. The Village owns property to the east of its

current sewage facilities, should a future lagoon be necessary.

Stormwater

The Village has curb and gutter collection basins that collect approximately 90 percent of the Village’s storm water runoff. These basins empty into creeks and water detention areas located within the Village. Currently, there are no plans to add additional infrastructure in areas of the Village that are without a storm water system.

There are ordinances in place to regulate the storm water of property owners. Additionally, there is an ordinance in the Subdivision code requiring all new developments to include an adequate street storm water system that is approved by the Village Engineer.

The public works department conducts a cross-contamination survey every two years per IEPA rules and regulations.

Parks and Leisure

According to the National Recreation and Park Association (NRPA), 10 acres of park land are suggested per every 1,000 residents. Mackinaw has approximately 60.93 acres of park land within the Village, which is about three times the recommended amount.

The Village of Mackinaw currently has three park facilities: Westwood Park, Veteran’s Park, and Brock Lake.

Westwood Park is located at the western edge of town, at the end of Second Street. The park is quite spacious and is lined with trees on all edges, with a dense forested area to the north. The park offers a pavilion with electric service, a playground, and



The pavilion at Mackinaw's Veteran's Park, located at the center of town.



A view of the front entrance of Deer Creek-Mackinaw Primary/Junior High School.

a soccer field. In the spring, the southern edge of the park is lined with a community butterfly garden.

Veteran's Park is located in the center of town, at the corner of Fast and Main Street. The park has picnic tables, a pavilion, electric service, and a playground. This is also the location of the annual Mack-Ca-Fest Festivities held each June.

Brock Lake is the largest of the three parks, and is located to the South of Route 9 at the southwest edge of the Village limits. The facility includes Brock Lake, a popular spot for fishing year-round. Visitors can paddle boat on the lake as well. Swimming and boating with gas powered engines is not allowed. Additionally, the park offers three lighted ball diamonds, a soccer field, a concession stand, and restrooms. The facility is managed by the Mackinaw Recreation Program, which serves all age-groups in the community with various sports activities, including softball, baseball, basketball, soccer, softball, and volleyball. The group plans to extend their offerings to include hiking trails converted from an old railroad bed.

According to the community survey, Mackinaw residents value the existing park facilities and recreational facilities; however, respondents expressed there is a need for more:

- In response to the open-ended question, "What are the top three weaknesses concerning the village of Mackinaw and its future, 10 answers had to do with the lack of sports programs and recreational facilities. This was the 10th most popular answer out of 30 total answers.
- In response to the open-ended question, "What are the top three strengths concerning the Village of Mackinaw and its future," 12 individuals listed youth programs and

recreation, the 9th most common answer out of 19 total answers .

- In response to the open-ended question, “If you could, what would you change about the Village of Mackinaw,” 12 responses indicated a desire for an extension of recreational facilities and infrastructure, the third highest response out of 19 different answers.

Mackinaw District Library

The Mackinaw District Library is a highly valued community facility. According to the community survey, 78.7 percent of respondents reported being “very satisfied” or “somewhat satisfied” with this community service. Library access received the second most positive response rate, out of 12 total options.

The Mackinaw Library is located at 117 S. Main Street, and is open Monday through Saturday. It houses a collection of over 21,000 books, videos, and audio recordings, as well as subscriptions to 73 periodicals. Other services include:

- Interlibrary Loan Service
- 3 Public Access Computers
- Internet Connection available through Triangle Internet
- Reciprocal Borrowing
- Video Camera
- Polaroid Camera
- Button Maker
- Paper Cutter
- Fax and Copy Machines
- Story time for 3–5 year olds
- Summer Reading programs for all ages
- Talking Books connection for physically challenged patrons through the Heart of Illinois Talking Books Center

The Mackinaw District Library is a member of

the Alliance Library System and is governed by an elected board.

Education

The Village of Mackinaw is served by Deer Creek Mackinaw District 701. The district is composed of three schools. Deer Creek-Mackinaw High School is located at 401 East Fifth Street in Mackinaw, and accommodates grades 9–12. Deer-Creek Mackinaw Intermediate School is for grades 4th through 6th and is located in Deer Creek. Deer Creek-Mackinaw Primary/Junior High School is located at 102 E. Fifth Street in Mackinaw and teaches grades K–3rd and 7th –8th.

The district enrolls approximately 1,093 students, 95.2 percent of whom identify as white or Caucasian. According to the Illinois Interactive Report Card, 90.7 percent of students are meeting or exceeding all subjects for the Illinois State Achievement Test (ISAT) test at the Primary/Junior High School, and 93.3% of students met or exceeded all subjects at the Intermediate School. Both schools also made Adequate Yearly Progress, a “No Child Left Behind” indicator of progress.

The Deer Creek-Mackinaw High School performs less well, with 59.1 percent of students meeting or exceeding all subjects on the Prairie State Achievement Exam (PSAE). This percentage is better than the state performance as a whole.

Village of Mackinaw residents place a high importance on supporting their public schools. According to the Community Survey, 80.3 percent of respondents believe the supporting the school district should be a “very high” or “high” priority for the Village. This was the second highest response, right after “keeping established business.” Furthermore, in response to the open-ended question “What are the top three strengths/

opportunities concerning the Village of Mackinaw and its future,” 52 people listed maintaining a high quality school district as their response. This was the highest response count for this question.

Despite this optimism, it should be noted that not all residents are satisfied with Mackinaw schools. In response to the open-ended question “What are the top three weaknesses/threats concerning the Village of Mackinaw and its future,” 12 people listed the academic or economic health of schools as being a concern, the 8th highest response.

As Mackinaw grows, it will be important for the Village to do what it can to enhance and strengthen the district for the future. People have a choice when it comes to where they want to live, and a quality school district is a major determinant.

GOALS AND POLICIES

Goals and policies describe how the Village of Mackinaw will meet the challenge of managing future growth and community development.

Goal: Description of a desired state of affairs for the community in the future. Goals are the broad, public purposes toward which policies and programs are directed. Goals are phrased to express the desired results of the Comprehensive Plan.

Policy: Statements of government intent against which individual actions and decisions are evaluated. Policies indicate the direction the Village should take.

Land Use

Goal: Maintain a sustainable and compatible mix of land uses in the Village of Mackinaw through coordinated, informed, and deliberate growth management.

Policies

- Provide for a diverse, yet complimentary mix of residential and non-residential uses to meet the needs of the Village's businesses and residences.
- Promote private investment in existing commercial and residential neighborhoods.
- Actively enforce Village codes and standards concerning property maintenance.
- Encourage compatible infill development that is designed and constructed to be consistent with the character of the existing

neighborhood.

- Engage community residents and property owners in the development and implementation of plans and development standards.
- Use the future land use map to guide land use and development decisions to support approximately 360 new housing units projected to be necessary over the next 20 years.
- Establish and maintain an annexation program that is fiscally and fundamentally responsible.
- Review all Tazewell County zoning cases that fall within the Village's 1.5 mile planning jurisdiction for consistency with the Village Comprehensive Plan.

Route 9 Corridor

Goal: Enhance the Route 9 corridor through the Village of Mackinaw to support economic development and high quality community character.

Policies

- Promote development of local general retail businesses along Route 9.
- Enhance the overall design and quality of development along Route 9, including enhanced gateway signage.
- Transform the perception of the Route 9 corridor from a barrier to a bridge linking the south side of Route 9 to downtown and neighborhoods.

- Explore naming options for the Route 9 corridor.

Downtown

Goal: Foster a vibrant downtown that retains the historic character of existing commercial and residential neighborhoods.

Policies

- Promote downtown as a destination for residents and visitors.
- The character, design, and scale established by historical development patterns should be maintained.
- Multiple story buildings should be occupied by retail on the first floor with office / residential above.
- Encourage bed and breakfast lodging close to downtown.
- Limit drive through facilities in the downtown.
- Make the downtown more people friendly by including green spaces and seating areas.
- Organize / standardize on street parking. Off street parking should be located to the side and the rear of the subject property to the greatest extent possible.
- Retain government offices and public services in the downtown area.
- Retain a grocery store, financial institution, and pharmacy in the downtown; deemed critical services in the resident survey.
- Extend the Downtown District to the Depot.
- Incentivize locating within the downtown

when it will result in measurable community benefits.

- During new construction and redevelopment projects, bury utilities when possible.
- Build on the success of Mack-Ca-Fest by developing new downtown events to attract people during off hours.

Neighborhoods

Goal: To provide quality residential neighborhoods with different types of housing stock to satisfy the needs of varying groups of residents.

Policies

- Provide flexibility in the types of housing stock allowed, while maintaining compatibility with existing residences.
- Explore a residential building code to ensure housing stock is quality with respect to design, construction, and maintenance.
- Ensure neighborhood compatibility with surrounding land uses.
- Encourage the redevelopment of existing buildings and infill development already supported by municipal services.
- Support the development of work force housing.
- Encourage the development of housing for seniors, allowing residents to age in place.
- Actively enforce Village codes and standards concerning property maintenance and upkeep.

Economic Development

Goal: Maintain and enhance a sustainable local economy that provides employment opportunities and supports a high quality of life.

Policies

- Actively coordinate with and support private sector economic development efforts that are consistent with the Village Comprehensive Plan.
- Encourage development of tourism and the hospitality industry.
- Encourage development and expansion of local home grown business.
- Pursue economic development opportunities servicing the elderly and retirement population.
- Encourage clean industry, retail, and professional offices.
- Capitalize on central location between the metro areas of Bloomington and Peoria.
- Support the school as a key asset in terms of economic development and business retention.
- Capitalize on existing, under utilized natural areas to promote eco tourism.
- Provide quality municipal services as a primary contribution to the Village's economic development effort.
- Support economic development incentives that result in measurable community benefits.
- Explore the development of a local business group to facilitate government to business communication and encourage local shopping.
- Require Village staff to actively search for and pursue grant funding opportunities.
- Support regulatory requirements that are fair, predictable, and protect the interest of public and private property owners.

Historic & Natural Resources

Goal: To protect and enhance the historic and natural resources most closely associated with the character of the Village of Mackinaw.

Policies

- Support and encourage investment for the preservation, redevelopment, and adaptive reuse of historically significant and architecturally important structures.
- Protect the Mackinaw River while capitalizing on recreational and eco tourism opportunities.
- Continue investing in and promoting the Brock Lake area as a recreational amenity by developing safe and convenient access from the Village for all modes of travel.
- Partner with the appropriate Government agencies to restore access and recreational opportunities at the Parklands Nature Preserve.
- Support and encourage the Mackinaw Recreation program to provide a parks and recreation system that meets the needs of all segments of the Village of Mackinaw community.
- Explore the feasibility of a curbside recycling program and begin a recycling program in the Downtown and other public areas such as parks and athletic fields.
- Continue the yard waste program.
- Examine regional best practices concerning stormwater management to reduce the volume and contamination of runoff.
- Develop passive recreational amenities such as paths, parks, and athletic fields within the floodplain while preventing inappropriate floodplain development.
- Undevelopable land should be subtracted from land acreage on which new development density is calculated.

Community Facilities

Goal: To provide for and equitably fund high quality facilities and services to meet the needs of all businesses, residents, and visitors to the Village of Mackinaw.

Policies

- Coordinate with the school board to implement the District's long range plan.
- Assure that the provision of municipal services is efficient and does not shift the costs of facilities to serve new residents and businesses to existing residents and businesses.
- Coordinate with other service providers on the installation or replacement of utilities.
- Ensure that adequate public facilities are available or funded prior to approval of new development.
- Maintain adequate police and fire protection response times for all development within the Village.
- Require facilities to be extended through new developments to accommodate future growth.
- Promote and support the provision of social services by local providers such as not for profit groups and churches.

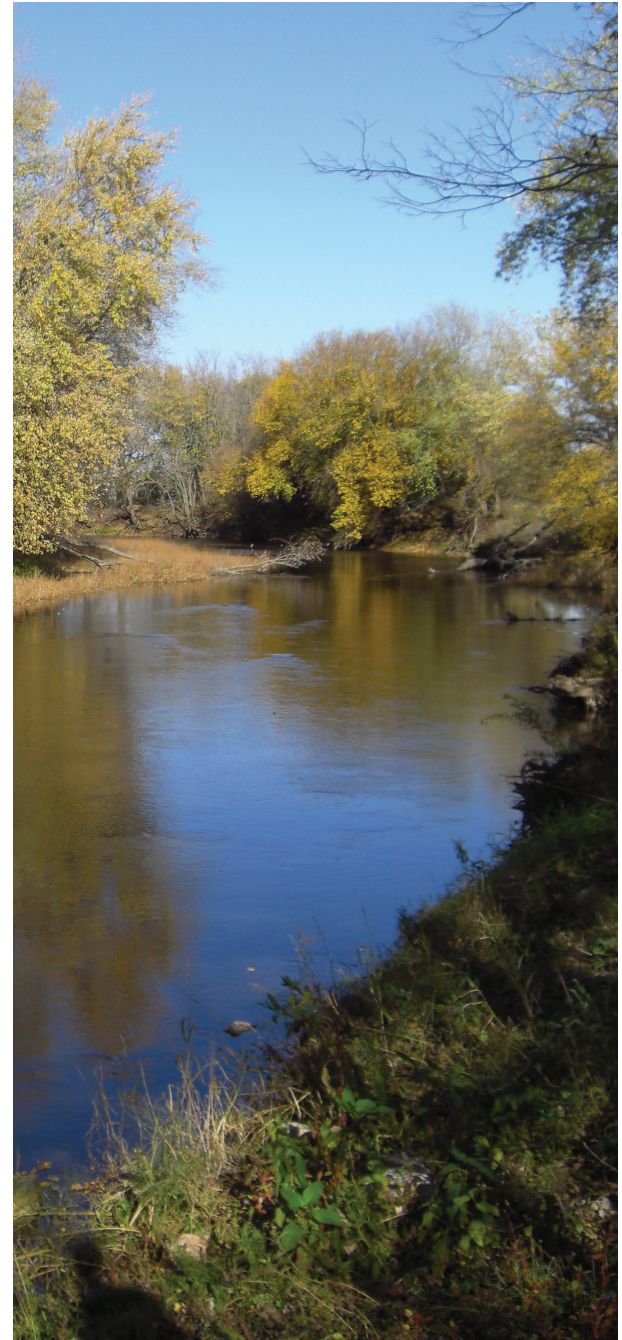
Transportation

Goal: To provide safe and convenient mobility and a variety of mode choices for all Village of Mackinaw residents and visitors.

Policies

- Ensure that the Village of Mackinaw street system is compatible with adjacent land uses.

- Participate in a coordinated, regional approach to transportation planning.
- Seek adequate funding to support all transportation modes.
- Continue to invest in the ongoing refinement and maintenance of the street system.
- Coordinate with the Illinois Department of Transportation to incorporate safe and convenient crosswalks across State routes.
- Retrofit parking lots to include plantings and walkways that directly connect origins to destinations.
- Require that on-site parking be located to the side and the rear of the subject property to the greatest extent possible.
- Promote shared parking.
- Provide an interconnected grid roadway network in new development.
- Secure right of way necessary for streets to serve new development, before the development occurs.
- For new development, allow street design flexibility.
- Establish a continuous network of paths and trails linking recreational areas such as Brock Lake, downtown, neighborhoods, schools, and Heritage Lake Subdivision.
- Require that new development fund its proportional share of transportation related costs.
- Budget for future transportation investments including sidewalks, especially to match grant programs.





Mackinaw's Comprehensive Plan is intended to be a dynamic document—one that responds to changing needs and conditions. The following section describes the methods by which Mackinaw should review, monitor, and amend the Plan.

Annual Review

The Mackinaw Board of trustees should complete an annual review of the Comprehensive Plan prior to the initiation of the budget process each year. The annual review is intended to:

- Measure the Village's success in achieving goals laid out in the Plan;
- Propose strategies to be prioritized or pursued under the coming year's budget;
- Document growth trends and compare those trends to the projections estimated in this Plan; and
- Explain any difficulties in implementing the Plan.

Land Use and Zoning Amendments

The Future Land Use Map is intended to serve as a guide for public and private land use decisions. Land use amendments are expected as growth occurs and market conditions change; however, the Village should limit amendments to not occur more than once per year. This will protect the Village from unintentional policy shifts.

Policy Review and Amendment

To ensure that this Comprehensive Plan remains an effective guide for the Village, Mackinaw should evaluate the Plan's goals and policies every five years. These evaluations should consider progress in implementing the Plan, changes in community needs, fiscal conditions that affect the ability to

implement the Plan, community support for the Plan, and changes in county, state, or federal laws that affect Plan implementation.

As with the process of creating the Comprehensive Plan, the review process should include input from all community members.

