Tazewell County

Comprehensive Land Use Plan

2011

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Introduction

What is the Comprehensive Land Use Plan?

Planning. It's a necessary activity completed by individuals to accomplish tasks and improve our future. Whether the task is simple, such as taking a family vacation, or more complex, like starting a business, developing a plan is the crucial first step to ensuring success.

The work of local government is no different. Planning is necessary to improve citizens' quality of life, provide beneficial services, and foster conditions conducive to economic growth. And when the activity being addressed by local government is as complex as land development, a well thought-out plan that provides useful direction and an achievable set of actions is needed.

Tazewell County recognizes this need, and in response, it has developed this Comprehensive Land Use Plan. Simply put, the goal of this Plan is to guide land development to occur in an orderly fashion, but this is just one of the Plan's useful functions.

Setting a Vision

The Plan puts forth a vision for what Tazewell County wants to be in the future. This vision is the set of desired future conditions that the County seeks to achieve in the future. While it is true that some changes that occur in Tazewell County are outside of the County's control, it is also true that Tazewell County possesses tremendous potential to direct the change it seeks. It is this ability that makes the comprehensive planning process such an exciting and useful process for the County.

Defining Actions

Whereas the vision is the set of desired future conditions, the actions are the specific steps that must be completed to bring about the desired future conditions. The vision for this Comprehensive Land Use Plan is unique only to Tazewell County. As a result, necessary actions must be carefully selected to achieve the particular vision. Families vacationing in Alaska and Hawaii will travel at different times, purchase different supplies, and participate in different activities. Likewise, the actions of this Plan will differ from the actions of similar plans for other counties because of the Plan's particular vision.

Guiding Land Development Regulations

An important note about the Comprehensive Land Use Plan is that it does not carry regulatory authority. The Comprehensive Land Use Plan is a guidance document that recommends policies to address issues such as land use, transportation, and economic

development. Because a comprehensive planning process utilizes data and public input to yield recommended policies, it is the ideal vehicle on which to base land use regulations such as the zoning ordinance and subdivision ordinance. So, while the Plan does not hold the force of law, it does guide the regulations that govern land use development in the County.

The State of Illinois endorses the philosophy of using a comprehensive plan to guide development regulations. Although the State does not require individual counties to prepare comprehensive plans, it did enact the Local Planning Technical Assistance Act in 2002 to address comprehensive planning in Illinois. One of the provisions of the Act requires any county receiving state assistance to develop a comprehensive plan to ensure its land development regulations are consistent with the comprehensive plan. Ensuring regulations are consistent with the adopted comprehensive plan enables the planning process to be a useful exercise and a wise use of resources.

Guiding Land Use Decisions

The Comprehensive Land Use Plan is also used to guide land use decisions made by the Tazewell County Zoning Board of Appeals. The Board considers and renders judgment on **rezoning** requests to change the zoning classification of a piece of property and **special use** requests to establish a use that requires an additional level of review. When making its decision, the Board establishes findings of fact, and as part of this review, the Board determines whether or not the request is consistent with the Comprehensive Land Use Plan. Therefore, the Plan is an important document that is regularly consulted to shape land development in the County.

Why is the Comprehensive Land Use Plan being updated?

The Comprehensive Land Use Plan is being updated for one simple reason: change. The current plan was adopted in 1996, and since that time, new federal regulations, new economic realities, and new land uses have changed the physical, social, and political landscapes of Tazewell County. Consider the following ways in which the County has changed since 1996.

Stormwater Runoff

In 1999, the National Pollutant Discharge Elimination System (NPDES) storm water program, which is operated by the United States Environmental Protection Agency (EPA) to reduce water pollution that stems from stormwater runoff, was expanded to include many local governments in central Illinois, including Tazewell County. To comply with the NPDES stormwater program, the County must take steps to reduce the quantity of pollutants discharged into water bodies via stormwater runoff. These steps include educational programs, ordinance revisions, and changes in maintenance and operations procedures. Because the NPDES stormwater program will continue to evolve, reducing the quantity and improving the quality of stormwater runoff from new development in Tazewell County will be a high priority.

Heart of Illinois Regional Port District

In 2003, the legislation establishing the Heart of Illinois Regional Port District, or TransPORT, was signed into law. TransPORT is charged with developing industrial and transportation employment for a six-county district that includes Tazewell County. The Port District's primary objective is to increase the distribution of cargo via air, water, highway and rail through the six-county area. Tazewell County's involvement with TransPORT could lead to additional economic activity in the freight distribution sector.

Wind Energy

Large scale wind energy developments have been constructed throughout northern and central Illinois during the last several years, and in 2008, the County approved construction of the Rail Splitter Wind Farm. The project straddles the border between Tazewell County and Logan County and consists of 67 turbines, with 38 located in the Tazewell portion of the project in Boynton Township. Construction of the wind farm began in late 2008, and the project, now fully operational, has implications for agriculture and the future development of the project area.

Other changes have occurred in the County since 1996. The population has changed, both in quantity and composition. Additional land has been developed for residential and other uses. Roadways, including Interstate 74, have been reconstructed and improved. Biking trails have been built. And to demonstrate just how much the world has changed, only 18 percent of United States households had internet access in 1997.[1] This Comprehensive Land Use Plan takes all of these changes into account in order to guide the future of Tazewell County.

How was this Plan updated?

The Tazewell County Land Use Committee, the subset of the Tazewell County Board that oversees all land use and zoning matters, stated its intent to update the 1996 Comprehensive Land Use Plan in 2007. In 2008, Tri-County Regional Planning Commission (TCRPC), the regional planning agency for Peoria, Tazewell, and Woodford Counties that provides land use planning services to the County, received funding from the Federal Highway Administration to develop a regional plan integrating the disciplines of land use, transportation, and the environment. The proposal for the regional plan included development of a Comprehensive Land Use Plan for Tazewell County, and the County agreed to have TCRPC complete the County's plan.

The planning process began in the summer of 2008 with the formation of the Tazewell County Comprehensive Plan Committee. The Committee consisted of County Board members, County staff, municipal officials, and representatives of major local entities such as the Tazewell County Farm Bureau, Tazewell County Regional Office of Education, and the Economic Development Council of Central Illinois. The Committee oversaw plan

completion, meeting monthly to review staff's progress, provide feedback, and guide staff's work. The Committee first met in July 2008.

Because this plan is for the future of Tazewell County, it was important to gather input from residents to understand their concerns and establish how their quality of life can be improved. Public input was gathered through two vehicles: a survey and public meetings. The survey (Figure 1) was made available in the fall of 2008 and sought input on major County issues, environmental concerns, location of new development, and transportation. The survey also allowed respondents to list thoughts and concerns not identified through the questions.

Two rounds of public meetings were held. The first round consisted of meetings in Washington, Tremont, and Delavan in November 2008 where TCRPC and Tazewell County staff were present to speak with individuals and answer questions. Posters presenting the purpose of the plan, the plan's focus areas, agriculture data, development data, economic data, and population data were displayed, and the 1996 plan was available for review. The second round consisted of meetings in 2010 where residents could review the draft of the new plan and provide feedback.

How is the plan organized?

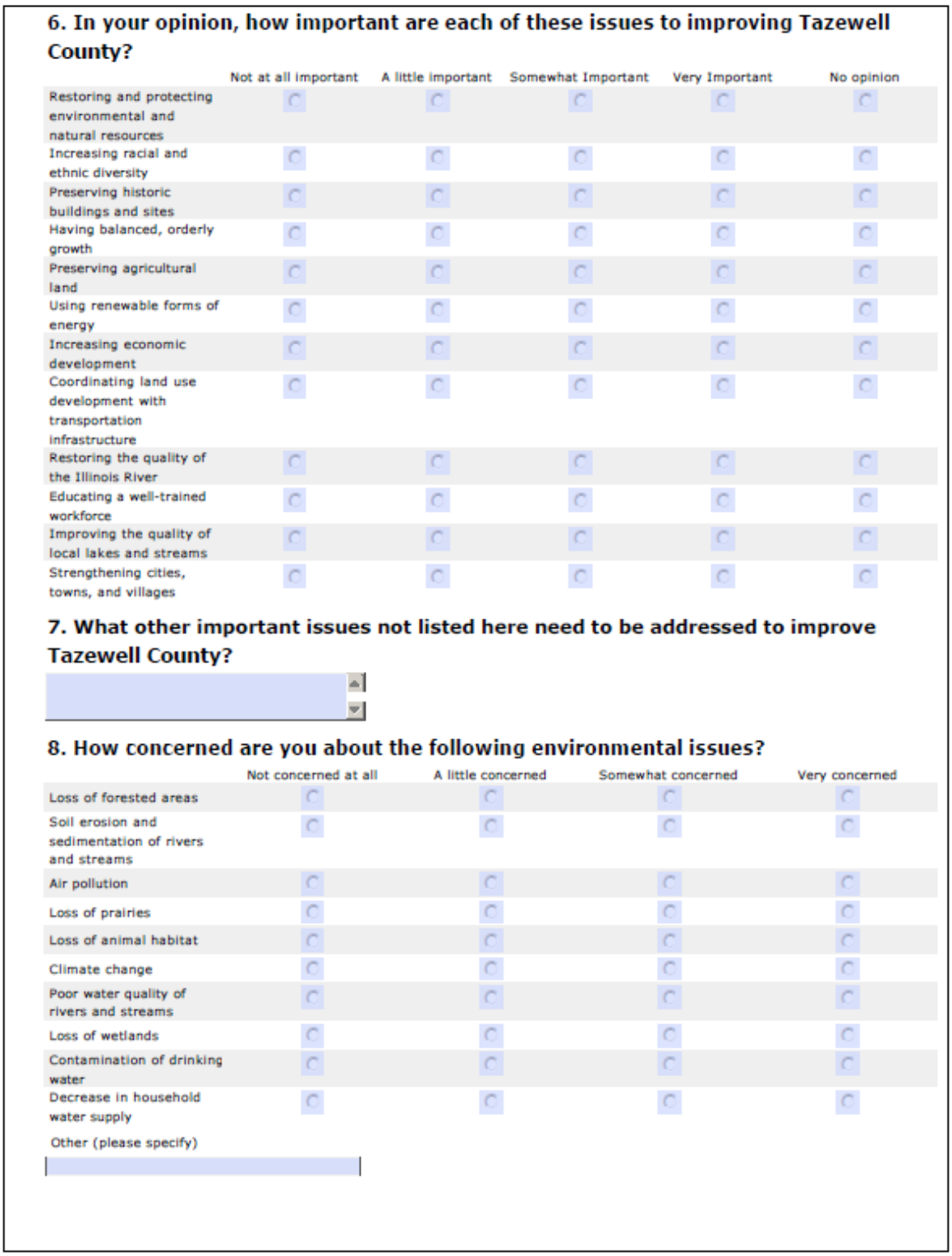
The plan consists of three major concepts: themes, principles, and implementation strategies.

The **themes** are major issues affecting the County's future that guided development of the plan. The six themes of the plan are: Quality Sustainable Development; Serving a Changing Population; Coordinated Land Use; Agriculture; Illinois River and Waterways; and Economic Development.

The **principles** are statements of desired future conditions that give direction to each theme. Principles can be likened to "goals," and each theme contains multiple principles. The following example illustrates the relationship between a theme and a principle.

Theme: Quality Sustainable Development
Principle: Land development makes wise use of land resources.

The **implementation strategies** are specific actions and guidelines to accomplish the principle. Completing an implementation strategy will help accomplish the matching principle and address the matching theme. One or more implementation strategies are listed beneath each principle. The following example illustrates the relationship between a theme, a principle, and an implementation strategy.



6. In your opinion, how important are each of these issues to improving Tazewell County?

	Not at all important	A little important	Somewhat Important	Very Important	No opinion
Restoring and protecting environmental and natural resources					
Increasing racial and ethnic diversity					
Preserving historic buildings and sites					
Having balanced, orderly growth					
Preserving agricultural land					
Using renewable forms of energy					
Increasing economic development					
Coordinating land use development with transportation infrastructure					
Restoring the quality of the Illinois River					
Educating a well-trained workforce					
Improving the quality of local lakes and streams					
Strengthening cities, towns, and villages					

7. What other important issues not listed here need to be addressed to improve Tazewell County?

8. How concerned are you about the following environmental issues?

	Not concerned at all	A little concerned	Somewhat concerned	Very concerned
Loss of forested areas				
Soil erosion and sedimentation of rivers and streams				
Air pollution				
Loss of prairies				
Loss of animal habitat				
Climate change				
Poor water quality of rivers and streams				
Loss of wetlands				
Contamination of drinking water				
Decrease in household water supply				

Other (please specify)

Figure 1: A portion of the survey used to gather public input.

Theme:	Quality Sustainable Development
Principle:	Land development makes wise use of land resources.
Implementation Strategy:	Locate new residential development near roadways and contiguous to existing development to preserve agricultural land.

Implementation strategies, by their nature, are prescriptive in order to encourage their completion and foster implementation of the plan.

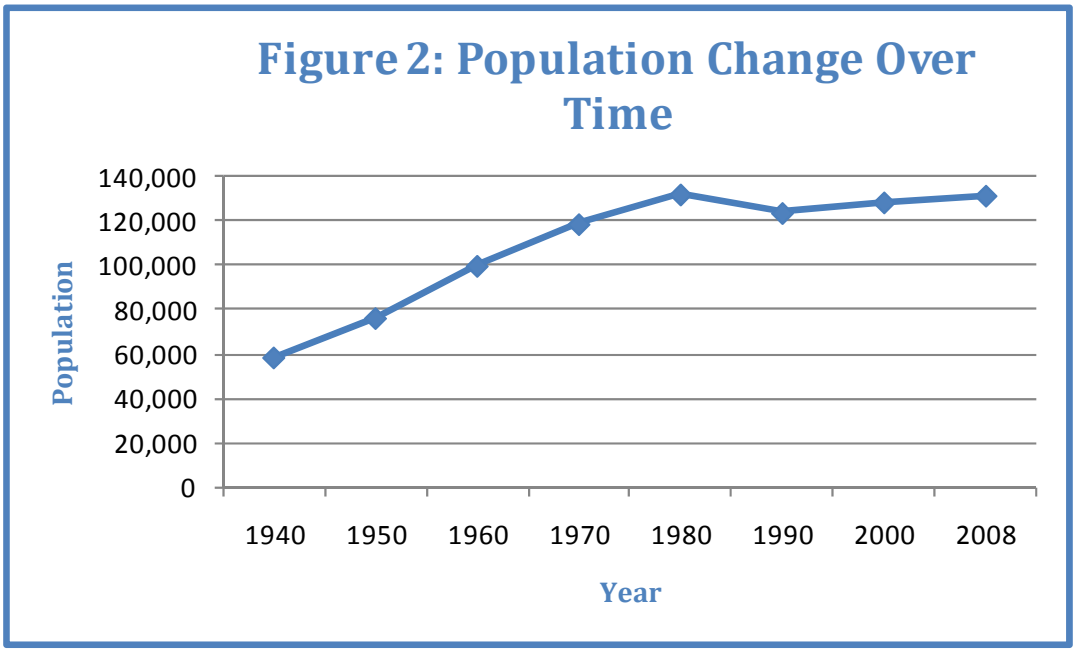
Serving a Changing Population

Population

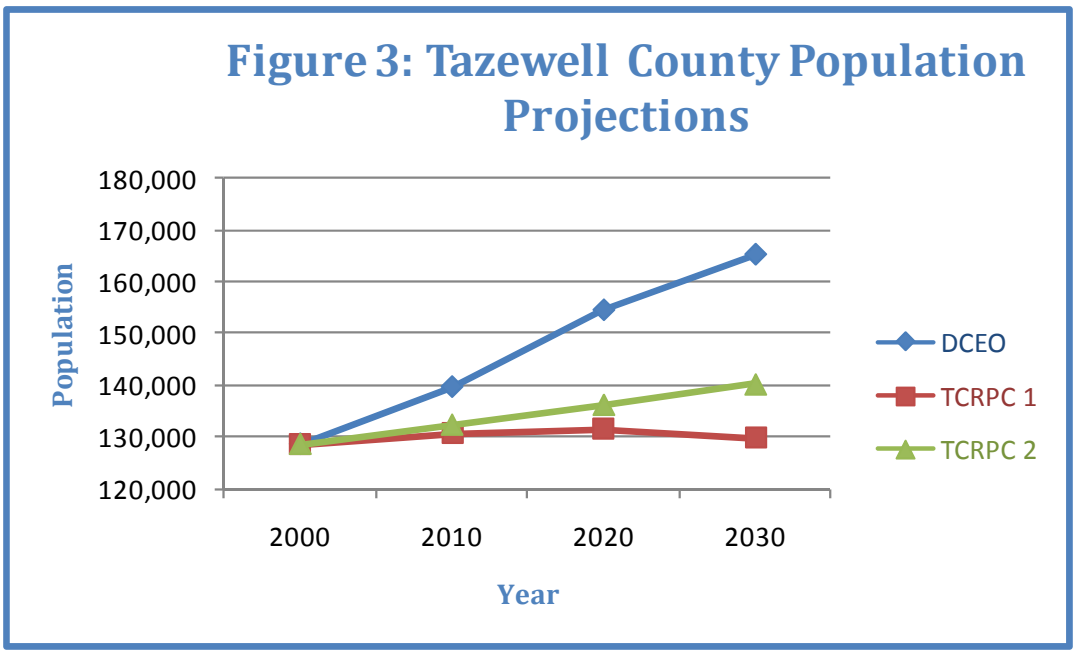
The review of population data is important for any comprehensive planning process because population dynamics provide an assessment of an area's vitality and reveal noteworthy trends. True to form, much can be gained from a review of the changes in the population of Tazewell County.

Population Growth

The population of Tazewell County (Figure 2) has increased in every decade since 1940 with the exception of the 1980s. The population more than doubled between 1940 and 1980 before falling during the 1980s, the result of an economic downturn in the Peoria area. The population has increased since 1990, but the 1980 total of 132,078 remains the high for the end of any decade.



Recent history suggests the County's population will continue to increase, but estimates of the extent to which the population will increase vary. Three different estimates of future population growth are shown in Figure 3.



The Illinois Department of Commerce and Economic Opportunity (DCEO) has developed projections for the population of each county in Illinois to the year 2030. The DCEO projection for the population of Tazewell County in 2030 is 165,373.[2] This projection seems rather high. The same projection forecasts an increase from the 2000 population of 128,485 to 139,616 in 2010, but as of 2006 the population was just 130,559. Therefore, this projection was not used for this plan.

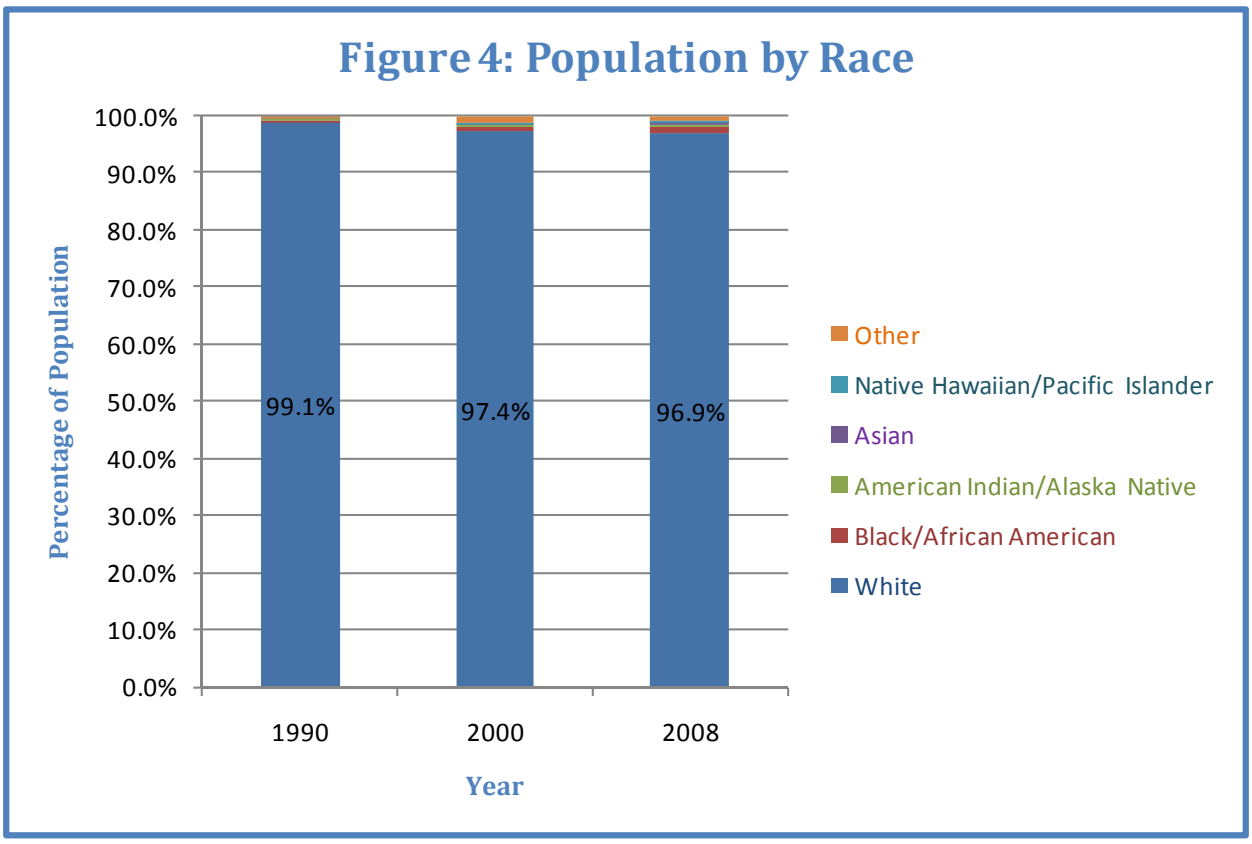
TCRPC developed its own projection for Tazewell County's population using the cohort component method. This procedure divides the total population into ten year age groups, or cohorts, and applies survival rates, migration rates, and fertility rates of women of childbearing age to project future population. The cohort component method is a detailed method for projecting population, but the difficulty of the procedure is estimating accurate survival, migration, and fertility rates. The use of different rates results in different projections. Using the cohort component method, TCRPC projected a 2030 population of 129,641, a slight decrease from the 2006 population. This projection seems rather low, especially in the context of the County's recent population growth, and can be attributed to the specific rates that were used in the projection.

TCRPC completed a second projection for Tazewell County's population by assuming the population will grow at a rate equal to the rate of growth from 2000 to 2006. This method projected a 2030 population of 140,267. This estimate of modest population growth more closely aligns with recent population dynamics, and this was the projected population used in this plan.

Finding: The population of Tazewell County will continue to increase.

Race

The population of Tazewell County lacks racial diversity (Figure 4). The overwhelming majority of residents are white, and although this majority has decreased in recent years, the decrease was very small. Today, virtually 97 percent of the County population is white. African Americans are the largest minority group, comprising 1.3 percent of the total population. All other racial groups account for less than 1 percent of the total population.

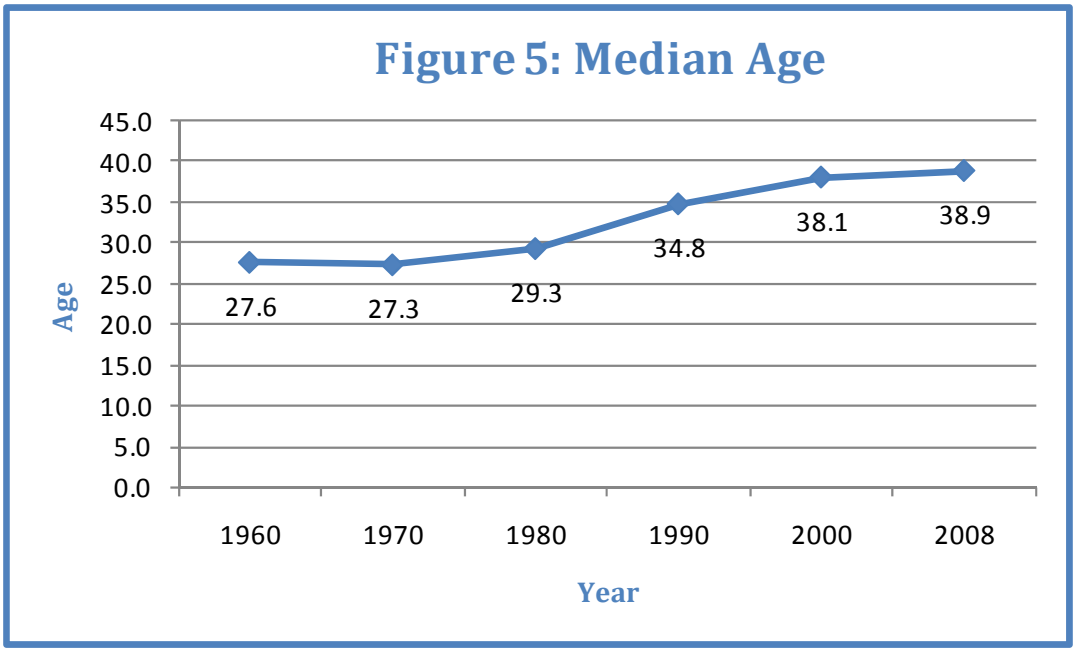


Finding: The population of Tazewell County lacks racial diversity.

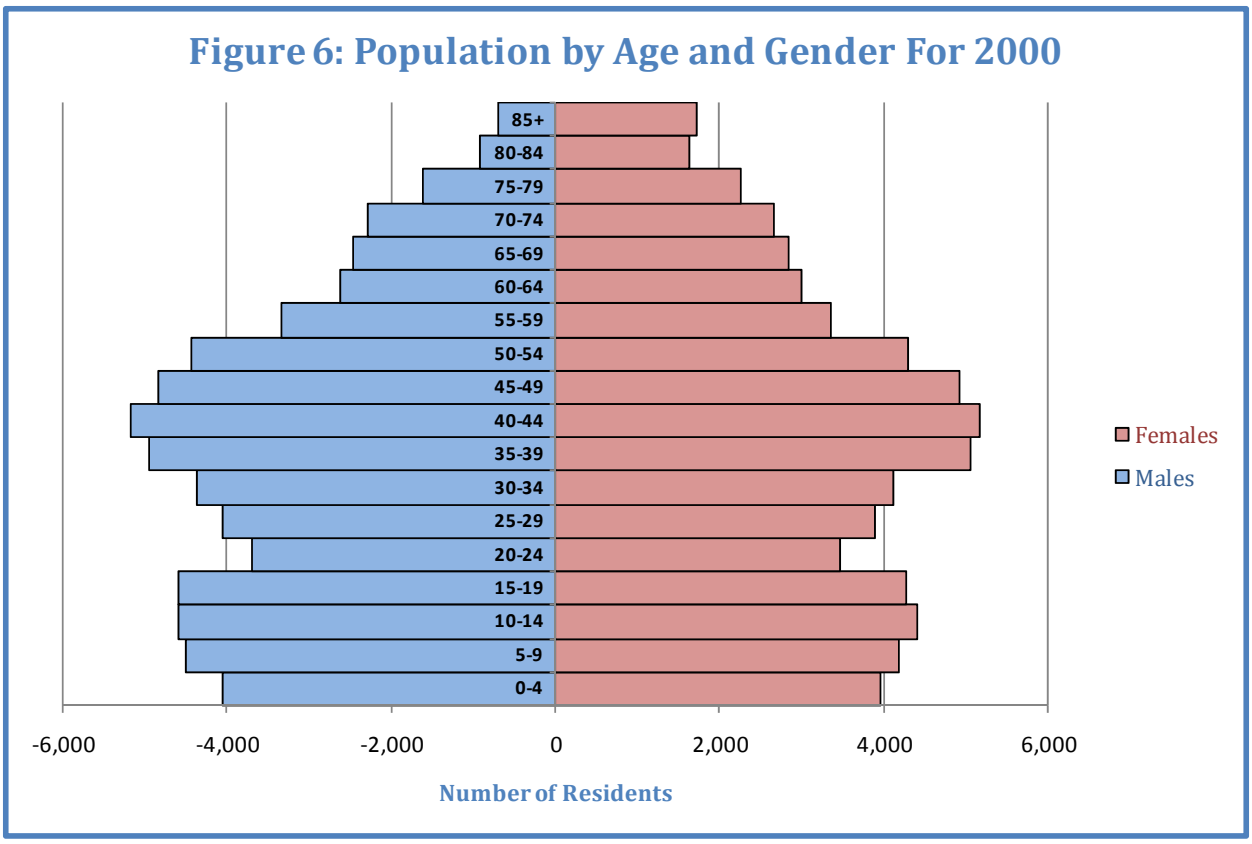
Age

One of the major national demographic trends is the overall aging of the population. Much has been made of the "Baby Boomer" generation, and it is a significant force in the United States population. In 2005, an estimated 78.2 million Americans, or 26 percent of the national population, were born between 1946 and 1964.[3] The aging of the Baby Boomer generation is fueling the overall aging of the population, and Tazewell County is no exception to this trend.

The median age of the Tazewell County population (Figure 5) increased over the last four decades. The median age increased substantially during the 1980s and 1990s, but the increase has slowed during the first decade of the twenty-first century.



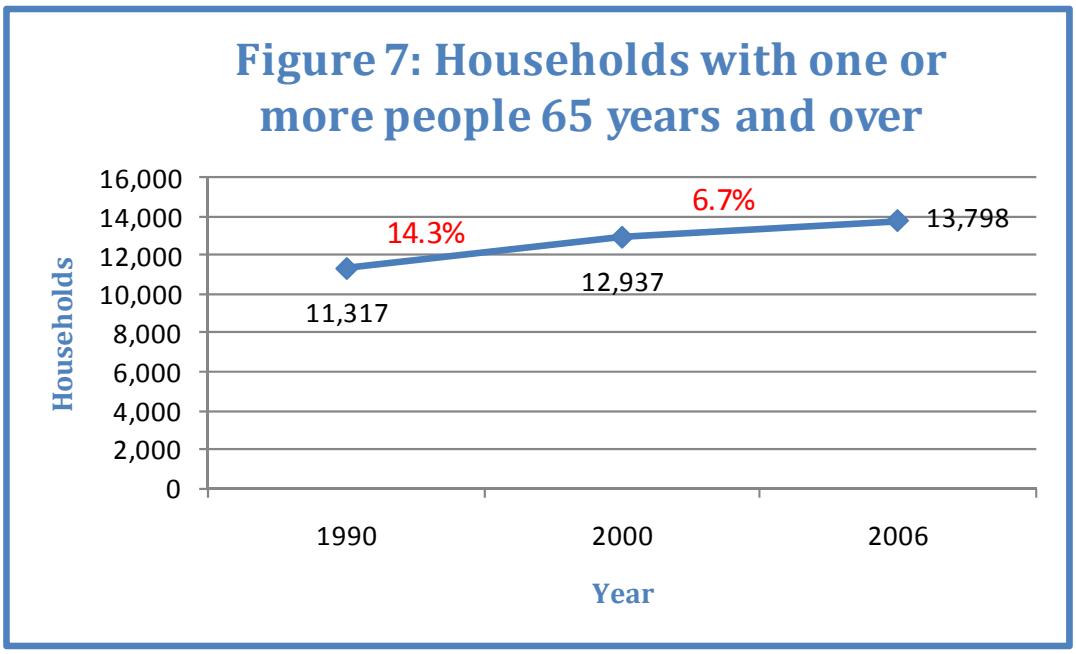
The impact of the Baby Boomer generation on the Tazewell County population is more clearly conveyed through an analysis of the population by age group. In the "population pyramid" in Figure 6, the County population from the year 2000 is shown divided into five year age groups – referred to as cohorts – by gender. For both males and females, the three cohorts with the highest population counts were age 35 through 39, age 40 through 44, and age 45 through 49. The Baby Boomer generation consists of individuals born between 1946 and 1964, so members of this generation would have been between the ages of 36 and 54 in 2000. The three largest age cohorts in 2000 consisted of members of the Baby Boomer generation.



The population pyramid reveals other noteworthy characteristics of the County population. For starters, many school age children reside in the County. For males, the 5 through 9, 10 through 14, and 15 through 19 age cohorts are the next largest cohorts behind the "Baby Boomer" cohorts, and these same cohorts, along with the 50 to 54 age cohort, are the next largest cohorts among females. The high counts within these cohorts coupled with the high counts within the "Baby Boomer" cohorts suggest Tazewell County is a popular place to raise families.

A second noteworthy characteristic made visible by the population pyramid is the lack of young adults in Tazewell County. For both males and females, the 20 to 24 and 25 to 29 age cohorts have relatively low counts, and the only cohorts with fewer individuals are those age 55 through 59 and older, when mortality rates increase significantly. The data indicate that Tazewell County is not retaining its youth nor attracting young adults to live in the County.

In addition to the large number of Baby Boomers, increased life expectancy is a contributing factor to the aging of both the national population and the County population. Life expectancy for Americans in 2006 was 78.1 years, an all-time high.[4] Not surprisingly, the number of households in Tazewell County that contain at least one individual 65 years and over (Figure 7) has increased in recent years.

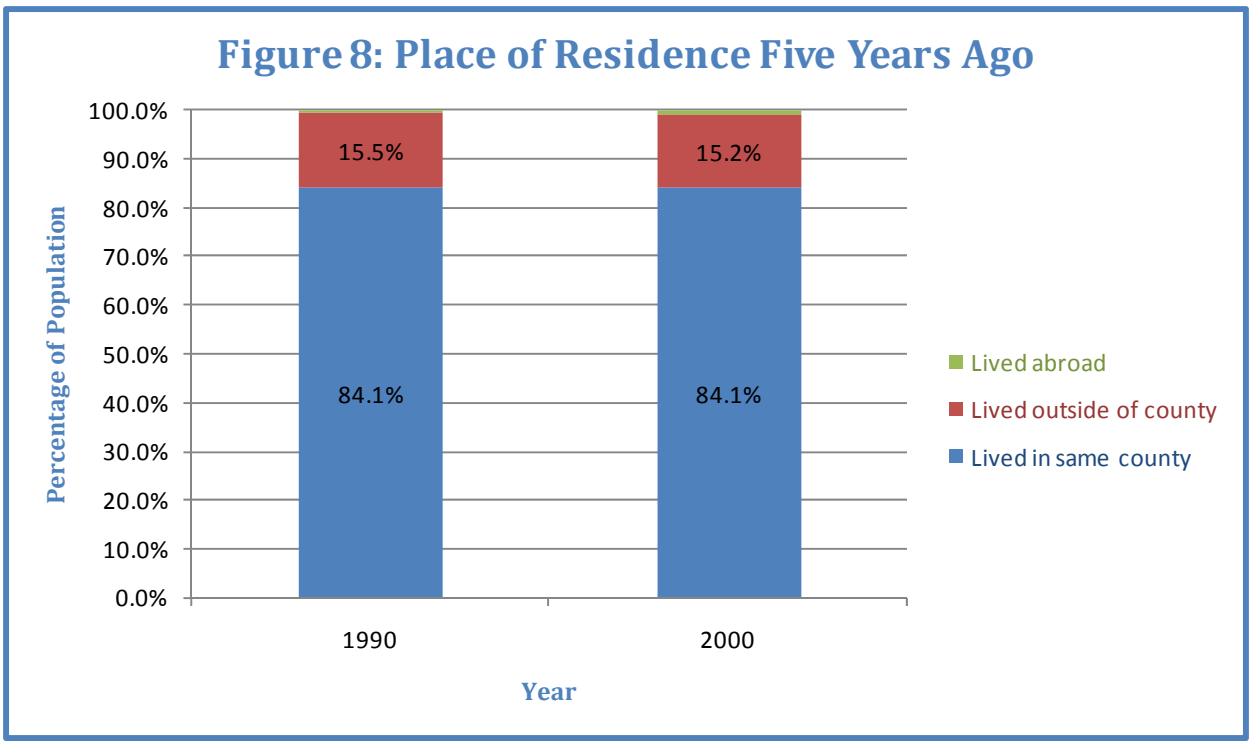


Although an increase in life expectancy is not the sole driver of the increase in this statistic, it is a contributing factor. The combination of the large size of the Baby Boomer population and the increase in life expectancy suggests Tazewell County will be home to more and more older residents in the years to come.

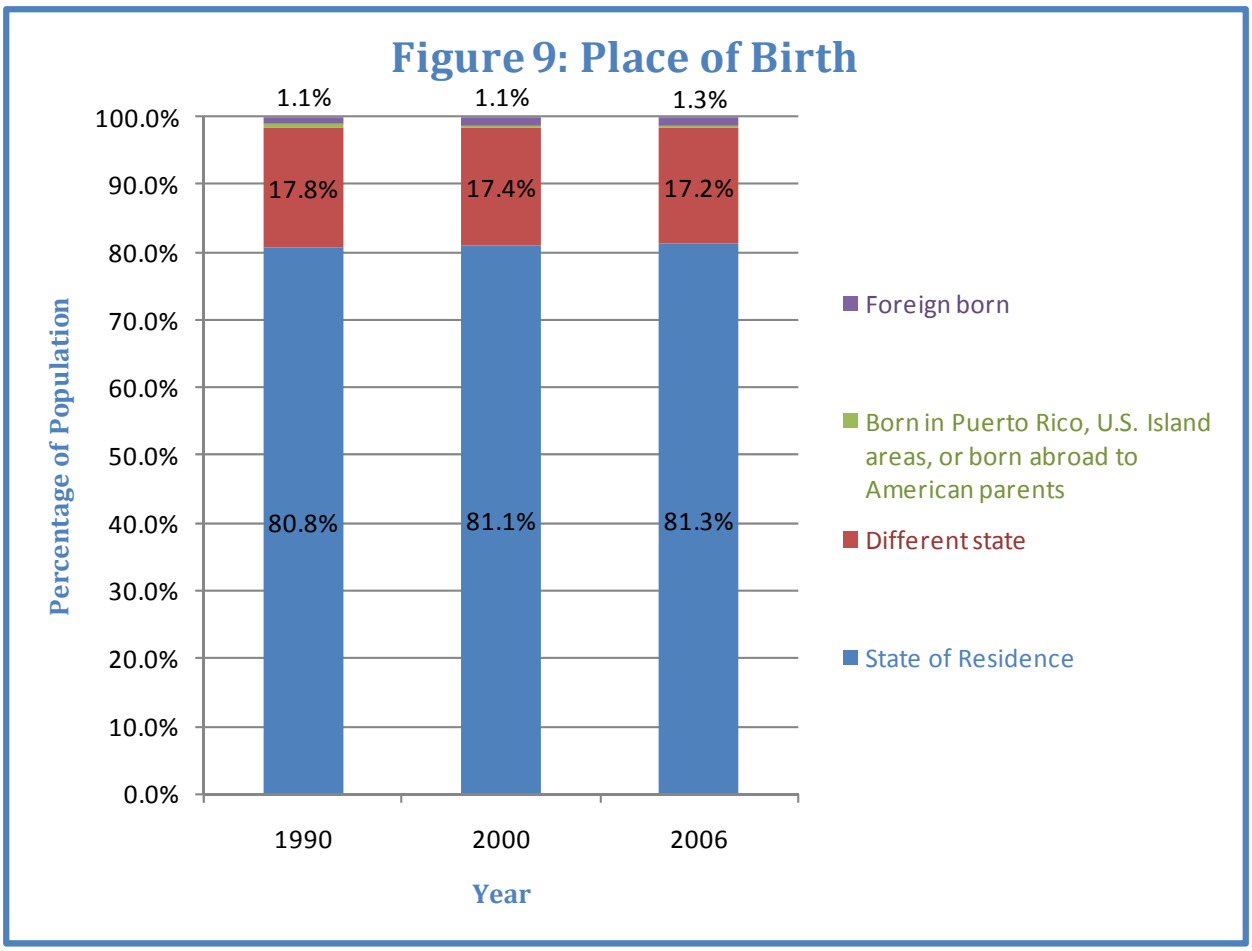
Findings:
The population of Tazewell County is aging.
Tazewell County is a popular place to raise a family.
Tazewell County is not retaining its youth nor attracting young adults to live in the County.

Mobility

No major changes in migration activity to and from Tazewell County have occurred in recent years. The same percentage of County residents who in 1990 reported living in Tazewell County five years earlier reported the same situation in 2000 (Figure 8). The population of the County decreased during the 1980s and increased during the 1990s, but this appears to have had no effect on migration.



Furthermore, the County has not experienced an influx of foreign-born residents or an influx of residents from other states during the last two decades (Figure 9). Virtually all of Tazewell County residents were born in the United States, and the vast majority of residents were born in Illinois. Tazewell County is not becoming a more popular place to live for individuals from other states and countries.



Findings:
No significant migration to or from Tazewell County is occurring.
Tazewell County is not becoming a more popular place to live for individuals from other states and nations.

County Services

Police Protection

Police protection for the unincorporated area of Tazewell County is provided by the Tazewell County Sheriff's Department. Existing conditions in Tazewell County and forecasted growth in the County present issues of concern to the Sheriff's Department that merit examination.

One existing condition that will continue to impact the activities of the Sheriff's Department is the size of Tazewell County. Because the Department must cover a large geographic area, officers sometimes must travel long distances to respond to calls. While response times are not a major issue, locating new development contiguous to existing development could

help to reduce the distance of some trips and assist the Sheriff's Department in quickly responding to calls.

An emerging development trend that also impacts Department activities is the addition of access points along **arterial** roads. These types of roads have speed limits of 55 miles per hour and are intended to carry traffic between communities. Residential development along these roads is problematic because it compromises the function of the roads and the safety of residents living along the roads. As access points increase, the amount of traffic traveling at slower speeds increases, and the road is less useful in accommodating traffic traveling between communities. In the absence of slower traffic, vehicles travel at the posted speed limit, and as a result, the Sheriff's Department has fielded complaints about the speed of traffic. In order to facilitate efficient travel throughout the County and maintain public safety, new residential development should be located along local roads that have lower traffic volumes. Access points along arterial roads should be minimized.

Overall, the projected population increase will not be a significant burden on Department resources. As new residential development occurs, one concern is an increase in "crimes of opportunity" such as theft of materials from construction sites. However, the projected population increase will not significantly increase the amount of calls fielded by the Department.

Findings:
Locating new development contiguous to existing development will benefit the Sheriff's Department.
Locating new residential development along local roads that have lower traffic volumes will facilitate efficient travel and maintain public safety.
The projected population increase will not burden the Sheriff's Department.

Fire Protection

Fire protection for the unincorporated area of Tazewell County is provided by local fire protection districts. The units that serve fire protection districts operate in different ways. For example, the Pekin Fire Department serves two fire protection districts outside of Pekin and consists solely of career firefighters. The Washington Fire Department serves two fire protection districts outside of the city limits but consists of paid, on-call firefighters. The Delavan Fire Protection District consists solely of volunteer firefighters; volunteer units are the most common type of fire protection district in the County.

The primary impacts of new development in unincorporated areas on fire protection districts are increases in number of responses and response times. Like police protection, fire protection response times are minimized when new development is located contiguous to existing development. Road systems that allow easy access to developed areas and water systems that provide adequate water supply also are beneficial for fire protection.

Findings:
New development in unincorporated areas increases local fire protection district responses and lengthens response times.
Road systems that allow easy access to developed areas aid local fire protection districts.

Serving a Changing Population: Principles and Implementation Strategies

Principle 1	Individuals and families from all age groups seek to live in Tazewell County.
Implementation Strategy 1	Use the County's web site as a marketing tool for prospective residents.
Implementation Strategy 2	Promote cultural diversity.
Implementation Strategy 3	Provide sufficient land to accommodate new residents and businesses in accordance with this Plan.
Implementation Strategy 4	Retain youth and attract young adults to live and work in the County.

Principle 2	Access to mass transit is available to all.
Implementation Strategy 1	Work with WeCare to examine opportunities for expanding transit services.
Implementation Strategy 2	Examine other opportunities for expanding transit services through the Human Services Transportation Plan process.

Principle 3	The growing senior population is accommodated and supported.
Implementation Strategy 1	Allow for sufficient healthcare services.
Implementation Strategy 2	Allow for sufficient senior housing and assisted living centers.
Implementation Strategy 3	Allow for housing to be located near health care services, retail businesses, and other uses accessed by seniors.

Principle 4	Public safety services are efficiently provided.
Implementation Strategy 1	Locate new development contiguous to existing development to aid police protection and fire protection.
Implementation Strategy 2	Locate new residential development along local roads to facilitate efficient travel and maintain public safety.

Agriculture

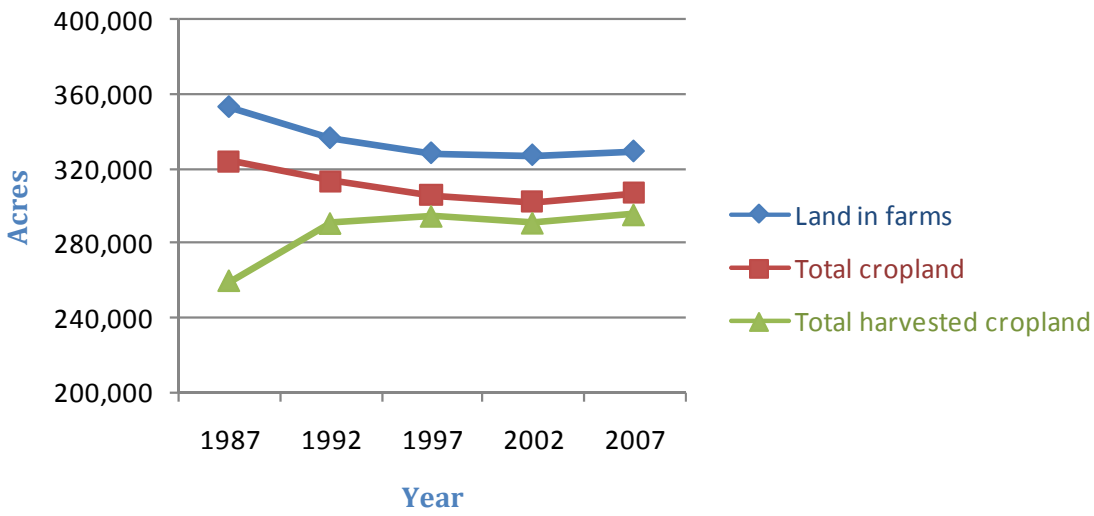
Agriculture is an important component of Tazewell County's history and economy, and it is ingrained with the County's identity and way of life. Seventy-eight percent of the County's land area consists of farmland, and agriculture is poised to remain the County's defining industry. However, changes are occurring within the industry that are affecting and will continue to affect how agriculture operates in the County in the future.

Major Trends

Amount of Farmland

Recently, the amount of farmland in the County sharply decreased before slightly increasing. The United States Department of Agriculture (USDA) Census of Agriculture provides farmland data every 5 years. The total amounts of land in farms and cropland both decreased every 5 years between 1987 and 2002, but by 2007 the totals had increased to levels slightly higher than the 1997 levels. The total amount of harvested cropland increased from 1987 to 1997, decreased from 1997 to 2002, and increased from 2002 to 2007 (Figure 10). The variation is likely the result of isolated economic conditions counteracting a dominant trend; this is discussed in greater detail below.

Figure 10: Change in Amount of Farmland Over Time



Farm Size

The trend in changing farm size also has varied in recent years. Between 1987 and 1997, the number of farms in the County decreased sharply while the average farm size

increased, indicating farms were becoming larger. However, this trend has reversed. Between 1997 and 2002, the number of farms increased slightly while the average farm size decreased slightly. This trend continued between 2002 and 2007 albeit at faster rates (Figures 11 and 12).

Figure 11: Change in Number of Farms Over Time

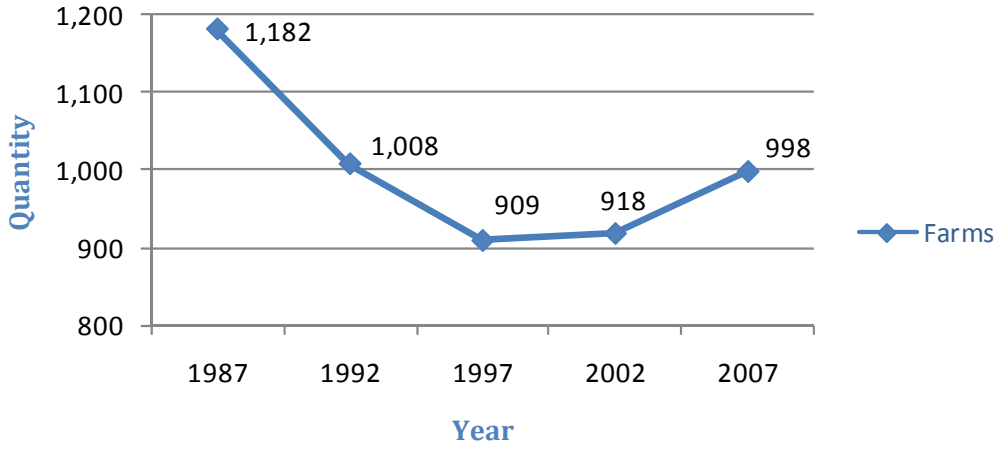
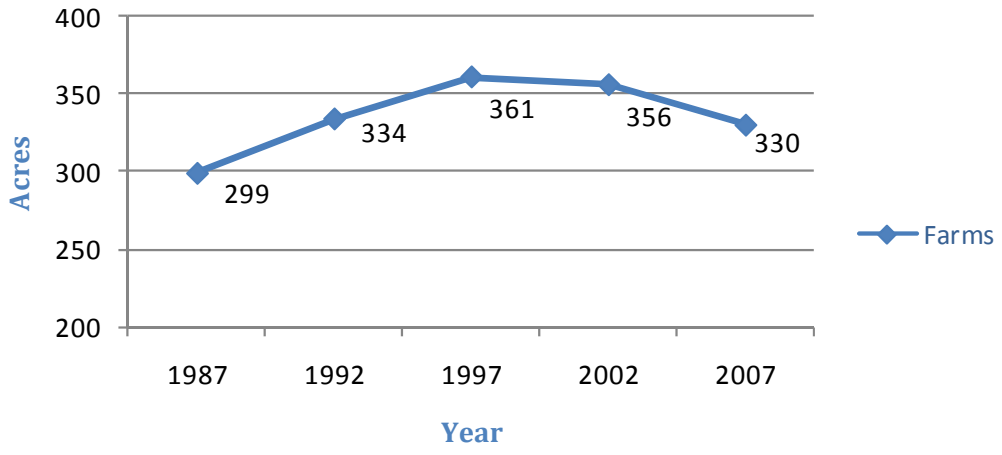
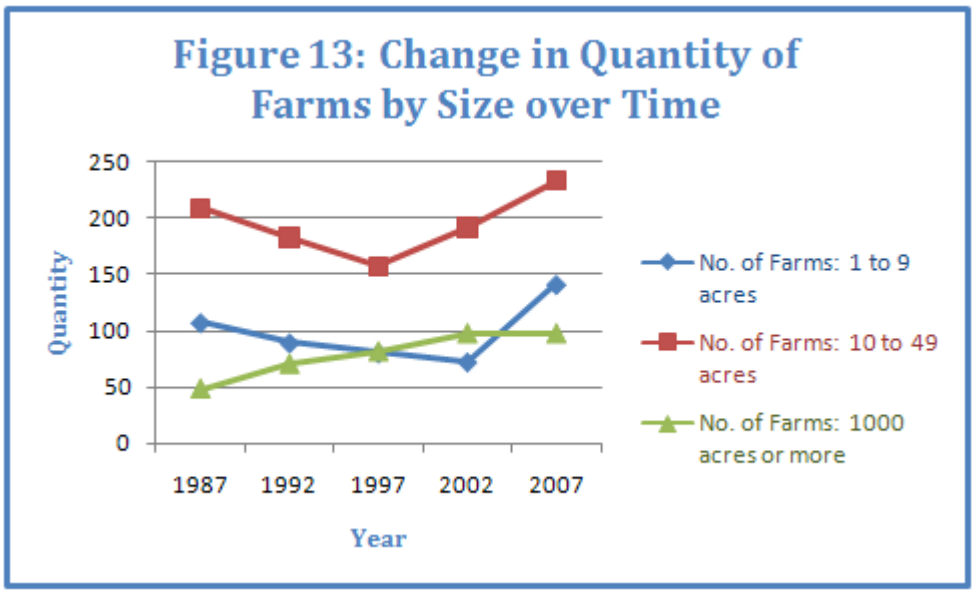


Figure 12: Change in Average Size of Farms Over Time



The change in quantity of farms of certain sizes varies in the same fashion. In general, the number of small farms in Tazewell County decreased from 1987 to 2002 while the number of very large farms increased. But from 2002 to 2007, the reverse was true; the number of small farms increased while the number of very large farms remained constant (Figure 13).



The data suggest a shift in the agriculture industry occurred during the first decade of the twenty-first century. The decrease in farmland and the increase in the sizes of farms during the late 1980s and 1990s reflected the increasing industrialization of agriculture: large farms owned by corporations became more prevalent, making it more difficult for family farms to survive.[5] In addition, some farmland was lost as a result of new development occurring beyond municipal boundaries in the County. The shift that occurred after the turn of the century, resulting in an increase in the amount of cropland and an increase in the number of small farms, likely was the result of high crop prices and an increased demand for ethanol. These conditions could have made smaller farming operations more viable. The Tazewell County Farm Bureau expects farms will continue to get larger as the number of farmers that operate small farms decreases, so the trends of the late 1980s and 1990s appear to be the dominant trends that will continue into the future. However, substantial economic changes such as a sharp increase in the cost of gasoline that could spur the raising of crops to produce biofuels could make small farms more viable.

Findings:
The amount of farmland in Tazewell County will decrease.
The size of farms will increase.

Agriculture and Land Development

As Tazewell County communities expand, farmland will be converted to residential, commercial, and other uses. For example, this land conversion pattern has occurred near Morton and Washington, the two fastest growing communities in the county. The challenge is to accommodate new development in a manner that best protects agriculture.

One method of accommodating new development while protecting agricultural uses is preserving prime farmland for agricultural uses. Although reviews of zoning amendments

do not include an assessment of whether the site contains prime farmland, the review of a Special Use permit must include an assessment of whether seventy-five percent of the proposed site contains soils with a productivity index of less than 125; soils of this nature are not considered prime farmland. This assessment is a valuable practice that should be continued into the future.

A second method of accommodating new development while protecting agriculture is preserving large, contiguous areas of farmland. Isolated land development that is not adjacent to developed areas can threaten agricultural operations by exerting development pressure that prompts additional development, dividing large swaths of farmland and restricting the expansion of livestock feeding operations. The development of land contiguous to existing developed land is best for agriculture.

Situations exist where application of these two methods conflict. For example, farmland directly east of Morton, an area under high development pressure, is some of the most productive farmland in Tazewell County. In these situations, the preferred outcome is developing the land that is contiguous to existing developed land. This practice is more beneficial to farming than preserving the productive farmland and establishing "leapfrog" development that is isolated and farther away from the community.

Also related to the preservation of contiguous areas of farmland is the placement of single family residences. One of the most common types of Special Use applications processed by Tazewell County is for a single family residence in an agricultural area such as the A-1 Agricultural Preservation and A-2 Agricultural Zoning Districts. In fact, from 1997 through 2008, the County processed 267 Special Use applications for non-farm dwellings in agricultural and conservation zoning districts, and the majority of these applications were approved. Residences in these zoning districts must be set back from roads no less than 100 feet, and in some cases, the distance between the residence and the roads is much larger. Establishing residences substantial distances from roads is akin to leapfrog development: the practice can divide contiguous areas of farmland and negatively affect agriculture. In general, unless residences are being constructed on a site not suitable for farming to preserve farmland, they should be constructed near roads to preserve contiguous areas of farmland.

A third method of accommodating new development while protecting agricultural uses is preserving areas adjacent to livestock feeding operations. The Illinois Livestock Management Facilities Act requires livestock feeding operations to be set back a certain distance from occupied residences and populated areas.[6] Protecting areas near livestock feeding operations allows the operations to expand in the future and prevents conflict between the operations and incompatible land uses. The review of Special Use permits includes an assessment of the distance between the Special Use and any nearby livestock feeding operations; this practice should be continued into the future.

Findings:
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.
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.

Suitable Conditions for Agriculture

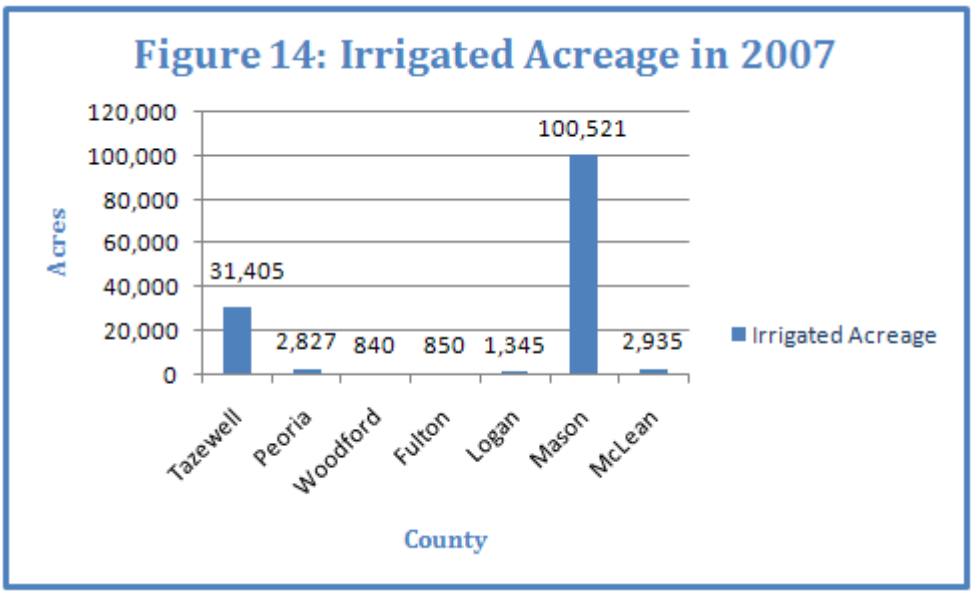
Additional issues related to land development in Tazewell County must be addressed in order to ensure the viability of agriculture in the County. These issues include the transportation network, the water supply, and the rights of farmers as they pertain to conflicting uses in agricultural areas.

Transportation

An important consideration for ensuring the successful operation of agricultural uses is a suitable transportation network. The primary component of such a transportation network is the network of farm-to-market roads. A farm-to-market road is a thoroughfare that is constructed to allow the passage of heavy agricultural loads of a certain weight limit. Farm-to-market roads are necessary to ensure that trucks transporting heavy agricultural loads can reach agricultural uses in isolated areas without damaging roads. A suitable network of farm-to-market roads in Tazewell County will help to minimize road damage while promoting the establishment of new agricultural businesses and the continued operation of existing agricultural businesses.

Irrigation

Agricultural operations in Tazewell County rely on irrigation to a greater extent than operations in many neighboring counties. As Figure 14 illustrates, the quantity of irrigated acreage in Tazewell County is more than 10 times greater than irrigated acreage in all neighboring counties except Mason County.



The quantity of groundwater that is used to irrigate farm fields is not known, but because irrigation is so important to agriculture in the County, steps should be taken to ensure that suitable quantities of water exist for both irrigation activities and residential development that is not serviced by public infrastructure systems. According to an irrigation plat map provided by the Tazewell County Farm Bureau, irrigation is widespread in Cincinnati, Malone, Sand Prairie and Spring Lake Townships. Situations where not enough water is available for residents and agricultural operations must be avoided.

Right-to-Farm Law

An issue that can emerge when residential development occurs in agricultural areas is conflict between agricultural uses and residential uses. The perceived comfort of a rural lifestyle away from population centers attracts residents to move to agricultural areas, but when impacts of farming such as noise, dust, and odors restrict this comfort, disputes can arise over the rights of farmers to engage in activities that produce these impacts. If these rights are not protected, agriculture in the County will suffer.

The rights of farmers to continue existing operations that produce impacts that are detrimental to other land uses are protected by several different methods. The Illinois Farm Nuisance Suit Act offers some protection by stating farms cannot become a nuisance due to nearby changes in land use unless the nuisance results from improper operation of the farm or a change in water conditions occurs.[7] Illinois law does not grant to individual counties any specific authority to uphold the rights of farmers in nuisance disputes.[8]

Therefore, Tazewell County must use other methods to protect the rights of farmers when conflicts between land uses occur. The assertion of this Comprehensive Land Use Plan that *the continued operation of agricultural activities that precede the development of conflicting nearby land uses is beneficial to the County* is a statement of support of the rights of farmers. The discussion in this Plan of the preferred land use development pattern is a statement of

support of the rights of farmers. The Special Use review procedure outlined in the Tazewell County Zoning Code that requires an assessment of the impact on prime farmland and nearby livestock feeding operations is another expression of support of the rights of farmers. The County can also notify residents moving into agricultural areas of the potential impacts of farming that could be encountered and the protection afforded to farmers by the Illinois Farm Nuisance Suit Act. In short, there is no one method of establishing blanket protection for farmers' rights, but a variety of steps can be taken to minimize the possibility of conflicts between agricultural uses and other land uses in the future.

Findings:
A suitable network of farm-to-market roads is of benefit to Tazewell County.
Because of Tazewell County's reliance on irrigation, steps should be taken to ensure an adequate water supply exists for residents and irrigation activities.
Steps can be taken to promote the rights of existing farming operations when they conflict with other land uses.

Alternative Agricultural Activities

The continuing industrialization of agriculture will make it more difficult for family farms to earn an adequate income from traditional farming activities. To ensure the viability of family farms in the future, supplemental sources of income are needed. Tazewell County should support and allow the operation of alternative activities on farms to help ensure family farms can continue to operate in the County.

Value-added agriculture is one area in which the incomes of family farms can be supplemented. Value-added agriculture refers to agricultural activities that have an enhanced value resulting from changes in an agricultural product or production. "Agritourism" activities are common forms of value-added agriculture.

Agritourism is the industry of attracting visitors to a farm-based site or activity. Several agritourism sites already exist in Tazewell County. For example, Mackinaw Valley Vineyard located east of Mackinaw is a winery that hosts concerts, trivia nights, and special events. Ackerman Farms located east of Morton sells products such as pumpkins and apples, candles, floral arrangements, and other gifts. Talbott's Christmas Tree Farm near Green Valley allows visitors to cut their own tree and sells wreaths, garland, and other decorative items. Allowing uses of this nature in agricultural areas of the County will help to keep family farms viable.

Supporting the development of alternative crops for which demand may increase is another way the County can help preserve the viability of family farms. One such crop that has attracted recent attention is pennycress. Because pennycress seeds contain a significant percentage of oil, the crop may become valuable as a source of biodiesel fuel. When demand for alternative fuels increases and other changes occur that support the raising of alternative crops, Tazewell County farmers will benefit by being in position to raise the crops.

An emerging source of alternative income for farmers is the leasing of land for the siting of wind turbines. Development of large scale wind farms has been widespread throughout the Midwest, and the Rail Splitter Wind Farm in Boynton Township is the first wind farm to be developed in the County. The common leasing arrangement involves an annual payment from the wind energy developer to the landowner for use of the land for a turbine. Considering the relatively small amount of farmland taken out of production for wind energy development, the ability to maintain farming operations near wind turbines, and the payments landowners receive for lease of their land, the establishment of wind farms at suitable locations in Tazewell County will help family farms remain viable.

Findings:
Allowing agritourism activities will help family farms remain viable.
Supporting the development of alternative crops will help family farms remain viable.
Establishing wind farms at suitable locations will help family farms remain viable.

Agriculture: Principles and Implementation Strategies

Principle 1	Appropriate areas for agricultural land are protected to allow for agricultural activities to continue.
Implementation Strategy 1	Avoid leapfrog development and isolated land development to preserve contiguous tracts of productive agricultural land.
Implementation Strategy 2	Direct development away from livestock operations to protect livestock agriculture and minimize conflicts between uses.
Implementation Strategy 3	Locate new residential development in rural areas close to roadways to preserve contiguous tracts of farmland.

Principle 2	Agricultural activities are protected to allow for their establishment and continued operation.
Implementation Strategy 1	Ensure transportation infrastructure is suitable to support agricultural uses.
Implementation Strategy 2	Ensure an adequate network of farm-to-market roads exists.
Implementation Strategy 3	Ensure a suitable water supply exists for irrigation.
Implementation Strategy 4	Support the right of existing agricultural operations to continue operating when new nearby residential development creates conflict between uses.
Implementation Strategy 5	Restrict the development of land uses harmful to agriculture in agricultural areas.
Implementation Strategy 6	Allow new residential development that will ensure the viability of family farm operations.
Implementation Strategy 7	Promote the establishment of agricultural businesses in agricultural areas.

Principle 3	Non-traditional agricultural activities are supported and allowed to flourish.
Implementation Strategy 1	Allow for agritourism activities to occur in agricultural areas.
Implementation Strategy 2	Allow for value-added agriculture uses to occur in agricultural areas.
Implementation Strategy 3	Allow for supplemental uses to supplement farm income and support the financial viability of farms.
Implementation Strategy 4	Support the development of new and alternative crops that are beneficial to the land and the local economy.
Implementation Strategy 5	Establish wind energy development at suitable locations.

Quality Sustainable Development

The terms "quality" and "sustainable" as they relate to land development are vague and require further definition to be useful. For the purposes of this plan, quality development is well-built, safe, represents the best use of the particular land on which it occurs, and provides value to Tazewell County; sustainable development provides for the needs of the current generation without compromising the ability of future generations to meet their needs. Future land development in the unincorporated portion of Tazewell County should possess all of these characteristics to promote both the successful integration of a variety of land uses and a high quality of life.

Land Resources

One of the most important tasks of this Comprehensive Land Use Plan is to identify the areas within the unincorporated portion of Tazewell County where different land uses should be established. This identification is presented in the "Coordinated Land Use" chapter of this plan. The use of land is important to achieving quality sustainable development, but also important is the spatial arrangement of individual developments within different land use types.

Residential

The overwhelming majority of development that occurred in the unincorporated portion of Tazewell County since completion of the 1996 Comprehensive Land Use Plan was of residential use. Of 1,718 building permits issued from March 1996 through August 2008 reviewed during this planning process, 1,294 permits, or 75% of reviewed permits, were issued for residential structures. Preferred arrangements of dwellings on individual parcels exist to conserve land resources and maximize the use of land.

The majority of new dwellings built in the unincorporated portion of Tazewell County take one of two forms: large lot development in conventional residential subdivisions or isolated single lot development in a primarily agricultural area. Both types of residential development will continue to be built in the County, and alternative arrangements of these development types would be beneficial for the County.

Conservation Subdivisions

Residential subdivisions developed in the County are characterized by lots between one and three acres in size, lots more or less equal in size to all other lots in the subdivision, and the entirety of the property occupied by lots, streets and stormwater detention areas (see Image 1). This pattern of development is not exclusive to Tazewell County and occurs throughout the nation. However, conservation subdivisions are an emerging alternative development pattern that would provide additional benefits to residents and the County.

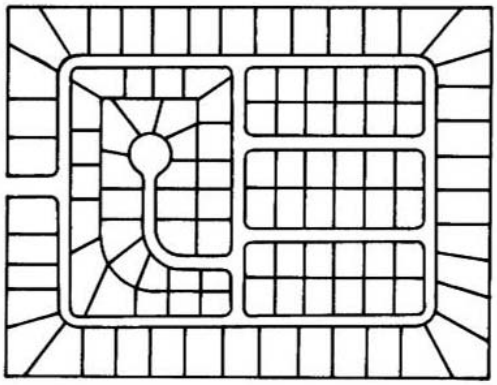


Image 1: Conventional subdivision design.

A **conservation subdivision** is a residential subdivision that preserves the significant environmental features of a property to provide open space for recreational use, stormwater management, and environmental benefits. In a conservation subdivision, significant environmental features such as woodlands and wetlands are "set aside" and preserved as open space where no development can occur. Residential lots – typically smaller than lots in conventional subdivisions and clustered together – and streets are laid out to provide access to the open space areas (see Image 2). The smaller lot sizes and clustered arrangement ensure the same amount of density achieved in a conventional residential subdivision is achieved in a conservation subdivision.



Image 2: Example of a conservation subdivision. Image obtained from "Implementation Toolbox – Floridahabitat.org" at http://www.floridahabitat.org/wildlife-manual/implementation-toolbox.

The benefits of conservation subdivisions are many. The benefits to the County can include improved stormwater management and preservation of significant environmental features, which can include agricultural land. Developers often save money through reduced site work and reduced road and utility costs that result from the clustered arrangement. Residents of conservation subdivisions have direct access to open space areas and can often sell their homes at premium prices.[9]

Changes to the Tazewell County Zoning Code and Tazewell County Subdivision Code are needed before conservation subdivisions can be developed in the County. For example, an alternative to the minimum lot size requirement in the Zoning Code is needed to allow smaller lot sizes. Also, a mechanism for the protection and maintenance of common open space is needed in the Subdivision Ordinance. In addition to ordinance changes, the provision of wastewater infrastructure via a cluster septic system will be needed to allow for conservation subdivisions. Nevertheless, conservation subdivisions hold promise for Tazewell County, and making the necessary changes to allow for this type of development could be useful for the County.

Flag Lots

Isolated single lot development in primarily agricultural areas benefits residents who are attracted by Tazewell County's rural character. Although the Zoning Code allows for single family dwellings in agricultural areas that have minimal effect on agricultural operations, the Zoning Code does not address "flag lots" and their impact on agriculture and future land development.

A **flag lot** is a property that consists of a long, narrow strip of land that provides access from a road to the main portion of the property. Because the access strip is much narrower than the main portion of the lot, the entire property takes the form of a flag (see Image 3). Flag lots are beneficial in some situations and harmful in others.



Image 3: Example of a flag lot in Tazewell County. In this image, three flag lots are stacked together, creating access problems and inhibiting future land subdivision.

Flag lots can be useful as a farmland preservation tool. If only a small portion of a property used for row crop production is suitable for construction of a dwelling, a flag lot can be developed to allow construction of a dwelling while minimizing the amount of farmland removed from production. Flag lots are also useful when the conditions of a site restrict the area where suitable access can exist. But even these benefits must be weighed against the challenges that flag lots present.

Because the access strip of a flag lot, in some cases, can be thousands of feet in length in order to access the dwelling site, emergency personnel can have difficulty locating the dwelling. Also, when a flag lot is established within a previously undeveloped parcel, it impacts the future development potential of the parcel, often restricting the number of dwellings that can be established and restricting the establishment of a suitable local road network because of its unusual shape. This problem is magnified when flag lots are "stacked" together by locating access strips side by side and locating dwelling sites behind each other. For these reasons, the establishment of flag lots is generally considered not to be a sound development practice.

Changes to the Zoning Code could be made to address flag lot development in the County. The addition of a minimum lot width at the right of way requirement is one way this issue can be addressed. This change could be accompanied by a list of exceptions that explain when establishment of a flag lot is suitable.

Findings:
Conservation subdivisions should be allowed in Tazewell County.
Flag lots should be established only when they meet certain objectives.

Commercial and Industrial

Very little commercial and industrial development occurred in unincorporated Tazewell County between 1996 and 2008. Of the 1,718 building permits from that time period reviewed during this planning process, just 35 permits were issued for industrial uses and only 29 permits were issued for commercial uses; each of these tallies represents 2 percent of all reviewed permits. Retail establishments and storage facilities were the primary commercial uses developed since 1996 and assorted industrial buildings and storage buildings were the primary industrial uses developed since 1996.

Very few large scale commercial and industrial uses were developed in unincorporated Tazewell County because these uses are best suited for locations within or near population centers such as East Peoria, Morton, and Pekin where a large customer base and employee base exist. Large scale commercial and industrial uses also are poorly suited for the rural portion of Tazewell County because of their infrastructure needs. Facilities that accommodate a large number of customers and employees should use public wastewater and water infrastructure; individual septic systems and wells for these uses would require much land area and reduce the available quantity of groundwater, respectively. Large scale commercial and industrial uses that locate in unincorporated Tazewell County should locate in areas where they can be served by public infrastructure systems.

Commercial and industrial uses also should be located on vacant properties and brownfield sites – abandoned properties on which industrial uses were previously located – where feasible. Land is a precious and finite resource, and to help preserve portions of the County best suited to exist as agricultural and environmental areas and accommodate new growth, developed parcels that are not in use should be used again.

Findings:
Large scale commercial and industrial uses that locate in unincorporated Tazewell County should locate in areas where they can be served by public infrastructure systems.
Commercial and industrial uses should be located on vacant properties and brownfield sites where feasible.

Natural Resources

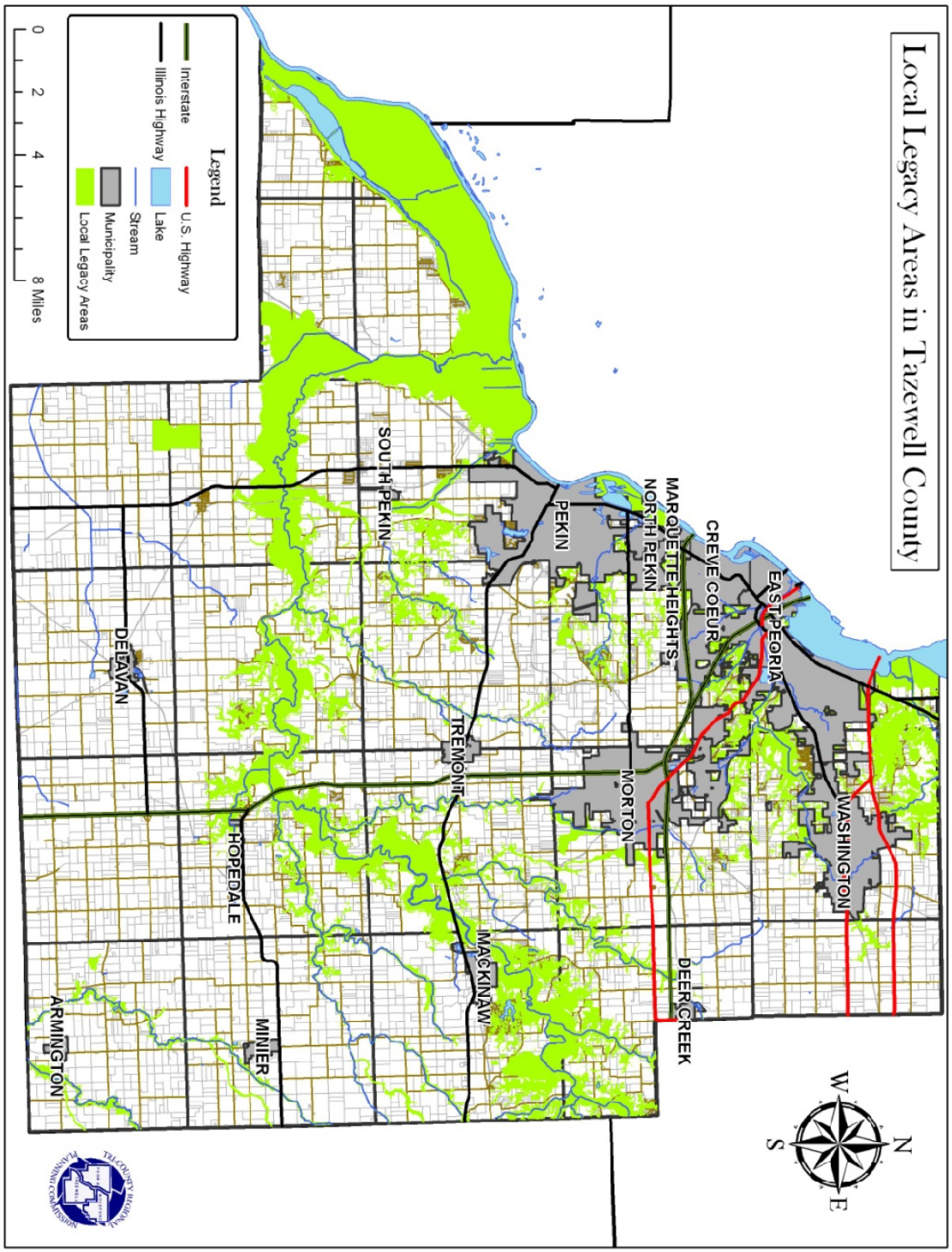
Environmental Areas

Tazewell County is fortunate to contain within its boundaries a variety of land cover types. The flat fertile fields, wooded slopes and ravines, and forested riparian areas contribute to a diverse landscape that provides many benefits to residents of the County.

Some of these benefits are easy to quantify. The productivity of farm fields can be translated into a dollar amount that agriculture brings to the County, and water bodies such as the Mackinaw River provide recreational opportunities for individuals who reside both in the County and elsewhere.

Other benefits are difficult to identify. An isolated woodland patch may appear to be "wasteland" to a passerby, but a nearby homeowner may regard the patch as a valuable scenic resource, and a birdwatcher may laud the patch as significant bird habitat. Although individual opinions of any one piece of land will vary, the variety of land cover types in Tazewell County is a valuable attribute, and this variety should be widely recognized and preserved.

In 2004 Tri-County Regional Planning Commission identified the environmentally significant areas within Tazewell County through development of the Tri-County Local Legacy Plan. Using a methodology established as part of an inventory of environmental areas in Peoria County, specific areas were identified as worthy of preservation (see Map 1). These areas encompass major waterways, upland waterways, upland natural areas, and river bluffs. Tazewell County is the only county in the Tri-County region that possesses all four types of environmentally significant areas. This Comprehensive Land Use Plan asserts that these environmentally significant areas shall be preserved so that they retain their significance and provide the residents of Tazewell County with important environmental benefits.



Map 1: Local Legacy Areas in Tazewell County.

These environmentally significant areas do not represent all of the land in the County that should be preserved for its environmental benefit. Other undeveloped areas exist in the County as **open space** that is worthy of being preserved.

For the purposes of this plan, open space refers to undeveloped land or water areas dominated by naturally pervious surfaces.[10] Open space can consist of a variety of land cover types such as woodlands, wetlands, prairies, pastures and other types. When open space is proposed to be rezoned, developed as a Special Use, or developed as a subdivision, its environmental benefits should be weighed against the benefits of the proposed development to determine how the land should be developed.

An example of open space that merits preservation is a steep wooded slope near a stream. Development that occurs near the slope could lead to a substantial increase in stormwater runoff that could erode the soil on the slope and fill the stream with sediment. If it is found that development near a steep slope will lead to sedimentation, the proposal should be modified to protect the slope from erosion and the stream from sedimentation.

Findings:
The variety of land cover types in Tazewell County should be recognized and preserved.
Environmentally significant areas identified through the Local Legacy Plan should be preserved for their environmental benefits.
The environmental benefits of open space should be considered when open space is proposed to be developed.

Clean Air

As already mentioned, sustainable development provides for the needs of the current generation without compromising the ability of future generations to meet their needs. Air is one need for both current and future generations, and action must be taken immediately to ensure current and future generations of Tazewell County residents enjoy clean air.

Air pollution is becoming a more important issue in central Illinois. The United States Environmental Protection Agency (USEPA) monitors air quality for metropolitan regions across the country and maintains the standards for what is considered clean air. Although the region is in full compliance with federal and state air quality standards, pollutant levels have been trending upward in recent years and USEPA has tightened air quality standards (see Figure 15). The Peoria area risks losing its federal attainment status in the near future and becoming subject to additional regulations that will pertain to regional transportation planning and point-source contributors of pollutants.

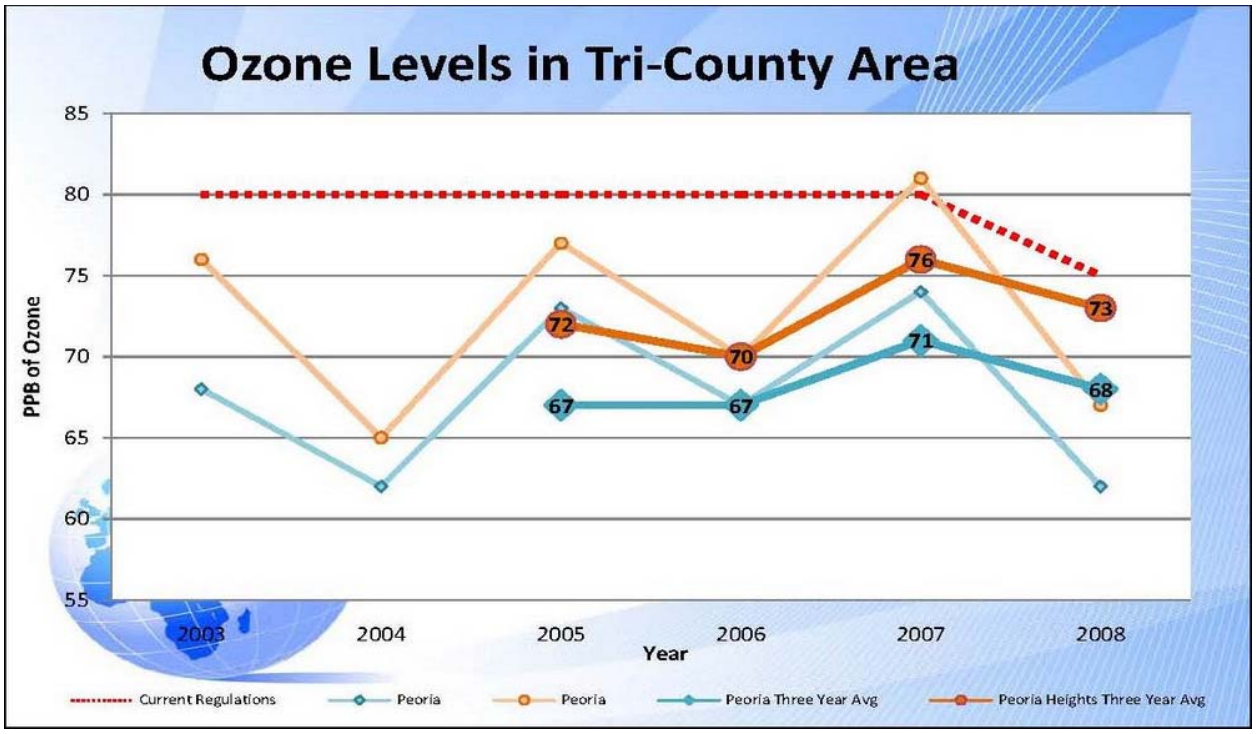


Figure 15: Ozone Levels in Tri-County Area.

Of course, physical and economic health will suffer if air quality worsens. Air pollution can trigger and exaggerate asthma and lung disease and negatively affect sensitive groups such as children and seniors. Also, poor air quality can affect the County's image and could be a factor in the decision of prospective residents and businesses not to relocate to the County. Maintaining clean air is important for the future of Tazewell County.

Because automobiles are a primary source of air pollutants and land development patterns influence automobile use, this Comprehensive Land Use Plan can be a tool in maintaining good air quality. The preferable development pattern for maintaining good air quality is contiguous development adjacent to municipalities. This development pattern will provide the greatest reduction in length of automobile trips, cutting down on pollutants from automobiles.

The role of agriculture in the County and the attractiveness of the County's rural character preclude all new development from being established adjacent to municipalities. Therefore, alternative transportation modes, namely bicycling, walking, and the use of mass transit, can help reduce pollution and improve local air quality. Again, the rural nature of the County renders use of alternative transportation modes infeasible for all but a few portions of unincorporated Tazewell County, but alternative transportation modes should be promoted where feasible. In newly developed areas near municipalities or major retail centers, bicycle and pedestrian accommodations can be provided along connecting roads to allow for bicycle and pedestrian use. These accommodations also can be provided along major County roads where new development occurs.

A future alternative transportation mode that could serve Tazewell County residents is passenger rail. The Illinois Department of Transportation (IDOT) is conducting a study to assess the feasibility of establishing passenger rail service between Peoria and Chicago. Although this study is the first step in a process that, if successful, will take years to implement, the return of passenger rail service to the Peoria area would benefit Tazewell County not only for its potential to help improve air quality, but as an alternative means of traveling throughout Illinois.

Findings:
Contiguous development adjacent to municipalities can reduce the length of automobile trips and help maintain good air quality.
Alternative transportation modes should be promoted where feasible.
The return of passenger rail service to the Peoria area would benefit Tazewell County.

Clean Surface Water

Water is another significant natural resource that needs to be protected for current and future generations. Land development affects both the quality of surface water and the available quantity of ground water. Therefore, development practices must recognize and mitigate negative impacts on both types of water.

It's the simple truth that conventional development practices contribute to a decrease in surface water quality. When land is developed for residential, commercial, industrial, and other uses, the quantity of **impervious surfaces** increases. Impervious surfaces do not absorb water, so increases in impervious surfaces increase the amount of storm water runoff. Rain and snowmelt that otherwise would have been absorbed into the ground where it fell is directed elsewhere.

When land is developed in isolated areas away from rivers and lakes, the storm water runoff generated by new development likely enters the ground at a nearby location. But if development occurs near rivers and streams or where storm sewers are located, storm water runoff can be directly distributed to nearby water bodies. Runoff that runs over treated lawns, streets, and parking lots picks up pollutants and carries them into the water bodies. Runoff directly discharged into rivers and streams also increases the flow of water, and the increased flow can lead to erosion of stream banks and sedimentation of the streams.

The deposition of pollutants and increase in stream flows that result from increased storm water runoff have negatively affected the water quality of some Tazewell County rivers and streams, but this situation can be addressed. Development practices that both remove pollutants from storm water runoff before it reaches water bodies and increase the amount of runoff that is absorbed into the ground can reduce the impact of impervious surfaces on surface water quality. These practices can be incorporated into requirements within the County's existing Erosion, Sediment, and Storm Water Control Ordinance. The County also

could adopt a Stream Buffer Ordinance – a version has been adopted by the City of Peoria – that preserves natural areas near streams and support the adoption of a Unified Storm Water Ordinance that would apply to all local governments in the region. These activities can help improve the water quality of rivers and streams so that the full economic and recreational benefits of these water bodies will be realized.

Finding: Alternative development practices can reduce the impact of land development on surface water quality.

Ground Water Supply

Ground water is a major source of potable water for homes and businesses in unincorporated Tazewell County. New dwellings located in rural areas use individual wells to supply water. Thus, the location and type of new development that will use private wells to supply water must be considered in advance to avoid situations where a suitable ground water supply either does not exist or will be threatened by new development.

Ground water supply has recently received renewed attention in Tazewell County. In 2009, a plan to improve water supply planning and management for a fifteen-county region that includes Tazewell County was completed. This plan was one of two pilot plans conducted for regional water supply planning pursuant to a 2006 executive order issued in Illinois to define a comprehensive program for state and regional water supply planning and management.[11]

The related issues of water supply planning and the impact of new land development on water supply deserve attention not only at a regional level, but at a county level. For example, it has been noted that an area of several square miles located south of Hopedale is not located above an aquifer, the implication being that water for this area must be pumped in from other areas. Also, an application to rezone land in Fondulac Township heard by the Zoning Board of Appeals in 2007 prompted concerns from nearby residents that residential development on a private well would threaten the existing water supply. The threat of inadequate water supply is a very real one in some portions of Tazewell County. Therefore, large scale commercial and industrial developments should not be located in rural areas where private wells are the only option for supplying water.

Similarly, intensive uses such as commercial developments and large residential subdivisions should not be located in areas with soils that have a high water table because of the impacts private septic systems can have on ground water. Separation distances between the bottom of septic systems and the seasonal high water table for clayey and sandy soils must be 24 inches and 36 inches, respectively, to prevent ground water contamination. Large scale developments are best served by public water and wastewater infrastructure systems to protect the quality and quantity of ground water.

Finding: Large scale commercial and industrial developments are best served by public water and wastewater infrastructure systems.

Built Environment

A building code is a tool to ensure the quality of new construction. Buildings that are properly constructed both improve public safety and protect property owners' investment. Thus, a building code can promote the safety and general welfare of a specific jurisdiction.

Tazewell County currently does not have a building code, but developing and adopting such a code will be advantageous. In addition to promoting safety and general welfare, the adoption and proper enforcement of a County building code will help to ensure that new development meets the definition of "quality development" as stated in this plan.

Finding: The development and adoption of a building code will be advantageous for the County.

Quality Sustainable Development: Principles and Implementation Strategies

Principle 1	Land development makes wise use of land resources.
Implementation Strategy 1	Locate new residential development near roadways and contiguous to existing development to preserve agricultural land.
Implementation Strategy 2	Locate new development in areas where it can be served by public infrastructure.
Implementation Strategy 3	Amend development regulations to allow for conservation subdivisions to conserve open space for public use.
Implementation Strategy 4	Amend the Zoning Code to clarify the situations in which flag lot development is suitable.
Implementation Strategy 5	Amend the Zoning Code to allow for essential government uses on suitable lot sizes.
Implementation Strategy 6	Amend the Zoning Code to require new developments to obtain accessible road frontage.

Principle 2	Land development occurs in locations that minimize the degradation of natural resources.
Implementation Strategy 1	Encourage the reuse of vacant properties for new and existing businesses.
Implementation Strategy 2	Redevelop brownfields of all land use types in coordination with the Economic Development Council for Central Illinois.
Implementation Strategy 3	Adopt a Stream Buffer Ordinance to protect the quality of rivers and streams.
Implementation Strategy 4	Protect designated environmental corridors from harmful impacts of development.
Implementation Strategy 5	Preserve open space areas for environmental benefit and recreational use.
Implementation Strategy 6	Protect steep slopes from destabilization and consequent soil erosion.

Principle 3	Growth is accommodated while healthy air and water are maintained.
Implementation Strategy 1	Promote the use of non-motorized forms of transportation such as walking and biking.
Implementation Strategy 2	Support bicycle and pedestrian accommodations in new road projects and reconstructed road projects at appropriate locations.
Implementation Strategy 3	Amend the Subdivision Ordinance to promote safe bicycle use.
Implementation Strategy 4	Support the return of passenger rail service to the Tri-County region.
Implementation Strategy 5	Reduce the quantity and improve the quality of storm water runoff generated by new development.
Implementation Strategy 6	Direct new development to areas adjacent to municipalities where it can be served by public water and sewer infrastructure.
Implementation Strategy 7	Direct development in rural areas to locations where suitable conditions for septic systems and groundwater supply exist.
Implementation Strategy 8	Enforce the Erosion, Sediment and Storm Water Control Ordinance.
Implementation Strategy 9	Support regional adoption of a Unified Storm Water Ordinance.

Principle 4	New construction is of high quality to ensure safety and protect property owners' investment.
Implementation Strategy 1	Adopt a building code to address all construction in the unincorporated area.
Implementation Strategy 2	Enforce the building code adequately to achieve compliance.

Illinois River and Waterways

The Illinois River is a defining feature of Tazewell County. Its widening at Peoria and the lush valleys on either side are elements that first attracted European settlers to establish residence at what is now the greater Peoria area. Its steep bluffs have contributed to the County's natural beauty and affected the location of urban development. Its backwater areas in the southwestern portion of the County are important recreational areas. The Illinois River has affected life in Tazewell County for as long as the area has been inhabited.

Also of importance to Tazewell County are the streams, rivers and lakes embedded within the landscape. The Mackinaw River and Spring Lake are two of the best-known water features in the County. Each of these water bodies has an associated Fish and Wildlife Area operated by the State of Illinois. This fact speaks to the economic, recreational, and quality of life benefits that water features provide to Tazewell County. These water features should be protected in the future so that their benefits can continue to be enjoyed.

Economic Benefits

Freight Transportation

The Illinois River is important to Tazewell County for its freight transportation capacity. The Heart of Illinois Regional Port District, or TransPORT, published a study in 2005 that discusses the importance of freight transportation to the local economy. According to the study, between 30 million and 35 million tons of freight pass through the six-county TransPORT region annually via the River. Based on data from 2004, over 2.2 million tons are shipped into the region and over 10.8 million tons are shipped out of the region annually. The link between agricultural products and barge transportation is particularly important. Of the 10.8 million tons of freight shipped out of the region, 9.9 million tons, or over 91 percent of all outbound freight, were farm products such as corn and soybeans. The Illinois River plays an important role in the agriculture industry in Tazewell County and throughout the region.

According to the TransPORT study, the US Army Corps of Engineers – the agency that maintains the Peoria Lock and Dam located at Creve Coeur – projects barge traffic will increase approximately 25 percent by 2025. Plans are in place to improve the lock at Peoria Lock and Dam, a project that will reduce the amount of time it takes for a barge to travel through the lock. Although the improvement is not planned to occur until 2026 or 2034, it does underscore the continuing importance of the river freight industry into the future.

Employment data indicate that freight transportation via the Illinois River does not provide many jobs in Tazewell County. According to the Economic Development Council for Central Illinois, just 6 jobs existed in water transportation in 2004, and that figure is projected to increase to 7 by 2014. That being said, 11 active barge docks/terminals operate in Tazewell County, and as already mentioned, barges transport a significant tonnage of agricultural

products out of the region. Thus, the Illinois River should continue to be an important waterway for freight transportation and provide Tazewell County with economic benefits.

Recreation

The Illinois River is also important to both Tazewell County residents and visitors to the area as a place for recreation. This is evident on any dry summer weekend when it is common for the portion of the River along East Peoria to contain many recreational boaters. Although there is no known estimate of the economic impact of boating for Tazewell County, an impact clearly exists as boaters store their boats at marinas, purchase fuel, and purchase food. The presence of the River and the recreational opportunities it offers also may be a factor that attracts individuals to live in the County.

The growing bald eagle population in Illinois also has provided economic benefits as tourists come to central Illinois during the winter months to view bald eagles wintering along the Illinois River. In recent years, Pekin Main Street has organized an annual Eagle Census Festival that involves an eagle viewing expedition, photographic presentations, and storytelling. The Tazewell County shoreline provides eagle-watching opportunities from December through February.[12]

The Par-A-Dice riverboat casino is another recreational opportunity associated with the Illinois River that attracts visitors to Tazewell County. No known estimate of the casino's economic impact for Tazewell County exists, but the casino generates spin-off effects as visitors sleep in hotel rooms, eat at restaurants, and buy fuel for their automobiles. Altogether, the Illinois River is a significant recreational opportunity that generates economic benefits for the County.

Other Waterways

The Illinois River is not the only Tazewell County waterway that provides recreational and economic benefits. Several other water bodies are significant as places to fish, boat, and enjoy the outdoors.

The Mackinaw River winds its way through the County from northeast of Mackinaw south through the central portion of the County before running north into the Illinois River. One of the County's primary waterways, the River offers fishing and canoeing, and the Mackinaw River State Fish and Wildlife Area is lined by 2 miles of the River. Hiking and hunting are among the activities that can be completed on the over 1,000 acres of timbered hills and open meadows operated by the Illinois Department of Natural Resources.

Spring Lake, a long and narrow water body that lies nearly parallel to the Illinois River in western Tazewell County, is another notable fishing spot. The lake, which is divided into a north lake and a south lake, covers 1,285 acres and has 18 miles of shoreline. Spring Lake State Fish and Wildlife Area totals over 2,000 acres and includes a long sandstone bluff that overlooks the lake. The site contains 5 hiking trails, and hunting and camping are allowed.

Powerton Lake State Fish and Wildlife Area contains a cooling reservoir built within the floodplain of the Illinois River in 1971 for the nearby Commonwealth Edison power plant. The lake, located just southwest of Pekin, occupies 1,426 acres. In addition to fishing, waterfowl hunting is allowed on a portion of the lake.

These Fish and Wildlife Areas are assets for the County. Again, no study measuring the impacts of these recreational areas has been conducted. However, as places for recreation, these sites generate economic benefits by attracting individuals who visit the county to participate in outdoor activities. These sites also offer quality of life benefits, providing amenities for residents who enjoy fishing, hunting, hiking, and other activities that are offered at these sites. These recreational areas and other water bodies in the County should be protected in order to allow for the continued enjoyment of outdoor activities and the resulting benefits that are realized by the County.

Impaired Water Quality

Unfortunately, impaired water quality is threatening Tazewell County's water resources and the benefits that they provide. The deposition of pollutants, including sediment, from urban and agricultural land uses is impairing the quality of local lakes and streams. The degradation of these water bodies affects the economic, recreational, and quality of life benefits that they provide.

State of Illinois Data

The Illinois Environmental Protection Agency publishes the Illinois Integrated Water Quality Report every two years in accordance with federal requirements. This report provides information about water quality for selected water bodies; not all lakes and streams in the state are sampled for this report. The report includes a list of water bodies for which the level of water quality impairs their use. This list is known as the Section 303(d) List.

According to the 2008 Section 303(d) List, nine Tazewell County water bodies are impaired: the Illinois River, Farm Creek, Mackinaw River, Indian Creek, Prairie Creek, Hickory Grove Ditch, north Spring Lake, south Spring Lake, and Evergreen Lake. These water bodies are listed in Table 1.

Table 1. Impaired Water Bodies in Tazewell County.				
Water body	Segment ID	Length/size (miles/acres)	Impaired Designated Use	Potential Cause(s)
Evergreen Lake	IL SDA	700	Fish consumption	Mercury
Farm Creek	IL DZZP-03	18.93	Aquatic life	Ph, phosphorus (total), total suspended solids
Hickory Grove Ditch	IL DKB-01	2.97	Aquatic life	Manganese, sedimentation/siltation
Illinois River	IL D-05	12.19	Fish consumption	Mercury, polychlorinated biphenyls
Illinois River	IL D-05	12.19	Primary contact recreation	Fecal coliform
Illinois River	IL D-30	20.32	Fish consumption	Mercury, polychlorinated biphenyls
Illinois River	IL D-30	20.32	Primary contact recreation	Fecal coliform
Illinois River	IL D-30	20.32	Public water supplies	Manganese
Indian Creek	IL DKD-01	6.02	Aquatic life	Nitrogen (total), phosphorus (total), total suspended solids
Mackinaw River	IL DK-12	28.34	Fish consumption	Polychlorinated biphenyls
Mackinaw River	IL DK-12	28.34	Primary contact recreation	Fecal coliform
Mackinaw River	IL DK-12	28.34	Aquatic life	pH
Mackinaw River	IL DK-19	9.01	Fish consumption	Polychlorinated biphenyls
Mackinaw River	IL DK-04	9.84	Fish consumption	Polychlorinated biphenyls
Mackinaw River	IL DK-15	5.13	Fish consumption	Polychlorinated biphenyls
Mackinaw River	IL DK-13	11.27	Fish consumption	Polychlorinated biphenyls
Mackinaw River	IL DK-13	11.27	Primary contact recreation	Fecal coliform
Prairie Creek	IL DKF-11	13.83	Aquatic life	Chloride, sedimentation/siltation
Sixmile Creek	IL DKN-01	11.17	Aquatic life	Sedimentation/siltation
Spring Lake North	IL SDZM	578	Aesthetic quality	Phosphorus (total), total suspended solids
Spring Lake North	IL SDZM	578	Fish consumption	Mercury
Spring Lake South	IL RDQ	610	Aesthetic quality	Phosphorus (total), total suspended solids
Spring Lake South	IL RDQ	610	Fish consumption	Mercury

For some water bodies, multiple uses are impaired. For example, “fish consumption,” “primary contact recreation,” and “aquatic life” are impaired uses of the Mackinaw River. Fish consumption and/or primary contact recreation also are impaired uses for Evergreen Lake, the Illinois River, north Spring Lake, and south Spring Lake. These classifications indicate a health risk when engaging in these activities in these water bodies. If these water bodies cannot be fully utilized, fewer benefits will be realized by Tazewell County. Therefore, addressing the causes of impairment is necessary in order to improve local lakes and streams and allow their full benefits to be realized.

Stormwater Runoff

A major contributor of sediment and other pollutants to Tazewell County water bodies is stormwater runoff. The United States Environmental Protection Agency is addressing the

negative impact of stormwater runoff on surface water quality by operating a program that requires local governments to take action to reduce the quantity of pollutants that reach lakes and streams via storm sewer systems. In Tazewell County, urban runoff, agricultural runoff, and runoff that erodes soil from bluffs need to be addressed to improve surface water quality.

Urban areas contribute many different pollutants to lakes and streams via stormwater runoff. A conventional storm sewer system consists of sewer inlets located along street curbs and sewer outlets that empty into waterways and undeveloped areas, so pollutants collected by stormwater runoff as it travels across lawns and pavement into storm sewers ultimately can be deposited into lakes and streams. Therefore, automobile fluids and litter that collects in streets and parking lots are carried into waterways, as are lawn chemicals and bacteria from pet waste on grassed areas. The quantity of pollutants that accumulates over a long period of time substantially alters water quality.

Agricultural areas also contribute pollutants to local waterways. Eroded soil that becomes sediment in waterways is a primary concern. The tilling of farm fields leads to soil erosion, and drainage systems carry eroded soil into nearby creeks and streams. A 2001 study of Farm Creek, a Tazewell County stream that flows from north of Washington to the Illinois River at East Peoria, estimated that total soil erosion from cropland is over 65,000 tons per year. This accounts for nearly one-third of the estimated 203,650 tons of soil that is eroded in the Farm Creek watershed each year.[13] Although not all of this soil reaches the Illinois River as sediment – different sediment delivery rates affect the proportion of sediment that is contributed from different types of soil erosion – it is clear that the practice of agriculture contributes a significant amount of sediment to local waterways. In addition, chemicals from herbicides and pesticides applied to farm fields can enter local water bodies.

A stormwater management problem that is somewhat unique to Tazewell County and the surrounding area is gully erosion. Gully erosion refers to the loss of soil from forested bluff areas and wooded ravines, features located in the Tri-County region that are unique to the Illinois River valley. As residential development has occurred near the tops of bluffs, such as in East Peoria, the quantity of stormwater runoff has increased. This runoff often is directed to the bluffs, where it runs down steep slopes, wears away soil, and carries the soil into streams, where it becomes sediment. The 2001 study of Farm Creek determined that 55 percent of the sediment deposited in the Illinois River from Farm Creek results from gully erosion.[14] Gully erosion and its effect on sedimentation must be addressed to improve the quality of Tazewell County streams and the Illinois River.

Poor water quality can negatively affect Tazewell County. To begin, degraded water quality will make fishing, boating, and other recreational activities less attractive, affecting residents' quality of life and decreasing revenue generated by these activities. An example of this effect is already occurring as the City of East Peoria grapples with how to remove sediment from EastPort Marina and restore it to its original depth. A related concern is the negative effect of sedimentation on barge traffic. The Illinois River navigation channel requires periodic dredging of sediment to allow barges to travel the waterway. As long as

sedimentation of the Illinois River continues, substantial government funding will be needed to dredge the channel to allow the movement of freight.

Solutions

There are a variety of ways in which Tazewell County can better manage stormwater runoff to improve the quality of local water bodies and the Illinois River. In fact, the federal government is requiring the County to better manage its stormwater runoff. In 1999, the US EPA expanded its NPDES stormwater program to include local municipalities and counties, including Tazewell County. As a result, the County is required to develop a plan for completing actions to reduce the quantity of pollutants in stormwater runoff that eventually reach lakes, rivers and streams. The NPDES stormwater program is operated in phases and will continue into the future, so the County continually will be required to develop ways of reducing pollutants in stormwater runoff.

Two effective methods of reducing the quantity of pollutants in stormwater runoff are reducing the quantity of runoff *itself* and filtering pollutants from runoff before they reach lakes and streams. Employing low impact development in Tazewell County is one way of accomplishing these goals. **Low impact development**, or **LID**, refers to land development that utilizes **integrated management practices, or IMPs** – site scale practices designed to infiltrate runoff and filter pollutants – to better manage stormwater. Some examples of integrated management practices include vegetated swales, rain gardens, and vegetated filter strips. These specific practices use vegetative material such as grass and plants to absorb runoff and filter pollutants from runoff. An LID site that uses these practices will yield less stormwater runoff and cleaner stormwater runoff than a conventional development site, helping to improve water quality in the water body that ultimately receives the site's runoff.

A common deterrent of LID is a development ordinance that requires the use of conventional stormwater management systems or does not expressly permit the use of IMPs to manage stormwater. To enable LID to occur in Tazewell County, local development ordinances should be reviewed and roadblocks to LID should be identified. The revision of development ordinances, though not a complete remedy, is a significant step in enabling LID to occur.

Another way in which stormwater runoff can be better managed is by protecting sensitive areas from development. The implementation of a steep slopes ordinance is an example of this strategy. A steep slopes ordinance can protect areas near the steep slopes of the river bluffs from the harmful effects of urban development, namely stormwater runoff that erodes hillsides and leads to sedimentation. The City of East Peoria has adopted a version of a steep slopes ordinance to protect the bluffs and reduce erosion and sedimentation. Given the unique topography of Tazewell County, protecting the river bluffs from erosion is an important component of improving local water quality and restoring the Illinois River.

Addressing the impact of agricultural activities on surface water runoff is another component of improving local water quality. Agricultural operations can employ certain

practices such as no-till farming, mulch-till farming, and the use of filter strips and grassed waterways to reduce the deposition of pollutants and sediment that reach local water bodies. Progress is being made in this arena, but more conservation practices are needed to reduce soil erosion and the resulting sedimentation.

Ultimately, everyone has a role to play in improving water quality and protecting local lakes and rivers, including the Illinois River. Local governments, businesses, and landowners all can take action to protect these resources. However, perhaps the most important action is simply recognizing the value of the County's water resources and the economic, recreational, and quality of life benefits they provide. This recognition must be promoted and passed down to future generations to ensure local lakes and streams and their uses will be protected in the future.

Illinois River and Waterways: Principles and Implementation Strategies

Principle 1	The Illinois River is recognized as an important resource that benefits the County and is protected from harm.
Implementation Strategy 1	Promote the economic benefits of the Illinois River among residents and businesses.
Implementation Strategy 2	Promote the recreational benefits of the Illinois River among residents and businesses.
Implementation Strategy 3	Educate residents and businesses of proper stewardship techniques.

Principle 2	The water quality of lakes, rivers, and streams supports the economic and recreational uses of the water bodies.
Implementation Strategy 1	Promote agricultural practices that reduce sedimentation and contamination of surface water resources.
Implementation Strategy 2	Promote practices that reduce stormwater runoff from agricultural areas.
Implementation Strategy 3	Comply with the United States Environmental Protection Agency's NPDES Phase II Stormwater program to improve water quality.
Implementation Strategy 4	Promote the use of integrated management practices in new development to reduce stormwater runoff.
Implementation Strategy 5	Develop uses that minimize negative impacts on surface water resources.

Economic Development

Land development in any area is inextricably tied to the local economy. The rate of land development and the types of uses that are developed are greatly influenced by the prevailing economic conditions. Knowledge of an area's key economic sectors and their projected rate of growth can help a local government estimate future growth. Thus, a review of economic conditions for Tazewell County was conducted as part of this planning process to help identify the types of uses that may develop in the County in the future.

Economic Snapshot

The Economic Development Council for Central Illinois (EDC) compiled data from the Illinois Department of Employment Security that describes the current Tazewell County economy and lends insight into potential future changes. Table 2 below provides current and projected employment totals in Tazewell County by economic sector. This table is sorted by 2004 employment totals. According to this data, the manufacturing, trade/transportation/utilities and educational and health services sectors provide the most jobs in the County.

Table 2. Employment in Tazewell County - Sorted by Current Employment.

Occupation	2004	2014	Total Change
Manufacturing	14,037	13,911	-126
Trade, Transportation, and Utilities	13,552	14,439	887
Educational and Health Services	8,784	10,538	1,754
Leisure and Hospitality	6,776	7,980	1,204
Construction	3,396	3,738	342
Government	2,793	2,809	16
Professional and Business Services	2,716	3,236	520
Personal and Other Services	2,688	3,011	323
Financial Activities	2,628	2,739	111
Self Employed and Unpaid Family Workers	2,408	2,499	91
Agricultural Production	1,230	1,189	-41
Information	669	680	11
Natural Resources and Mining	26	18	-8
Total	**61,703**	**66,787**	**5,084**

Looking to the future, the manufacturing sector in Tazewell County is expected to lose jobs while the trade/transportation/utilities and educational and health services sectors will gain jobs. Table 3 on the next page provides the same data sorted by the projected change in employment by 2014. In addition to the aforementioned job-gaining sectors, the leisure and hospitality sector and the professional and business services sector are projected to gain more than 500 jobs from 2004 to 2014. In fact, the trade/transportation/utilities sector is expected to replace the manufacturing sector as the top employment sector in

Tazewell County. In addition to the manufacturing sector, the natural resources and mining and agricultural production sectors are forecasted to lose jobs.

Table 3. Employment in Tazewell County - Sorted by Projected Change.			
Occupation	**2004**	**2014**	**Total Change**
Educational and Health Services	8,784	10,538	1,754
Leisure and Hospitality	6,776	7,980	1,204
Trade, Transportation, and Utilities	13,552	14,439	887
Professional and Business Services	2,716	3,236	520
Construction	3,396	3,738	342
Personal and Other Services	2,688	3,011	323
Financial Activities	2,628	2,739	111
Self Employed and Unpaid Family Workers	2,408	2,499	91
Government	2,793	2,809	16
Information	669	680	11
Natural Resources and Mining	26	18	-8
Agricultural Production	1,230	1,189	-41
Manufacturing	14,037	13,911	-126
Total	**61,703**	**66,787**	**5,084**

The largest employers located in Tazewell County are listed in Table 4. This list reflects the strength of the manufacturing, retail trade, health services and leisure sectors in the County.

Table 4. Major Employers in Tazewell County.		
Employer	**Type**	**Location**
Caterpillar	Manufacturing	throughout Tri-County Region
Wal-Mart	Non-Manufacturing	throughout Tri-County Region
Kroger	Non-Manufacturing	throughout Tri-County Region
U.S. Postal Service	Non-Manufacturing	throughout Tri-County Region
G&D Integrated Mfg. Logistics Inc.	Manufacturing	Morton
Health Maintenance Assn., Inc.	Non-Manufacturing	Pekin
Kmart Corporation	Non-Manufacturing	throughout Tri-County Region
Morton Metalcraft Company	Manufacturing	Morton
Par-A-Dice Casino	Non-Manufacturing	East Peoria
Pekin Insurance	Non-Manufacturing	Pekin
Tazewell County	Non-Manufacturing	Pekin

The EDC also compiled information about projected growth in specific occupations. This information is presented in Table 5 on the next page and is ordered by projected number of new jobs. Food preparation, education, transportation/material moving and healthcare technology are the occupations projected to have the largest increases. These projections align with the top job-gaining sectors presented in Table 3. The farming/fishing/forestry, production and administrative support occupations are expected to lose jobs.

Table 5. Projected Employment Growth in Tazewell County by Occupation.				
Occupation	**2004**	**2014**	**Total Change**	**Percentage Change**
Food Preparation and Serving	5,358	6,366	1,008	18.81%
Education, Training and Library	3,551	4,190	639	17.99%
Transportation and Material Moving	5,786	6,196	410	7.09%
Healthcare Practitioners and Technology	1,665	2,036	371	22.28%
Sales and Related	5,926	6,286	360	6.07%
Building and Grounds Cleaning/Maintenance	2,152	2,465	313	14.54%
Management	4,328	4,640	312	7.21%
Construction and Extraction	3,257	3,536	279	8.57%
Healthcare Support	1,007	1,269	262	26.02%
Personal Care and Service	1,756	2,013	257	14.64%
Installation, Maintenance and Repair	2,655	2,907	252	9.49%
Business and Financial Operations	2,060	2,303	243	11.80%
Computer and Mathematical	773	911	138	17.85%
Architecture and Engineering	1,264	1,395	131	10.36%
Community and Social Services	688	807	119	17.30%
Art/Design/Entertainment/Sports/Media	690	739	49	7.10%
Protective Service	1,063	1,093	30	2.82%
Life, Physical and Social Science	245	266	21	8.57%
Legal	179	194	15	8.38%
Farming/Fishing/Forestry	205	200	-5	-2.44%
Production Occupations	8,767	8,727	-40	-0.46%
Office and Administrative Support	8,538	8,486	-52	-0.61%
Total	**61,913**	**67,025**	**5,112**	
Note: Employment totals differ slightly from Tables 2 and 3 due to analysis methods.				

Findings:
The manufacturing and trade/transportation/utilities sectors provide the most jobs located in Tazewell County.
The educational and health services, leisure and hospitality, trade/transportation/utilities and professional and business services sectors are projected to gain the greatest number of jobs.
The manufacturing, agricultural production and natural resources and mining sectors are expected to lose jobs.

Economic Changes

The projected changes in the Tazewell County economy mirror the shift that has occurred in the national economy in recent decades. In the United States, the number of manufacturing jobs has decreased while the service sector has expanded relative to the manufacturing sector.[15] The same changes are projected to occur in Tazewell County.

It is important to note that economic projections, like population projections, should be used to guide planning; they should not be accepted as certain future reality. Global conflicts, natural disasters, and other unforeseen events can occur that can have substantial impacts on a local economy. The recent economic downturn that affected the United States and the entire world is evidence of this. Thus, it is best to view the economic projections presented in this chapter not as absolute future changes but as information that can guide future decision-making in Tazewell County.

In order to achieve economic growth, the County will be well served to promote economic development in sectors projected to grow such as education and health services, leisure and hospitality, and trade/transportation/utilities. In the realm of freight transportation, the County can continue its work with TransPORT to develop increased economic activity. The County can also build on its strength in agriculture and promote development of agriculture-related businesses.

The projected decrease in manufacturing jobs and projected increase in professional and business services jobs underscore the importance of business development in the current economy. While efforts to attract businesses to relocate to the County should not be eschewed, creating an environment that enables the establishment and sustenance of new businesses will be important to achieving economic growth. Programs that promote entrepreneurship will support business development and can strengthen the County's economy.

Impact on Land Use

Economic development in Tazewell County has two important implications for this planning process. One is the impact new business growth can have on towns and villages in the County. The second implication is the amount of land needed to be set aside for new commercial and industrial growth in the unincorporated area.

Vitality of Communities

New businesses and expanding businesses can establish operations in two locations: within and near towns and villages or within the unincorporated area. The decision of where to locate has important financial ramifications considering the sales tax revenue and property tax revenue that is generated. The decision can also lead to additional economic growth, especially if the initial business generates substantial traffic that makes the particular location more attractive for other businesses.

As a result of these benefits, the nature of economic development can become competitive between two different places. However, in the context of individual towns and villages located within Tazewell County, a cooperative approach to economic development is best and is beneficial for both the municipalities and the County.

The economic viability of municipalities within the County is important and must be maintained. Tazewell County communities provide jobs and services not only for their own

residents but for residents of rural areas. In addition, vibrant healthy communities help allow for the preservation of agricultural areas and environmental areas that have economic and quality of life benefits; the absence of strong municipalities can lead to decentralized development patterns that consume valuable land. Cooperation between the County and the municipalities on economic development matters will help to strengthen the municipalities.

While economic development within communities is beneficial for the County, some businesses are best located outside of communities because of their nature or because of their impacts on nearby properties. Therefore, commercial and industrial development must be planned for the unincorporated area in order to accommodate these uses.

Development in the Unincorporated Area

The amount of land devoted to commercial and industrial uses in unincorporated Tazewell County is limited. Table 6 below lists the amount of commercial land and industrial land; these figures are from land use inventories conducted for the 1996 Comprehensive Plan and for this plan. The methods used to conduct these inventories were different, so only general conclusions should be drawn from the data. One conclusion that can be drawn is the total amount of commercial and industrial land in the unincorporated area increased since 1996.

Table 6. Total Acreage of Commercial and Industrial Land in Unincorporated Tazewell County, 1996 and 2009.

1996		2009	
Land Use Classification	Acreage	Land Use Classification	Acreage
Commercial	412	Commercial	2,745
Industrial	4,172	Industrial	4,410
Total	**4,584**	**Total**	**7,155**

Various commercial and industrial uses were established in the unincorporated area since 1996. The number and types of building permits for these uses are presented in Table 7. The commercial uses include home commercial uses and home occupation uses. A **home commercial** use is a commercial use conducted in conjunction with a dwelling and operated by the occupants of the dwelling. A **home occupation** use is an accessory commercial use operated in a dwelling by the occupant of the dwelling.

Table 7. Building Permits Issued for Commercial and Industrial Uses in Tazewell County, 1996 through 2008.
(Note: not all building permits issued during this time were reviewed during this process.)

Land Use	No. of Building Permits	Percentage of Total	Description
Commercial	29	1.7%	Kennels, office buildings, landscaping businesses
Industrial	35	2.0%	Asphalt plants, industrial buildings, industrial storage
Home Commercial	4	0.2%	Beauty salon, greenhouse, tattoo shop
Home Occupation	46	2.7%	Beauty salons, dog grooming, firearm sales

Unfortunately, no detailed quantitative method for projecting the amount of land needed for commercial and industrial uses can be used for this plan. Ideally, current employment totals, employment projections, the average size of business establishments and the number of business establishments by average size could be used to determine how much land is needed to accommodate businesses that will employ the projected number of future workers. This plan does not contain information about the average size of business establishments and the number of business establishments by average size, and the projected number of future workers in Tazewell County that will work in municipalities versus the unincorporated area cannot be determined. Therefore, a simple analysis is needed to project the amount of land needed for commercial and industrial use.

The building permit data can be used as a basis for estimating the amount of land needed in the future for commercial and industrial uses. The 29 commercial building permits issued by Tazewell County from 1996 through 2008 were given for properties that totaled 201 acres in size. An examination of these properties using aerial photography revealed that a building permit labeled as “commercial” was issued for what appeared to be an agricultural tract 58 acres in size. Subtracting the size of this parcel from the acreage of all parcels for which commercial building permits were issued yielded a total of 143 acres. Using the simple assumption that the volume of commercial development over the next ten years will equal the volume of commercial development that occurred from 1996 to 2008, 143 acres should be set aside in the unincorporated area for future commercial development.

The 35 building permits for industrial uses issued by Tazewell County from 1996 through 2008 were given for properties that totaled 1,680 acres in size. One of these properties is the Caterpillar proving ground in the northern part of the County that occupies 1,335 acres. Several permits were issued for grain bins that serve large agricultural operations that

could be considered industrial uses or agricultural uses. These properties totaled 25 acres in size. Subtracting the sizes of the "grain bin" properties and the Caterpillar proving ground from the acreage of all parcels for which industrial building permits were issued yielded a total of 320 acres. One industrial building permit was issued for a gravel pit to be located on a property 78 acres in size. It is difficult to zone land for gravel extraction because suitable locations for these uses vary significantly. Subtracting the size of this property from the acreage total yielded a total of 242 acres. Using the same assumption made for use of commercial land, 242 acres should be set aside in the unincorporated area for future industrial development.

The derived totals of 143 acres for commercial development and 242 acres for industrial development are estimates. With projected employment increases in sectors such as educational and health services and leisure and hospitality and projected employment decreases in the natural resources and mining and manufacturing sectors, the amount of land needed for commercial uses could increase from the total needed from 1996 through 2008. Likewise, the amount of land needed for industrial uses could decrease. Nevertheless, these estimates provide a baseline, and different acreage totals can be proposed in future planning processes as changes in the economy are identified and their impacts on land use are verified.

Education

Education is an important ingredient to ensuring a strong, robust economy. The skills and knowledge acquired in local schools enable individuals to be productive and talented workers. A talented workforce is important because it can nourish the establishment of new businesses as well as attract the relocation of existing businesses.

Education also plays an important role in attracting new residents to Tazewell County. Individuals with school-aged children prefer to live within the boundaries of a school district that performs well academically and offers a variety of extracurricular activities to students. Additionally, the values of homes within desirable school districts generally are higher and more stable, attracting residents of all ages. Strong local schools contribute broadly to a higher quality of life.

There are improvements that can be made in the realm of education in Tazewell County. One such improvement is fostering a better perception of the County's public schools. In general, the County's public schools perform well academically yet are not perceived in this light. Promoting the schools' strong academic performance can help attract new residents to the County and increase economic development opportunities.

Increases in vocational educational opportunities should be established as well. Although manufacturing jobs in the County are projected to decrease, this sector is slated to provide the most jobs of any sector in the near future save for trade/transportation/utilities. In addition, the number of construction jobs is expected to grow. Recent advancements have been made in this area, highlighted by the establishment of an Illinois Central College campus in Pekin in 2009 that focuses on industrial arts. Training of this nature prepares

students for good-paying careers in fields that will continue to be important in Tazewell County.

Providing entrepreneurship training also can improve educational opportunities in Tazewell County. As mentioned, the establishment of new businesses will continue to become more important in economic development. Teaching individuals how to establish and grow new businesses will help increase awareness of the potential of entrepreneurship and promote an environment that nurtures business start-ups. Developing this environment in the County will be conducive to economic growth in the future.

Economic Development: Principles and Implementation Strategies

Principle 1	New and existing businesses and industries are willing and able to establish and maintain operations.
Implementation Strategy 1	Support TransPORT's effort to create transportation and industrial employment opportunities.
Implementation Strategy 2	Attract new businesses and industries to the County that provide valuable services and fulfill County needs.
Implementation Strategy 3	Coordinate economic development efforts with the Economic Development Council for Central Illinois.
Implementation Strategy 4	Prepare to develop and attract businesses in sectors projected to grow, such as education and health services, leisure and hospitality, and trade/transportation/utilities.
Implementation Strategy 5	Prepare to develop and attract businesses that relate to agriculture.
Implementation Strategy 6	Ensure viability of existing businesses by developing and attracting new businesses that can coexist with existing businesses.

Principle 2	The economic vitality of cities, towns and villages is maintained.
Implementation Strategy 1	Coordinate economic development activities with cities, towns and villages to ensure their ability to provide jobs and services for residents of rural areas.

Principle 3	A variety of high quality educational opportunities are provided.
Implementation Strategy 1	Provide vocational training opportunities.
Implementation Strategy 2	Provide entrepreneurship training.
Implementation Strategy 3	Facilitate accurate mapping of County school districts.
Implementation Strategy 4	Promote the strong academic performance of Tazewell County schools.
Implementation Strategy 5	Promote safe driving among new drivers.

Coordinated Land Use

One of the most important tasks of a comprehensive plan is to identify the areas best suited for future development. Tazewell County has land use jurisdiction over its **unincorporated area**, or the portion of the County that is not located within a municipality. Thus, the County's Community Development Department issues building permits for new construction located in the unincorporated area.

Identifying the areas of Tazewell County best suited for future growth requires a review of numerous factors. The effect of new development on the transportation system, the practice of agriculture, significant environmental areas, municipalities, and other land uses all should be considered to identify both the *locations* and the *types of development* that will contribute to a harmonious built environment. In order to create such an environment and protect significant features that are valuable to the County, this Comprehensive Plan strives to set a framework for achieving *coordinated land use* to minimize conflicts and achieve orderly development.

The term *orderly development* is rather vague and can mean different things. For the purpose of this plan, orderly development refers to development that minimizes conflicts between land uses, is well integrated with the transportation system, and represents the wisest use of a given piece of property. Orderly development also should promote sustainability by providing for the needs of current residents without sacrificing the needs of future residents.

In order to plan for future land use development, some sense of the forms future land use development will take is needed. Identifying past development trends and projecting future development trends is helpful in planning for future development.

Land Use Development Trends

Land use in unincorporated Tazewell County was inventoried as part of the 1996 comprehensive planning process and as part of this process. The tables below present the acreage totals by land use category from both inventories.

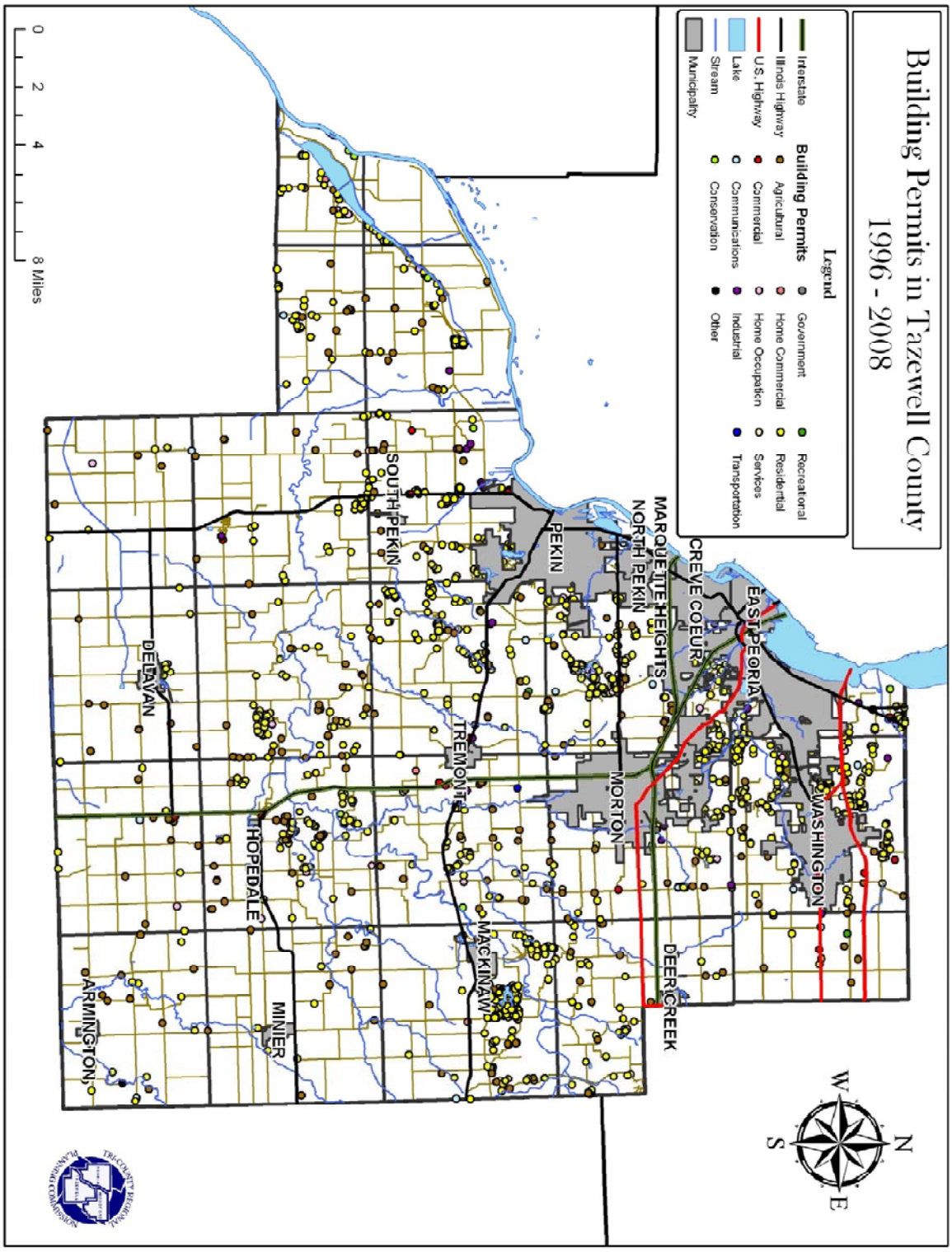
Table 8. Total Acreage of Land Use Classifications in Unincorporated Tazewell County, 1996 and 2009.						
1996				2009		
Land Use Classification	Acreage	Percentage		Land Use Classification	Acreage	Percentage
Agriculture	320,212	85.6%		Agriculture	331,510	89.2%
Low Density Residential	6,989	1.9%		Residential	21,050	5.7%
Medium Density Residential	4,955	1.3%		Commercial	2,745	0.7%
Commercial	412	0.1%		Industrial	4,410	1.2%
Industrial	4,172	1.1%		Conservation	8,533	2.3%
Transportation	9,230	2.5%		Open Space	161	0.0%
Open Space/Conservation	27,327	7.3%		Public	3,076	0.8%
Other	860	0.2%				
Total	374,157	100.0%		Total	371,485	100.0%

Unfortunately, concrete conclusions cannot be made from this data. Each of these land use analyses are separate inventories; the 2009 inventory was not an extension of the 1996 inventory. Therefore, definitions of land use classifications differ, thus affecting acreage totals. Also, the limitations of dated aerial photography and limited staff time affected each inventory. As a result, only general conclusions should be drawn from a comparison of these inventories.

One general conclusion that can be drawn from this data is that agriculture remains the primary land use in unincorporated Tazewell County. A second general conclusion is that residential uses account for the largest developed land use in the unincorporated area. This conclusion is further validated by a review of recent building permits issued by Tazewell County. As part of this planning process, building permits from 1996 to 2008 were compiled to identify the types of uses constructed since adoption of the 1996 comprehensive plan. Map 2 below shows the locations of building permits issued recently in the County.

Of the 1,718 building permits – a significant portion of all permits issued by the County between 1996 and 2008 – reviewed as part of this planning process, 1,294 permits, or 75 percent of all permits reviewed, were issued for residential uses. Coupled with the general conclusion gleaned from the two recent land use inventories that residential uses are the primary development type in the unincorporated portion of the County, it is clear that residential uses have been and will continue to be the primary land uses developed in unincorporated Tazewell County.

Mapping of the residential building permits issued in the County revealed no discernible location pattern; a residential building permit was issued in every township in the County during the time period examined. Some areas of the County, such as land near the large municipalities in the northern portion of the County and residential subdivisions near Mackinaw and Hopedale, became more developed than other areas. However, overall, the distribution of new dwellings in the County was scattered. This determination points to the County's attractiveness as a place to develop single family dwellings in rural areas away from more populated areas where scenery, space, quiet, and other amenities can be



Map 2: Building Permits in Tazewell County 1996 – 2008.

enjoyed. Considering the need to preserve agricultural and environmentally significant areas, a balance will need to be struck in the future between accommodating new development and preserving important components of the natural environment.

The breakdown of building permits by land use type reviewed during this planning process is presented in Table 9. In addition to residential buildings, agriculture-related structures also accounted for a significant percentage of permits issues. Otherwise, all other land use categories accounted for a very small percentage of building permits issued.

Table 9. Building Permits Issued in Tazewell County, 1996 through 2008.
(Note: not all building permits issued during this time were reviewed during this process.)

Land Use	No. of Building Permits	Percentage	Description
Agriculture	260	15.1%	Pole barns, grain bins, machine sheds
Commercial	29	1.7%	Kennels, office buildings, landscaping businesses
Communications	34	2.0%	Cellular towers, other communications towers
Conservation	7	0.4%	Cabins, pole buildings
Government	1	0.1%	Office building
Home Commercial	4	0.2%	Beauty salon, greenhouse, tattoo shop
Home Occupation	46	2.7%	Beauty salons, dog grooming, firearm sales
Industrial	35	2.0%	Asphalt plants, industrial buildings, industrial storage
Other	1	0.1%	Machine shed
Recreational	5	0.3%	Boat house, clubhouse, picnic shelter
Residential	1,294	75.3%	Single family dwellings, manufactured homes
Services	1	0.1%	Retirement community
Transportation	1	0.1%	Airplane landing strip
Total	1,718	100.0%	

It is worth mentioning that very few building permits were issued for commercial and industrial uses. As mentioned in the "Quality Sustainable Development" chapter, large-scale commercial and industrial uses are best suited to be located in more densely developed areas closer to large quantities of consumers where public infrastructure can be accessed. Generally speaking, limited commercial and industrial development will occur in unincorporated Tazewell County, primarily in areas near municipalities where expansion is occurring and development pressure is greatest.

Land Use Development Projections

Because residential uses are the primary land uses expected to be developed in unincorporated Tazewell County, specific projections for the amount of land needed to accommodate anticipated residential growth were developed. Given the projection that the population of Tazewell County will increase by 9,708 residents to 140,267 by 2030, 2,640 acres of land are projected to be needed for residential growth in municipalities and 5,461 acres are projected to be needed for residential growth in the unincorporated area. The process to arrive at these projections consisted of several steps and used several estimates; these are detailed in the table below.

Table 10. Method of Determining Amount of Land Needed for Future Residential Growth.
1. The Tazewell County population is projected to increase by 9,708 residents by 2030. 6,990 residents are expected to live in municipalities and 2,718 residents are expected to live in the unincorporated area.
2. Using U.S. Census data, it was estimated that 85% of housing units in municipalities and 96% of housing units in the unincorporated area are single-family dwellings. The remaining housing units are multi-family dwellings.
3. Using U.S. Census data, it was estimated that in 2020, the average household size of a single-family dwelling will be 2.41 residents and the average household size of a multi-family dwelling will be 2.01 residents.
4. Using the average household size projections, it was calculated that 2,529 new single-family dwellings and 445 new multi-family dwellings will be needed to house the 6,990 residents expected to live in municipalities. 1,090 new single-family dwellings and 45 new multi-family dwellings will be needed to house the 2,718 residents expected to live in the unincorporated area.
5. Based on a review of building permits issued for single-family dwellings by zoning district, it was estimated that the average size of a single-family property is 1 acre in a municipality and 4 acres in the unincorporated area. It was assumed that an average of 4 multi-family dwellings is located on one acre.
6. Multiplying the acreage estimates by the number of dwellings yielded 2,640 acres of land in municipalities and 5,461 acres of land in the unincorporated area needed for residential growth.

The 2,640 acres of land needed for residential growth in municipalities will eventually be annexed by municipalities, so land to be zoned to accommodate these dwellings should be located within the projected growth areas of municipalities. The 5,461 acres of land needed for residential growth in the unincorporated area should be located outside municipalities' projected growth areas.

Building permits for commercial and industrial uses issued from 1996 through 2008 were used to estimate the amount of land needed to accommodate future commercial and industrial growth. According to this analysis, 143 acres are needed for commercial uses and 242 acres are needed for industrial uses. A discussion of this analysis is located in the "Economic Development" chapter on page 51.

Land Uses That Merit Special Attention

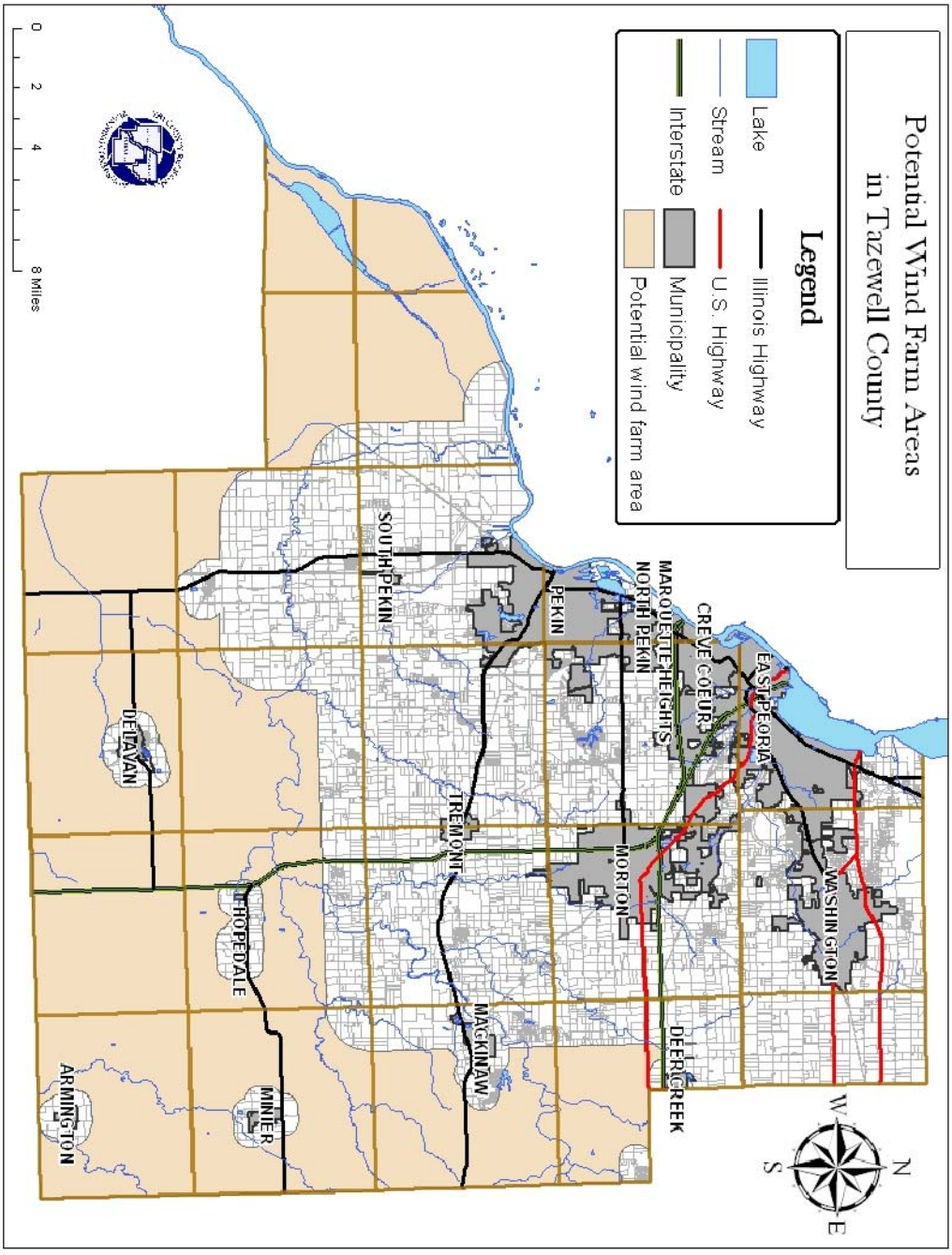
Since the adoption of the 1996 comprehensive plan, large-scale wind energy development has come to the County while gravel extraction has remained an important activity. Wind farms and gravel pits merit special attention because these uses, by their nature, require potential locations to meet special requirements.

Wind Farms

Wind energy development has increased substantially throughout Illinois since the adoption of the 1996 comprehensive plan. The Rail Splitter Wind Farm became the first – and at this time only – wind farm in Tazewell County when it was built in 2009. This wind farm consists of 67 turbines and is located in both Tazewell and Logan Counties. Turbines are located in Boynton Township near Armington, Delavan and Hopedale.

It is possible that energy companies will seek to establish additional wind farms in Tazewell County, so the County should be prepared to address development proposals. Wind energy developers seek to establish wind farms in relatively flat areas with high wind speeds; research is conducted by developers to determine if wind speeds are sufficient in specific areas. As a result, wind farms typically are developed in agricultural areas. This is beneficial because agricultural operations can continue after wind farm development.

The County should direct wind farm development away from municipalities and populated areas in order to protect areas best suited for new residential, commercial and industrial development. Based on this factor, areas of Tazewell County where wind farm development may be suitable were delineated. These areas are shown on Map 3 below. The areas shown are 1.5 miles away from the metropolitan planning area (defined for transportation planning purposes) and 0.5 miles away from smaller municipalities. **Due to topography and the natural environment, not all of the areas shown are suitable for wind farm development. Tazewell County has not established policy that directs wind farms to specific areas. The purpose of this map is to show where wind farms may be suitable in general.**



Map 3: Potential Wind Farms Areas in Tazewell County.

Gravel Pits

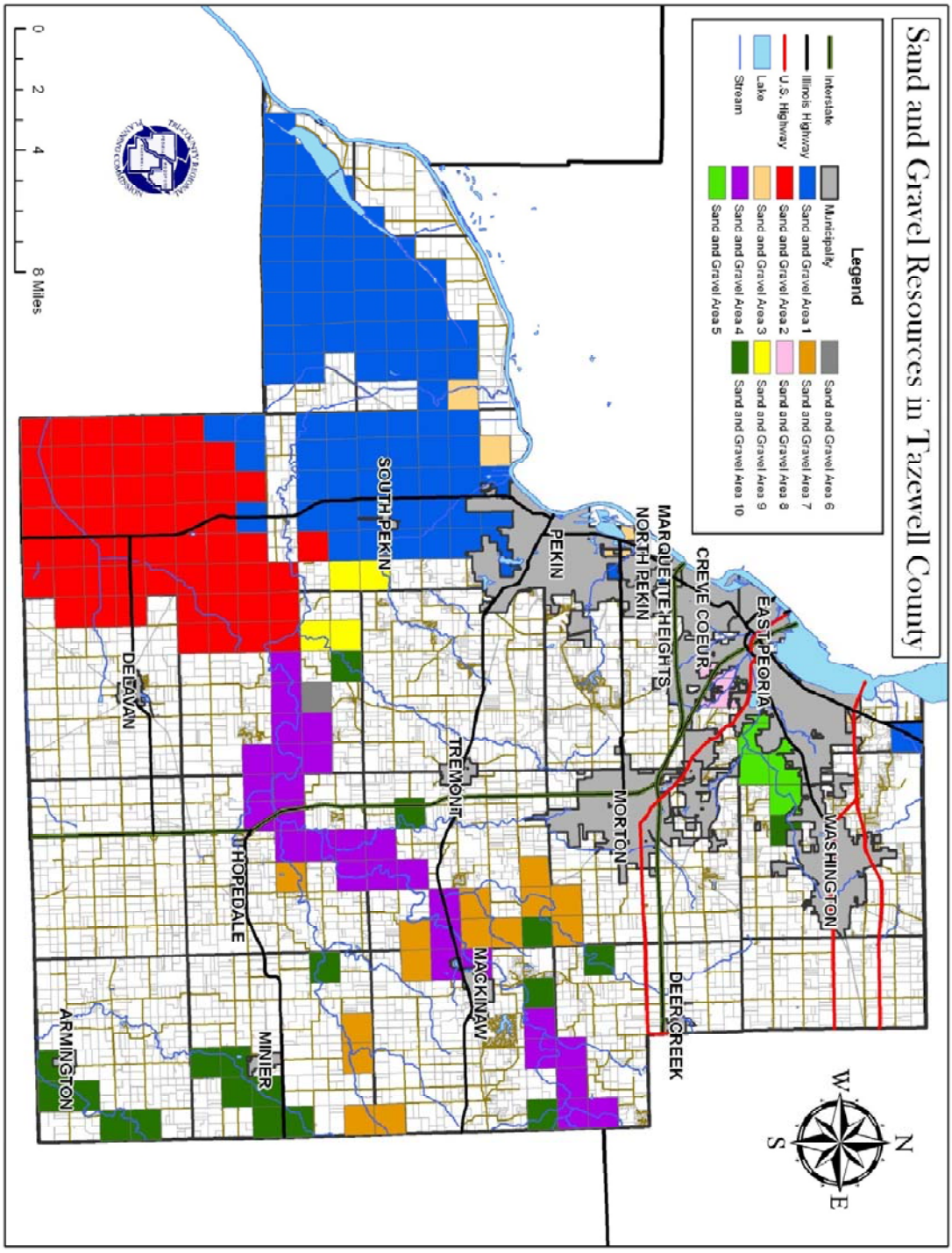
At a gravel pit, gravel resources are extracted from the earth for use in the construction of buildings and roadways. Tazewell County contains significant gravel deposits, so several gravel pits have been proposed in the County since the last comprehensive plan was written. Gravel pits will continue to be proposed in the County, and because of the nature of these uses, the areas where gravel pits are most likely to be established should be identified.

Since gravel pit operations involve mining, noise and dust are impacts that can negatively affect nearby properties. Truck traffic traveling to and from gravel pits can be high, and this can negatively impact nearby properties. For these reasons, gravel pits and residences are conflicting uses and should not be sited in close proximity to each other.

Gravel pits also should be sited at locations that will enable existing roadways to be preserved. The volume of truck traffic and the size of trucks that access gravel pits can lead to damage of township roads, most of which are not built to accommodate heavy truck traffic. Gravel pits should be located along county highways that can accommodate heavy truck traffic in order to avoid damage to township roads.

Because the location and type of gravel deposits vary across the County, certain areas are more likely to be targeted for gravel pit development. The Illinois State Geological Survey (ISGS) mapped the locations and types of gravel deposits in Tazewell County in 1966; this is the most recent data for gravel resources in the County that is publicly available. Map 4 below shows the areas where gravel deposits exist in the County. The different sand and gravel areas identified on the map vary based on thickness, terrace levels, and overburden. The map shows township sections that fall within sand and gravel areas; sand and gravel is not necessarily located in the entire section. Also, some sections are within two or more sand and gravel areas. The paper map published by ISGS is available for review at the Tazewell County Community Development Department and provides greater detail to answer specific questions.

When residential subdivisions or other developments are proposed in these areas, property owners and developers should be made aware of the possibility of gravel pit development in the general area. Restricting either type of development to allow for the other is not necessary at this time, but if substantial conflicts occur in the future, it may be beneficial for the County to establish policy aimed at reducing conflicts.



Map 4: Sand and Gravel Resources in Tazewell County.

Transportation

Roadways

Sufficient coordination of transportation improvements and future land use development is important. If substantial development occurs in an area not well served by the transportation network, congestion and circulation problems can occur. Conversely, if transportation improvements are constructed in an area where little development occurs, resources are not efficiently used. Proper coordination ensures adequate circulation and efficient use of resources.

Because the primary mode of transportation is the automobile, future roadway improvements in Tazewell County are an important consideration when identifying the areas within the County best suited for future development. Future roadway projects for Tazewell County and its major municipalities through the year 2035 are identified in the Long Range Transportation Plan (LRTP) completed by Tri-County Regional Planning Commission and the Peoria-Pekin Urbanized Area Transportation Study (PPUATS). PPUATS is the regional transportation planning committee that consists of elected officials and technical representatives, and the county and its major municipalities are represented on the committee.

The roadway projects identified in the LRTP encompass new roads, road widening projects, road reconstructions, infrastructure upgrades, and other improvements. Map 5 on page 75 shows the roadway projects identified in the LRTP for Tazewell County. Some of the major projects include:

- Eastern Bypass from Interstate 74 north into Woodford County and crossing the Illinois River to connect with Illinois Route 6 at Mossville in Peoria County (exact location not yet determined);
- Veteran's Drive Extension around the City of Pekin, completing a four-lane roadway from Interstate 474 to Illinois Route 29 south of Pekin;
- Illinois Route 9 widening from Pekin to Tremont;
- Broadway Road widening from Interstate 155 to Washington Blacktop;
- Broadway Road widening from the proposed Veteran's Drive to Springfield Road; and
- Interstate 74 and Interstate 155 interchange reconstruction and construction of additional lanes between Muller Road and east of Morton Avenue.

Many other projects are shown in Map 5, including projects within Creve Coeur, East Peoria, Morton, Pekin and Washington. This map shows only locations of projects; the LRTP document identifies the type of project.

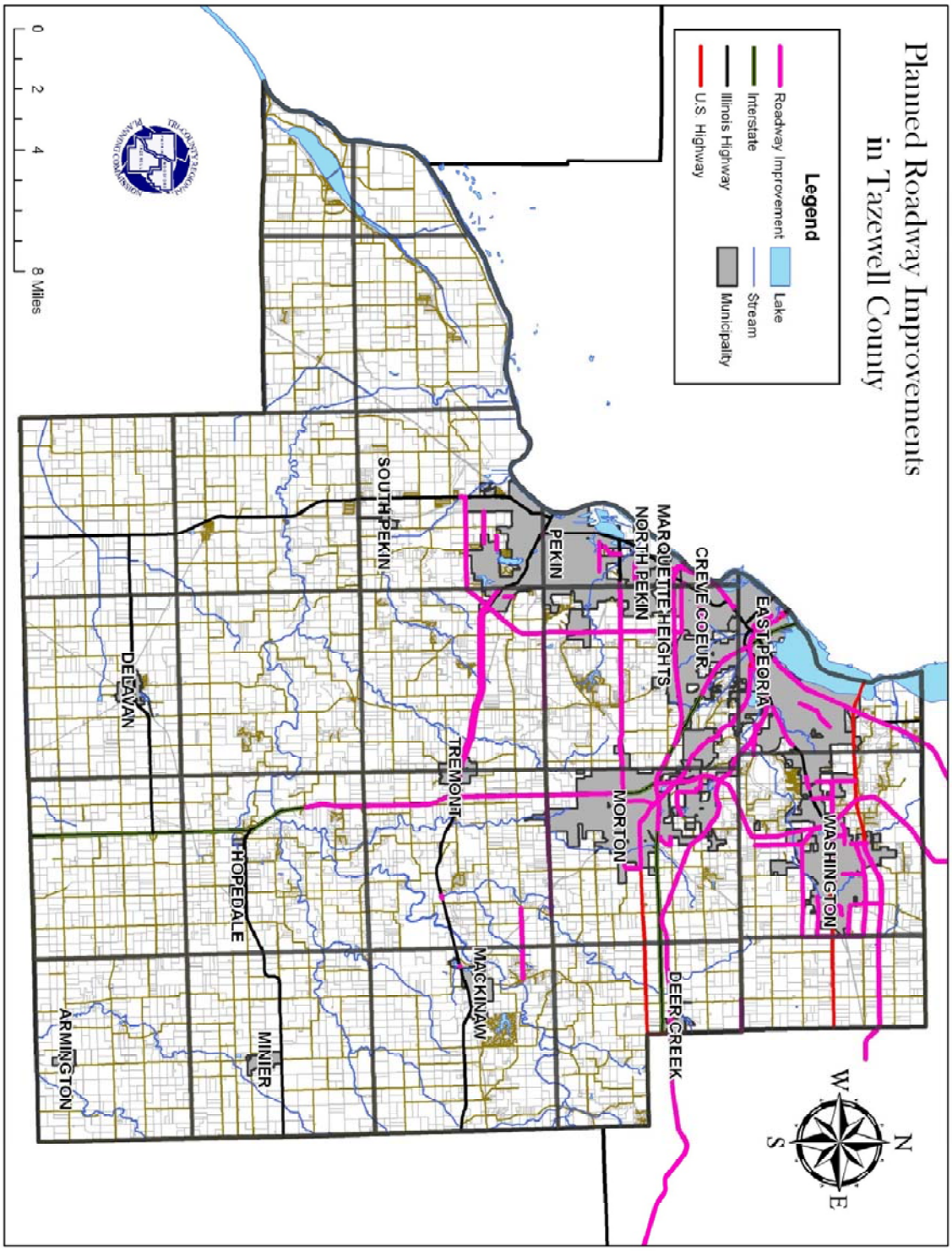
Bicycle and Pedestrian Accommodations

Bicycles are an emerging mode of transportation. Given the emphasis on physical health and concerns about traffic congestion nationwide, bicycle transportation is gaining attention not just for recreation but as a means of traveling to work and school. Tazewell County has bike routes and off-road trails to accommodate bicycle transportation. These routes and trails are shown in Map 6. The trails are almost exclusively located within municipalities while bike routes extend into the unincorporated area.

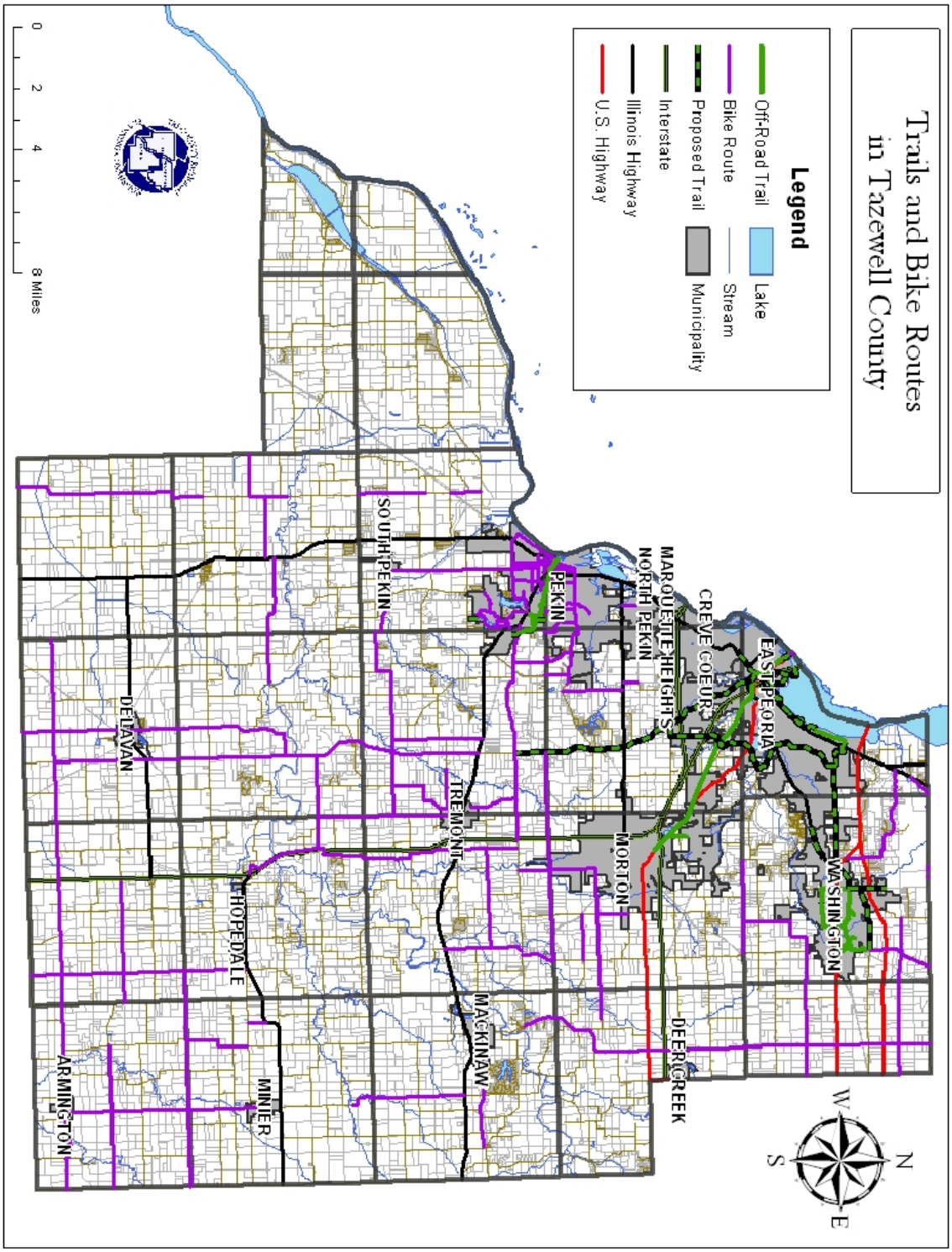
Plans are in place to expand the County's bicycle network. According to the LRTP, several trails are planned within Washington: the North Cummings Lane Trail extension, the Cruger Road Trail, the northern branch of the Washington Recreational Trail and the eastern loop of the Washington Trail. These links are included in Map 5, which shows the roadway improvements outlined in the LRTP.

In addition, plans for the Mackinaw Valley Trail are moving forward. This trail will run through Tazewell and McLean Counties along existing roadways and connect Peoria with Bloomington/Normal. Although no final corridor has been selected, analysis of potential corridors has indicated that a route from Morton to Normal through Mackinaw and Danvers may make the best trail. This will be the first substantial trail project in rural Tazewell County and may lead to further trail development in the unincorporated area.

To ensure that bicycle infrastructure is as useful as possible, bicycle routes and trails should be coordinated with new development. In the future, the County should consider existing and future bicycle infrastructure when evaluating new development plans to identify areas where linking bicycle infrastructure with development projects will be useful. If conservation subdivisions – discussed in the "Quality Sustainable Development" chapter of this document – are developed in the County, it would be feasible for open space to be set aside and trails established to connect new residential developments with existing bicycle infrastructure.



Map 5: Planned Roadway Improvements in Tazewell County.



Map 6: Trails and Bike Routes in Tazewell County.

Pedestrian accommodations are also important to consider when evaluating transportation in the County. In the unincorporated area where development typically is low-density and uses are spread apart, there is often little need for pedestrian accommodations. However, in areas near municipalities where new residential development occurs, it is useful to connect new sidewalks with an existing sidewalk system. Also, if mixed-use development occurs at the edges of municipalities, a sufficient pedestrian network can serve residents accessing services and alleviate vehicular congestion. The County can work with municipalities to identify appropriate pedestrian linkages.

Development Areas

Explanation of Future Land Use Map

The future land use map for Tazewell County is presented below as Map 7. The map does not show future land uses per se, but rather zoning districts in which certain land uses are permitted either by right or by a Special Use permit. This map can be used as a reference; when a development proposal is processed by the Community Development Department, the map can be consulted to determine whether the location of the proposed development is planned to be within in a zoning district that allows the proposed development.

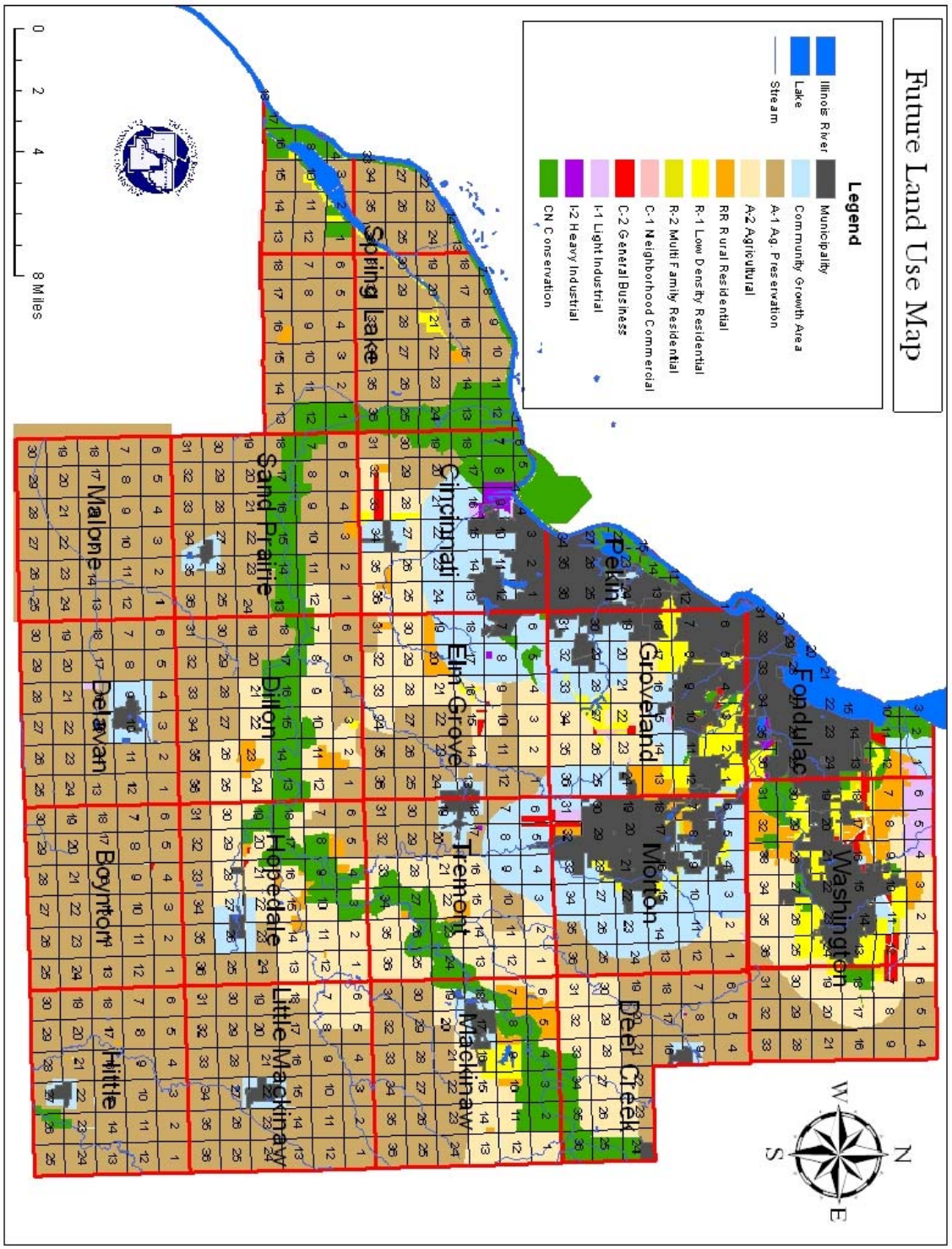
The future land use map is intended to be a guide to show which areas are best suited for residential, agricultural, conservation and other uses. The map does not show the specific projected acreage amounts needed for different land uses identified in this document because identifying specific locations for specific uses is difficult and unrealistic; land development does not occur in a vacuum. Rather, this map shows the general areas where development should occur to ensure an orderly development pattern that protects valuable sensitive lands for agriculture and environmental conservation.

Areas of Growth

One future growth area is within Groveland Township. The township is located between Pekin, East Peoria and Morton, and as these communities grow outward, development pressure will be exerted within the township. Concentrating development at appropriate locations in this area will promote a contiguous development pattern with the nearby municipalities, enabling land farther away from the municipalities to continue to be used for agriculture.

Other future growth areas are located adjacent to the county's smaller municipalities such as Delavan, Hopedale and Tremont. Focusing development near these communities helps to strengthen these rural communities while preserving land for agriculture.

The largest area of future growth is the land located within one-and-one-half miles of East Peoria, Morton, Pekin and Washington. The area within one-and-one-half miles of a municipality is its **extraterritorial jurisdiction**, or ETJ. A community can require new developments within this area to adhere to its subdivision code.



Map 7: Future Land Use Map.

Extraterritorial Jurisdiction Areas

In the ETJ areas, municipalities have some control over development that occurs nearby and may eventually be annexed. When communities develop comprehensive plans, future land uses within the ETJ area are delineated. Growth should be directed to the ETJ areas of the county's largest communities – East Peoria, Morton, Pekin and Washington – to promote a contiguous development pattern between new development and dense, existing development.

Because the ETJ areas are within the County's unincorporated area, the County future land use map shows this land as within either specific zoning districts or a community growth area where a variety of uses may be suitable. However, because these areas are addressed by a municipal comprehensive plan, and because specific zoning districts differ between the County and any one municipality, both the County future land use map and the municipal future land use map should be consulted when evaluating proposed developments. The County future land use map was developed to be consistent with municipal future land use maps, but coordination between the County and the municipality is needed to ensure new development proposed within the ETJ area is appropriate for both jurisdictions.

Areas Deserving of Special Attention

Areas of the county near the proposed Eastern Bypass and Veterans Drive could witness significant changes in the future if these transportation improvements are constructed. These highways will make certain locations, such as major intersections and interchanges, more attractive for development. This future land use map does not reflect the potential for this new development. However, when specific design work for the highways is complete and construction is imminent, the county should examine these areas and develop specific area plans to ensure that new development along these roadways is in keeping with county goals.

Coordinated Land Use: Principles and Implementation Strategies

Principle 1	Land development occurs in an orderly fashion.
Implementation Strategy 1	Minimize conflict between land uses.
Implementation Strategy 2	Avoid land development that occurs in isolated areas away from existing developed areas.
Implementation Strategy 3	Locate intensive land uses in appropriate areas where their impacts do not harm other land uses.
Implementation Strategy 4	Design new development to conform to the existing development pattern and potential future development patterns.

Principle 2	Land development occurring within the planning boundaries of municipalities is coordinated with local units of government.
Implementation Strategy 1	Facilitate the establishment of geographic planning boundaries between nearby communities.
Implementation Strategy 2	Consult with communities when reviewing developments within their planning boundaries.

Principle 3	The transportation network is coordinated with land development to ensure safety, minimize congestion, optimize vehicle miles traveled, and ensure maintenance and functionality of the network.
Implementation Strategy 1	Restrict the number of access points to arterial roadways through Zoning Code and Subdivision Code amendments such as minimum distance between access points and minimum lot width at right of way.
Implementation Strategy 2	Classify township roads and determine which roads are suitable for multiple residential access points.
Implementation Strategy 3	Ensure that the transportation network can accommodate the quantity of trips to be generated by land development based on the intensity and location of development.
Implementation Strategy 4	Allow for mixed-use development served by public infrastructure when the uses will not conflict.
Implementation Strategy 5	Provide pedestrian and bicycle accommodations to allow for safe and efficient use of the transportation network by all users.
Implementation Strategy 6	Amend the Subdivision Ordinance to allow new local streets to connect with areas to be developed in the future.
Implementation Strategy 7	Coordinate trail development with land development to ensure the usefulness of trails.
Implementation Strategy 8	Support development of the Mackinaw Valley Trail and future trails in rural areas.

Reference Notes

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[14] The Farm Creek 44-45.

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Glossary

Arterial: the classification of roads that are major routes for traffic movement and facilitate the movement of people and goods into and out of a community. Arterial roads have higher speed limits than collector roads and local roads.
Conservation Subdivision: a residential subdivision that preserves the significant environmental features of a property to provide open space for recreational use, stormwater management, and environmental benefits.
Extraterritorial jurisdiction (ETJ): describes the area within 1.5 miles of a municipality's boundaries in which the municipality can require new developments to adhere to its subdivision code. Because the ETJ areas are within the county's unincorporated area, the future land use plans of both the county and the municipality should be consulted when development proposals are reviewed.
Flag Lot: a property that consists of a long, narrow strip of land that provides access from a road to the main portion of the property. Because the access strip is much narrower than the main portion of the lot, the entire property takes the form of a flag.
Home Commercial: a commercial use conducted in conjunction with a dwelling and operated by the occupants of the dwelling.
Home Occupation: a commercial use accessory to and operated in a dwelling by the occupant of the dwelling.
Impervious Surface: any hard-surfaced, man-made area that does not readily absorb or retain water. A parking lot is a common example of an impervious surface.
Implementation Strategy: a specific action that when carried out will help implement the Comprehensive Land Use Plan.
IMP (integrated management practice): a site-scale practice used in a low impact development project for water quality treatment and flow control.
LID (low impact development): a stormwater management and land development approach applied at the parcel and subdivision scale that emphasizes conservation and use of natural features integrated with engineered hydrologic controls to more closely mimic natural hydrologic functions.
Open space: undeveloped land or water areas dominated by naturally pervious surfaces.
Principle: a statement describing a desired future condition that gives direction to a specific theme.
Rezoning: the process of changing the zoning classification of a piece of property. The Tazewell County Zoning Board of Appeals reviews all requests for rezoning.
Special Use: a land use that requires additional review because of the impact it may have on surrounding uses in a zoning district. For example, a gravel pit is a Special Use because its potential impacts must be reviewed to ensure it will not harm nearby properties. The Tazewell County Zoning Board of Appeals reviews all Special Use requests.
Theme: a guiding issue addressed by the Comprehensive Land Use Plan. The Plan contains six themes that serve as the major topic areas.
Unincorporated area: the portion of Tazewell County that is not located within a municipality.