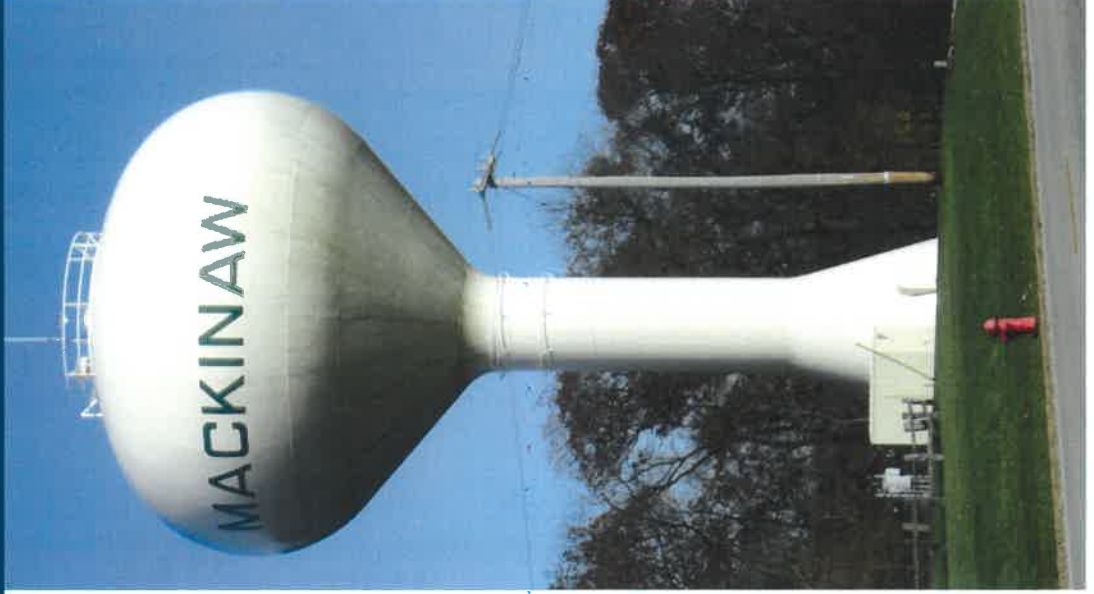


Village of Mackinaw, Illinois comprehensive Plan

JUNE 2013



RESOLUTION and aCkNOWEdgMents

Official Resolution

Comprehensive Plan Adoption Resolution #13-05
Approved August 12, 2013

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

INTRODUCTION

Plan Update

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

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

Why Plan?

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



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

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

How the plan should be used

The Comprehensive Plan is a guide to action. It

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

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

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

Planning Context

Historical Development of Mackinaw

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

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

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

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

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

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

Past Mackinaw Planning Efforts

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

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

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

Zoning Code

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

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

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

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

COMMUNITY VISION

Community survey

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

the questions asked can be found on the opposite page.

Key Strengths and Challenges

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

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

identified the following:

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

The following weaknesses were identified by Village residents:

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

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



Photo credit: David Davila

Mackinaw Community survey Questions

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

GROWTH and DEVELOPMENT

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

Growth trends

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

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

Growth Projections

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

Table 1: Population Change, 1960 - 2010

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



Brock Lake Recreational Area. Photo Credit: David Davila

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

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

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

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

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

Chart 1 shows the three different assumptions graphically.

For the purposes of this plan, we will use the

Chart 1: Projected Population Change

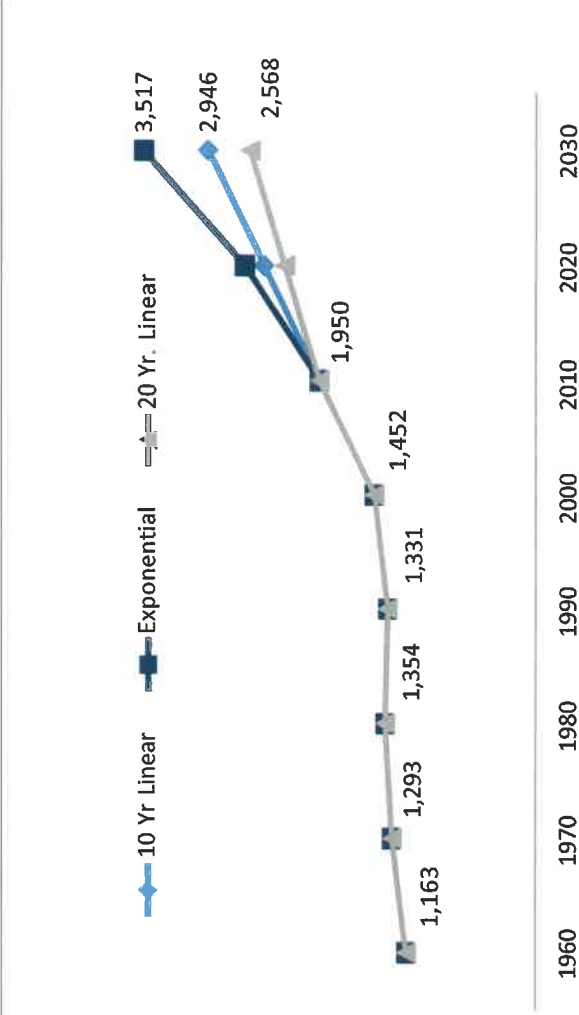
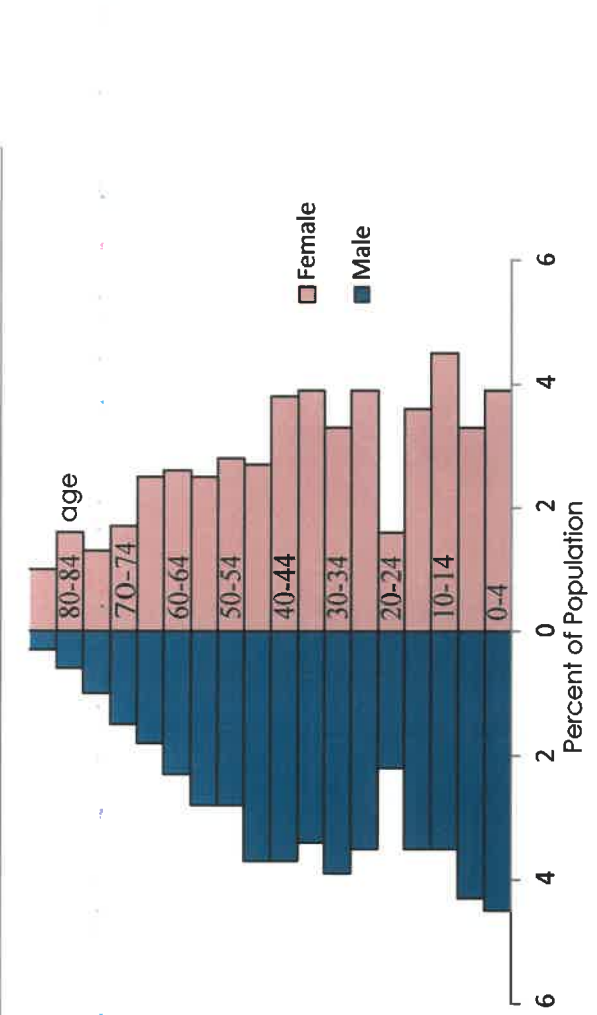


Chart 2: Age Pyramid



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

Age

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

Race

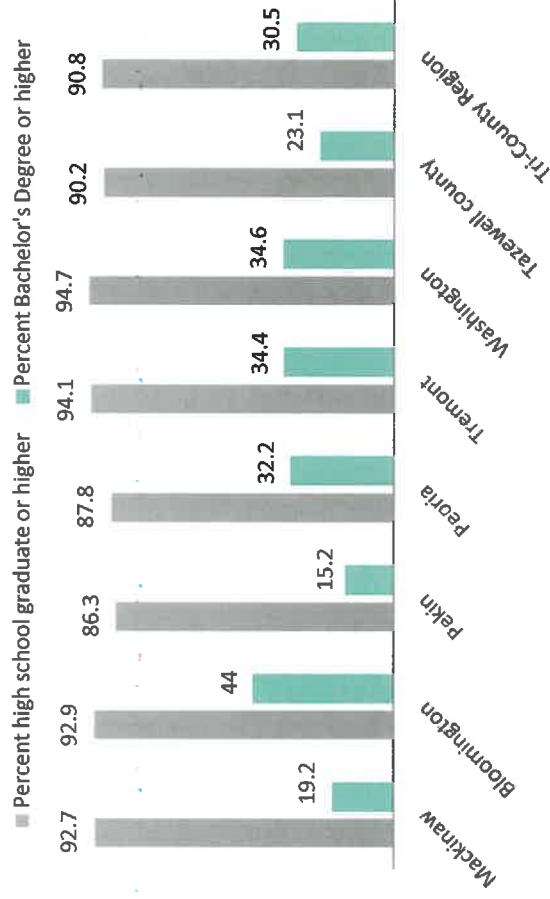
Mackinaw has very little diversity, with 97.7 percent of residents identifying as white in the 2010 U.S. Census. Multi-racial individuals make up 0.8 percent of the Village population, and Black or African American individuals make up 0.7 percent of the Village population. This racial composition has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

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

Table 2: Race, 2010

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

Chart 3: Educational Attainment, 2010



education

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

Housing

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

parks or community centers.

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

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

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

Housing Overview

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

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

Chart 4: Median Housing Value, 2010

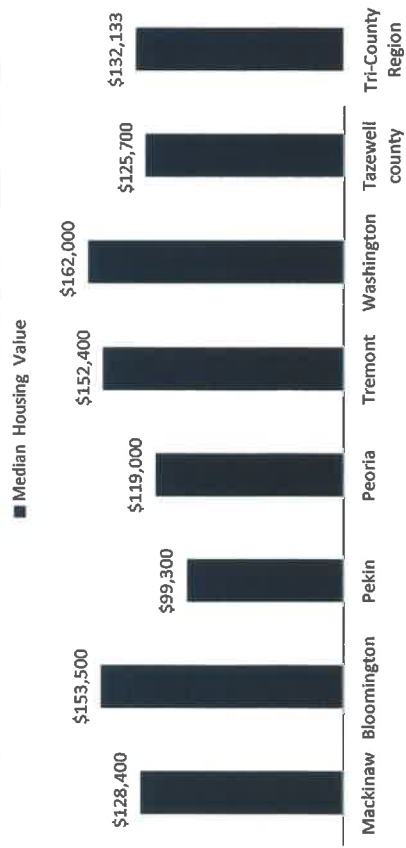
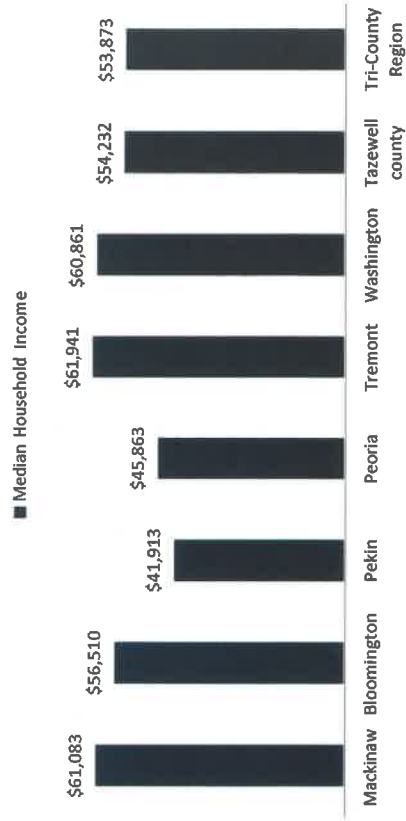


Chart 5: Median Household Income, 2010



Housing Affordability

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

Rental Property

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



Photo credit: David Davila

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

Selected Monthly Owner Costs as a Percentage of Household Income	Number of Households	Gross Rent as a Percentage of Household Income	Number of Households
Housing Units with a Mortgage	446	Occupied Units Paying Rent	163
Less than 20%	49.3	Less than 15%	22.1
20% to 24.9%	19.7	15% to 19.9%	11.7
25% to 29.9%	16.4	20% to 24.9%	23.9
30% to 34.9%	1.6	25% to 29.9%	10.4
35% or more	13.0	30% to 34.9%	5.5
Housing Units without a mortgage	121	35% or more	26.4
Less than 10%	22.3		
10% to 14.9%	24.8		
15% to 19.9%	15.7		
20% to 24.9%	5		
25% to 29.9%	16.5		
30% to 34.9%	4.1		
35% or more	11.6		

Chart 6: Median Rent, 2010

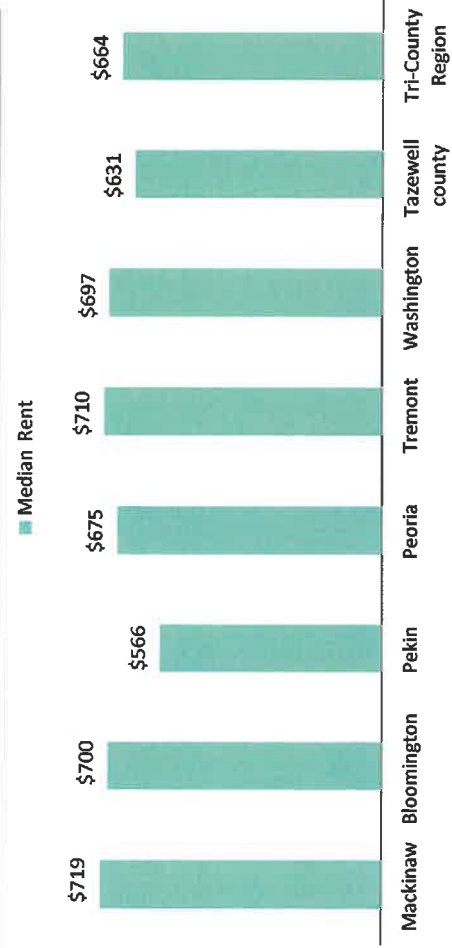


Table 4 details costs as a percentage of household income for occupied units paying rent.

Housing Types

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

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

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

Senior Housing

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

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

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

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

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

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

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

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