

Housing condition

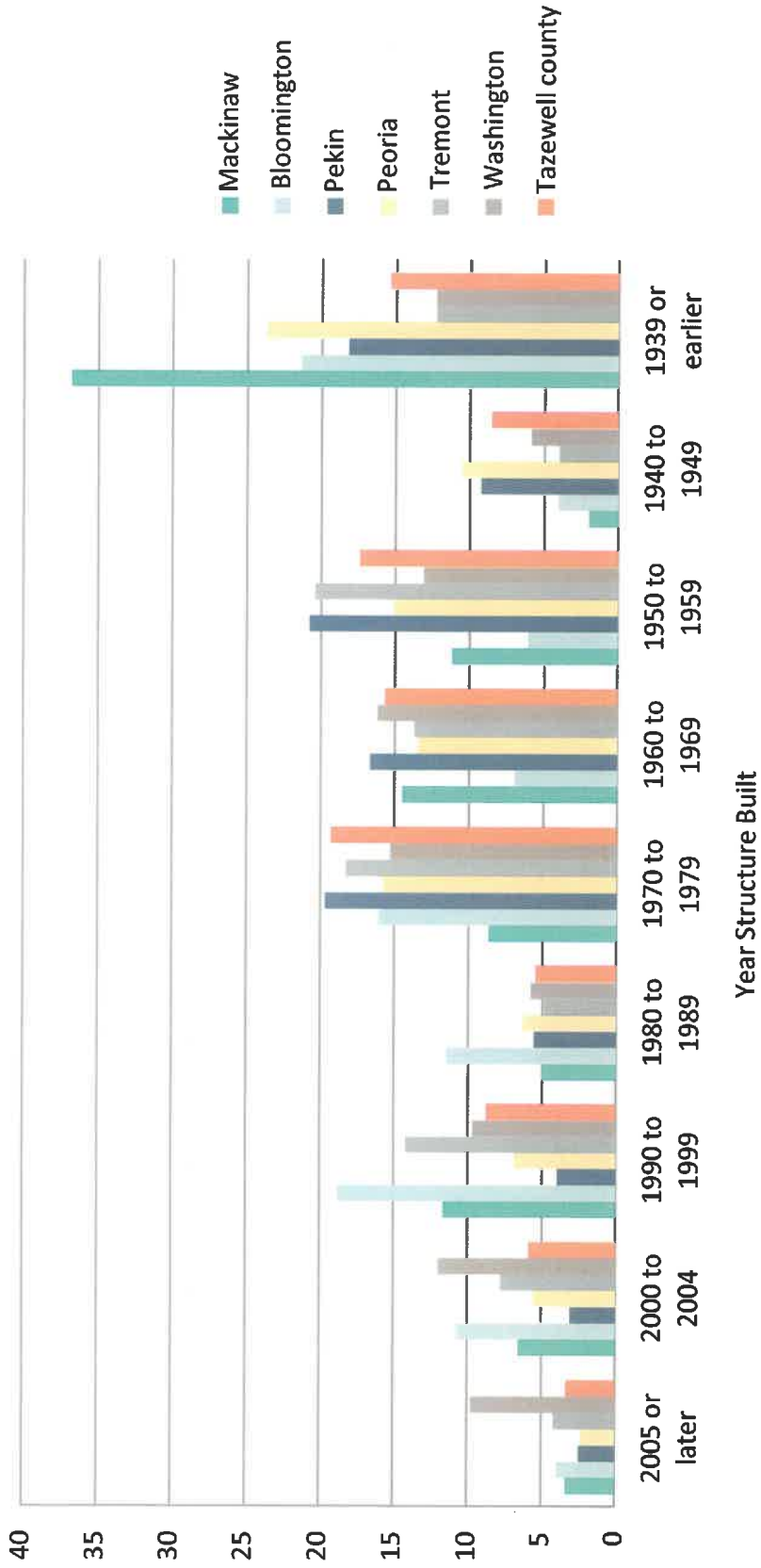
Mackinaw's housing stock is significantly older than that of the County and of surrounding communities. Approximately 36 percent of homes in Mackinaw were built prior to 1939. Furthermore, nearly 65 percent of Mackinaw's housing stock is over 50 years old. For comparison, in the nearby community of Tremont,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

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



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

Chart 7: Age of Housing Stock



economic Development

Employment

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

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

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

Employment Opportunities within Mackinaw

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

Table 7: Occupations held by Mackinaw Residents, 2010

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

Table 8: Industries in which Mackinaw Residents Work, 2010

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

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

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

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

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

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

Future Employment:

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

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

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

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

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

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

Current Land Use

Table 9: Mackinaw Land Use

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



Photo credit: David Davila

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

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

Commercial Uses

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

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

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

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

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

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

1. Grocery Store (99.1%)

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

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

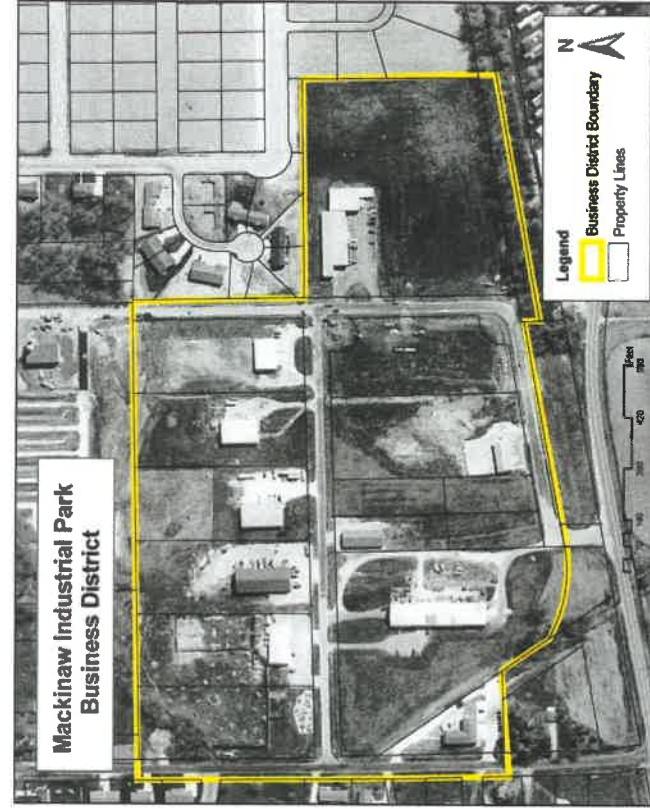
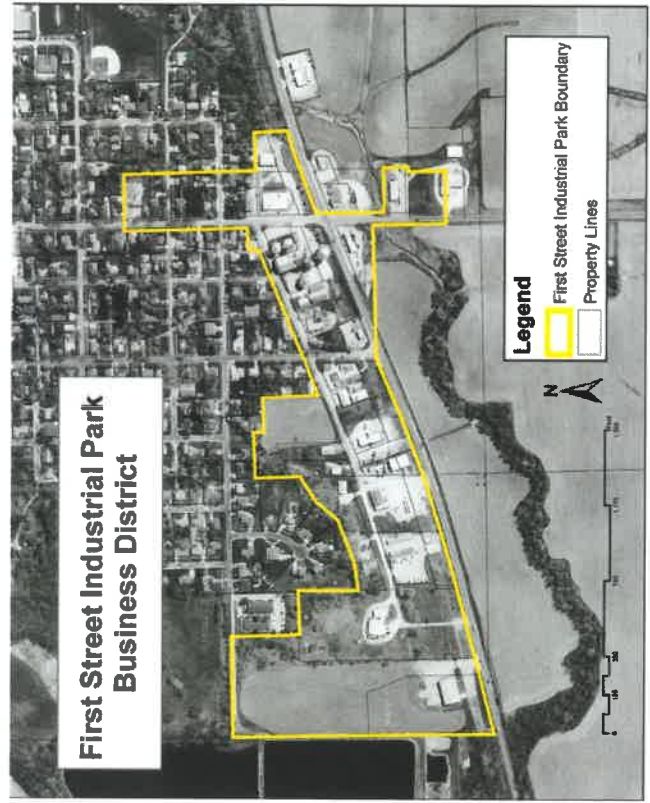
Most of the commercial uses are located in downtown Mackinaw, along Main Street and Fast Avenue. There are also some commercial uses along Illinois Route 9, as well as along King Drive

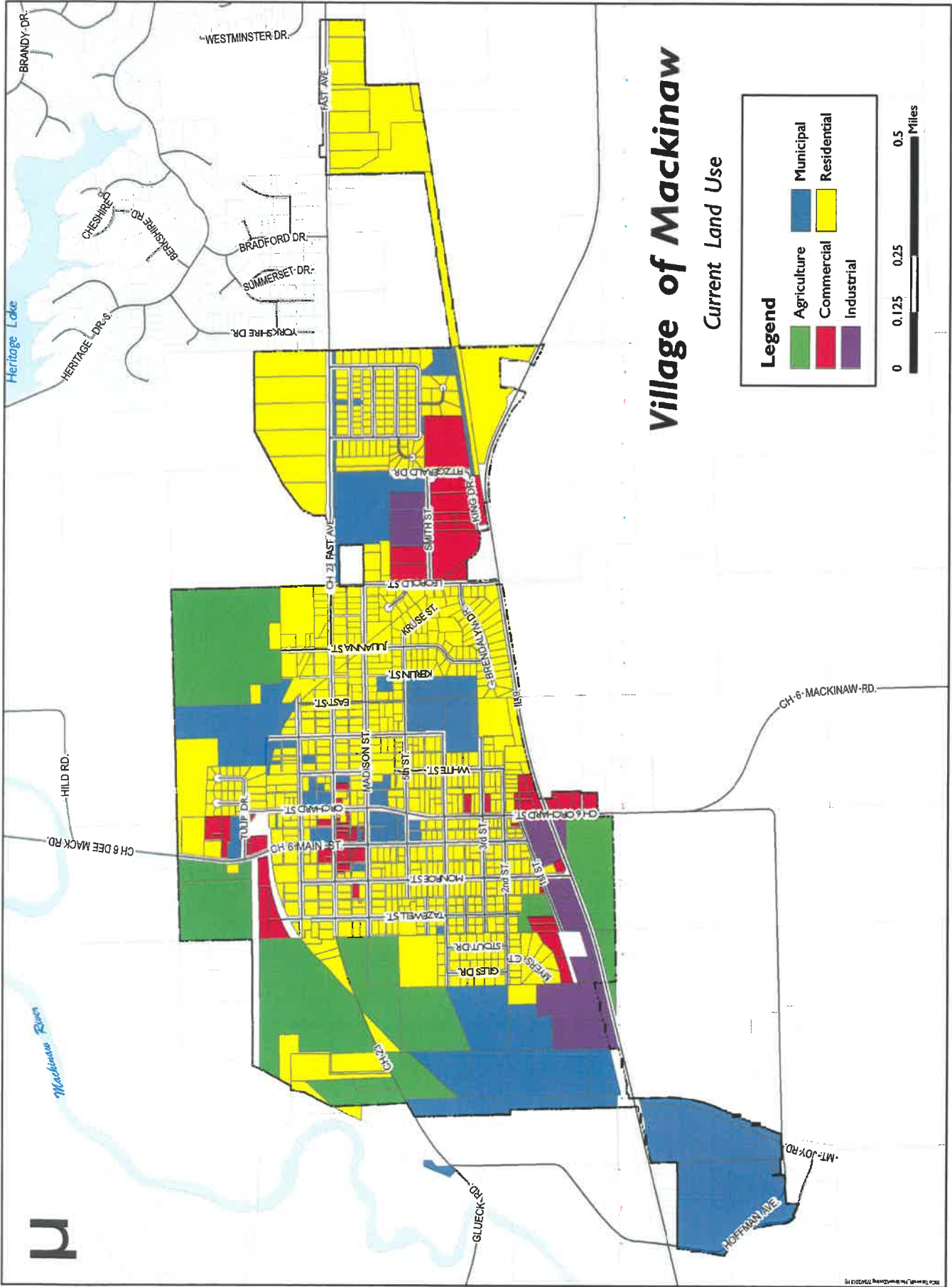
and Smith Street. Refer to the Current Land Use Map on page 22 to locate these areas.

Industrial Uses

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

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





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

Managed Growth

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

Land Use Compatibility

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

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

Fiscal Impacts

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

Annexation

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

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

Heritage Lake Subdivision

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

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

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

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

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

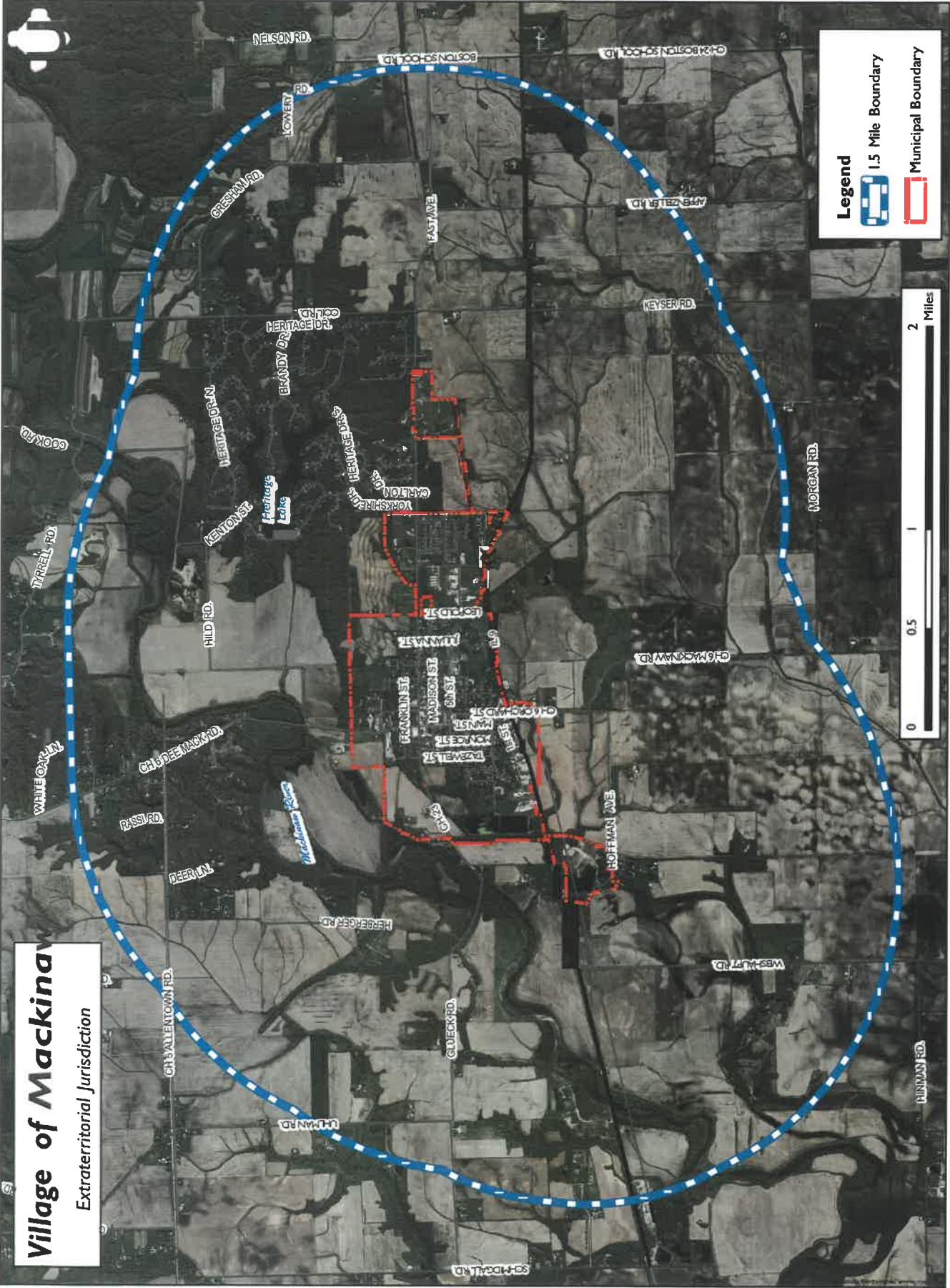
The Village of Mackinaw has considered annexing the Heritage Lake subdivision in the past. Unfortunately, the costs associated with updating the sewage system and improving road infrastructure within Heritage Lakes are high, and the Village of Mackinaw is not currently able to afford the project.

Extraterritorial Jurisdiction

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

Village of Mackinaw

Extraterritorial Jurisdiction



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

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

future land Use

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

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

Residential Land

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

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

Commercial Land

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

Industrial Land

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

Park Land

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



Mackinaw Grain

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

Physical Constraints to Development

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

Illinois State Route 9 is another potential

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

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

Placement of Future Land Uses

Residential

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

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

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

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

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

- **Natural Areas:** Natural areas such as wooded land and wetlands should be preserved and incorporated into new residential development to provide recreational and environmental benefits. This model of development is called conservation subdivisions.

- **Street Design:** New development should be served by streets that provide access to major roadways and other developed areas so that traffic flow is efficient and safe for both the public as well as emergency vehicles.

- **Sidewalks:** All new development should be built with sidewalks on both sides to encourage recreation and walkability.

- **Water:** New development must be served by a public water system that consists of water mains and service lines.

- **Wastewater:** New development should be served by a public sanitary sewer system that consists of sewer lines.

- **Parkland:** Neighborhood parks and playgrounds should be encouraged to be built in new developments.

Commercial Land

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

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

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

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

Industrial Land

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

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

Park Land

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

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

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



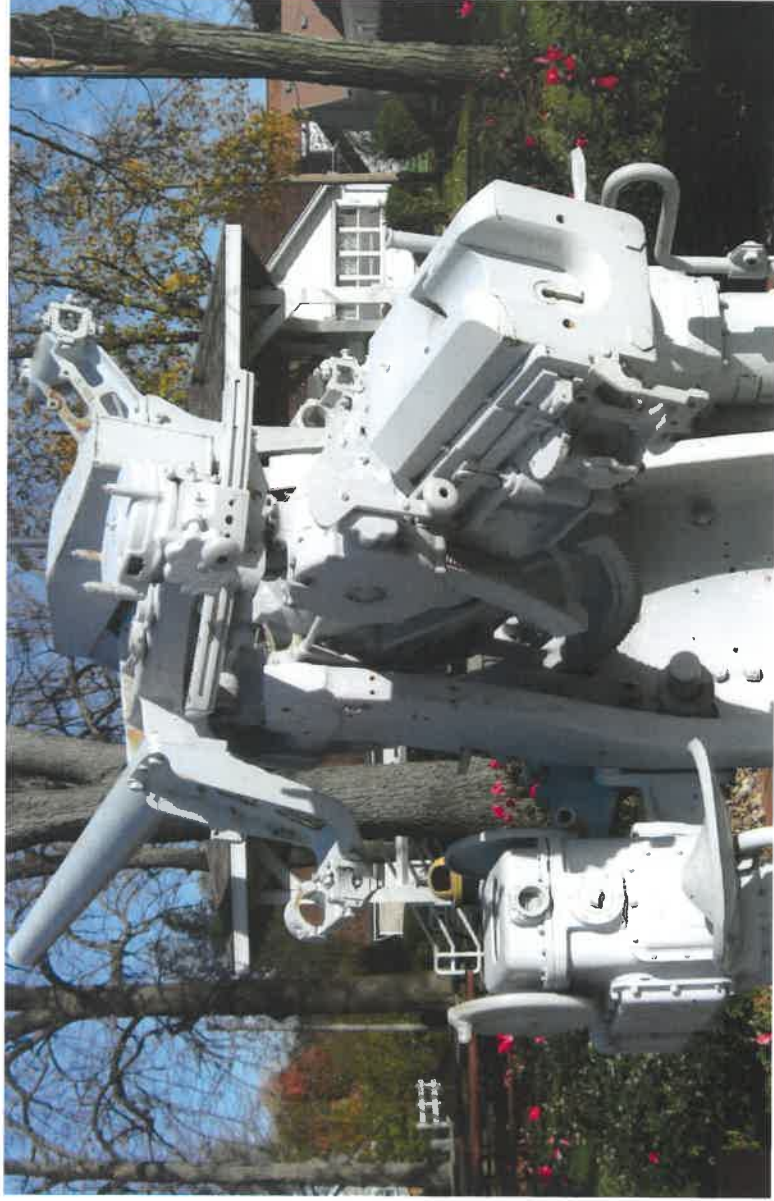
Mackinaw's historic train depot. The building is now home to Garden Gate Floral and the Tea Room.

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

Walkability

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

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



Veteran's Park

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

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

Historic Preservation

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

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

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

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

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

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

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

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

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



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