

The Village of
HERSCHER

**COMPREHENSIVE
PLAN
UPDATE**



Village of Herscher

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Adopted: 02/19/07

"Small Town America at its Best"

THE VILLAGE OF HERSCHER

Comprehensive Plan Update

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**And The Citizens of the
Village of Herscher**



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PREFACE

The Village of Herscher's current Comprehensive Plan was adopted on July 6, 1993. The current Subdivision Ordinance was passed in 1998 and the current Zoning Ordinance was updated in 1997. These three documents form the basis for decision making on land use and development issues within the Village and its one and one-half mile extra-territorial planning jurisdiction (ETJ). As such, it is imperative that the Village regularly review these documents and update them to reflect changes in the Village's demographics, population growth, commercial expansions and changing goals and policies.

To this end, the Village of Herscher has contracted with the County of Kankakee's Planning Department to review and assist the Village with an update to the Land Use and Economic Development Sections of the Comprehensive Plan. The Demographics of the Plan will also be reviewed and updated as the information contained in this section will form the basis for many of the goal and policies outlined in the other two sections. This update will be accomplished through the use of different planning techniques, such as, key person interviews, public hearings, workshops and the tabulation of data obtained on a survey that was conducted by the Economic Development Committee in the spring of 2006.

Finally, a new set of goals, policies and implementation techniques will be developed that reflect the

Vision Statement

"Promote and manage the orderly growth of the Village of Herscher and its extra territorial jurisdiction by planning for and providing village services and programs capable of supporting future expansion. Provide for the expansion of retail, service and employment opportunities within the Village while preserving the architecture, character and integrity of the downtown area and protecting the Village's small town charm and family oriented atmosphere. Establish an identity for Herscher as a retail, cultural and social center (hub) for the west end of Kankakee County, as well as the surrounding region while maintaining the high quality of life that village residents have come to expect and enjoy."

Mission Statement

It is the Village of Herscher's mission to create and support programs that protect and enhance the Village's small town charm and family oriented atmosphere while providing adequate facilities for managed and sustainable development, as well as, social, cultural, and economic growth throughout the Village.



changes in the community since the 1993 Plan was adopted.

INTRODUCTION

Why do we plan?

A comprehensive plan is a flexible document that normally includes maps, statements, ideas, charts and opinions that reflect the municipality's views on the subject of land use and development. These documents serve as a guide for decision makers in the Village and help ensure that decisions are made in a consistent manner based on facts and not arbitrary or emotional responses.

The Village of Herscher's authority to create and manage a comprehensive plan is legislated in Chapter 65, Section 5/11-12.-5 and Section 5/11-12-7 of the Illinois Compiled Statutes as amended. These Chapters provide the basis for comprehensive planning in Illinois.

Through this legislation, the Village of Herscher can create plans to provide for the efficient and logical expansion of the community, establish future land use, transportation and economic development goals, and, in general, guide future development. By utilizing its comprehensive plan, a municipality can mitigate potential problems and issues before they occur.



Information

To learn more about the Illinois

Compiled Statutes visit:

<http://www.ilga.gov>



THE EXISTING PLAN

As stated previously, the Village's most recent Comprehensive Plan was adopted in 1993. Since that time, the Village has experienced new residential growth in the eastern and southern areas of the Village. This growth, coupled with commercial development pressures along Illinois Route 115, poses to threaten the vitality of Herscher's historic downtown. This dynamic has prompted Village leaders to take a fresh look at the Comprehensive Plan.

The existing Plan is divided into seven (7) sections (elements) as shown on the right. Each of these elements has an associated set of goals and policy statements that the Village can utilize to implement the plan. For the purpose of this update, the Village has decided to only examine and refine the Land Use and Economic Development elements.

Elements of 1993 Plan

1. Land Use
2. Economic Development
3. Housing
4. Public Open Space & Recreation
5. Transportation & Circulation
6. Community Resources & Public Facilities
7. Commercial & Industrial Development

The Village has been very successful in implementing the current comprehensive plan. Many of the recommendations, such as the revision of the zoning ordinance and subdivision regulations have been accomplished. Yet there is still more to do. This update will identify the next steps and offer recommendations for implementation to guide the Village of Herscher into the future.



PUBLIC INVOLVMENT

Survey Results

In 2006, the Herscher Economic Development Committee conducted a survey of Village residents that tried to gather information about the current and future needs of the Village. The Village received 93 completed surveys during this exercise. The survey asked the following three questions:

- 1. What type of business and / or service company would you like to see included in the future of Herscher?**
- 2. What is your opinion of the following?**
 - Additional retail stores
 - Light industrial
 - Affordable senior housing
 - Park district
 - Family fitness center
 - Veterinarian
 - Automatic car wash
 - Fast food
- 3. What are the most important challenges or opportunities facing our community?**
 - Education
 - Recreation
 - Jobs
 - Health care
 - Housing cost
 - Transportation
 - Recycling
 - Other

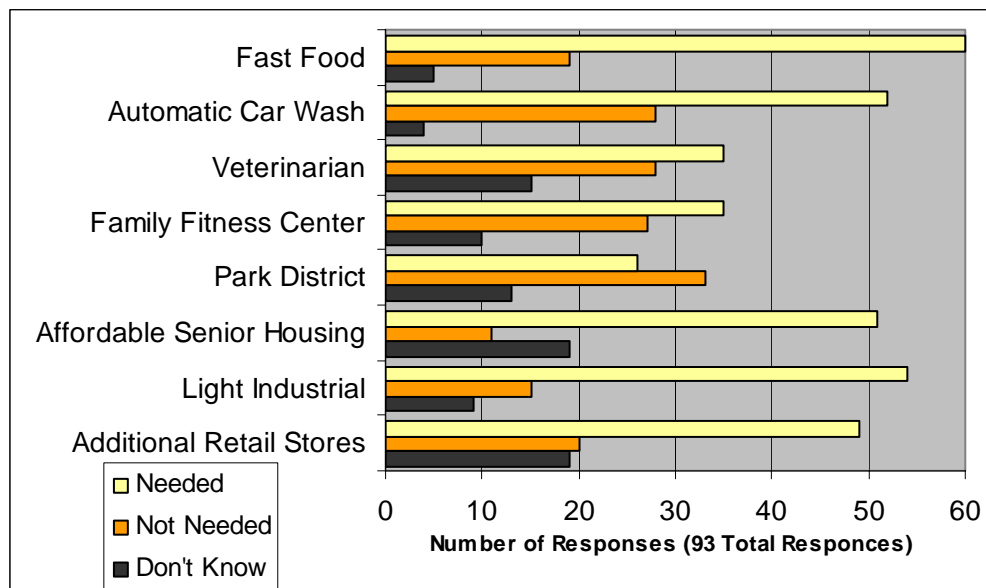


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The results of the survey were very informative and offer a glimpse into the wants and needs of Village residents. The most popular response to the first question that asked about the need for businesses or services was the desire for a fast food restaurant followed closely by a “sit down / family style” restaurant. The next two most favored responses were an ice cream shop and nursing home. These were followed by a grocery store and a “one stop” shop. There were many other responses but the remaining responses had less than seven responses each.

Question 2 asked the citizens’ opinion on a number of land use needs facing the Village. Chart 1 depicts the responses to this question. Again, the need for a fast food restaurant tops the list. This time though, the need for light industrial and an automatic car wash come in second and third, respectively. These were followed by the need for affordable senior housing and then by the need for additional retail stores.

CHART 1: Comparison of Survey Question Number 2 Results



Source: Village of Herscher, 2005

The last question addresses the challenges and opportunities facing the Village in the future based on a predefined list of issues. This time education came in first followed very closely by jobs with housing costs and recycling coming in at third and fourth. Chart 2 shows the relationship of these issues when compared to each other.

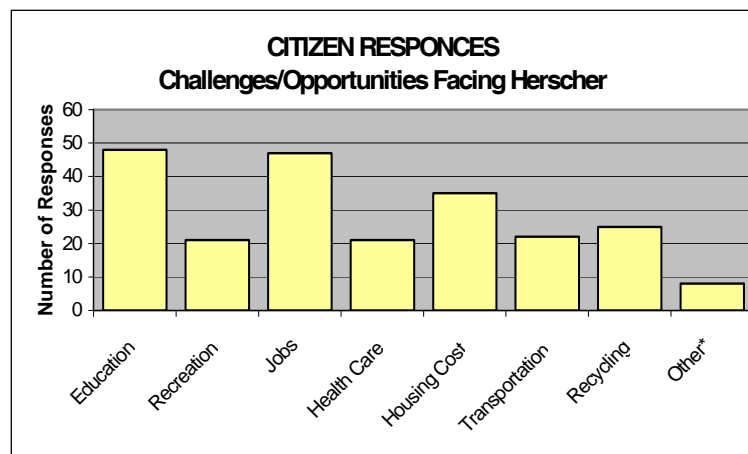


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Surveys, like the one conducted by the Economic Development Committee, are a very useful tool that planners can use to gauge the future needs of a community. Although the results only reflect a small cross section of the population of Herscher, the survey can still be used to plan for the types of developments and uses that will be needed in the future. It is very clear that the citizens of Herscher, and possibly the surrounding countryside, would utilize the services of a fast food and even a “sit down / family style” restaurant. It would also appear that senior housing and job creation / retention are also very important needs for the Village. Since most of the suggested needs are commercial in nature, the Village should take steps to ensure that the necessary amount of land is set aside for these types of uses and that they are located in the appropriate places to provide efficient access.



CHART 2: Results of Survey Question Number 3



Source: Village of Herscher, 2005



Interviews

On June 1, 2006, County Planning staff met with various citizens of the Village of Herscher for the purpose of obtaining different views on the current and future needs of the Village. Citizens were divided into small groups and asked to give their opinions on various topics and issues. Some of the topics discussed included:

1. What is your opinion of the development of Herscher in the last 10 years?
2. What are the major challenges facing Herscher in land use and economic development?
3. Are there any areas in and around Herscher that would be a challenge to develop and therefore they should be preserved?
4. Issues with commercial development in the downtown area and along Illinois Route 115.
5. Are there any commercial services needed that would reduce the number of trips to Kankakee.
6. Would you support TIF or other tax incentive programs for downtown?
7. Are the parks and open space sufficient?
8. What type of future residential development is preferred?
9. How important is attracting employment to the Village.
10. What is your vision of Herscher in 10, 15, and 20 years?

The results of the interviews were very similar to the results of the 2006 survey discussed in the previous section of this plan. It was mentioned that affordable senior housing is desired to keep older citizens in the community. A fast food or “sit down” restaurant is needed for the convenience of residents and for families whose children attend extra curricular activities at the schools. Another reoccurring comment was the desire to retain the Village’s small town atmosphere both now and into the future. In addition, it was suggested that signage promoting the downtown area be installed along Illinois Route 115 and relocating government services into downtown to revitalize and sustain it as a destination.



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Finally, the consensus desires single family residential over other types of residential development. Any other types of residential units should be limited to a percentage mix that is no greater than what exists today.

Village leaders were also interviewed. On September 7, 2006 County Planning Staff met individually with each of the Village Board Members to gain their perspective on several issues. The Board members opinions were very similar to those of the citizens interviewed earlier in the planning process. They felt that the different types of residential uses in the Village should be kept at similar ratios in the future and that maintaining a vibrant downtown was important to the Village as a whole. The Board felt that downtown could best be served by attracting businesses and services that could generate foot traffic as well as, sales taxes in the area. Two other issues that were raised by the Board members were the need for light industrial businesses and senior housing. Some Board Members suggested the desire to use incentives to attract senior housing.



Adopted: 02/19/07

DEMOGRAPHICS

Population

One of the first steps in comprehensive planning is the gathering and analysis of population trends and demographics. This analysis will form the basis for many of the assumptions utilized throughout the Plan. It is important to know where a municipality has been in order to create a vision for where it will be in the future. This is accomplished by collecting data on past population and housing counts, building permits and demolitions, educational attainment, age, race and income. By analyzing this data and comparing it to previous years and other locations, a picture of the social characteristics of the Village starts to come into focus. This data can then be extrapolated and projected into the future to provide a snap shot of how the Village may look in the future. These future projections will help determine housing demands, land consumption and social needs.

Population in the Village has steadily grown in the past 60 years, increasing from 416 in 1940 to 1,523 in 2000. In the most recent decade, the Village grew from 1,278 in 1990 to 1,523 in 2000. This represents an increase of 19.2% which is quite impressive when you consider that the County and State only grew at 7.9% and 8.6% respectively.



Information

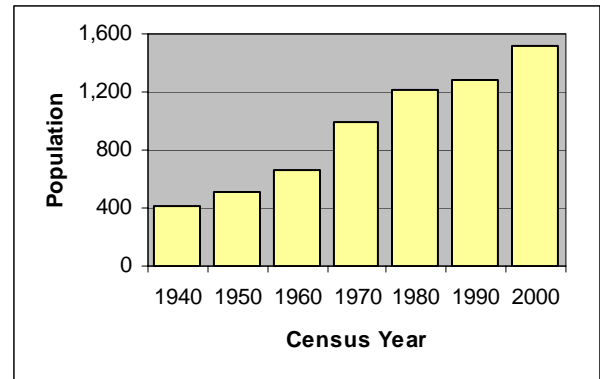
To learn more about the 2000 Census and Census data visit:
<http://www.census.gov>



In fact, this growth rate substantially outpaces the projections developed in the 1993 Plan. Chart 3 shows the Bureau of the Census' population totals for the Village of Herscher from 1940 to 2000 and Table 1 shows the percent change in population for the same time period.

The rate at which the Village is growing indicates that the Village is a desirable location to live and to raise a family which could be a contributing factor in maintaining a high quality of life.

CHART 3: Herscher Population 1940-2000



Source: U.S. Census Bureau, 2000

Chart 4 shows a breakdown of Herscher's population into various age groups taken from the 2000 U.S. Census and compares it to the same data from 1980 and 1990. The two largest age groups are the 25 through 44 (28%) age group and 5 through 15 (19%) age group.

Out of the nine age groups, only three of them had a negative percent change from 1990-2000. The two greatest negative percent changes were in the 60 to 64 (-47%) age group and 55 to 59 (-16%) age group. This suggests that the population of Herscher is getting younger.

TABLE 1: Population Percentages 2000

Year	Herscher	Percent
1940	416	
1950	515	23.8%
1960	658	27.8%
1970	988	50.2%
1980	1,214	22.9%
1990	1,278	5.3%
2000	1,523	19.2%

Source: U.S. Census Bureau, 2000

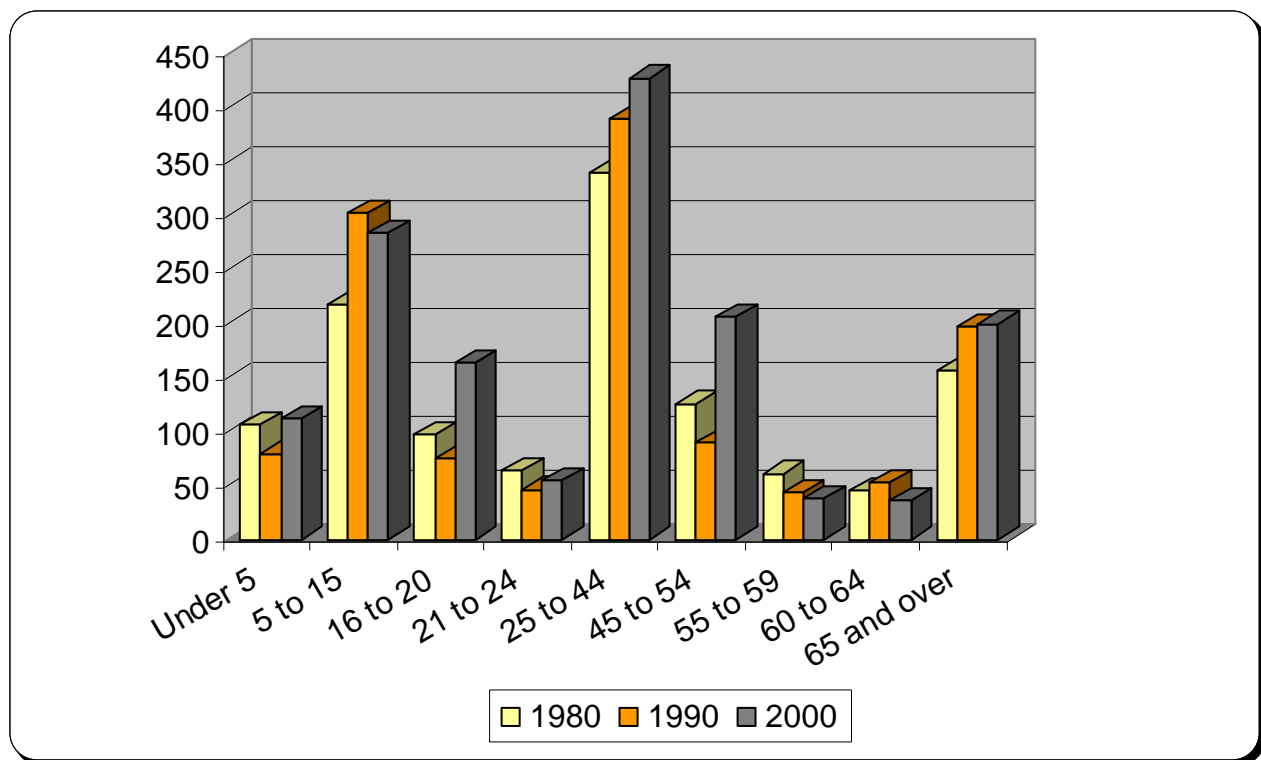
Although the population is getting younger, it is important not to forget the needs of the senior citizen population of Herscher, as evident by the desire of the community to provide for senior housing.



According to the 2000 U.S. Census, there are 200 people living in the Village over the age of 65, representing 13% of the population. This number reiterates the need for affordable senior housing, as expressed in the survey results.

The dependent population, ages 5 through 15 and 60 years of age and over, has decreased since the 1990 Census. In 1990, the dependent population made up 43% (553 of 1278) of the total population of Herscher. According the 2000 Census, the dependent population has decreased to 34%. The significance of this population trait is that these age brackets generally require more costly services, two of which are education and medical services.

CHART 4: Age Groups, Village of Herscher, 1980 - 2000



Source: U.S. Census Bureau, 2000

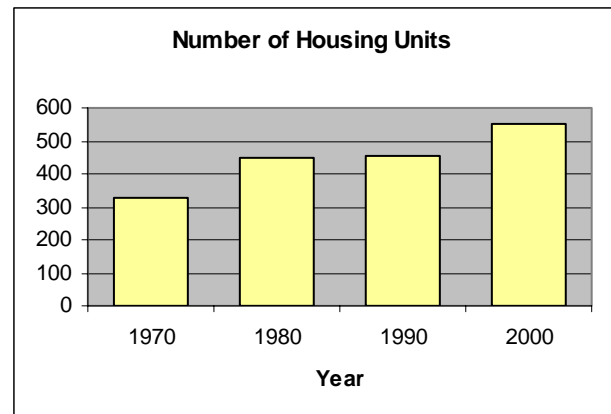


Housing and Income

The Village of Herscher has experienced steady growth in new home construction as well as population.

According to Village records, since 1992, the Village has added 66 single family structures, 6 duplex units and 3 Multi-family buildings. Housing unit totals from the U.S. Bureau of the Census confirms this growth. Chart 6 depicts a break down of building permits by housing type for the years between 1992 and 2005. During the period from 1990 to 2000 the Village added 98 new housing units, representing an increase of 21.5%.

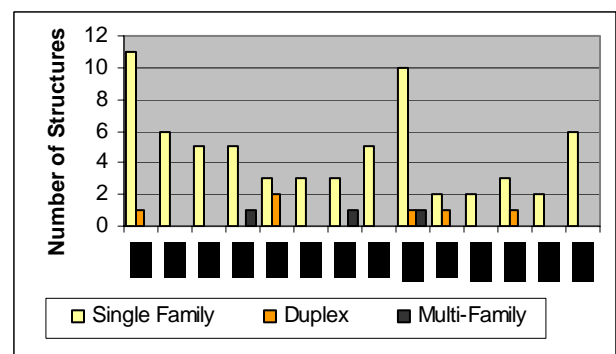
CHART 5: Herscher Housing Units 2000



Source: U.S. Census Bureau, 2000

The Census Bureau's house counts over the last 30 years indicate that the Village has always enjoyed a steady housing market. The graphic in Chart 5 illustrates housing growth. It is no surprise that the Village's increase in population has a direct correlation with its increase in housing units.

CHART 6: Building Permits by Type 1992-2005



Source: Village of Herscher, 2006

One comment expressed by those attending the interviews on June 1, 2006 was the desire to keep the mix of various housing types in the future at the same level that they are at today. Keeping this in mind, the Planning Department's staff calculated the current mix of housing types within the Village. These housing types were categorized into three groups; single family, duplex and



multi-family. Percentages were established for these three housing types and depicted in Table 2.

According to the Village of Herscher's 2005 Land Use map, there are 579 total housing units in the Village. 86.5% of the units are single family, 2.5% are duplex or two family and 11% are multi-family. The Village should keep these figures in mind when approving new subdivision so that this overall balance is maintained.

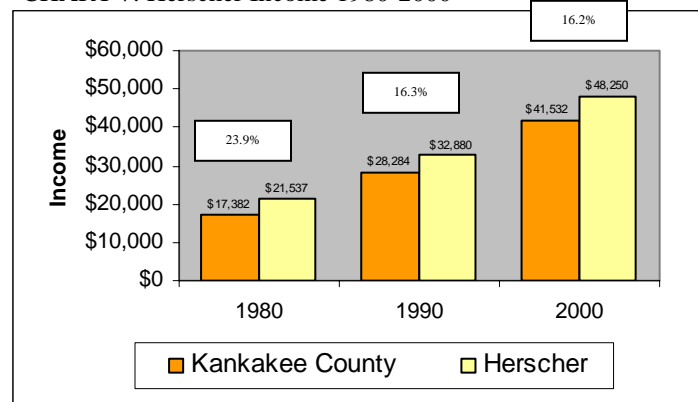
TABLE 2: Housing Units by Type 2006

Housing Unit Type	Percentage
Single Family	86.5%
Duplex	2.5%
Multi-Family	11.0%

Source: Village of Herscher

The income of Herscher's residents has also steadily increased over the past several decades. Median household income has increased from \$32,880 in 1980 to \$48,250 in 2000. When compared with the County of Kankakee's figures, the Village outpaced the County every decade over the past 20 years. This gap, however, the gap is closing. The gap, or percentage difference, was 23.9% in 1980 and 16.18% in 2000. This can be attributed to County income levels increasing at a greater rate than the Village's in recent decades.

CHART 7: Herscher Income 1980-2000



Source: U.S. Census Bureau, 2000

Chart 7 shows this relationship from 1980 to 2000.

The 2000 Census also indicates that there is 7.7% of the Village's population living at or below the poverty level. This figure is very low considering the County's average of 11.4% and the State's average of 10.7%. Table 3 compares Herscher's income and family statistics to the County and other selected municipalities within Kankakee County.



TABLE 3: Kankakee County and Select Municipalities Census Data 2000

	County	Herscher	Aroma Park	Bourbonnais	Bradley	Essex	Grant Park	Kankakee	Manteno	Momence
POPULATION	103,833	1,523	821	15,256	12,784	554	1,358	27,491	6,414	3,171
# OF HOUSEHOLD	38,209	520	291	5,400	5,004	519	679	9,995	2,593	1,156
PERSONS PER HOUSEHOLD	2.61	2.86	2.58	2.58	2.49	2.78	2.73	2.6	2.48	2.59
MEDIAN HOUSEHOLD INCOME	\$41,532	\$48,250	\$41,375	\$49,329	\$41,757	\$50,238	\$52,123	\$30,469	\$48,599	\$37,898
NUMBER OF FAMILIES	26,759	430	222	3,818	3,384	161	389	6,272	1,789	785
PERSONS PER FAMILY	3.12	3.21	3.06	3.07	3.03	3.1	3.09	3.28	3	3.13
MEDIAN FAMILY INCOME	\$48,975	\$56,583	\$44,667	\$57,086	\$47,984	\$51,118	\$55,250	\$36,428	\$56,077	\$45,379
% OF POPULATION IN POVERTY	11.4%	7.7%	6.9%	6.5%	6.8%	5.8%	4.4%	21.4%	5.3%	9.2%
% OF FAMILIES IN POVERTY	8.7%	4.8%	6.6%	5.2%	3.6%	5.5%	3.5%	18.1%	3.9%	5.8%

Source: U.S. Census Bureau, 2000

As indicated by the above table, Herscher ranks high in household and family income and is average in poverty and family size when compared to other municipalities in the County. This is another factor that contributes to Herscher's potential growth, making the Village a more attractive place to live.



Tax Base and Economics

An indication of the direction that a municipality's economy is heading is its sales tax and property tax revenues. The Village of Herscher has enjoyed a steady increase in both of these revenue sources for the past ten years. Table 4 shows these tax revenue figures from 1996 through 2006.

To get a perspective of Herscher's tax base, the Village's tax rate was compared to the tax rate of other selected municipalities in the County. Table 5 shows this comparison. Of the property tax rates that were compared, the Village of Herscher ranks among the lowest with only the Villages of Essex and Momence having lower tax rates.

These factors combine with others to make Herscher an attractive location to live and raise a family. The Village and its leaders should take these factors into consideration when making decisions that affect the tax base of the Village.

TABLE 4: Herscher Property and Sales Tax Revenues

Year	Sales Taxes	Property Taxes
1996	\$105,468	\$42,560
1997	\$104,589	\$44,403
1998	\$102,203	\$49,884
1999	\$104,416	\$52,174
2000	\$111,751	\$54,377
2001	\$120,493	\$57,045
2002	\$136,068	\$59,950
2003	\$146,087	\$56,918
2004	\$176,183	\$59,943
2005	\$164,690	\$59,899
2006	\$160,227	\$68,347

Source: Kankakee County Treasurer, 2006

TABLE 5: Property Tax Rate Comparison – by Municipality

Municipality	TAX RATE			
	2002	2003	2004	2005
Herscher	6.585	6.919	6.96	6.723
Manteno	6.733	6.842	6.993	7.554
Bourbonnais	7.797	7.608	7.738	7.505
Momence	5.619	5.755	6.068	6.617
Grant Park	7.049	8.079	8.407	8.178
Bonfield	7.028	7.099	7.166	7.036
Essex	5.546	5.58	5.737	5.634
Bradley	8.264	8.13	8.336	8.098
Kankakee	10.129	10.735	10.994	10.519

Source: Kankakee County Treasurer, 2006



Population Projections

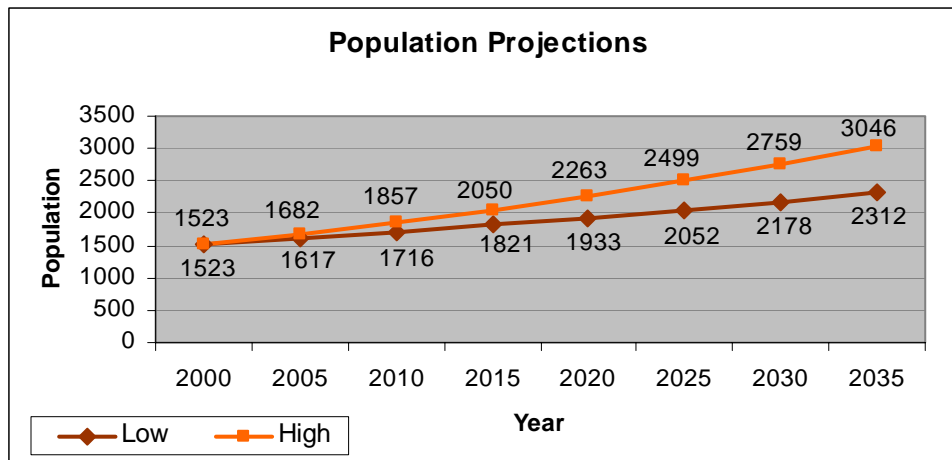
There are many techniques for forecasting population growth. The method chosen for this plan is “population trend analysis,” which is also the same method used in the previous plan. This method was chosen because Herscher’s relatively small population combined with limited Census information made other methods of forecasting impractical.

By their very nature, projections of population are susceptible to arguments of accuracy and misinformation; however, they still play an important role in comprehensive planning as they provide a glimpse into the possible future population and allows village leaders to provide for possible needs. For the purposes of this plan update, it was decided that a high / low calculation would be used so that the Village would have some flexibility as to possible future growth scenarios. By allowing for a possible range of potential future population numbers, the plan attempts to alleviate concerns of inaccuracy or subjectivity.

The graph shown in Chart 8 was derived by extrapolating population trends since 1940. These trends were then used to make projections for the next 30 years. The “low” population projections were calculated based on a 1.2% per year population increase and the “high” figures were based on 2.0%. The 1.2% figure was the average population increase per year since 1940. The 2.0% figure was chosen by the Planning Commission based on expected building permits and proposed developments. Using the 2.0% growth figure, it is estimated that the Village’s population will grow from about 1600 persons currently living in the Village to an estimated 3000 persons in 2035. This increase is significant as the Village’s population will nearly double in size during this time period. The Village will need to plan for and accommodate the needs of these new citizens. It is the purpose of this Plan to guide the Village as to how this growth will be managed.



CHART 8: Population Projections 2000-2035



Source: Kankakee County Planning Department, 2006

As one can see by Chart 8, it is anticipated that the Village of Herscher will enjoy population growth well into the foreseeable future. The 1993 plan listed a number of factors that indicated that growth would occur in the Village of Herscher. These factors are still valid today and are listed below.

1. County-wide Growth Management Policies

Kankakee County's Comprehensive Plan adopted in November, 2005 has created growth management and development policies that focus non-farm development into municipalities and /or the extra territorial jurisdiction of the County's municipalities.

2. Availability of Land for Development west of the Kankakee Urban Area.

The increasing attractiveness of living in the western portion of the County combined with the decreasing availability of land for rural residential development, will limit the housing supply and encourage development near municipalities, such as, Herscher.

3. Availability of Land in Herscher

The availability of developable land in the Village of Herscher is abundant.

4. Availability of Municipal Services

Herscher is the only community in the west end of the County that offers such municipal services as, sewer, water, and storm sewer.

5. Herscher: Hub of the West End of the County

Herscher can be considered the "hub" or central community in the west end of the County for several reasons. Herscher offers schools, shopping, government and religious services, and many other functions that attract users from not only the Incorporated Village but from various areas throughout the region.

It is expected that these factors will continue to be an indication of growth for the Village well into the foreseeable future.



GENERAL GOALS AND POLICIES OF HERSCHER

Introduction

This update to the Village of Herscher's Comprehensive Plan focuses on the Land Use and Economic Development sections. A comprehensive plan is long-range in nature and projects future conditions of the Village. Data from several sources, including the ones mentioned in the previous sections of this update, were used to formulate the Goals and Policies outlined in this portion of the plan. Extensive effort has gone into soliciting public input throughout this entire planning process.

It is important to reiterate that comprehensive plans are a document designed to guide public policy and decision-making. The Plan is only effective when combined with sound land use, zoning, subdivision and other development related regulations. As such, it is key that this Plan be consulted along with actual regulatory documents when developments and changes to land use patterns are proposed.

This Plan not only applies to the Village of Herscher but also to the surrounding areas within one and one half miles of the Village. This area is known as a municipality's extra territorial jurisdiction (ETJ) and authority to plan within this area is granted to municipalities through the Illinois State Statutes. The Statute allows municipalities the authority to plan, approve subdivisions, and review zoning petitions



Extra Territorial Jurisdiction

"The plan, as recommended by the Plan Commission and as thereafter adopted in any municipality, in this state, may be made applicable, by the terms thereof, to land situated within the corporate limits and contiguous territory not more than one and one-half miles beyond the corporate limits and not included in any municipality"

-Chapter 65, Section 5/11-12-5,
Illinois Compiled Statutes



within their ETJ even though the County retains zoning authority in these areas. Although municipalities have some jurisdiction over the ETJ, land use plans are most effective when they are coordinated with County plans.

This portion of the Plan is divided into two parts, the Land Use element and the Economic Development element. These sections of the Plan culminate with a listing of the Goals and Policies for each of these elements.

Land Use

Existing Land Use

The first step in determining land use patterns for a comprehensive plan is the establishment of a baseline of uses in and around a municipality. During the early summer of 2006, staff from the Kankakee County Planning Department conducted a “windshield survey” of the Village of Herscher and lands located within its extra – territorial jurisdiction. This survey divided land in the village into twelve categories that were based on the way a parcel of land appeared to be used. These twelve categories and their definitions are as follows:

1. Agri-business Land used for the purpose of agriculturally related business.
2. Agriculture Lands primarily devoted to agricultural use.
3. Single-Family Residential Land used for the purpose of one-family dwelling units, not included in farm operations.
4. Two-Family Residential Land used for the purpose of two family dwellings.
5. Multi-Family Residential Land used for the purpose of housing more than two families.

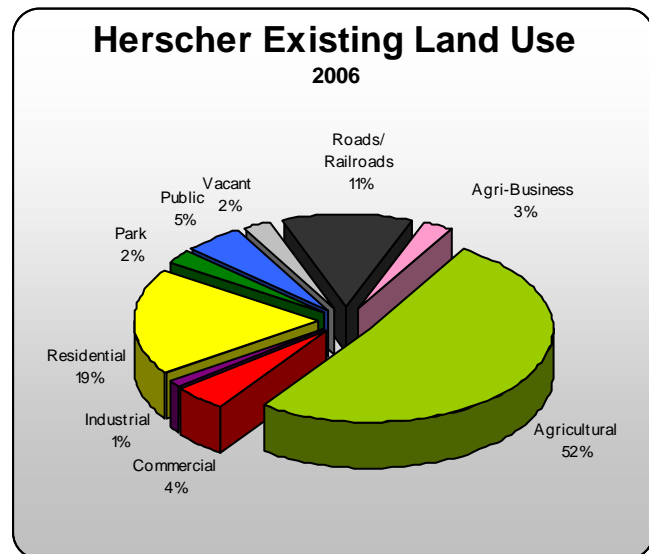


6. Commercial Land used for the purpose of service, retail, professional, and other non-farm related business.
7. Industrial Land used for the purpose of manufacturing, fabricating, warehousing, research and development, and assembly of goods.
8. Parks and Open Space Land used for public recreational purposes be it active or passive including land set aside for the purpose of preservation.
9. Public Land owned and used by the Village or other unit of government, other than parks.
10. Vacant Land with no improvements or current land use designation.
11. Utilities Land owned or used by utility companies for the purpose of supplying utilities to Village residents other than those utilities owned by the Village.
12. Right-of-Way Land used for roads, alleys, railroads, and other public access weather improved or not.

Note: The land use survey also identifies the locations of the various well heads, pump houses and other pipeline related apparatus associated with the natural gas pipeline operations south of the Village (see Existing Land Use Map).

These land use designations are visually depicted on a map of the Village (see Existing Land Use Map page 22) and then calculated by acre and compared to the results found in 1993. Chart 9 shows each category and its percentage of the whole. As shown on the Chart, agriculture and agriculturally related uses make up the largest share of land uses in the Village totaling 593 acres. This is followed by residential with 213.5 acres and right-of-ways with 129.

CHART 9: Existing Land Use Percentages



Source: Kankakee County Planning Department, 2006



The 2006 land use data was compared to the land use data collected in the 1993 Plan. In 1993, land was divided into the same twelve categories. Table 6 compares the 1993 and 2006 acreage totals and their percentage of the whole for these use categories.

As shown in the Table, Agriculture makes up the largest land use category in both years at 66.7% in 1993 and 51.3% in 2006. Residential uses follow as the second largest category making up 9.7% in 1993 and 18.8% in 2006.

The Village also enjoyed an increase in commercial uses during this time period. A pharmacy was added along Illinois Route 115. The table shows an increase of 39 commercial acres, however, this figure may be misleading. The calculation for commercial is artificially high due to the differences in the methods used to create these figures. The 1993 figures were derived using manual methods of calculation whereas the 2006 figures were derived using the County's Geographic Information System which computes an extremely accurate number. It is speculated that the commercial acreage in 1993 was calculated at a much lower level than was actually in existence at the time. The actual increase in commercial acreage is closer to 10 acres.

TABLE 6: Existing Land Use Acreage Totals

Land Use	1993	% of Total Land	2006	% of Total Land
Roads/ Railroads	119.56	11.0%	129	11.3%
Agri-Business	29.61	2.7%	31	2.7%
Agricultural	728.45	66.7%	593	52.2%
Commercial	15.85	1.4%	44	3.8%
Industrial	5.53	0.5%	11	1.0%
Residential	105.73	9.7%	213.5	18.8%
Park	9.98	0.9%	27	2.4%
Public	2.78	5.6%	61	5.4%
Vacant	16.39	1.5%	27.5	2.4%
TOTAL	1034	100%	1137	100%

Source: Kankakee County Planning Department, 2006

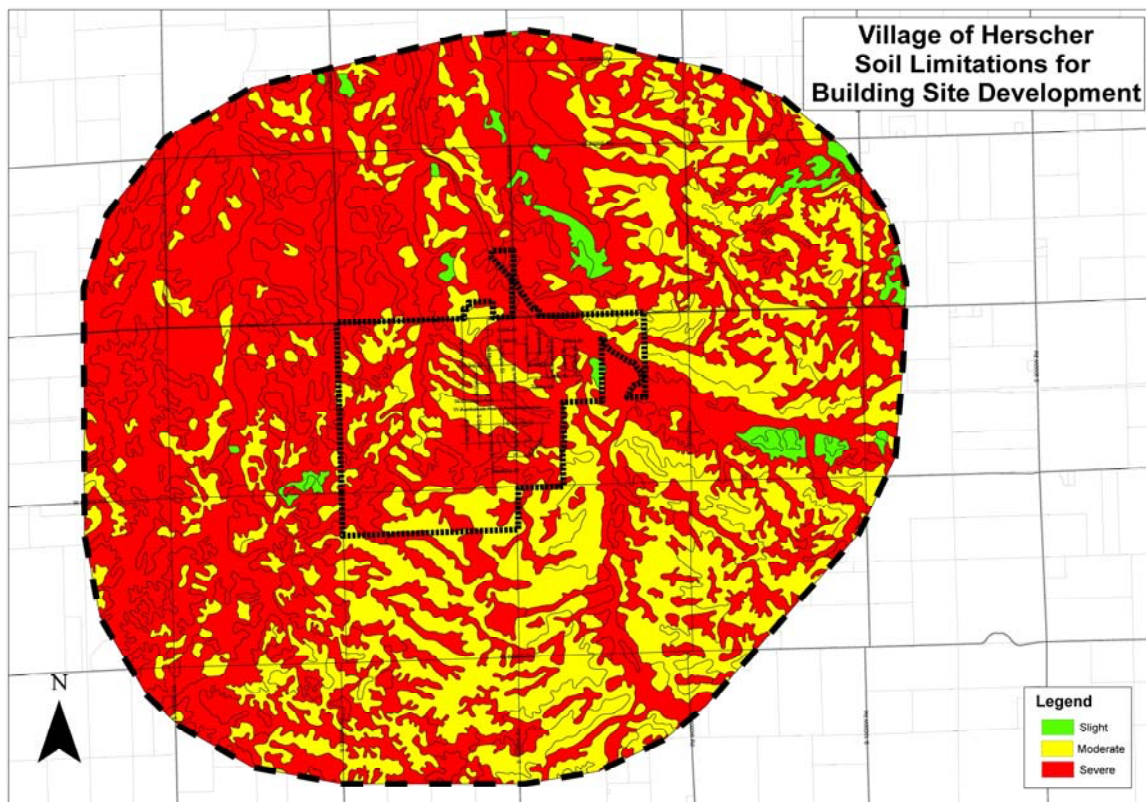


Adopted: 02/19/07

Soil Types

Since the adoption of the 1993 Plan, the Soil Survey of Kankakee County has been updated by the U.S. Department of Agriculture. This update occurred in 2000 and consisted of the digitization of the Soil Maps, as well as, a fresh look at the soil types and there attributes. As a result of this update, a new map has been created showing soil limitation for the Village of Herscher and its ETJ has been created. This map is shown below.

FIGURE 2: Soil Limitation for Building Site Development



Source: Kankakee County Planning Department, 2006

The areas shown in red on the map have severe limitations for building site development and the areas in yellow have moderate limitations and the areas in green have slight limitations. These limitations can include high water table, excessive freeze / thaw action, the presence of clay and shallow depth to bedrock. Most soil limitation can be overcome with proper engineering techniques. A table showing detailed information on the soil types and their limitations in the Herscher area can be found in Appendix B of this document.



Flood Plain and Open Space

The Village of Herscher and the area surrounding it lacks any delineated or defined floodways or floodplains. Horse Creek, which is one of the largest tributaries to the Kankakee River in the west end of the County, has never been mapped for floodplain purposes, nor does the Village of Herscher participate in the National Flood Insurance Program (NFIP). This Program is administered by the Department of Homeland Security's Federal Emergency Management Agency (FEMA). As a condition of making flood insurance available for their residents, communities that participate in the NFIP agree to regulate new construction in the area subject to inundation by the 100-year (base) flood.

This Plan recommends that the Village pursue participation in the NFIP and petition Federal Agencies to map the floodplains in and around the Village. It is also recommended that anytime development is proposed adjacent to or in proximity of Horse Creek or one of its tributaries, the developer shall have a floodplain study performed to delineate flood prone areas. The Village should avoid allowing development to occur in these areas once they are identified. These areas should then be preserved for open space, trails, recreational uses and for flood storage and conveyance.

Information

To learn more about the National Flood Insurance Program (NFIP) visit:
<http://www.fema.gov>



Future land Use / Growth Management Goals and Policies

The next step in the development of a Comprehensive Plan is the formation of goals and policies based on the information gathered during the planning process. These goals and their associated policies can be directed at specific challenges facing the Village or they may be general in nature. The goals point out the direction that the Village would like to take into the future and the policies map out the path that the Village may use to get there. Listed below are the five goals that the Village will use to guide future land use decisions and their associated policies.

GOAL 1 MANAGE THE GROWTH AND DEVELOPMENT OF THE VILLAGE OF HERSCHER TO PROVIDE FOR EFFICIENT AND HARMONIOUS LAND USE PATTERNS WHICH MINIMAIZE THE NEGATIVE IMPACTS CREATED BY INCOMPATIBLE LAND USES WHILE PROVIDING FOR MODERN AND INOVATIVE DEVELOPMENTS THAT SERVE A WIDE VARIETY OF NEEDS WITHIN THE VILLAGE.

POLICY 1 Establish safety buffers or setbacks from existing gas well regulators

POLICY 2 Require buffers, such as parks, greenways, the railroad right-of-way, and streets between incompatible land uses.

POLICY 3 Encourage shared parking facilities, curb cuts and other amenities in the Illinois Route 115 commercial area.

GOAL 2 PROVIDE ADEQUATE DEVELOPMENT OPPORTUNITIES WHILE RECOGNIZING AND MITIGATING ENVIRONMENTAL CONSTRAINTS, SUCH AS HORSE CREEK, WETLANDS AND SOIL TYPES WITH SEVERE LIMITATIONS.

POLICY 1 Require the submission of a comprehensive neighborhood drainage plan provided by the developer at their own expense for all proposed subdivisions and developments within the Village and the Village's extra territorial jurisdiction.

POLICY 2 Require that Stormwater detention or retention facilities not be considered part of any developments park land donation requirement.



POLICY 3 Investigate the development of a drainage corridor along the abandoned railroad right-of way on the west side of the Village as development in that area occurs.

GOAL 3 PROMOTE DEVELOPMENT TECHNIQUES AND STYLES THAT ENSURE EFFICIENT USE OF THE LAND AND RESOURCES WHILE PROTECTING AND PRESERVING AGRICULTURE AND OPEN SPACE.

POLICY 1 Require that new developments provide park and recreational opportunities in locations that contain severe soil limitations for development, a severe seasonal high water table, or that are prone to flooding.

POLICY 2 Develop regulations that allow for innovative and modern design principals such as mixed use areas and conservation developments.

GOAL 4 LIMIT DEVELOPMENT TO SIZES AND LOCATIONS THAT THE VILLAGE CAN READILY PROVIDE PUBLIC SERVICES WITHOUT CREATING A STRAIN ON THE VILLAGE'S RESOURCES.

POLICY 1 Approve only those developments which can be adequately served by existing or proposed Village services and facilities.

POLICY 2 Require that all proposed developments within the extraterritorial jurisdiction of the Village of Herscher obtain a pre-annexation agreement prior to Village approval.

GOAL 5 MAINTAIN A BALANCE BETWEEN SINGLE FAMILY HOUSING AND OTHER TYPES OF HOUSING IN THE VILLAGE.

POLICY 1 Whenever a development is proposed in the Herscher planning area, the Board shall require a general plan for the entire development.

POLICY 2 Work with developers to address the Village's needs for a variety of housing types.



FUTURE LAND USE

After the future land use and development goals and policies have been finalized, a visual representation of these statements is produced in the form of a map. This map shows how these goals and policies relate to each other and to the geography of the Village of Herscher. This map also takes into consideration the future population growth projections described earlier in this Plan. The “high and low” population projections for 2035 were used along with an average lot size estimate to predict the number of residential acres that Herscher will need by the year 2035. This was accomplished by taking the average household size in the Village, which according to the 2000 Census was 2.86 persons per household, and dividing both the high and low 2035 increase in population of 1,364 and 695 respectively by this number (these numbers were derived by subtracting the 2005 estimated population figures from the 2035 projected figures). This calculation creates a figure for the total number of new houses that will be needed to support the future population which in this case are 476 and 243 respectively. These two figures are then divided by the average number of homes per acre, which is three (3) for an urban style subdivision. This calculation produces the acreage required to support the construction of homes for the expected future population. The result of the calculations indicate that the Village of Herscher will need to plan for an additional 81 acres of residential land to accommodate the “low” population projection and 155 acres to accommodate the “high” projection.

Residential Uses

After determining that the Village will need between 81 and 155 additional acres for residential use, the question now becomes “Where should this growth be located?” Many factors were considered in the determining the location of Herscher’s future residential uses. These included: proximity to utilities, i.e. sewer and water, proximity to transportation systems and the natural features of the land surrounding the Village, residential growth areas indicated on the 1993 Future Land Use Map and approved development proposals. After taking all of this data into consideration, it was determined that future residential growth in the village would be limited to areas in close proximity to existing residential areas and areas that already have a



development plan on file at the Village Hall. These areas include the land south and west of the high school's athletic fields, land just east of both the Herscher Improvement Corporation and Park Place's recent additions to the Village and the acreage in the northwest corner of the intersection of 5000 S Road and Main Street. These locations were chosen because of their proximity to existing developments, as well as, the Village's ability to provide these areas with Village services. The areas listed above represent a dramatic decrease in the amount of land planned for residential development when compared to the 1993 Future Land Use Map (A copy of the 1993 Future Land Use Map can be found in Appendix C of this document). Figure 3 is a map showing the residential areas in grey that were planned for residential development in the 1993 Plan but have had their designation changed to agriculture in this Plan.

FIGURE 3: Residential Areas Removed From Future Land Use Map



Source: Kankakee County Planning Department, 2006

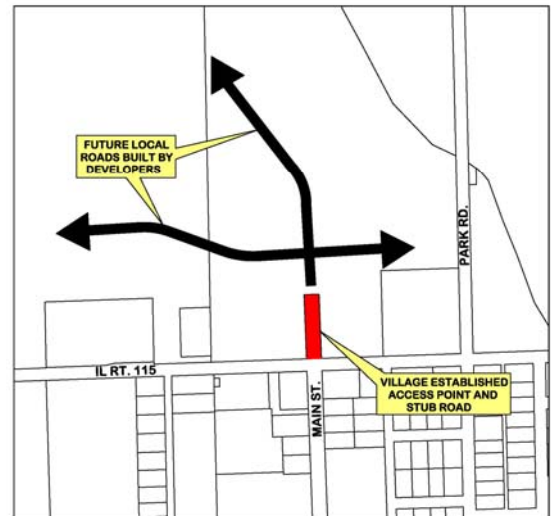


Commercial / Employment Uses

Another land use category considered in this update is the Village's need and desire for an area to be set aside for commercial / employment uses. After careful examination of Herscher's land use and transportation patterns, the land situated between the two branches of Horse Creek north of Illinois Route 115 and west of Park Road was selected. The portions of this property adjacent to the two roads is planned for commercial and retail development and the remaining acreage in the rear would be utilized for light industrial purposes and employment generating uses. It is the recommendation of this Plan that the Village may consider entering into an agreement with the property

owners to establish; 1) a land use pattern and; 2) an access point for this property that is in alignment with Main Street and that a stub road into this property be created at this point to facilitate development of the property and; 3) a mechanism to assist in the road improvement and utility expansion. Creating a Tax Increment Finance District may be one option to accomplish this project.

FIGURE 4: Main Street Access Point and Stub Road Concept Drawing



Source: Kankakee County Planning Department, 2006

The planned locations of employment generating uses differ from the 1993 Plan. In that Plan, light industrial uses were concentrated along the south side of the railroad east of Park Road and commercial uses lined the frontage along the north side of Illinois Route 115 and the west side of Park Road between Illinois 115 and Horse Creek. Due to residential development occurring in the location of the planned light industrial area it was no longer feasible to anticipate employment uses in this area. In addition, most industrial areas have been developed. The planned commercial area along Illinois Route 115 also, created concerns regarding access points and undesirable traffic patterns. The solution to both of these situations was to create an area,



within the Village that would provide ample land for employment and sales tax generating uses while limiting the effects that these types of uses would have on the Village's traffic patterns, small town charm, and environmental impacts.

By concentrating these uses into one central location, the Village can limit the number of access points into the development and create buffers between them and existing and planned residential development, thereby reducing the costs of providing Village services and mitigating adverse impacts.

Future Land Use Map

The new Future Land Use Map encompasses the Village of Herscher's current corporate limits and all lands located within its extra territorial jurisdiction. Land within this area was assigned to seven (7) use categories. They are:

1. Agri-business Land used for the purpose of agriculturally related business.
2. Agriculture Lands primarily devoted to agricultural use.
3. Residential Land used for the purpose of human habitation, not included in farm operations.
4. Commercial Land used for the purpose of service, retail, professional, and other non-farm related business.
5. Industrial Land used for the purpose of manufacturing, fabricating, warehousing, research and development, and assembly of goods.
6. Parks and Open Space Land used for public recreational purposes be it active or passive including land set aside for the purpose of preservation.
7. Public Land owned and used by the Village or other unit of government, other than parks.

TABLE 7: Future Land Use
Acreage Totals

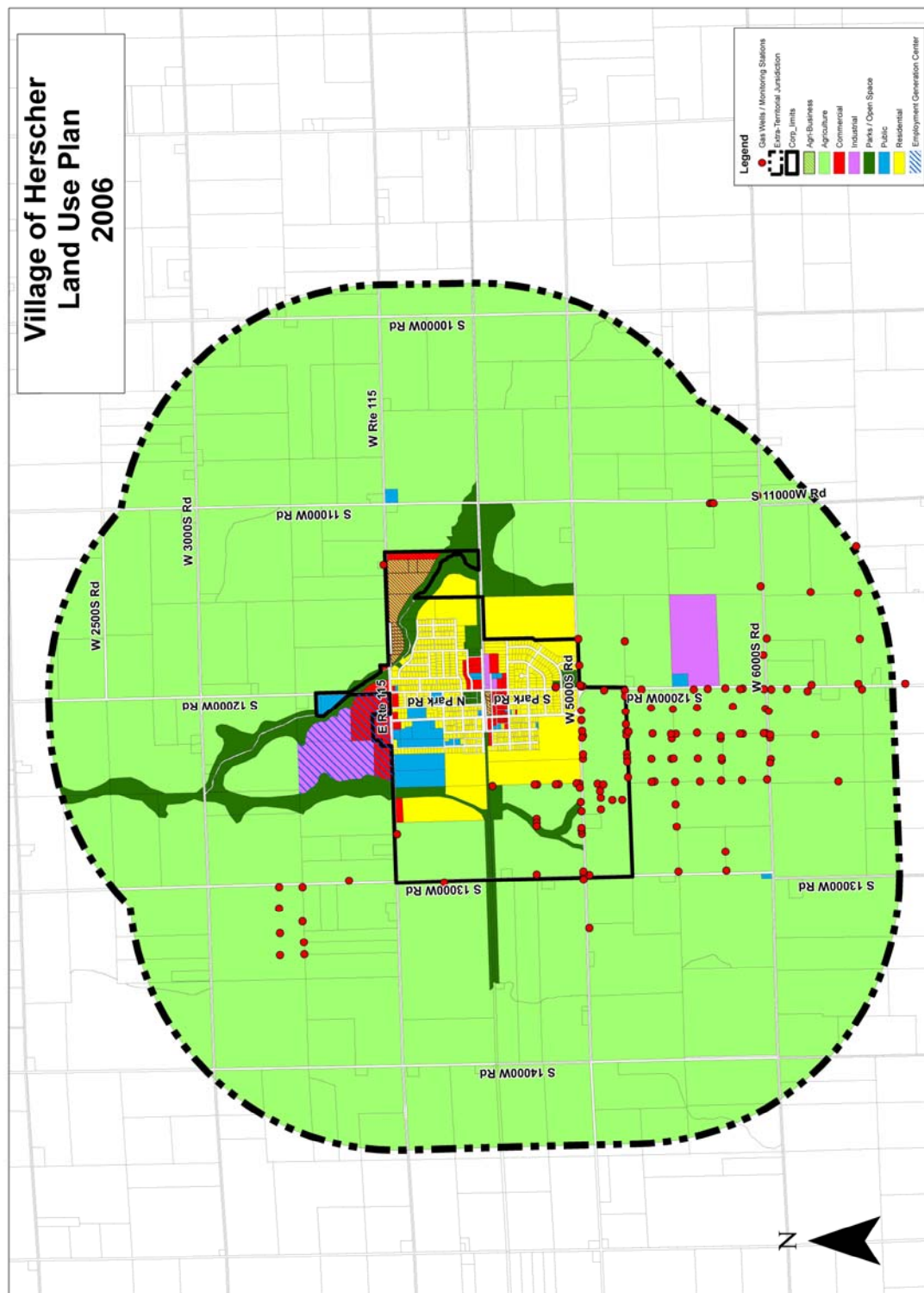
Land Use	Acreage	% of Total
Agri-business	40	.49%
Agriculture	9343	89.00%
Residential	422	4.02%
Commercial	85	.81%
Industrial	153	1.45%
Parks & Open Space	371	3.50%
Public	77	.73%
Total	10,491	100.00%

Source: Kankakee County Planning
Department, 2006

The table on the right shows the acreage totals for each of these categories and compares their percentage to the whole. As one can see, Herscher and the area surrounding it will remain an agriculturally based community for the foreseeable future.



FIGURE 5: Future Land Use Map 2006

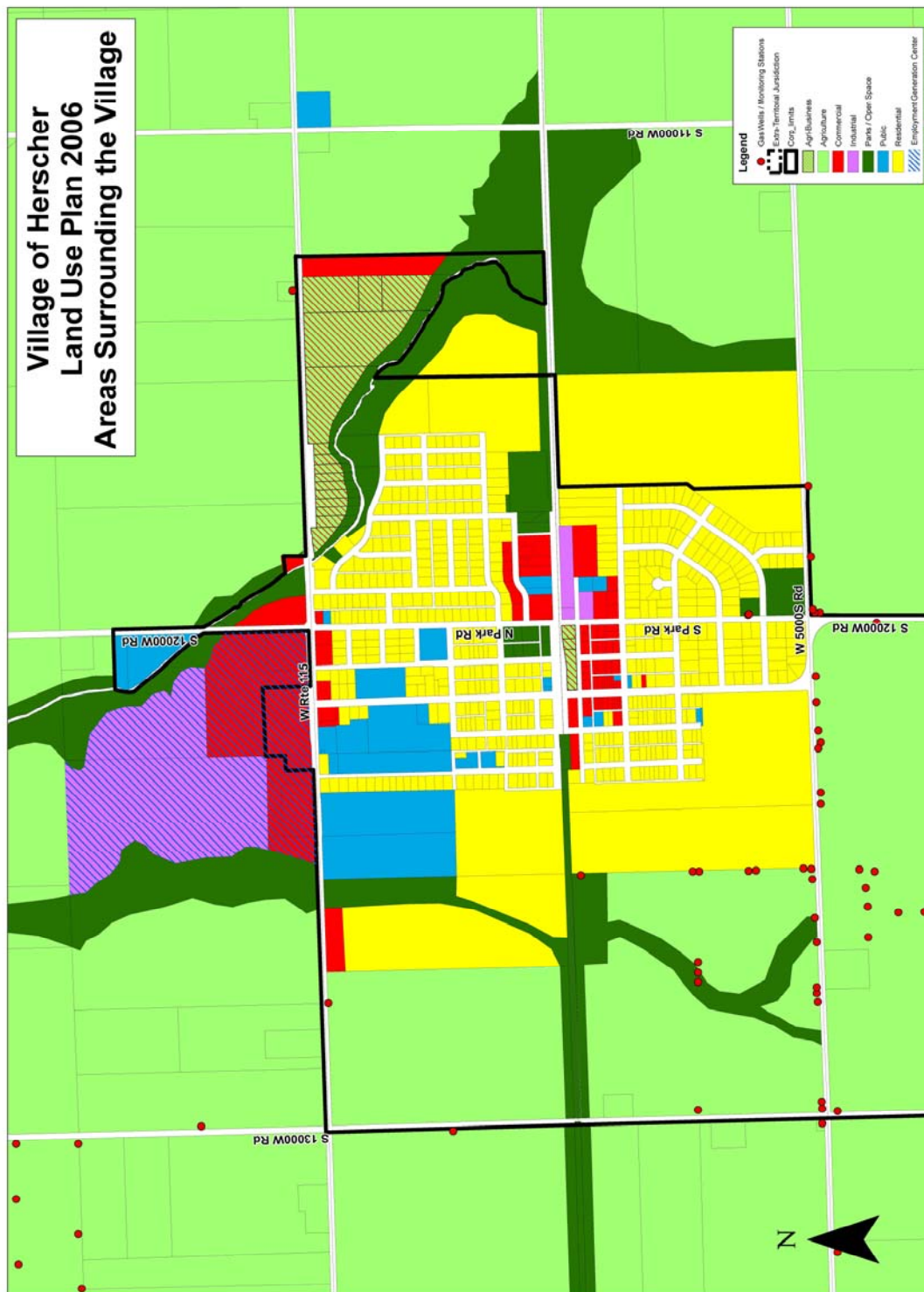


Source: Kankakee County Planning Department, 2006



Adopted: 02/19/07

FIGURE 6: Future Land Use Map 2006 – Area Surrounding the Village



Economic Development

One of the major reasons the Village initiated this Plan update centers upon a concern for the long- term sustainability of the downtown. This concern stems from two issues; 1) Business activity in the downtown is challenging. Several businesses are either closing or relocating. The building stock in the District is in need of repair; 2) Interest from developers is on the rise to develop IL Route 115 into a commercial corridor. This interest has Village officials evaluating its land use and economic development policies. The fundamental question confronting officials is “can you have commercial development on IL Route 115 and not undermine the integrity of the historic downtown district?”

Attempting to reconcile this potential conflict is not easy and is a common dilemma in many small and large communities. Across the country, communities are challenged to find a balance between maintaining a vibrant and attractive downtown while yielding to market demands to allow new retail and commercial operations desiring to locate on the edges of the community or along high traffic areas.

Early in the planning process, there was much discussion concerning this issue with Village officials, the Planning Commission, and the Economic Development Committee. After assessing various alternative approaches to both the Downtown District and Route 115 commercial corridor, it was found that any policy or regulatory effort to restrict one area from growth would only serve to harm the overall economic growth of the entire community. Consequently, this Plan encourages commercial growth along the IL Route 115 corridor in a compact location while focusing on service orientated and neighborhood commercial in the downtown. It should also be emphasized that the Village recognize the importance of two downtown anchors: Leiser’s Furniture and Mario’s Grocery Store. Every effort should be made by the Village to ensure these two businesses remain in the downtown.

To stay competitive and to provide residents with the services they desire, the Village must set aside ample amounts of land that can be developed into employment and tax generating



uses. To this end, the Plan has designated land located in the northwest corner of Illinois Route 115 and Park Road between the two branches of Horse Creek to be utilized for the development of employment and sales tax generating uses. It is envisioned that this area will be developed with limited access points and in a manner that will provide for a variety of commercial, health service and light industrial uses.

This development, however, should augment developments currently in Herscher and not come at the expense of the downtown area. This could be a difficult task to accomplish. Most new developments will want to take advantage of the higher traffic counts associated with Illinois Route 115 and the greater availability of land in the new employment center. The Village may want to consider developing incentive programs that would favor the location of businesses into the downtown area rather than Illinois Route 115.

Downtown Development Plan

The focus of downtown will be on service and local needs with an emphasis placed on renovating and maintaining the current buildings. Businesses will generally locate in areas that best fit their individual needs.

Because of its location, Herscher's downtown area does not lend itself to highway oriented development. The land area is small and compact, measuring one block in length along both sides of Main Street between Kankakee Avenue and Myrtle Street with additional businesses along Kankakee Avenue between Oak Street and Maple Street. The Village should target larger commercial development into the employment corridor along Illinois Route 115 and encourage smaller developments such as offices, specialty stores, small restaurants, taverns, service oriented businesses and neighborhood commercial uses to locate into the downtown area. It is a recommendation of this Plan that the Village should strongly consider locating public uses into downtown whenever practical.



By doing this, the Village would show the business community that it supports the downtown area and businesses would benefit from the increased foot traffic and vehicle trips generated by the public uses.

Illinois Route 115 Economic Development Concept Plan

This area, located in the northwest corner of the intersection of Illinois Route 115 and Park Road, will be the retail / business center for the Village and serve as a new employment area. This proposed employment center should be reserved for large commercial uses, uses of a regional nature and uses that would benefit from higher traffic counts. These uses could include larger retail establishments, health service providers, automotive related sales and services and small manufacturing and warehousing firms.

Economic Development Goals and Policies

Regardless of whether the development is targeted for downtown or the employment center the Village of Herscher should promote its small town charm and character. As Herscher increases its residential base, businesses and retail establishments will want to locate into the Village.

It is up to the Village's leaders and its citizens to decide which businesses are best for Herscher and where they may be best located within the Village's land use fabric. With this in mind, the Plan has listed below various goals that will help guide the leaders and citizens of Herscher when these decisions need to be made.

GOAL 1 DIVERSIFY THE LOCAL ECONOMIC BASE AND EXPAND THE LOCAL PROPERTY TAX BASE BY ATTRACTING NEW RETAIL STORES, LIGHT MANUFACTURING FIRMS, AND QUALITY RESIDENTIAL DEVELOPMENT OF VARIOUS TYPES.

POLICY 1 Identify areas within the Village or the Village's extra territorial jurisdiction for light industrial uses and start-up companies that are accessible to major thoroughfares.



POLICY 2 Establish the types of businesses and uses best suited for the downtown area and develop a strategy for attracting these types of businesses and uses.

GOAL 2 ENCOURAGE AND FACILITATE THE EXPANSION OF EXISTING RETAIL AND MANUFACTURING FIRMS IN THE VILLAGE.

POLICY 1 Establish a business retention committee that will periodically visit existing employers and retailers to determine needs and issues.

POLICY 2 Work with the local chamber of commerce, lending institutions, and other economic development agencies to develop strategies to retain and attract business.

POLICY 3 Establish a publicity campaign encouraging citizens to utilize businesses in town.

GOAL 3 SEEK TO INCREASE EMPLOYMENT OPPORTUNITIES.

POLICY 1 Work with County economic development officials to attract new businesses to the Village.

POLICY 2 Create incentive programs to help existing businesses retain employees and expand employment opportunities.

GOAL 4 PROVIDE FOR BUSINESS AND LIGHT INDUSTRIAL OPPORTUNITIES ALONG ILLINOIS ROUTE 115 WHILE MINIMIZING IMPACTS ON DOWNTOWN BUSINESSES.

POLICY 1 Encourage and support a downtown renovation program that includes landscaping, facade improvements and maintenance of public amenities.

POLICY 2 Establish a downtown business retention incentive program.

POLICY 3 Keep traffic in the downtown area by making it a necessary destination for citizens by locating and / or relocating government and community services or other public uses into the downtown area.

POLICY 4 Identify ways to encourage commercial and business growth along Illinois Route 115 while promoting renovation and rehabilitation of the downtown area.



POLICY 5 Consider allowing mixed public and commercial uses in the downtown area to help facilitate redevelopment efforts.

GOAL 5 MAINTAIN HERSCHER’S SMALL TOWN CHARM WHILE PROVIDING FOR NEEDED SERVICES, BUSINESSES AND EMPLOYMENT OPPORTUNITIES.

POLICY 1 Approve only developments where public services and facilities are available and used.

POLICY 2 Require annexation agreements and pre-annexation agreements to ensure that developments meet the standards of the Village.

POLICY 3 Enforce updated zoning and building codes to ensure that quality developments are built within the Village.

GOAL 6 ESTABLISH PROGRAMS TO PROMOTE THE VILLAGE AND ITS BUSINESSES.

POLICY 1 Establish a “Main Street Program”.

POLICY 2 Establish a “welcome basket” committee to welcome and inform new residents to the Village.

POLICY 3 Advertise the successes of the Herscher business community through newsletters and other sources.

POLICY 4 Provide adequate signage and advertising directing motorists along Illinois Route 115 to the downtown area.



IMPLEMENTING THE PLAN

A comprehensive plan cannot benefit a community unless it is utilized on a regular basis. Village leaders should consult this plan whenever land use decisions are made or when new developments are considered.

The first step in implementing this plan is the implementation of the policies outlined in the previous sections. Implementing these policies will enable the Village to reach its established goals and ensure that the Village of Herscher maintains the high quality of life that its citizens currently enjoy.

The second step is the review of ancillary documents such as the zoning ordinance and subdivision regulations to ensure compatibility with the new goals and policies outlined in this plan. These documents should be amended whenever they conflict with the Plan.

The third and most crucial step is to use the Plan. The Plan will not guide anyone and its vision will not come to fruition if it sets on a shelf collecting dust. The Village leaders must make it a part of their normal decision making process and all developments, no matter how small or insignificant, should be tested against the goals and policies of the Plan to ensure compatibility. Only then will the Village of Herscher be prepared to face the challenges and opportunity that the future may bring.

The fourth and final step is to update the Plan. A plan needs to be periodically reviewed and amended to react to changes in policy, legislation, attitude, technology, demographics and unforeseen situations. The Village of Herscher has a bright future and the utilization of tool like this plan will make that future even brighter.



Implementation Steps for Land Use

There are steps that the Village can take to implement the Land Use portion of this Plan. Village Officials should start by comparing the Village's current zoning map with the new Future Land Use Map to ensure consistency and then make any changes that are necessary. Areas that have not been identified for residential, commercial or industrial expansion in the Plan should not have a zoning classification that would allow them to be prematurely developed. It is recommended that any areas within the Village's corporate limits that have not been identified for development be zoned with an agricultural designation. By doing this, the Village will force potential developers to seek Village permission through rezoning prior to any development. Rezoning or "down zoning" of this nature can have legal and financial impacts for the Village and the land owners. It is suggested that the Village obtain competent, professional guidance before undertaking this step.

Next the Village should create the commercial / employment center at the northwest corner of the intersection of Illinois Route 115 and Park Road. The Village should then work with the property owners in this area to create the necessary infrastructure and amenities to support this center. This could include assisting the property owners with funding for road and/or utility improvements to serve the development. Once the center has been established, the Village should develop strategies to attract new businesses and services to the development.

Implementation Steps for Economic Development

Like Land Use, the Village will need to take steps to implement the Economic Development portion of this Plan. The Village should support the Village's Economic Development Committee at every opportunity. Both of these entities should schedule regular joint meeting with local employers and businesses to discuss issue and needs. This will allow Village Officials to monitor the pulse of the business community and allow the Village an opportunity to address issues before they become problematic.



The Village will also need to work with the Chamber of Commerce to find ways to promote the Village of Herscher and its businesses. Establishing a publicity campaign encouraging citizens to utilize businesses in town or providing signage along Illinois Route 115 promoting downtown businesses would be a few examples of the types of programs that the Village could establish. The creation of a “welcome basket” program to welcome new residents could also be an effective way to promote the Village and its businesses.

A program also needs to be established to promote the Village of Herscher to potential businesses that are not already in the Village. The Village should work with Kankakee County Economic Development Officials to develop an incentive package that the Village can utilize when attracting businesses. Then the Village can use this incentive package to start an advertising campaign targeting the types of businesses that the Village desires.



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Hanegraaf, Clemens, Marros, Mainzer, Lehman. 2030 Kankakee County Comprehensive Plan. HNTB Corporation, 2005.

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APPENDICES

Appendix A

Adopting Resolution

**VILLAGE OF HERSCHER
RESOLUTION NO. 07-02
ADOPTING THE "HERSCHER COMPREHENSIVE PLAN
UPDATE-FEBRUARY-2007"**

Adopted by the
President and Board of Trustees
of the
Village of Herscher
this 19th day of February 2007

WHEREAS, the President and Board of Trustees of the Village of Herscher previously made the determination that it was necessary to study the possible revision and update of the Comprehensive Plan of the Village of Herscher; and,

WHEREAS, the Village of Herscher entered into an Intergovernmental Agreement with the Kankakee County Planning and Zoning Department to review the previously existing Comprehensive Plan of the Village of Herscher and to study and make recommendations to the Village as to revisions to the Comprehensive Plan which should be considered and adopted; and,

WHEREAS, the Plan Commission of the Village of Herscher reviewed revisions to the Comprehensive Plan prepared by the Kankakee County Planning and Zoning Department; and,

WHEREAS the Plan Commission of the Village of Herscher held a public hearing to allow the public comment on the proposed revisions to the Comprehensive Plan; and,

WHEREAS, after holding a public hearing on the proposed revisions to the Comprehensive Plan, the Plan Commission of the Village of Herscher made the recommendation to the President and Board of Trustees that revisions to the Comprehensive Plan of the Village of Herscher, known as the "Herscher Comprehensive Plan Update-February-2007" be adopted; and,

WHEREAS, after due consideration, the President and Board of Trustees find that in order to promote orderly land use planning and land use development in the Village of Herscher, the recommendation of the Plan Commission of the Village of Herscher to adopt revisions to the Comprehensive Plan should be adopted;

NOW THEREFORE BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HERSCHER, ILLINOIS that there is hereby adopted, the "Herscher Comprehensive Plan Update-February-2007", which Comprehensive Plan Update-February-2007 is attached hereto and made a part hereof as Exhibit "A".

BE IT FURTHER RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HERSCHER, ILLINOIS that the "Herscher Comprehensive Plan Update-February-2007" shall be placed, and shall remain on file with the Village Clerk of the Village of Herscher.



Adopted: 02/19/07

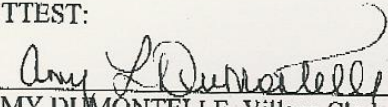
Comprehensive Plan Update

Adopting Resolution-Page 2

PASSED by the Board of Trustees of the Village of Herscher this 19th day of February 2007 and approved by me as Village President the same day.


WILLIAM CARNAHAN, Village President

ATTEST:


AMY DUMONTELLE, Village Clerk

TRUSTEES:

John Branz:	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Joe Buono:	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Mike Krygowski:	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Rory Schlaich:	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Robert Voss:	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Ed Webber:	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>



Adopted: 02/19/07

Appendix B

TABLE 8: Soil Types and their Limitations for Building Site Development

Soil Types and their Limitations for Building Site Development				
Symbol	Name	Dwellings Without Basements	Dwellings With Basements	Roads
49A	Watseka	Somewhat limited	Very limited	Somewhat limited
69A	Milford	Very Limited	Very limited	Very limited
88B	Sparta	Not limited	Not limited	Not limited
98B	Ade	Not limited	Not limited	Not limited
102A	La Hogue	Somewhat limited	Very limited	Somewhat limited
103A	Houghton	Very Limited	Very limited	Very limited
125A	Selma	Very Limited	Very limited	Very limited
131B	Alvin	Not limited	Not limited	Somewhat limited
146A	Elliott	Very Limited	Very limited	Very limited
146B	Elliott	Very Limited	Very limited	Very limited
146B2	Elliott	Very Limited	Very limited	Very limited
150A	Onarga	Not limited	Not limited	Somewhat limited
150B	Onarga	Not limited	Not limited	Somewhat limited
151A	Ridgeville	Somewhat limited	Very limited	Somewhat limited
153A	Pella	Very Limited	Very limited	Very limited
188A	Beardstown	Very Limited	Very limited	Very limited
189A	Martinton	Somewhat limited	Very limited	Very limited
201A	Gilford	Very Limited	Very limited	Very limited
210A	Lena	Very Limited	Very limited	Very limited
223B	Varna	Somewhat limited	Somewhat limited	Very limited
223B2	Varna	Somewhat limited	Somewhat limited	Very limited
223C2	Varna	Somewhat limited	Somewhat limited	Very limited
223C3	Varna	Not limited	Somewhat limited	Very limited
232A	Ashkum	Very Limited	Very limited	Very limited
240A	Plattville	Somewhat limited	Somewhat limited	Very limited
293A	Andres	Somewhat limited	Very limited	Very limited
294A	Symerton	Somewhat limited	Somewhat limited	Somewhat limited
294B	Symerton	Somewhat limited	Somewhat limited	Somewhat limited
298A	Beecher	Very Limited	Very limited	Very limited
298B	Beecher	Very Limited	Very limited	Very limited
311B	Ritchey	Very Limited	Very limited	Very limited
311C	Ritchey	Very Limited	Very limited	Very limited
311D	Ritchey	Very Limited	Very limited	Very limited
315A	Channahon	Very Limited	Very limited	Very limited
315B	Channahon	Very Limited	Very limited	Very limited
315C2	Channahon	Very Limited	Very limited	Very limited
330A	Peotone	Very Limited	Very limited	Very limited
369A	Waupecan	Somewhat limited	Somewhat limited	Very limited
369B	Waupecan	Somewhat limited	Somewhat limited	Very limited
380A	Fieldon	Very Limited	Very limited	Very limited



Comprehensive Plan Update

Soil Types and their Limitations for Building Site Development - Continued				
Symbol	Name	Dwellings Without Basements	Dwellings With Basements	Roads
403E	Elizabeth	Very Limited	Very limited	Very limited
403F	Elizabeth	Very Limited	Very limited	Very limited
440A	Jasper	Somewhat limited	Somewhat limited	Very limited
440B	Jasper	Somewhat limited	Not limited	Very limited
493A	Bonfield	Somewhat limited	Very limited	Somewhat limited
494A	Kankakee	Somewhat limited	Somewhat limited	Somewhat limited
494B	Kankakee	Somewhat limited	Somewhat limited	Somewhat limited
503A	Rockton	Somewhat limited	Very limited	Very limited
503B	Rockton	Somewhat limited	Very limited	Very limited
509A	Whalan	Somewhat limited	Very limited	Very limited
509B	Whalan	Somewhat limited	Very limited	Very limited
513A	Granby	Very Limited	Very limited	Very limited
516A	Faxon	Very Limited	Very limited	Very limited
523A	Dunham	Very Limited	Very limited	Very limited
526A	Grundelein	Somewhat limited	Very limited	Very limited
530B	Ozaukee	Somewhat limited	Somewhat limited	Very limited
530C2	Ozaukee	Somewhat limited	Very limited	Very limited
530C3	Ozaukee	Not limited	Somewhat limited	Very limited
530D2	Ozaukee	Somewhat limited	Very limited	Very limited
530D3	Ozaukee	Somewhat limited	Very limited	Very limited
530E2	Ozaukee	Very Limited	Very limited	Very limited
530F	Ozaukee	Very Limited	Very limited	Very limited
531B	Markham	Somewhat limited	Very limited	Very limited
531C2	Markham	Somewhat limited	Very limited	Very limited
570B	Martinsville	Somewhat limited	Somewhat limited	Somewhat limited
570C2	Martinsville	Somewhat limited	Somewhat limited	Somewhat limited
570D2	Martinsville	Somewhat limited	Somewhat limited	Somewhat limited
570E2	Martinsville	Very Limited	Very limited	Very limited
570F	Martinsville	Very Limited	Very limited	Very limited
594A	Reddick	Very Limited	Very limited	Very limited
610A	Tallmadge	Very Limited	Very limited	Very limited
740A	Darroch	Somewhat limited	Very limited	Somewhat limited
741B	Oakville	Not limited	Not limited	Not limited
741D	Oakville	Somewhat limited	Somewhat limited	Somewhat limited
741E	Oakville	Very Limited	Very limited	Very limited
741F	Oakville	Very Limited	Very limited	Very limited
777A	Adrian	Very Limited	Very limited	Very limited
779B	Chelsea	Not limited	Not limited	Not limited
802B	Orthents	Somewhat limited	Somewhat limited	Somewhat limited
802F	Orthents	Very Limited	Very limited	Very limited
805B	Orthents	Very Limited	Very limited	Very limited



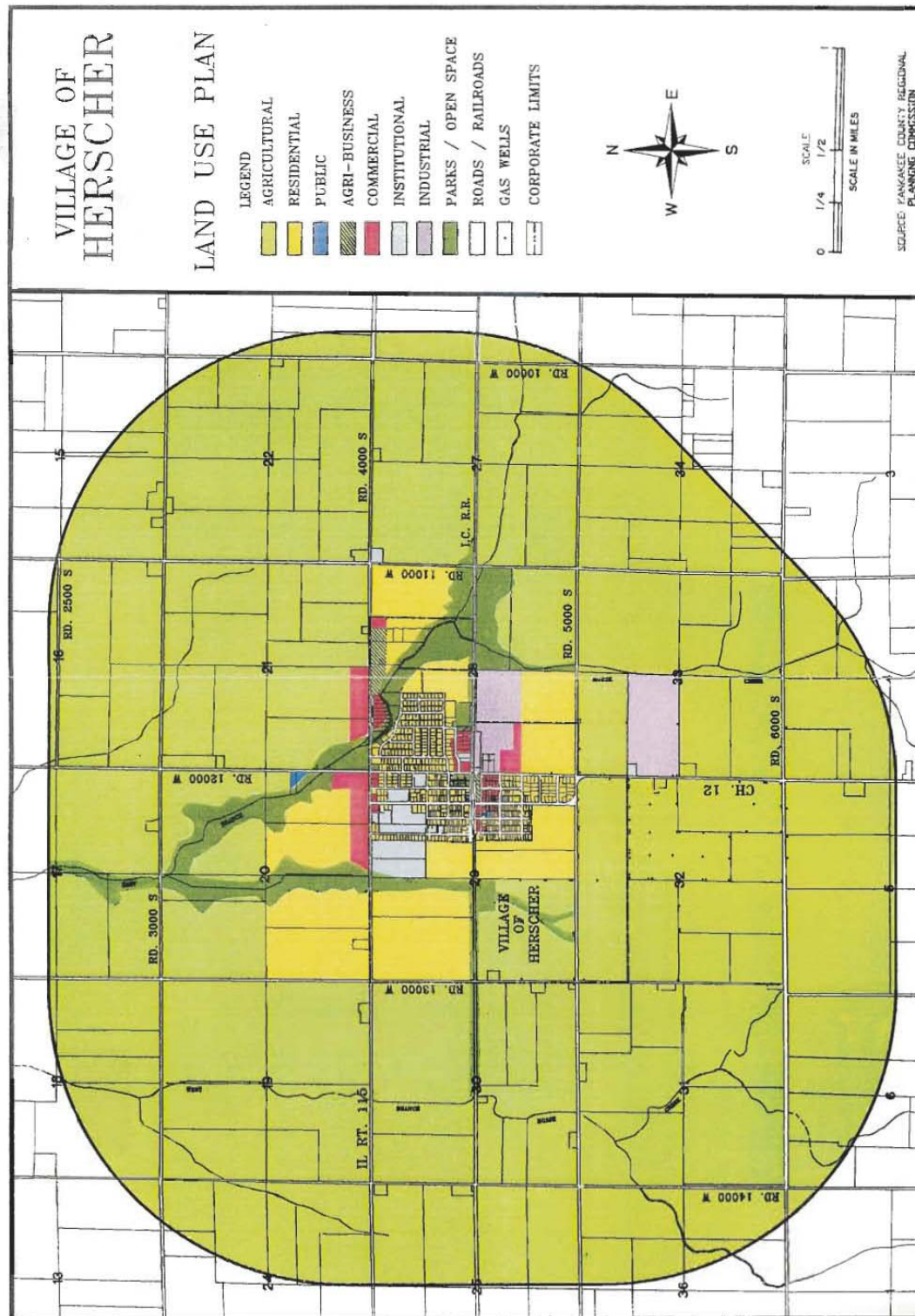
Adopted: 02/19/07

Soil Types and their Limitations for Building Site Development				
Symbol	Name	Dwellings Without Basements	Dwellings With Basements	Roads
830	Orthents	Not rated	Not rated	Not rated
864	Pits	Not rated	Not rated	Not rated
3107A	Sawmill	Very Limited	Very limited	Very limited
3302A	Ambraw	Very Limited	Very limited	Very limited
8302A	Ambraw	Very Limited	Very limited	Very limited
W	Water	Not rated	Not rated	Not rated



Appendix C

FIGURE 7: Future Land Use Map 1993



Adopted: 02/19/07