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#### INTRODUCTION

## Purpose of the Plan

The purpose of the Clinton County Comprehensive Plan is as a policy document for the future growth of the County. As Clinton County begins the third millennium, shifts in the population base within the County as well as the region, development pressures such as the extension of the MetroLink, and expansion of MidAmerica Airport in nearby St. Clair County, confirm the need for a Comprehensive Plan. The purpose of the Plan is to establish logical land use and community development policies that will guide public and private decision-making in the County. The Comprehensive Plan represents a shared vision of the County for the future and identifies strategies to achieve this common vision.

The functions of the Clinton County Comprehensive Plan are:

- 1. To provide a statement of public policy for the guidance and control of future development within the County;
- 2. Similarly, to provide the County Board and Zoning Board of Appeals with policy guidelines to assist their decision-making processes;
- 3. To remove as much uncertainty as possible from the development processes within the county;
- 4. To create an acceptable balance between agriculture and urban uses;
- 5. To establish the framework for coordinated action between the County, township and local governments within the County, the State of Illinois and the U.S. Federal Government: and
- 6. To provide for continuity in the direction for the County with successive County Boards.

#### **METHODOLOGY**

The Comprehensive Plan is a result of countless hours of meetings and conversations with varied local officials, including township and local government representatives, County Board members and in particular with the Economic Development Committee of the Clinton County Board. The Clinton County Comprehensive Plan consists of a set of recommendations stated within this written text and represented on accompanying maps and diagrams. The future land use depicted in the Comprehensive Plan represents the relationship between significant land use activities within the County. The Plan not only considers land use recommendations and their proximity in the County but also considers land use recommendations and development policies and practices that will be required to implement the Plan.

#### Life of the Plan

The Comprehensive Plan considers an approximate 10-year window, through the year 2012. The Plan assumes development will occur at a moderate growth rate throughout the planning period. Accelerated growth will occur in certain locations in conjunction with the designated growth areas and the continued pressure from the western edge of the County.

#### REGIONAL SETTING

Clinton County is located on the eastern edge of the St. Louis metropolitan area in Southwestern Illinois. The County offers the advantages of rural or small-town living. The advantages are, a high quality of life, excellent educational systems, easy access to the urban core and the diverse amenities associated with the metropolitan area and the rural/small town environment. St Louis is only 45-minutes away, and a large percentage of the County's population commutes to the greater metropolitan area for employment. In contrast, a sizable portion of the population is employed in the area's agriculturally related businesses and local industry.

Several interstate highways are easily accessible from Clinton County's transportation system. I-64 traverse the very southwestern portion of the County, while I-55 is nearby to the northwest, I-70 is immediately to the north and I-57 is immediately to the east. Clinton County is also served by U.S. 50 and Illinois 161, which traverse the County west to east on parallel routes. The County is further served by Illinois 160, Illinois 127, and nearby U.S. Route 51 from north to south on parallel routes that provide access to one-third of the County from each route.

MidAmerica Airport is just minutes away in St. Clair County. St. Louis Lambert International is just an hour drive and can also be reached by the MetroLink light rail passenger system.

#### DISTINCTIVE FEATURES

Clinton County includes approximately 503.5 square miles or 322,240 areas. The County measures approximately 18 miles north to south and 30 miles east to west. There are 15 townships including Breese, Brookside, Carlyle, Clement, East Fork, Germantown, Irishtown, Lake, Lookingglass, Meridian, St. Rose, Santa Fe, Sugarcreek, Wade, and Wheatfield. There are also 15 municipalities including Albers, Aviston, Bartelso, Beckemeyer, Breese, Carlyle, Centralia, Damiansville, Germantown, Hoffman, Huey, Keyesport, New Baden and Trenton. The County is located within the region known as Southwestern Illinois with the County's southern border being formed by the Kaskaskia River.

Clinton ranks highest in the State in number of wetland acreage having 35,446 acres identified as wetlands. The County ranks third in the State in portion of the County covered by wetlands having 11% coverage of the total. Clinton County also ranks third in the State in acreage covered by open water having 19,334 acres (mostly in lakes or rivers). Lastly, Clinton ranks fifth in portion of County covered by open water with just over 6% of the landmass having open water on it.

Table 1

<u>CLINTON COUNTY GENERAL LAND USE</u>

LAND USE	PERCENTAGE	ACREAGE
Cropland	58.0%	186,899.20
Pasture/Grassland	19.0%	61,225.60
Wetland	11.0%	35,446.40
Open Water	6.0%	19,334.40
Bottom/Forest	3.0%	9,667.20
Urban	1.9%	6,122.60
Balance	1.1%	3,544.60
Total	100.0%	322,240.00

Source: Illinois Land Cover: An Atlas; Critical Trends Assessment Project Phase II, Illinois Department of Natural Resources, July 1996.

The County contains more bottomland forest than any other county in Illinois with 9,667 acres, or 3% of the County's land cover acreage. Well over 58% of Clinton County is covered in cropland, some 186,899 acres and about 19% is covered with grassland or pasture, totaling 61,225 acres. Clinton County only has 1.9% of its land mass covered by urban land use, this equaling 6,122 acres.

## **CURRENT PLANNING ISSUES**

The primary concerns voiced through the evolution of the Comprehensive Plan are as follows:

#### REGULATORY ISSUES

- 1. The Clinton County Zoning Ordinance needs updating to reflect current development regulation trends and newly created land uses.
- 2. The Clinton County Zoning Ordinance and the Clinton County Subdivision Regulations need to be interconnected for ease of interpretation and administration.
- 3. The regulation of mobile homes and their placement outside traditional mobile home parks needs to be updated.
- 4. The Zoning Board of Appeals needs an updated, simplified method to assist in the determination and documentation of their decision making process for recommendation to the Clinton County Board.
- 5. Address the regulation of the adult entertainment industry through a zoning ordinance update.

#### PLANNING ISSUES

- 1. The commercial development of the I-64 corridor is of utmost importance to the economic health of the County.
- 2. Expansion of the New Route 50 Corridor to a continuous 4-lane thoroughfare is a priority.
- 3. The impact of scattered residential subdivisions on the township road system is a concern.
- 4. Scattered site residential development needs to be discouraged from locating in close proximity to existing farms, in particular, animal husbandry operation that could lead to future nuisance lawsuits.
- 5. As a matter of policy farmland and its importance to the County needs to be defined.
- 6. The large amount of undermining that has occurred within the County is a concern but not a deterrent to new development.
- 7. The County needs to encourage development to occur where existing utilities and services are available, such as adjacent to existing communities.
- 8. Floodplain and wetland along the Kaskaskia River bottoms limit new development in the southern region of the County.
- 9. The great potential for recreation development opportunities for the Carlyle Lake area needs to be facilitated.
- 10. How can the County assist in the creation of additional jobs as a priority for economic development within the region?

## Agriculture

Like much of Illinois, Clinton County has some of the most productive farmland in the region. Agriculture has been the dominant land use in the County for decades as a predominantly family-owned industry; agriculture still plays a vital role in the County's economy. See Table 2, Market Value of Agricultural Products. However, the trend for farm specialization and big equipment has changed the face of agriculture in the area. Larger and fewer farms are found in Clinton County, today as in our nation as a whole. See Table 3, Clinton County Farm Historical View.

Table 2

MARKET VALUE OF

AGRICULTURAL PRODUCTS

1997

SALES	MARKET VALUE
Total Sales	\$106,672,000
Average Per Farm	124,038
Total Crop Sales	41,040,000
Grains	39.000,000
Corn for Grain	13,121,000
Wheat	6,969,000
Soybeans	18,293,000
Sorghum for Grain	552,000
Livestock Poultry & Their Products	65,632,000
Poultry & Poultry Products	9,259,000

Source: U.S. Department of Commerce, Bureau of the Census, Census of Agriculture, 1997.

Table 3

#### **CLINTON COUNTY FARMS**

1959-1997

YEAR	NUMBER OF FARMS	AVERAGE SIZE (ACRES)	LAND IN FARMS (ACRES)
1959	1,438	183	262,731
1964	1,229	197	241,764
1969	1,268	192	243,970
1974	1,160	205	238,001
1978	1,207	212	255,811
1982	1,154	213	246,185
1987	1,115	217	241,466
1992	942	243	229,120
1997	869	272	233,667

Source: U.S. Department of Commerce, Bureau of the Census, Census of Agriculture, various years.

A major threat to animal husbandry and agriculture is encroachment of development and conflicts between farm and non-farm land uses. Encroaching development discourages new investments in farm improvements. New non-farm neighbors must contend with odors, dust, noise, and other conditions present in agricultural areas. To minimize concerns regarding urban encroachment an area dedicated to handle residential growth has been identified. The 2012 Plan strongly encourages farmland preservation by guiding residential development within planned growth areas around and adjacent to the existing communities. Areas determined most appropriate to remain in agriculture use have been left outside the Growth Areas.

## **Residential Development**

Residential is the largest land use, in terms of impact, in Clinton County following agriculture. The predominant housing type in the unincorporated areas is single-family detached housing. Recent trends indicate that both the number and size of the homes are increasing. This trend is paired with a national trend of smaller household size. This results in more land being used to accommodate fewer people.

The increase in the number of smaller households beginning in the 1970's can be attributed to many factors including smaller families, couples without children, single parent households, empty nesters and persons living alone.

Rapid growth has raised concern about the spread of scattered residential subdivisions, the adequacy of infrastructure, and the future of agriculture.

## Carlyle Lake

In 1952 Eldon Hazlet, a Carlyle attorney organized the first citizen group to garner support of a flood control project for the region. The Kaskaskia Valley Association advocated for improved flood control, navigation, water supply, fish and wildlife conservation and recreation in the Kaskaskia River basin. Congress responded on July 3, 1958, by authorizing the U.S. Army Corps of Engineers to develop Carlyle Lake. Construction began the same year.

A total of 37, 470 acres of land was purchased, with an additional 25, 339 acres of flowage easement land acquired. The project was completed in June 1967 at a cost of \$41 million dollars.

At 26,000 acres, Carlyle Lake is the largest manmade lake in the State of Illinois. There are 11,000 acres of public land offering camping, picnicking, swimming, boating, sailing, fishing and hunting. Four marines, 17 public boat ramps, and one sailboat harbor provide a variety of services for boating enthusiasts. Almost 2.9 million visitors per year visit the Lake. Carlyle Lake is the second largest tourist attraction in Illinois, next to Chicago.

The Lake supplies water for local communities, and during periods of high precipitation reduces flooding downstream on the lower Kaskaskia and Mississippi rivers.

Over 600 campsites are available at seven public campgrounds. Three scenic nature trails offer a variety of habitat settings.

The Illinois Department of Natural Resources (IDNR) operates Eldon Hazlet State Park. To accommodate the hundreds of thousands of visitors in 1999 IDNR built lake front cottages that enjoyed about 90 percent occupancy during the recreation season. So successful that funds have been pledged to double the number of cottages originally opened.

#### 2012 PERSPECTIVE

over the past decade, the urban edge of the St. Louis metropolitan area has expanded in an easterly direction across St. Clair and Madison counties. Rapid growth along the I-64 Corridor has reached the established western Clinton County communities. This has created opportunities for development and raised concerns about the spread of scattered subdivisions and the future of agriculture in the rural areas. As Clinton County begins the 21<sup>st</sup> Century it will experience increased development pressure and the conversion of farmland to suburban and urban growth.

The purpose of the 2012 Plan is to retain Clinton County's historical land use pattern; higher density and compact development in the growth areas of the western communities, the central communities and around Centralia; rural and agricultural uses will occur outside the growth areas and within the eastern portions of the County. Building upon this framework, the 2012 Plan identifies three distinctive strategies for the development of Clinton County.

The Western Growth Areas includes the western communities from Breese/Germantown west to the County line. This is the area with the most potential for significant future growth. This area includes the incorporated communities of Albers, Aviston, Breese, Damiansville, New Baden and Trenton.

The Centralia Growth Area is the urban ring surrounding the City of Centralia at the County's most southeast corner. The development potential for this area builds upon the existing urban core of the City of Centralia.

The Central Growth Areas are those communities in the remainder of the County outside the Western Growth Areas and the Centralia Growth Area. This area includes the incorporated communities of Carlyle, Bartelso, Beckemeyer, Huey, and Hoffman.

The Western Growth Areas contains over 50 percent of the County's residents. Land uses include new residential subdivisions, existing mature residential neighborhoods, traditional downtowns and employment centers, industrial areas, and commercial strip developments. The urban density is made possible by the solid infrastructure of the Western communities. The Western Growth Areas will continue to develop primarily under the influences of these communities. The development strategy for this area includes the most challenging and rapidly changing of the three areas. Due to development pressures, it is critical that the municipalities and the County cooperatively plan for the growth in this area.

The Centralia Growth Area will experience development pressure, encourage infill development, including new residential as well as commercial development and provide a transition form the urban core to the agricultural areas.

The eastern section of Clinton County, the Central Growth Areas will experience the fewest changes over the next 10 years. The land use strategy for this area reflects protection of the animal husbandry industry, development of agricultural support facilities and services and the orderly growth of the communities. The communities will continue to grow and serve as cultural, social, residential and employment centers. Residential development outside of the villages will be low density and be limited to less productive soils, wooded areas, and as infill to existing subdivisions. An emphasis will be placed on avoiding conflicts between agricultural operations and these limited residential opportunities.

Clinton County is rapidly approaching a crossroad due to increasing growth and expanding municipal boundaries. The choice of balanced and managed growth depends on the cooperation of the cities and villages within the County, where expanding municipal boundaries, extension of public utilities and critical land use decisions will be made.

#### LAND USE PLAN

The Clinton County Land Use Plan is based on the assumption of moderate growth of approximately 10% over the planning time frame of 10 years. The County is in an excellent position within the greater St. Louis metropolitan region. The location of the I-64 Corridor, the extension of the MetroLink light rail system and the development of the joint use facility at the

MidAmerica Airport, all have great potential to enhance the development of the County in the near future. Clinton County has evolved as a desirable location for residential, light industrial, and growing potential for commercial and recreational uses in the Carlyle Lake area of the County.

The intent of the Clinton County Land Use Plan is to:

- Continue to maintain a strong residential base within the County.
- Direct major commercial and residential development into areas identified for growth.
- Provide for the extension of infrastructure in these designated growth areas, in particular expansion of the transportation system;
- Improve and diversify the economic base of the County to provide additional jobs for its residents; and
- Conserve the rich agricultural heritage of the areas of the County until growth and development pressures make it necessary to extend utilities and services.

## COUNTYWIDE PLANNING GOALS, OBJECTIVES AND POLICIES

The goals, objectives and policies to implement this Plan are as follows:

#### ECONOMIC DEVELOPMENT

#### Goal - Maintain a sound and diversified economic base for Clinton County.

#### **Objectives and Policies:**

- Focus development opportunities along the I-64 Corridor.
- Encourage commercial recreational development opportunities around Carlyle Lake.
- Encourage the expansion of US Route 50 through the County and beyond to four lanes of traffic.
- Opportunities for the expansion of employment base of the County shall be actively pursued.
- The labor force of the County should encourage diversification of skills and educational backgrounds.
- Enhance the agricultural economic base and roots of the County.

#### HOUSING

Goal - Provide a diversity of housing types for all County residents.

#### **Objectives And Policies:**

- Continue to maintain a strong residential base within the County.
- Encourage the outward growth of existing communities to capitalize on the existing services and utilities that our municipalities offer.
- Minimize the stripping out (home every 200-300 feet) along major roads for residential
  use through the promotion of better-designed subdivisions and limitation of small
  acreage subdivisions.
- The County shall actively encourage infill residential development for the efficient use
  of the counties infrastructure and minimize scattered site subdivisions in rural, nonservice areas.
- Encourage all ranges of housing types including affordable housing throughout the County.

## **AGRICULTURE**

Goal – Maintain the agricultural heritage and agricultural economic base in the areas designated for agriculture.

## **Objectives And Policies:**

- Regulate non-agricultural land uses outside of the Growth areas.
- Minimize conflicts between all forms of agriculture and other land uses.
- Encourage agricultural businesses to operate and expand within the agricultural areas.
- Encourage the use of specific criteria to determine the appropriateness of farmland conversion for development.

#### COMMERCIAL DEVELOPMENT

## Goal – Promote the expansion of the commercial base within the County.

## **Objectives And Policies:**

- Encourage the growth of retail business and services in and near established communities.
- To encourage commercial development that is compatible with the surrounding land uses and is safe and attractive.
- To encourage the rebirth and rehabilitation of older commercial centers and structures.
- To encourage the development of agricultural support enterprises to occur in the agricultural areas.

#### INDUSTRIAL DEVELOPMENT

#### Goal - Promote new and expanded industrial activities in the Growth Areas.

## **Objectives And Policies:**

- Support new industrial parks adjacent to existing rail and major highway locations.
- To provide new and expanded employment opportunities for County residents.
- Support redevelopment of older industrial sites and businesses.
- To facilitate the retention and expansion of the existing industry base in Clinton County by supporting the creation of county and regional industrial development agencies.
- To promote a safe and healthy work environment for industry.

#### TRANSPORTATION AND CIRCULATION

# Goal – Promote the safe and efficient movement of goods, services and people within and throughout the County.

#### **Objectives And Policies:**

- Continue to promote the expansion of new US Highway 50 to 4 lanes from St. Clair County all the way through Clinton County.
- Provide safe and efficient transportation system for a reasonable price.

- Prevent the disruption of residential neighborhoods with high volumes of through traffic by directing major transportation corridors around existing neighborhoods.
- Restrict curb cuts along major thoroughfares and promote improved access management.
- Adopt an Official Map designating arterial and collector routes for Clinton County -Illinois Routes 50 and 127 and Interstate 64.

#### **UTILITY SYSTEM**

Goal – Provide the highest quality and service systems.

#### **Objectives And Policies:**

- Minimize duplication of services from competing utility systems.
- Ensure that utility capacity accommodates present as well as future development.

#### HISTORIC PRESERVATION

**Goal – Promote historic preservation within the County.** 

## **Objectives And Policies:**

- Protect and maintain the historic resources that contribute to the character and attractiveness of Clinton County and provide that unique sense of identity to the County.
- Encourage economic development and increased property values through historic preservation.

## OPEN SPACE, ENVIRONMENTAL AND NATURAL RESOURCE

Goal - Provide the highest quality living environment.

## **Objectives And Policies:**

- Encourage the protection of floodplains, wetlands and the natural drainage systems and encourage watershed level storm water management practices.
- Encourage a network of natural corridors primarily along waterways and interconnecting protected areas to also permit wildlife movement between areas.
- Encourage the protection, preservation and conservation of groundwater and surface water quality.

- Encourage alternatives to septic systems and high chemical input soil uses.
- Encourage the protection, preservation, and conservation of prime soils for agricultural use.
- Ensure that the extraction of mineral resources occurs with minimal environmental impact and within adopted regulations of the County.
- Encourage improve air quality.
- Encourage the retention of open space for recreation, wildlife habitat, historical and archaeological preservation and conservation.
- Encourage the development open space for the recreational, aesthetic and ecological needs of the County.
- Encourage environmentally sustainable recreational uses of land in floodplains and areas adjacent to waterways and other natural open space.

#### **COOPERATIVE PLANNING**

## Goal - Achieve a broad community vision of Clinton County.

#### **Objectives And Policies:**

- Work with the various jurisdictions within Clinton County to achieve consensus and a shared community vision.
- Establish a regular visioning component as part of the on going planning process to achieve an understanding of the evolution of the County's Goals, Objectives, and Policies.

The attainment of the goals of the 2012 Plan is a long-term process. As Clinton County grows and develops, the goals and objectives and policies of its citizens and elected officials may evolve. The Plan should be reviewed periodically, in light of changing demographics, changes in state or federal policies, major infrastructure improvements, major shifts in the regional employment base or public policy. At that time the Plan should be revised as needed to reflect these changes.

#### **DEMOGRAPHIC PROFILE**

Demographics is the science of analyzing population size, composition and spatial distribution. As Clinton County expands and the demand for development of its resources continues, a key issue will be the estimation of future population growth. Such demographic analysis is essential to comprehensive planning, and overall goal is to improve the environment in which people work and live. Population trends determine the need and level of required public services, especially public safety, utilities, schools and parks. The demographic profile of Clinton County focuses on the population growth rate and distribution in the County. The 2000 Census figures provide a statistical snapshot of the population as of April 1, 2000.

#### POPULATION CHANGE IN CLINTON COUNTY

The population of Clinton County has generally continually grown since the earliest record keeping. In 1870 the county population was 16,285 people. By 1900 the population had expanded to 19, 284, a growth rate of 22 percent over thirty years. The greatest growth rate in one decade occurred between 1960 and1970 when the County increased by 17.8 percent. The preliminary figure for the 2000 Census for Clinton County was 35,535 people. This represents a gain of 1,591 people, or a 4.7 percent increase over 1990 figures. The State of Illinois population during the last decade grew as a whole by 8.6 percent, to 12.4 million people.

Between 1990 and 2000, Bartelso experienced an exceptional high percentage of growth gaining 181 persons for a rate of 43.9 percent. Similarly, Aviston and Albers experienced high growth, 33.2 percent and 25.4 percent respectively. The communities of New Baden, Breese, Keyesport and Trenton also experienced substantial growth. This indicates that the western communities of the County are generally experiencing growth pressures from the urban out-migration as people commute greater distances to work, as well as a population shift within the County. Some of the older, larger communities experienced a minor population decline including Carlyle and Centralia.

The projection for 2020 shows a future population of 38,780 with a more modest gain of 3.3 percent. It is anticipated that the growth trend indicating greater population growth in the western communities will continue, with the County's eastern communities experiencing more modest population activity.

Population projections using the Curve Fitting Extrapolation method is shown as Table 5. These projections were developed through a process that combined 6 alternative extrapolation curves. This included Linear, Parabolic, Geometric, Modified Exponential, Logistic, and Gompertz curves. It provides a means of checks and balances in selecting the most appropriate projections which were to be refined in the process of selecting the final projections.

This process produced a Geometric high projection and a Modified Exponential low projection for the years 2010 and 2020. These high and low numbers have been discarded and a middle projection was selected as most appropriate. This middle projection estimated that by the year

2010 Clinton County's population would be 42,202 people, a gain of almost 19 percent over the 10-year period. See Table 5, Population Curve Fitting Extrapolation Projection.

#### POPULATION MAKEUP

Clinton County 2000 figures that 75% of the population is above the age of 18. This is about the same as the State of Illinois. All the metro east counties had a similar percentage of their population above the age of 18.

Clinton County ranked third in the metro east area for the largest percentage of white population with 93%. Four percent of the population is black, and 2% is of Hispanic origin. Only Jersey and Monroe counties had higher percentages of white population, both with 98%. In comparison to the State of Illinois, the makeup is 68% white, 15% black and 12% Hispanic. Whites make up an increasingly smaller percentage of the 12.4 million people. Statewide, much of the 2000 Census growth is attributed to a huge surge in the Hispanic population, which grew by 69 percent. Almost two-thirds or the majority of the gains in Hispanic population occurred in or near Chicago but is also occurring significantly in the metro east region. Asians also posted significant population gains overall Statewide.

The number of senior citizens will continue growing, because of their increasing lifespan. These seniors demand more specialized public services such as those provided by recreational, cultural, health and social programs.

A greater number of smaller households will require density developments such as senior apartment complexes and town homes to house the increasing numbers of senior citizens. These senior developments should be encouraged to be located within existing communities with the infrastructure to support the needs of the residents.

POPULATION TRENDS CLINTON COUNTY 1950 – 2000

Table 4

City/Village	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Albers	-	566	656	663	700	878
Aviston	503	717	828	846	924	1,231
Bartelso	304	370	439	389	412	593
Beckemeyer	1,045	1,056	1,069	1,119	1,070	1,043
Breese	2,181	2,461	2,885	3,516	3,567	4,048
Carlyle	2,669	2,903	3,139	3,388	3,474	3,406
Damiansville	0	0	0	396	379	368
Germantown	0	0	1,108	1,191	1,167	1,118
Hoffman	0	235	346	467	492	460
Huey	175	212	205	215	210	196
Keyesport	438	412	352	499	440	481
New Baden	1,428	1,464	1,953	2,476	2,602	3,001
Trenton	1,432	1,866	2,328	2,504	2,481	2,610
Walmac (all)	0	0	1,347	1,665	1,501	1,378
Incorporated	10,175	12,262	16,655	19,334	19,419	20,811
Unincorporated	12,419	11,767	11,660	13,283	14,525	14,724
Clinton County Total	22,594	24,029	28,315	32,617	33,944	35,535
% Incorporated	45.03%	51.03%	58.82%	59.28%	57.21%	58.56%
% Unincorporated	54.97%	48.97%	41.18%	40.72%	42.79%	41.44%

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population and Housing, 1950-2000

## Table 5

# **CURVE FITTING EXTRAPOLATION PROJECTIONS**

Clinton County, Illinois

		Linear Parabolic Geometric	Legend	·_	Modified F _ • Logistic Gompertz	
			Year			
	1990	2000		2010		2020
20,000						
23,000						
26,000						
29,000						
32,000						
35,000						
38,000						
41,000						
44,000						
47,000						
50,000						

Source: Community Analysis and Planning software, Version 1.0, developed by the University of Akron Richard E. Klostermann; U.S. Bureau of the Census, Census of Population 1990-2000; and Southwestern Illinois Planning Commission.

#### ECONOMIC DEVELOPMENT OPPORTUNITIES

With Carlyle Lake as the second largest tourist attraction in the state, second only to Chicago, Clinton County will continue to build its strategic position as a regional recreational center in the 21<sup>st</sup> Century. In recent years, the business community lad not satisfied the increased demand for overnight accommodations and ancillary infrastructure near Lake Carlyle for almost 2.9 million visitors annually. Older, less modern facilities were not attracting overnight stays typical for the large number of visitors. Lake guests have historically packed their needs with them and only purchased gas or groceries locally. This makes a low dollar per visit impact to the local economy.

The difference is that a "day visit's" impact on the Carlyle region is \$15-20 per visitor or an "overnight visit's" impact is \$80 or more per visitor on the local economy. Multiply the difference \$60 - \$65 (\$15-20 as compared to \$80) by 2.9 million visitors annually; the amount is staggering.

In 1999, twelve lakefront cottages built by the Illinois Department of Natural Resources opened in Hazlet State Park. These units enjoyed 90 percent occupancy during their first recreation season. Due to this great success, State monies are pledged to double the number of these cottages in the future.

Recently, a Super 8 Motel with 41 rooms, including 8 suites and hook-ups for boaters, and the Marina Village a 40-acre resort between Governor's Run Golf Course and the West Access Marina which includes the first phase of a 65 – room Microtel Inn and Suites Hotel, opened. These new facilities have increased the number of overnight destination rooms to over 200. Additional phases could include two or more upscale hotels or as many as 100 cabins, depending on the demand. Other new support facilities add to the positive economic climate. These include new restaurants, a family fun center, expanded marina facilities and hunting and fishing related businesses.

National trends indicate that people are inclined to take shorter, more frequent trips closer to home, such as extended weekends. This trend and the modern facilities recently constructed and proposed will only serve to enhance the prominence of Carlyle Lake and Clinton County as a major recreational destination.

# CLINTON COUNTY COMPREHENSIVE PLAN RECOMMENDATIONS

- 1. Promote the expansion of new US Highway 50 to 4 lanes form St. Clair County all the way to the eastern edge of Clinton County.
- 2. Promote all activities that expand recreational tourism opportunities of Carlyle Lake.
- 3. Incorporate the subdivision citing criteria as found in the Livestock Waste Handling Facilities Act into the Zoning and Subdivision ordinances. Incorporate the Illinois Livestock Management Facilities Act subdivision citing criteria into the Zoning Ordinance.
- 4. Emphasize the importance of the preservation of agricultural land in the text of the Comprehensive Plan. Protect the agricultural lands of the County by discouraging scattered rural housing and subdivisions outside the designated growth areas.
- 5. Incorporate the Land Evaluation Site Assessment (LESA) system into the development review process of the County.
- 6. Encourage growth to occur in designated growth areas that are most appropriate to accommodate development because of existing infrastructure, and discourage growth in close proximity to livestock operation.
- 7. To encourage growth within the "designated growth areas" as identified on the Clinton County Land Use Plan (Official Map) the following is recommended:
  - a. Amend the County Zoning Ordinance to create an "incentive overlay district" in the quarter mile area surrounding each community within the County.
  - b. Within this district, provide for the reduction of lot size requirements when certain public utilities are provided.
  - c. Suggested Overlay District standards
    - When Public Water service is provided, the minimum lot size requirement shall be reduced to 43,000 square feet.
    - When both water and sewer service is provided, the minimum lot size requirement shall be reduced to 12,000 square feet.
    - When public water, sewer and a storm water management plan is provided, the minimum lot size requirement shall be reduced to 10,000 square feet.

- 8. Develop a mechanism to provide compensation to townships when subdivision developments require access off of a township road.
- 9. Eliminate the "R-1" zoning district classification outside the designated growth areas (1/4 mile surrounding the communities).

#### **ORDINANCE**

An Ordinance adopting as the official comprehensive plan of Clinton County, Illinois and as the official map a certain document entitled Clinton County 2012 Future Land Use Plan all in compliance with Illinois Compiled Statutes.

#### BE IT ORDAINED BY THE COUNTY BOARD OF CLINTON COUNTY, ILLINOIS:

- Section 1. Adoption That the Clinton County Board hereby adopt as the official comprehensive plan and as the official map of Clinton County, Illinois a certain document entitled Clinton County 2012 Future Land Use Plan, prepared by Southwestern Illinois Metropolitan and Regional Planning Commission.
- Section 2. Advisory Such plan shall be advisory and in and of itself shall not be construed to regulate or control the use of private property in any way, except as to such part thereof as has been implemented by ordinance duly enacted by the County Board.
- Section 3. Filing Such official comprehensive plan including the official map shall be placed on file with the County Clerk and shall be available at all times during business hours for public inspection.
- Section 4. Recording A certified copy of this ordinance shall be filed with the Recorder of Deeds of Clinton County.
- Section 5. Effective Date This official comprehensive plan shall become effective upon the expiration of 10 days after filing with the Recorder of Deeds of Clinton County.

Passed this date:	, 2001	
County Clerk		County Board Chairman