

**Veterans Drive Extension  
Court St. North to Broadway Road  
Small Area Land Use Plan  
06/27/01**

*Overview*

The City of Pekin has identified the need for a beltline facility to the East of the City in two prior Comprehensive Plans. In 2000, funding was secured to continue with the alignment, engineering, land acquisition, and construction of the first portion of the facility. The facility will extend north from the existing intersection of Veterans Drive and Court Street to an intersection with Broadway Road, approximately 1.2 miles east of the current municipal boundaries. The intersection improvements to Court Street and Veterans Drive are currently underway. The expected completion of this portion of the project is 2002. Upon conclusion of Phase I, construction of the southern portion of the beltline from Court Street to VFW Road will begin. In Fall of 2000, City staff and the Planning Commission engaged Tri-County Regional Planning Commission staff to help in the development of an area land use plan that would complement the existing Comprehensive Plan for the City and Tazewell County.

*Existing Land Use Plan*

The City of Pekin's most recent Comprehensive Plan (1996) spends considerable time outlining the need for and potential location of the beltline facility. Further, it identifies public sewer improvements in the area to satisfy expected growth of the city. The project area influenced by the beltline is a considerable area, greater than fifteen hundred (1,500) acres.

The current Comprehensive Plan Future Land Use Map identifies this area as predominately low density residential with limited areas of commercial activity around intersections involving Broadway and Court Street. The current Land Use Plan also identified a small area of Business Planned Unit development to the east of the facility. The Planning Commission and City staff have reached a consensus that the proposed land use scenario under the current Comprehensive Plan no longer reflects the conditions present. First, it is unlikely that under current and past growth trends, the City will capture 1,800 acres of new residential development in this area. Second, promotion of scattered residential development not adjacent to City boundaries and services will result in sprawl. Third, sprawl development will reduce the effectiveness of the facility to provide an efficient North-South route around Pekin. Fourth, this type of development will be expensive to equip with public services and may occasionally hinder the future expansion of said services.

*Existing Land Use and Zoning*

Agriculture has dominated current land use in the project area. Producers currently use large tracts of productive farm ground for row crop production. Some livestock production is occurring in the area. Scattered farmsteads are also present along with a large church congregation along Broadway Road next to the proposed beltline. Finally, a large seed company has a production facility and seed plots by Rt. 9.

With only a small portion of the project area within the existing corporate limits, the vast majority of the area likely to be impacted by the beltline is subject to Tazewell County Zoning and the respective Land Use Plan. Two areas of Residential Zoning exist in the project area. The first is a large tract beside Allentown Road extending north to Broadway Road. This parcel is next to corporate limits. Further, the tract is largely unbuilt and remains in agricultural production. The second is a quarter section in the

Northeast portion of the project area, outside the beltline. The seed company along Rt. 9 is currently zoned Light Industrial. The balance of the project area is zoned Agricultural Preservation.

The Tazewell County Comprehensive Land Use Plan identifies the existing zoned areas to remain as such in land use. The area inside, or west, of the beltline facility is identified as a community growth area. Outside the beltline, the future land use is to remain agricultural. The Comprehensive Plan identifies the Community Growth Area as those suitable for municipal expansion to occur. No specific land uses are called for in the Plan. However, it is the expressed intent of the Plan to coordinate with local municipalities on development issues within the growth areas. The recommended means by which to coordinate development issues is an intergovernmental agreement between Tazewell County and municipalities.

### *Future Open Space and Trails*

Within the existing Pekin Comprehensive Plan's Bicycle/Pedestrian section, the City calls for placing residential, commercial, and recreational areas within proximity of each other to encourage use of non-motorized transportation. The City is to incorporate green space buffer zones and connectivity with existing trail facilities. During the planning process for this area, the committee explored and included several opportunities by which these goals can be accomplished in the land use map. For instance, two abandoned railroad rights of way within the project area are connected with existing recreational facilities already within the municipal boundaries.

Three different types of open space areas are identified on the land use map. They provide an integrated system of habitat areas for plants and animals, open space for people, buffers between existing and future land uses, and pedestrian access to existing recreational and commercial areas. The natural areas identified are those areas already under some type of control by State, County or local regulations. They include all surface streams and riparian areas out to fifty feet from the stream centerline. Also, we included wetland areas identified on National Wetland Inventory maps with a two hundred-foot buffer. The intent is that these areas be off limits to development and they remain in a natural state. The proposed Parks and Open Space areas are established near proposed trail extensions and natural areas. Also, the open space areas are adjacent to major roadways so as to provide room for trail extensions and buffer commercial and residential areas from the beltline and other roadways. The intent is that these areas be buffers of some width between 50 and 100 feet. The only case where the map should be interpreted to mean 100 feet is along Broadway Road. These areas are to be natural that are home to native Illinois vegetation. Finally, the trail extensions identified are to make use of existing railroad rights-of-way that connect to other pedestrian corridors as well as to interconnect northern and southern parts of the project area. The consideration of pedestrian facilities as part of the beltline project is a mandatory component required by some funding sources for the beltline.

### *Future Street Improvements*

The likelihood that commercial and residential development will occur in the project area, in particular around existing commercial activity near Court Street, requires that additional arterial and collector streets be constructed to handle additional traffic volumes. The purpose of designation within the Land Use Plan is to ensure that future development is designed to include such roadways. After consultation with City staff, four road extensions are designated on the Land Use Map. In the northern portion of the project area, is a proposed East-West arterial street that will use the abandoned railroad right-of-way as a basis for alignment. It is envisioned that this alignment would not intersect with the beltline. Two proposed arterial streets are designated in the southwest quadrant of the project area. They will serve the commercial areas, both current and planned, north of the Court Street and Veterans Drive

intersection. The East-West arterial would intersect with the beltline. An extension of Egg Ranch Road to the north will serve the small commercial area north of Route 9 and East of the beltline and will intersect with the beltline. The decision to limit additional access to the beltline to two additional intersections, in addition to Broadway and Allentown Road intersections, is consistent with the stated purpose of the beltline.

#### *Future Land Use*

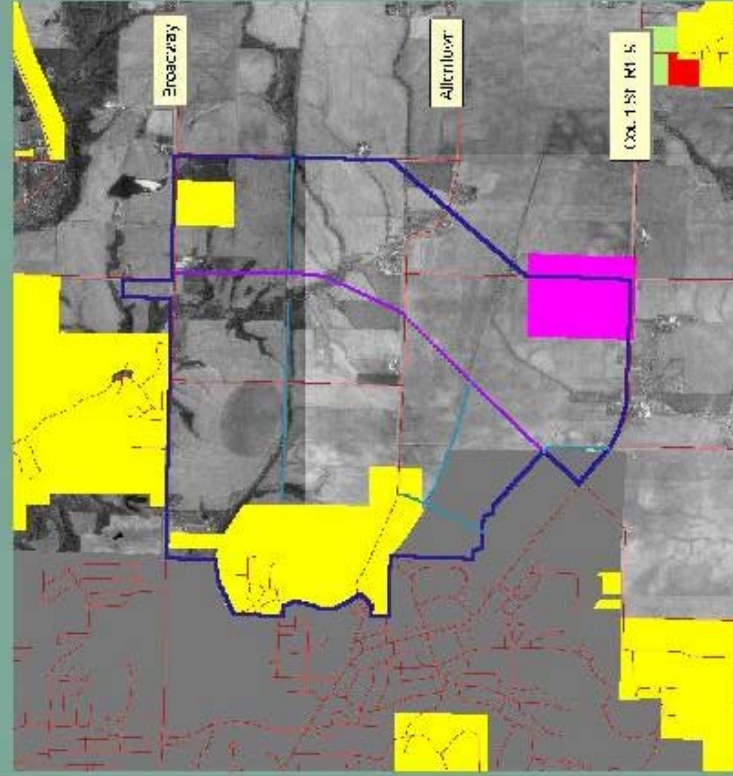
The Future Land Use Map represents the additional land use classifications at various areas next to the city. Approximately 60 acres of multi-family and 27 acres of single family residential uses are included. The Business Planned-Unit-Development totals 104 acres. One hundred and eleven (111) acres of new commercial uses are identified at various locations. This is in addition to the 105 acres of available commercial land within the City, identified in black on the map.

Pekin is adding, on average, 68 new housing units per year based on a five-year average (1995-2000). The proposed residential land uses identified in this plan would take just over five years to build out. However, this assumes that the Veterans Drive project area can capture all of Pekin's residential growth during that time. Also, it assumes that the two hundred acres of vacant residentially zoned properties that exist within the project area go undeveloped. The more possible scenario is that the area will capture some residential growth likely near twenty to thirty percent. This expands the build out horizons to 15-20 years.

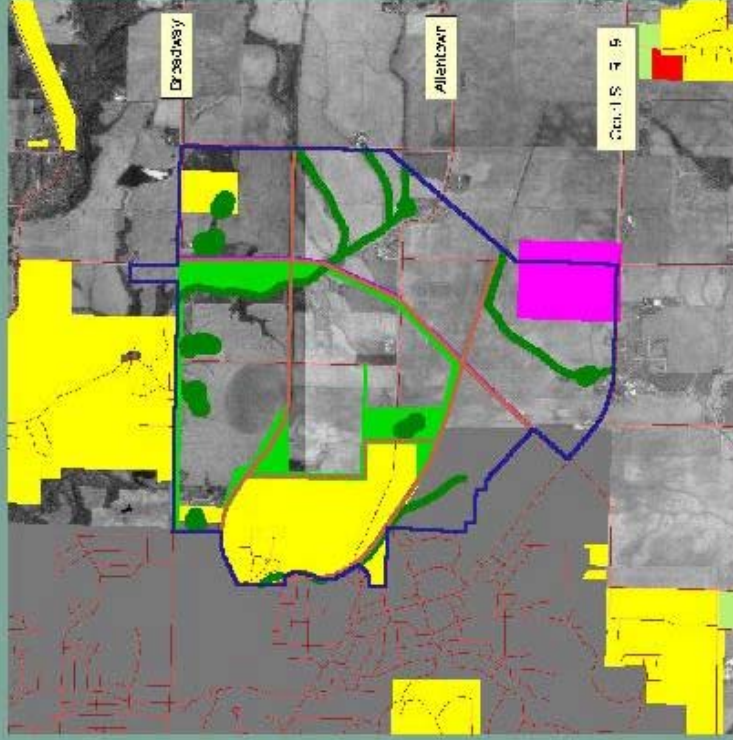
The Commercial and Business PUD areas are so placed as to provide easy access to the beltline via existing access points. Further, the desire to keep this new growth contiguous and in line with projected sewer improvements is reflected in its location. Finally, with the trail and open space system in place, these areas will be accessible to large tracts of residential properties to the northwest. More than two hundred acres of single and multi-family residential will be within one mile, or a ten minute walk, from large retail and employment centers.

***Note:** This report has not been accepted by either the Planning Commission nor the City Council as of July 16, 2001. Therefore this report is only informational. Likewise the extension of this study will involve the section of Veteran's Drive from Court to Towerline/VFW Road.*

# Future Street Extensions, Open Space, Trails, and Natural Areas



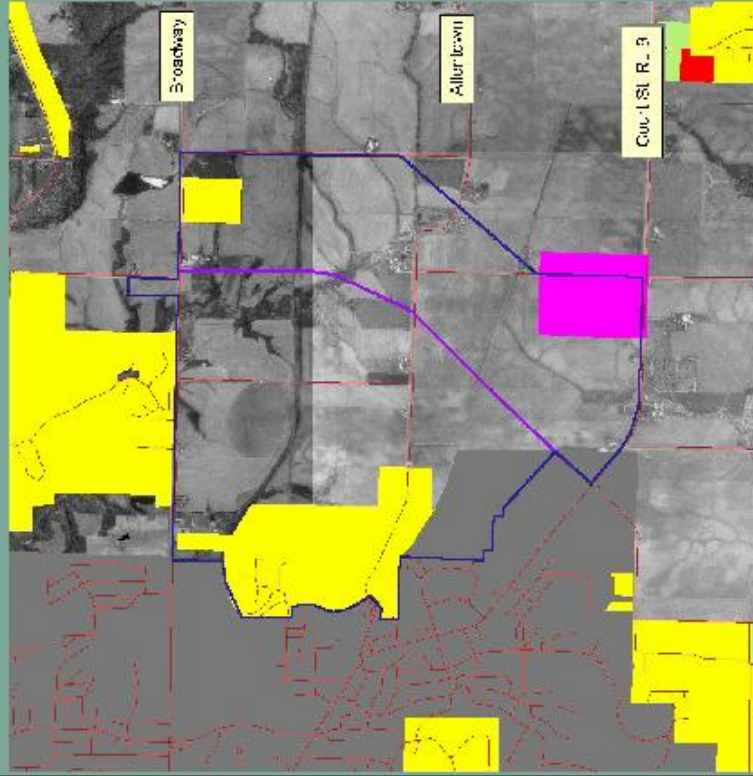
Street Extensions



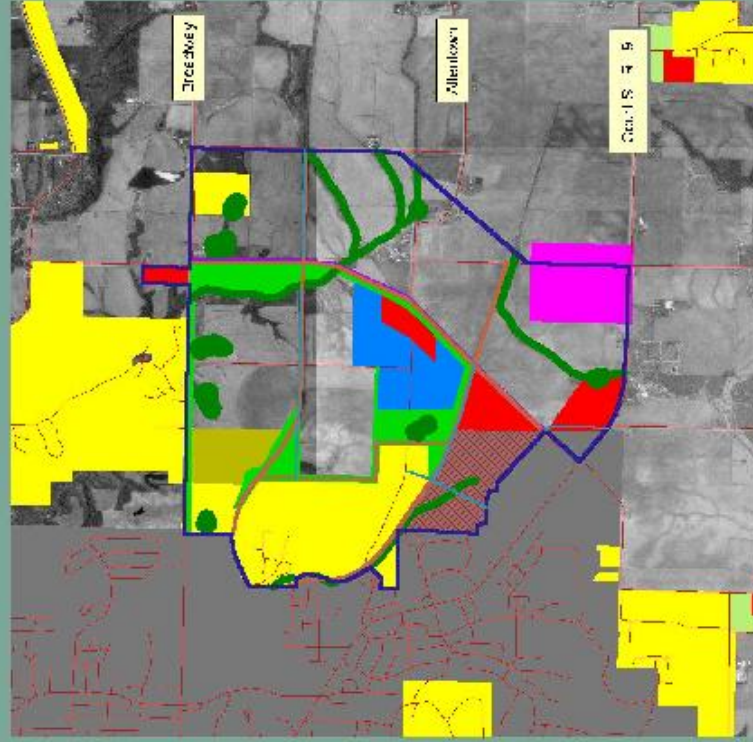
Open Space, Trails, and Natural Areas

- Blue: Boundary
- Yellow: Residential
- Green: Open Space
- Pink: Future Street Extensions
- Red: Existing Street
- Blue: Future Street
- Green: Trail
- Light Green: Natural Area

# Veterans Drive Extension Land Use Plan



Existing County Zoning



Future Land Use

