

AGENDA

CHILLICOTHE CITY COUNCIL SPECIAL MEETING APRIL 21, 2025 4:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL BY CLERK

PUBLIC COMMENT

MAYOR HUGHES:

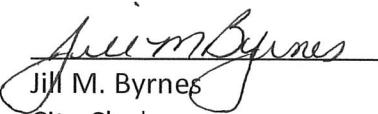
1. Tri-County to present draft Comprehensive Plan for review and comments.

ADJOURNMENT

Motion Alderperson Jenkins, second Alderperson T. White to adjourn.

Council adjourned at 5:45 P.M.

Mayor Hughes declared meeting adjourned.


Jill M. Byrnes
City Clerk

IV. Future Land Use

LAND USE DEFINITIONS

AG Agricultural

This is rural / agricultural in character and includes farms and large tracts of undeveloped land.

CI Civic / Industrial

Land used for major public and quasi-public institutions, including schools, colleges, the university, churches, correctional facilities, hospitals, utilities and similar uses.

HI Heavy Industrial

Typically consists of older industrial areas used for the heavy manufacturing and assembling of goods. Heavy industrial uses include processes used in the production of steel, automobiles, chemicals, cement, and animal by-products and are viewed as clearly not compatible with areas designated for residential, institutional, office and retail uses. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office, and agricultural uses.

HO Hillside Overlay

This designation includes areas with slopes that exceed 15%. Development within or including these areas will be subject to additional regulations that mitigate risks such as erosion, landslides, sedimentation, and wildfire. Development regulations should promote regional resiliency.

HDR High-Density Residential

This land use is residential in character with a density greater than 24 units per acre. Primary land uses included in this class are medium and high-rise attached multi-family developments. There should be an emphasis on aesthetics, open space, and recreational amenities in such developments.

LDR Low-Density Residential

This land use is primarily residential in character at a density of less than 6 dwelling units per acre. This type of development includes detached single-family dwellings and duplexes. The primary residential pattern should be neighborhoods. The main neighborhood form should be detached residential development that is of sufficient size and design to promote neighborhood formation and land use stability.

MDR Medium-Density Residential

This land use is primarily residential in character with a density ranging from 6 to 24 dwelling units per acre. Primary land uses within this class include detached single-family dwellings, duplexes, townhouses and attached multi-family dwellings.

MU-H Mixed-Use Historic District

This district is established to promote the development of mixed institutional, cultural, commercial, residential, office, and recreational uses in Chillicothe's historic downtown area. Uses and design guidelines should promote the preservation of the district's unique, historic character and promote comfortable and safe pedestrian and bicycle facilities.

MU-NC Mixed-Use Neighborhood Center

This land use is the least intense of the mixed-use classifications. It is intended for medium density mixed use development with housing densities of 6 to 12 dwelling units per acre. Businesses typically serve one or a few neighborhoods and might include small shops, restaurants, drugstores, small markets, salons, or convenience stores. The buildings of these centers should be designed with a

residential character and scale to serve as a complement to the surrounding neighborhoods.

MU-CLI Mixed-Use Commercial/Light Industrial

A wide range of commercial and industrial uses can join to make complementary employment centers, including offices, light industry, services, general business, retail, and restaurants

MU-R Mixed-Use Riverfront District

This district envisions the creation of mixed-use area that enhances the City's relationship with the Illinois River, expands ecotourism options, and creates opportunities for medium- or high-density housing with a mix of businesses. This district will expand opportunities for residents and tourists to interact with the Illinois River. Design guidelines should emphasize comfortable and safe pedestrian and bicycle facilities and include the creation of outdoor public amenities.

MU-UC Mixed-Use Urban Corridor

This land use consists of urban streets that have potential for redevelopment and vertical mixed uses such as shops at ground level and apartments above. Commercial cores or nodes should be created along these corridors. Nodes should not be more than 4 blocks.

OS Other Open Space

Primary uses include cemeteries, private golf courses, and similar uses. Open space areas should serve as buffers or conservation and recreation areas.

PP Public Parks and Refuges

This classification contains existing parks, wildlife refuges or similar public or quasi-

public parks, open spaces, and greenways.

SPO Stream Protection Overlay

Areas subject to flooding as indicated by their location in the floodplain or the 100-year or 500-year flood fringe. Development within these areas will be subject to additional regulations that mitigate flood risk and promote regional resiliency.

SRCD Special Recreation and Conservation District

This district promotes ecotourism and recreation through the preservation, conservation, or renaturalization of ecosystems and wildlife habitats. Allowable uses in this district should support the primary objective and allow for the maintenance or creation of ecological corridors, and may include low-impact ecotourism-serving uses such as camping, hiking, fishing, and other outdoor activities.

WW Water

These are areas designated to protect river and creek channels, lakes, or ponds from development.

FUTURE LAND USE

FUTURE LAND USE MAP

Legend

Chillicothe Municipal Boundary

Land Uses

- AG Agricultural
- CI Civic/Institutional
- HI Heavy Industrial
- HO Hillside Overlay
- LDR Low-Density Residential
- MDR Medium-Density Residential
- MU-H Mixed-Use Historic District
- MU-NC Mixed-Use Neighborhood Center
- MU-CLU Mixed-Use Commercial/Light Industrial
- MU-R Riverfront Mixed-Use District
- MU-UC Mixed-Use Urban Corridor
- PP Public Parks + Refuges
- SPO Stream Protection Overlay
- SRCD Special Recreation and Conservation District
- W Water

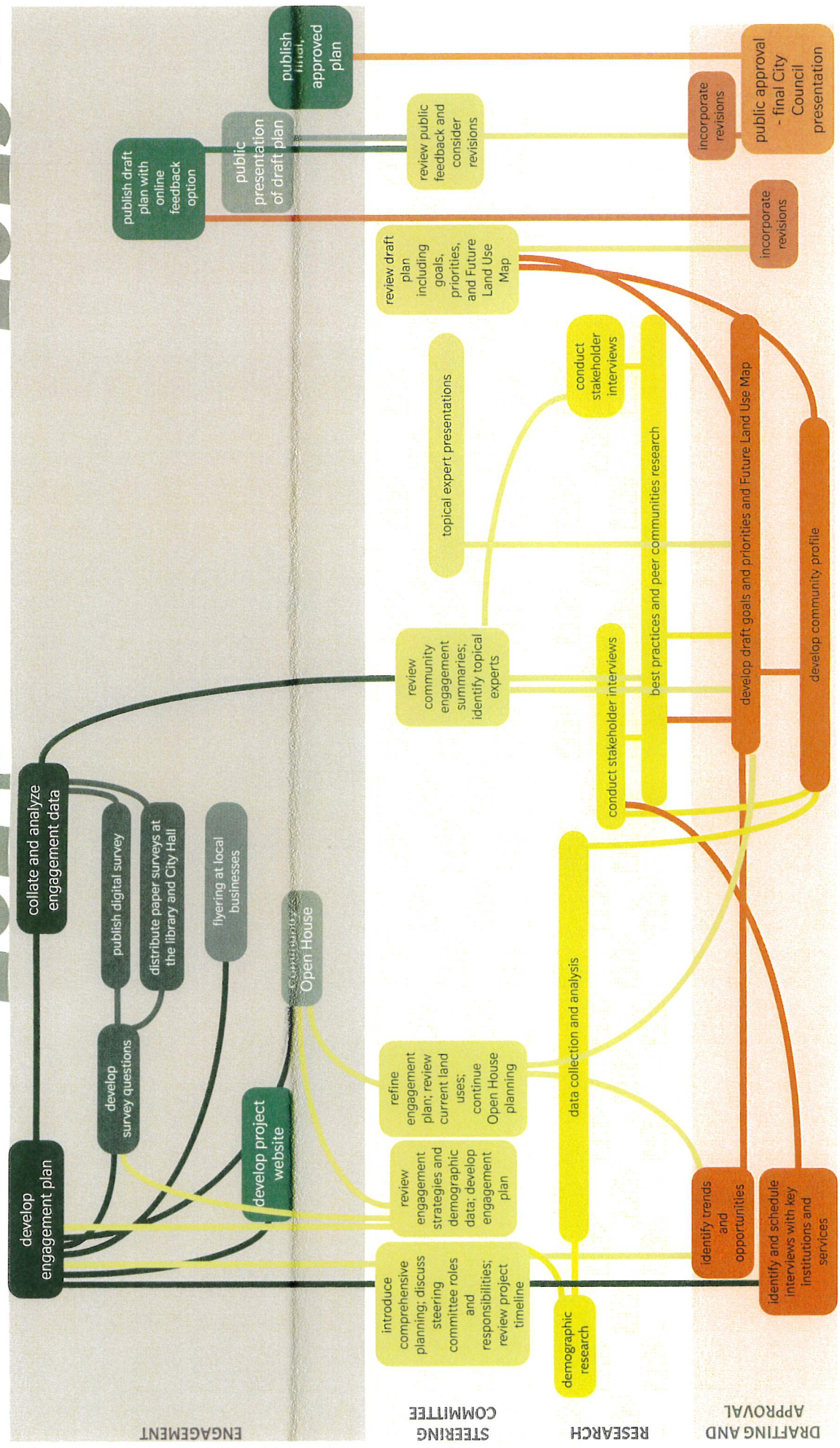


FUTURE LAND USE

2025

2024

april may june july august september october november december january february march april



III. Vision + Strategies

DEVELOPMENT + GROWTH

Chillicothe looks to capitalize on existing amenities by supporting economic development along the Riverfront, Historic Downtown, and Fourth Street Corridor.

Objective 1: Establish economic development policies to support business growth.

1. Work with the Greater Peoria Economic Development Council (GPEDC) and Bradley University's Small Business Development Corporation (IL SBDC) to establish a business retention, development, and attraction program to create a forum for consistent conversations with businesses. This program should assist the City to:

- Proactively learn the challenges and needs of the business community; and
- Create an opportunity for the City to close gaps, modify policy, or facilitate connections to regional resources.

2. Collaborate with Greater Peoria Economic Development Council and Distillery Labs to identify and expand business incubation resources for Chillicothe entrepreneurs, including actively promoting IL SBDC and Distillery Labs small business events in the community.

3. Establish Business Development Districts (BDD) or Tax Increment Finance (TIF) Districts in the Historic Downtown District, Riverfront District, and Fourth Street Corridor, or other areas that meet the eligibility criteria; districts should further Chillicothe's economic and development goals and create a plan for ongoing investments in business corridors.

4. Evaluate opportunities to leverage Peoria Urban Enterprise Zone (PUEZ) tax benefits to incentivize commercial and mixed-use development or improvements in priority areas such as the Historic Downtown, Riverfront District, and Fourth Street Corridor.

5. Evaluate opportunities to leverage Peoria Urban Enterprise Zone (PUEZ) tax benefits to encourage the development of desired residential development, including mixed residential subdivisions.

6. Further develop the Economic Development page on the City's website to inform current and prospective businesses, developers, and property owners of available incentives, development-related policies, available properties, and other resources.

7. Amend the Zoning Ordinance to allow mixed-use development in the Historic Downtown District, Riverfront District, and other mixed-use areas identified on the Future Land Use Map.

8. Support local businesses in utilizing advertisement opportunities with Discover Peoria and the Peoria Area Convention and Visitor's Bureau (PACVB).

Objective 2: Create a Riverfront District.

1. Designate a Riverfront District on the Future Land Use Map to encourage mixed-use development. This will:

- Accentuates the City's relationship with the Illinois River;
- Expand recreational access; and
- Encourages ecotourism.

2. Create a subarea plan to define the vision and priorities for redevelopment of the Riverfront District, address land acquisition, long-term ownership, desired land uses and improvements, funding strategies, and conceptual site plans and renderings.
3. Create an overlay district with zoning and development design standards specific to the Riverfront.

Objective 3: Develop a public marina in the Riverfront District.

1. Work with Illinois Department of Natural Resources (IDNR) to identify any potential grant opportunities to support development of the marina.
2. Develop a conceptual plan that delineates the marina location, size, slips, cost estimates, project phasing.
3. Engage the U.S. Army Corps of Engineers (USACE), Illinois Department of Natural Resources (IDNR), and Illinois Environmental Protection Agency (IEPA) to determine the Scope of Services for the permitting and design process.
4. Hire a consultant to lead the design and construction process.

Objective 4: Develop a planning and economic development strategy to enhance the Historic Downtown District.

1. Develop a subarea plan to define the vision and priorities for redevelopment and improvements in Chillicothe's historic downtown area. The plan should include:

- Overlay and design guidelines;
- Recommendations for capital improvements;
- Cost estimates and funding strategies;
- Programmatic recommendations;
- Long-term ownership recommendations;
- District branding; and
- Conceptual renderings.

2. Identify and establish appropriate economic development incentives, tools, Business District, Tax Increment Financing District, etc. to fund implementation of the subarea plan.

3. Coordinate with regional partners to identify supplemental funding sources to support subarea plan implementation.

Objective 5: Establish economic development policies to attract employers and support a diversified workforce.

1. Collaborate with GPEDC's Workforce Solutions program to identify opportunities for upskilling the local workforce and form a task force to help build a local strategy that supplements regional workforce alliance goals.
2. Partner with GPEDC to advertise available commercial properties on GPEDC's website and highlight key properties in the Greater Peoria Feature Properties Flyer.
3. Partner with the GPEDC to encourage local businesses to advertise employment opportunities on the Greater Peoria Job Board.
4. Conduct a feasibility study to assess medical service needs.

5. Partner with regional medical providers to expand medical offices and job opportunities in Chillicothe.

6. Partner with IVC School District #321 and Peoria School District 150 to explore establishing an intergovernmental agreement that would allow IVC Learning Center students to participate in vocational courses at Woodruff Career & Technical Center.

Objective 6: Enhance tourism opportunities.

1. Conduct a hotel market analysis to determine the demand for traditional overnight accommodations in Chillicothe.

2. Promote the Short-term Rental Ordinance to encourage new short-term rentals near Downtown and the Riverfront.

3. Consider amending the Short-term Rental Ordinance to include houseboats as a permitted type of short-term rental.

4. Hire a marketing consultant to develop a Tourism Marketing Plan to identify eligible uses of the City's Hotel/Motel Tax. The plan should:

- Follow evidence-informed processes;
- Holistically evaluate the experiences and services needed to increase community tourism, including activities to improve wayfinding, support local entrepreneurship, develop local workforce opportunities; and
- Promote the City's history and heritage, recreational and natural resources, major events, and authentic experiences.

5. Work with the Peoria Area Convention and Visitor's Bureau to promote local events.

Objective 7: Establish priorities for future growth via annexation.

1. Conduct an annexation study to understand the community and economic impacts, and evaluate the suitability of annexing land within the City's 1.5-mile planning area.

2. Designate the future land use for all parcels within the City's 1.5-mile planning area on the Future Land Use Map to establish priority areas for the future residential, commercial, and industrial development, public spaces, conservation areas, etc.

Objective 8: Enhance the Fourth Street Corridor.

1. Promote redevelopment of underutilized properties.

2. Update the sign ordinance to improve the uniformity and aesthetics of signage throughout the corridor.

3. Establish an overlay area with landscape requirements that include establishment of a vegetative buffer in places where parking lots abut the right-of-way.

VISION + STRATEGIES

TRANSPORTATION, INFRASTRUCTURE, + SERVICES

Chillicothe will advocate for and advance public services and infrastructure that promote safe and accessible active transportation options for its residents.

Objective 1: Collaborate with Peoria County and service providers to enhance broadband access to the community.

1. Partner with the school district, library, and health providers to promote digital literacy across the community.
2. Address issues of affordability and utilization through Digital Equity Programming. Share and utilize programs that help lower costs of household internet services.
3. Work with local providers to develop a marketing strategy to actively promote broadband services.

Objective 2: Plan for long-range transportation projects.

1. Include regionally-significant projects in Tri-County's Long-Range Transportation Plans.
2. Proactively coordinate with Tri-County to assess potential funding sources for regionally-significant transportation projects.

3. Evaluate the existing conditions and capacity of the water system, including the capacity and condition of wells and pipes. Consider future growth opportunities in capacity analyses and planning. Develop and implement a capital improvement plan in coordination with roadway, Sanitary District, and broadband capital improvement planning.

4. Proactively coordinate with the Chillicothe Sanitary District to assess the feasibility and potential costs of network expansion in the growth areas identified in the Future Land Use Map. Utilize findings to inform Zoning Ordinance updates.

5. Coordinate with the Illinois Department of Transportation (IDOT) and BNSF Railway to replace the Viaduct along Illinois 29. Advocate for the reduction of lanes in IDOT's current roadway redesign.

6. Partner with IDOT to develop pedestrian and bicyclist facilities that enhance safety and comfort along IL-29, including the identification of potential pedestrian islands.

7. Create an engaging, user-friendly Capital Improvement Plan (CIP) that:

- Prioritizes and forecasts capital improvement needs;
- Provides projected costs and anticipated timeframes;
- Includes external funding sources; and
- Is comprehensive and encompasses the capital needs for all City departments and recommended projects from adopted plans.

8. Proactively coordinate with the IVC School District #321 to study, design, and construct roadway improvements along E Cloverdale Avenue and W Sycamore Street to support expanded School District facilities.

Objective 3: Enhance public transit access in Chillicothe.

1. Partner with the Greater Peoria Mass Transit District (GPMTD) and Tri-County to implement identified public transit services needed to close the mobility gaps identified by the 2021 Grey Area Mobility Enhancement and Expansion Study.

2. Partner with GPMTD and Tri-County to pursue state, federal, and private funding opportunities to support the expansion of public transit services.

3. Partner with GPMTD to conduct a transit study to evaluate demand for services like microtransit, paratransit, etc. to improve transit access and connectivity within Chillicothe.

4. Partner with GPMTD to study demand for an express route from Chillicothe to the Downtown Peoria Transit Center.

Objective 4: Enhance walkability and bikeability in Chillicothe.

1. Support regional efforts to connect Chillicothe's existing and planned trails to regional networks in Peoria County.

2. Create a Sidewalks Master Plan to construction and maintain sidewalks City-wide along with an ADA Transition Plan to ensure access for all residents.

3. Amend Zoning Code Article VIII, Division 2. Off-street Parking and Loading to require bike parking facilities at new commercial and multifamily developments.

4. Establish a Complete Streets design policy or standard for new roadway construction or reconstruction. Policy should include minimum timeframes for the restriping of bicycle and pedestrian infrastructure.

5. Educate residents and business owners about their responsibilities to keep sidewalks clear from snow, ice, vegetation, and other structures that might impede pedestrian use.

6. Notify Tri-County when new bike racks are installed in public spaces.

7. Apply the Vision Zero Safe Systems approach to address problem intersections. Collaborate with Tri-County to identify potential planning or implementation funding opportunities.

8. Coordinate with the Illinois Department of Transportation (IDOT).

- Identify potential locations for pedestrian islands on 4th Street; and
- Include IDOT in any future revisions of the 4th Street Corridor Revitalization Study or development of Corridor Overlay Standards that impact the location or number of driveways connected to 4th Street.

Objective 5: Enhance the quality of public services.

1. Develop a stormwater management plan that includes standards for evaluating the impacts of new development and the amount of water that should be held on site.
2. Regularly evaluate opportunities to expand, improve, or reduce the cost of trash, recycling, and compost services.
3. Increase staff capacity to address code violations during peak seasons by hiring an intern or seasonal worker to help proactively identify environmental code compliance issues (e.g., long grass) in the summer months.
4. Develop educational materials (e.g., pamphlets) that provide an overview of common code compliance issues and solutions.

Objective 6: Enhance the Fourth Street corridor.

1. Implement a wayfinding program described in the 2018 Chillicothe 4th Street Corridor Revitalization Study to direct visitors to Downtown, the Pearce Community Center, and other key community anchors.
2. In accordance with the 2018 Chillicothe 4th Street Corridor Revitalization Study, improve pedestrian safety and accessibility by constructing an 8' pathway along Plaza Drive from Cloverdale Road to McGrath Street. Include installation of decorative lighting and a landscape buffer in the design and construction process.

4. Complete downtown gateway improvements on W Walnut Street as described in the 2018 4th Street Corridor Revitalization Plan.

Objective 7: Maintain and improve municipal facilities.

1. Conduct an energy audit and identify grant opportunities to fund capital improvements that increase the City's resilience to fluctuations in utility prices.

HOUSING

Chillicothe will encourage the grow and diversification of its housing stock, pursue opportunities for senior housing, and promote higher density development.

Objective 1: Protect Chillicothe's existing housing stock.

1. Annually provide a report to City Council on code violation and compliance. This report should:

- Summarize the City's code violations including the number and type of complaints;
- Include the City's success in gaining property compliance; and
- Discuss opportunities for sustainable solutions to improve or maintain the overall safety of the City.

2. Develop and implement a rental registration and inspection program.

3. Complete an infill housing study to encourage infill of vacant properties with smaller housing units.

Objective 2: Grow and diversify the Chillicothe's housing stock.

1. Collaborate with IHDA to complete a local Housing Needs Assessment or participate in a regional Housing Needs Assessment to:

- Identify market opportunities for new residential development;
- Determine the type, price, and quantity of homes needed; and
- Develop policy recommendations to support housing stability.

2. Amend the Zoning Ordinance to promote higher density residential development by replacing the existing R-3 Multifamily District with two new districts: R-3A Low Density Multifamily and R-3B High Density Multifamily.

3. Designate areas on the Future Land Use Map where multifamily development will be encouraged.

4. Inventory, consider acquiring, and market priority multi-family housing or mixed-use development sites.

5. Amend Article IV - Residential Districts of the Zoning Ordinance to specifically call out nursing/assisted living facilities as a permitted use in the proposed R-3A Low Density Multifamily and R-3B High Density Multifamily.

6. Update the Zoning Ordinance to require multifamily developments in the proposed R-3B High Density Multifamily District and mixed-use developments to provide recreation or green space amenities.

7. Allow modular home construction for single-family homes and duplexes in all applicable residential districts.

COMMUNITY CHARACTER

The City will continue to boost community pride by celebrating Chillicothe's rich history and improving communications with its residents and the region.

Objective 1: Foster better communication between residents and the City, and internally between City departments and committees.

1. Create a combined Chillicothe Events Calendar on the City's website.
2. Conduct building permit reviews to create a monthly report for Finance Committee and the City Council.
3. Create a section on the City's Economic Development webpage that details ongoing public and private developments.
4. Continue hosting regular "Coffee with the Mayor" events.

Objective 2: Solidify Chillicothe's brand identity.

1. Create a new annual event to celebrate Chillicothe's rich history.
2. Update the City's brand and style guide; ensure it embodies community values and aspirations.
3. Beautify entrances to the City by improving existing or installing new monument-style welcome signs at key entrances.

4. Construct wayfinding signage in the City's historic downtown area.

5. Continue support of the downtown business façade facelift program to create a clear downtown identity.

PARKS, RECREATION, + NATURAL RESOURCES

Chillicothe will support its natural resources of the Illinois River, parks and preserves, and the Park District by enhancing the natural environment, encouraging youth programming, and establishing a Recreation District. The City will continue to ensure access to recreational opportunities for all residents.

Objective 1: Create more programming options, especially for youth.

1. Partner with IVC School District #321 to establish a Youth Council to advise and help the City and Chillicothe Park District create youth-focus events and activities.
2. Work with the Chillicothe Park District and Library to support identification, implementation, and advertisement of new programs for various age cohorts (youth, adults, families, and seniors).

Objective 2: Improve the City's parks and recreation environment.

1. Designate land for future public sites or open spaces (parks, open spaces, recreational, trails, etc.) on the Future Land Use Map. In accordance with the Subdivision Ordinance Sec. 82-116 Dedication of Land for Public Sites and Open Spaces, this will help the City plan for future public site and open space needs as subdivisions or planned developments are established.

2. Create a new tent camping destination (public) in the Special Recreation and Conservation District as a lodging option to support the City's ecotourism assets.

3. Partner with Chillicothe Bottoms Wildlife Sanctuary to create a local Bird Watching Festival.

4. Create a new outdoor music series or festival in Downtown or at City park.

5. As part of the Riverfront District, create a Riverfront Park with an outdoor stage or amphitheater.

Objective 3: Protect and enhance the natural resources of Chillicothe.

1. Update the Zoning Code to prohibit uses which use or create groundwater contaminants within a certain distance of water supply sources or facilities.
2. Work with IEPA to assess and clean-up brownfield sites, specifically existing quarries and converting them into parks or conservation areas once they're exhausted.
3. Create a best practice guide identifying activities that residents, businesses, and the City should implement to protect the City's natural resources, including on-site stormwater treatments and native landscaping.
4. Amend Sec. 105-289 Landscaping and Screening to encourage the use of native grasses, plants, wildflowers, and other plant materials to support the natural environment and wildlife habitats.

5. Establish a Stream Protection Overlay to protect sensitive areas and mitigate development risks.

6. Work with private property owners to acquire repetitive loss flood properties and restore them as conservation areas for public use.

Objective 4: Establish a Special Recreation and Conservation District (SRCD).

1. Amend the Zoning Ordinance to establish a Recreation and Conservation District and associated development and use regulations. Land uses that are appropriate for this new zoning district should be indicated on the Future Land Use Map.

2. Work with the Chillicothe Park District to determine what entity is best suited to development and manage recreational sites within the SRCD.

3. Develop a subarea plan for the SRCD including Chillicothe Island, Chillicothe Bottoms Wildlife Sanctuary, and other natural areas to be preserved. The deliverables should include:

- Programmatic recommendations;
- Identification of priority areas for property acquisition;
- Conceptual renderings and site plans;
- Phasing recommendations;
- Cost estimates; and
- Funding strategies.

4. Consider establishing a Transfer of Development Rights policy for private property owners to encourage conservation and renaturalization of designated properties within the SRCD.

5. Work with private property owners and the Chillicothe Park District as appropriate to secure future land uses in alignment with the conservation SRCD subarea plan.

6. Publish future plans on Chillicothe's website and share with recreation, tourism, and economic development entities.

7. Solicit funds to support conservation and redevelopment activities in alignment with the subarea plan and begin implementation.

HEALTH + SAFETY

Chillicothe looks to improve the health of its residents by implementing additional public safety services and reducing the impact of flooding infrastructure and people.

Objective 1: Reduce risk of and impact of flooding in the community.

1. Consider participating in the National Flood Insurance Program (NFIP) to reduce flood insurance rates for impacted property owners.
2. Amend the City's Code of Ordinances to establish a floodplain management ordinance that specifies building (e.g., minimum freeboard standards) and development regulations that mitigate risk to buildings in flood hazard areas.
3. Maintain a Hazard Mitigation Plan (HMP) that specifies strategies to limit loss of life, injury, and property damage.
4. Evaluate equipment and personnel capacity to handle flood relief events.
5. Participate in the Central Illinois Coalition Active in Response Planning (CIL-CARP) to foster collaborative relationships with healthcare organizations, emergency responders, regional emergency management directors, public health and other emergency responders, etc.
6. Participate in the Central Illinois Weather Net to ensure efficient and accurate exchanges of information during severe weather events.

7. Participate in Peoria County/City of Peoria Emergency Management Council meetings to facilitate continuous improvement of the community's all-hazards preparedness for disasters.

8. Remove structures from flood-prone areas to minimize future flood losses.

9. Amend the Zoning Ordinance to establish a Stream Protection Overlay to regulate development in areas containing or near water bodies.

Objective 2: Enhance public safety protection services.

1. Provide regular training for first responders.
2. Create a youth police academy or camp to cultivate positive relationships between youth and the Police Department.
3. Collaborate with regional resources such as the Center for Prevention of Abuse, House of Hope, or Dream Center to educate the public and reduce the incidence of domestic batteries and assaults.
4. Support the Police Department participation in the Multi-County Narcotics Enforcement Group to facilitate prioritization of local cases.
5. Support the Police Department participation in the Internet Crimes Against Children (ICAC) Task Force.
6. Fund critical updates to Police Department facilities and tools to improve the security of systems and buildings.

7. Consider participation in quarterly Peoria Area Maritime Security Council meetings following construction of a marina in the Riverfront District.

8. Participate in quarterly Peoria County Fire Chief Association meetings.

9. Participate in regular Tri-County Local Emergency Planning Committee (LEPC) meetings to encourage awareness of chemical hazards and their associated response plans.

Objective 3: Implement the recommendations of Multi-Jurisdictional Multi-Hazard Mitigation Plan and other strategies to reduce public safety risks.

1. Develop a local disaster response and recovery plan, including approaches to expedite relief for identified at-risk populations that may be exceptionally vulnerable during a long-term power outage.

2. Budget for annual maintenance of critical facilities/shelters and resources needed for natural disaster relief efforts.

3. Participate in regular Tri-County Coalition Active in Disaster (COAD) meetings to foster relationships with local organizations that collaborate to prepare for, respond to, and recover from disasters in Peoria, Tazewell, and Woodford Counties.

PLAN IMPLEMENTATION

Chillicothe will advance the Objectives and Key Results identified in this comprehensive plan, create and share annual progress reports on the status of each goal, and update the workplan as needed.

Objective 1: Monitor the progress of objectives and key results.

1. Create a system for each Department/Responsible Party to track the progress of the objectives and key results they are primarily responsible for leading.
2. Department Heads: Annually report on the status of objectives and key results by the Primary Responsible Parties to the Mayor.
3. Mayor: Annually report on the status of objectives and key results to the Board of Trustees.

Objective 2: Update objectives and key results as needed to account for changing conditions.

1. Host an annual work session among Primary Responsible Parties to:
 - Evaluate progress;
 - Discuss changing conditions; and
 - Decide on necessary changes to the OKRs to reflect new challenges or opportunities.

Objective 3: Incorporate recommended projects into the annual municipal budget.

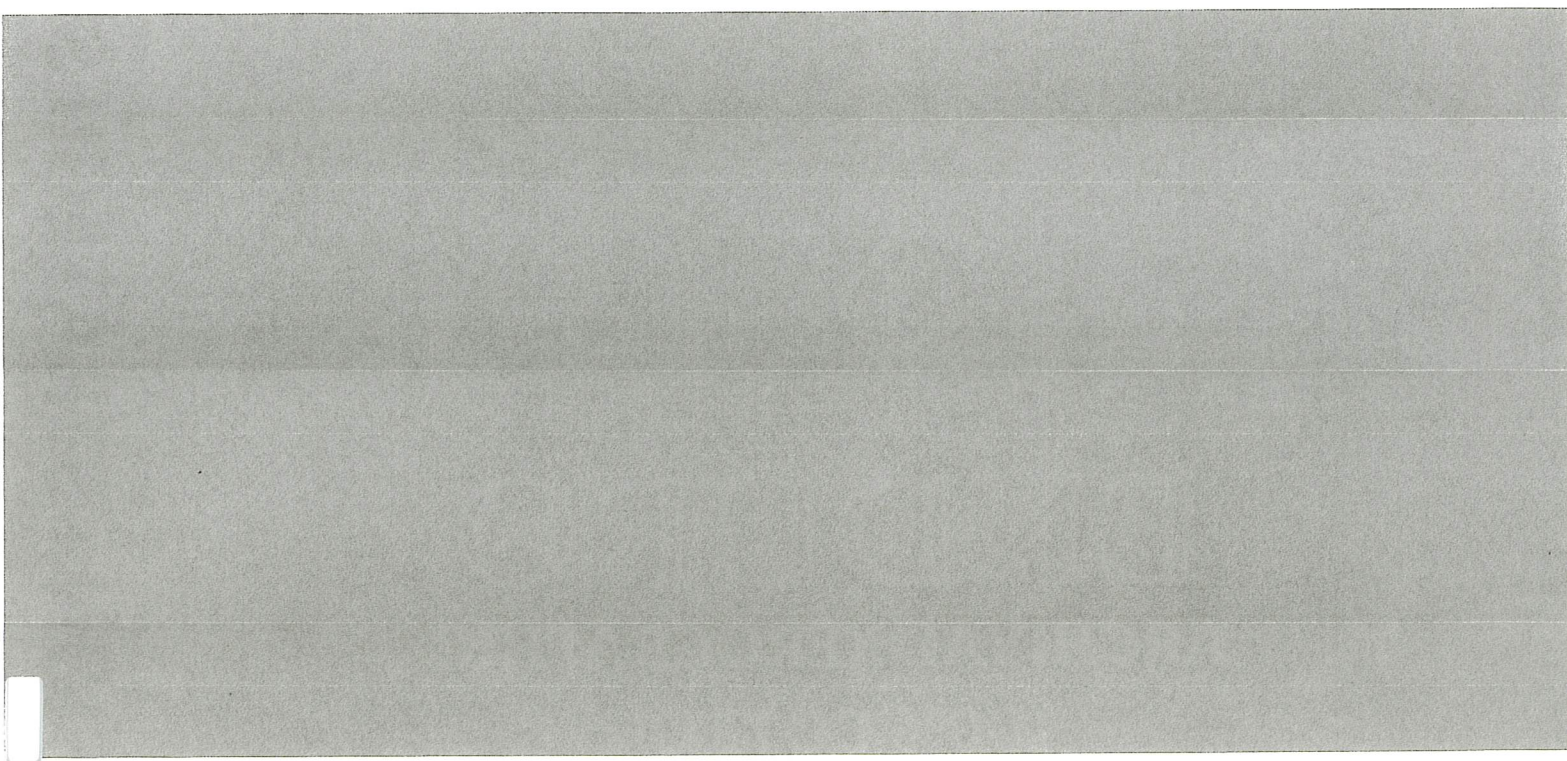
1. Identify comprehensive plan projects in the annual budget.
2. Include major capital and infrastructure projects in the City's Capital Improvement Program (CIP).

Objective 4: Seek Local, State, and Federal Grant Funding to Support Plan Implementations.

1. Include regionally-significant projects in Tri-County's Long-Range Transportation Plans.
2. Submit major projects as Regional Priorities in Tri-County's prioritization processes.
3. Attend Tri-County Full Commission and Technical Committee meetings to ensure that the City is aware of funding opportunities.
4. Regularly research potential grant sources and funding opportunities for City projects.

Objective 5: Amend the City's code of ordinances to align with the Comprehensive Plan.

1. Complete a comprehensive review of the Zoning Ordinance to implement the Comprehensive Plan vision and recommendations, and incorporate modern planning and zoning trends.
2. Complete a comprehensive review of the Subdivision Ordinance to implement the Comprehensive Plan vision and recommendations, and incorporate modern planning and zoning trends.
3. Update other relevant chapters of the Code of Ordinances to implement the Comprehensive Plan vision and recommendations, and incorporate modern planning and zoning trends.



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This land use is primarily residential in character at a density of less than 6 dwelling units per acre. This type of development includes detached single-family dwellings and duplexes. The primary residential pattern should be neighborhoods. The main neighborhood form should be detached residential development that is of sufficient size and design to promote neighborhood formation and land use stability.

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This district is established to promote the development of mixed institutional, cultural, commercial, residential, office, and recreational uses in Chillicothe's historic downtown area. Uses and design guidelines should promote the preservation of the district's unique, historic character and promote comfortable and safe pedestrian and bicycle facilities.

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This district envisions the creation of mixed-use area that enhances the City's relationship with the Illinois River, expands ecotourism options, and creates opportunities for medium- or high-density housing with a mix of businesses. This district will expand opportunities for residents and tourists to interact with the Illinois River. Design guidelines should emphasize comfortable and safe pedestrian and bicycle facilities and include the creation of outdoor public amenities.

MU-UC Mixed-Use Urban Corridor

This land use consists of urban streets that have potential for redevelopment and vertical mixed uses such as shops at ground level and apartments above. Commercial cores or nodes should be created along these corridors. Nodes should not be more than 4 blocks.

OS Other Open Space

Primary uses include cemeteries, private golf courses, and similar uses. Open space areas should serve as buffers or conservation and recreation areas.

PP Public Parks and Refuges

This classification contains existing parks, wildlife refuges or similar public or quasi-

public parks, open spaces, and greenways.

SPO Stream Protection Overlay

Areas subject to flooding as indicated by their location in the floodplain or the 100-year or 500-year flood fringe. Development within these areas will be subject to additional regulations that mitigate flood risk and promote regional resiliency.

SRCD Special Recreation and Conservation District

This district promotes ecotourism and recreation through the preservation, conservation, or renaturalization of ecosystems and wildlife habitats. Allowable uses in this district should support this primary objective and allow for the maintenance or creation of ecological corridors, and may include low-impact ecotourism-serving uses such as camping, hiking, fishing, and other outdoor activities.

W Water

These are areas designated to protect river and creek channels, lakes, or ponds from development.