

## PREFACE

Comprehensive planning is the single most important step a county or community can undertake in securing its future. According to Illinois Compiled Statutes 5/5-300 (20), a county has the right “To periodically review any county comprehensive plan and to develop a preservation component in any comprehensive plan of the county and to recommend it to the county regional planning commission and the county board;” According to the statements of the International City/County Management Association (1984), “The comprehensive (or master) plan is a local government’s statement of goals, objectives, and policies to guide public and private development within its planning jurisdiction.” Typically, the components of the plan consist of an economic study, a demographic study, a land use plan, an infrastructure plan, an economic development plan, a housing plan, a provision for social services plan, a fiscal plan, and methods of identifying future projects to be instituted along with cost and an implementation schedule. Most experts agree that it is highly desirable to review and modify a comprehensive plan every three to five years. The most recent comprehensive plan compiled for Fulton County was adopted in 1968. It has not been modified.

In terms of a historic and demographic overview, Fulton County, Illinois was established in 1823 from Pike County and named in honor of Robert Fulton, the inventor of the steamboat. According to U.S. Census Bureau records, the population of Fulton County in the year 2010 was 38,020 persons. The total land area is 883 square miles with approximately 17 square miles representing water resources. The county seat is located in Lewistown, Illinois and the population density of Fulton County is currently 43 persons per square mile.

According to ESRI Data, 2009 Tapestry Segmentation, community information, Fulton County, Illinois has characteristics of communities identified by the following traditions: “Known as Heartland Communities, these neighborhoods are found in small towns in the Midwest and South. Approximately, 75% of the households are single family dwellings, the median home value is \$82,080, and most homes were constructed prior to 1960. The median age is 42 years and many residents reflect their interests in hunting, fishing, woodworking, and country music.”

With respect to the style of governing in Fulton County, the International City/County Management Association (1984) discusses three common forms of county government. These three forms are the traditional board or commission form, which has a central governing body ordinarily called a board of commissioners or supervisors, the commission-administrator form where an administrator is appointed by the board of supervisors and given varying amounts of authority, and the commission-county executive form in which the chief executive is elected by the voters and operates much as strong mayor would in a city council. Currently, Fulton County has a traditional board or commission form of county government.

Most residents of Fulton County would classify Fulton County as primarily rural. Woods (2005) identifies one popular definition of rural society that reflects a particular geography associated with “values such as harmony, stability, and moderation.” This paradigm represents a model version of what residents believe Fulton County should envision. A few of the problems associated with the rural environment, especially in Fulton County, are lack of public transportation, lack of affordable health care, increasing outward migration, decline in economic development, need for capital development and rural infrastructure enhancement, aging population, loss of manufacturing jobs, lack of technology, and limitations on the capital needed to encourage community development and economic development.

Consequently, the goal of a comprehensive plan for Fulton County would be to identify the strengths, weaknesses, opportunities, and threats to Fulton County and utilize the knowledge and ideas of local officials, residents, and community leaders to address them in a mutually agreeable manner. The success of the plan requires utilizing a knowledge base and examining the history, demographics, economics, and other factors which make Fulton County unique. The outcome of such an effort should be to promote a local, regional, national, and global vision for Fulton County which encourages sensible growth and opportunities for Fulton County. The future involves crafting a viable document, in which everyone participates and provides input, but which no one exclusively owns.

## CHAPTER ONE

### Introduction-Fulton County in Illinois

#### Early History

Fulton County was founded in 1823 and established from Pike County. The county was named Fulton in honor of Robert Fulton, inventor of the steamboat. The first evidence of European ancestry was established at Otter Creek in 1818 in what is now Kerton Township in Fulton County, Illinois.

One of the earliest settlers in Fulton County, circa 1820, was an eccentric man named Doctor Davison, who lived the life of a hermit and had very little to do with his neighbors. Doctor Davison, being the only physician within one hundred miles of the area, was occasionally sought out by early settlers to provide much needed medical treatment to save the lives of the residents.

A highly educated man, Dr. Davison was noted as being a man of disappointments and sorrows. Some evidence pointed to the fact that the Doctor became depressed and disappointed enough with human existence that he refused to have any more associations than necessary with the human race. So eccentric was Dr. Davison, that in order to express his early annoyance at the encroaching settlement of Fulton County, he was reported to gather his meager belongings, materials needed to produce a coffin, and paddle his canoe up the river never to be seen again.

The most significant event in the early settlement of Fulton County was marked by the settlement of Ossian M. Ross and his family in 1821. Mr. Ross traveled from Alton, Illinois in the spring of 1821 and traveled up Spoon River to an area where he owned a very large tract of land near what is now known as Lewistown, Illinois in Fulton County. Mr. Ross was taken with the location and planned to develop part of the wilderness and lay out a town on another portion. The

town of Lewistown was laid off by Stephen Dewey in 1822. Lewistown was named after Mr. Ross' boy Lewis who was eight years old at the time. Mr. Ross then told Mr. Dewey that he should make it a mission to take a wife and be the first to build a house in the new town he named Lewistown. Consequently, Dewey made this his mission and returned with a wife and built the first house in the town of Lewistown.

Among businesses, Ossian Ross built the first horse mill. The first school was taught in the old court house in Lewistown, Illinois. The first hotel was built in Lewistown in 1827 by John Jewell. One of the first flat boats to ferry items across the Illinois River was constructed in what is now Isabel Township by Mr. James Gardner in 1823 and was taken during the summer of 1823 to be used as a ferry boat in Havana, Illinois.

The first coal company was established in 1870 under \$200,000 capital and was named The Fulton County Coal Company. The mines were located about one mile north-west of the town of Cuba, Illinois. The mines were viewed as inexhaustible with each vein being identified as being approximately 5 feet in thickness. Additionally, the Forsyth Mining Company was established in 1871 with a capital stock of \$300,000 and had the capacity to produce approximately 250 tons of coal per day.

Numerous other settlements followed to civilize Fulton County. Canton was established on December 25, 1825 by settler Isaac Swan. It was named Canton to counter the rival town of Pekin which had earlier been staked off. In 1870, Canton had a census of 3,325 persons.

Farmington, Illinois was staked off on October 9, 1834 by its founders James Cone, Hiram Palmer, and George W. Little. It was identified as a superior point for trade. The census of 1870 gave it a population of 1,084 persons. It had many fine buildings and the citizens were identified as being generally well to do and wealthy.

Vermont was laid off by James Crail on June 18, 1836. It enjoyed good local trade and was identified as having a superior advantage for manufacturing purposes.

Astoria was established by Zachariah Gilbert and Benjamin Clark who laid out the town on July 10, 1837 and initially called it "Vienna." Astoria boasted a railroad, a drinking saloon, five dry goods stores, two hardware stores, two grocery stores, two drug stores, a good hotel, and a flour mill. It had four churches and two schools. It had a prospering coal mine and employed many local men.

Cuba was first named Centerville, then Middletown, then Cuba. It was founded in 1836 by D. Vittum, Joel Solomon, Samuel Brooks, and W.B. Coggsell. It had a notable railroad and a prospering coal company.

#### Fulton County Today

Today, Fulton County is described as being located in west central Illinois (figure 1) and has a total land area of 883 square miles with 17 square miles of water (figure 2). The largest city in Fulton County is Canton and the smallest is Marbletown which consists of one house. The county is bordered by Knox County on the north, Peoria County on the northeast, Tazewell County on the east, Mason County on the south, Schuyler County on the southwest, McDonough County on the west, and Warren County on the northwest. The county has four cities, sixteen villages, and twenty-two unincorporated settlements.

### Fulton County and Illinois Location

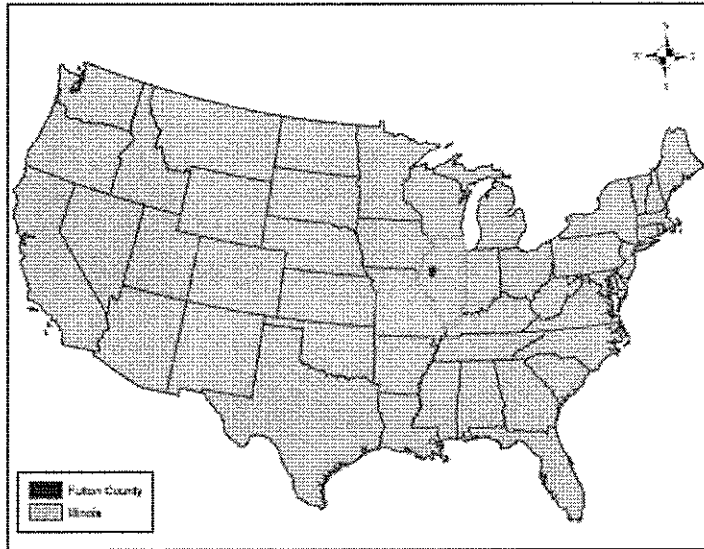


Figure 1: Fulton County Location

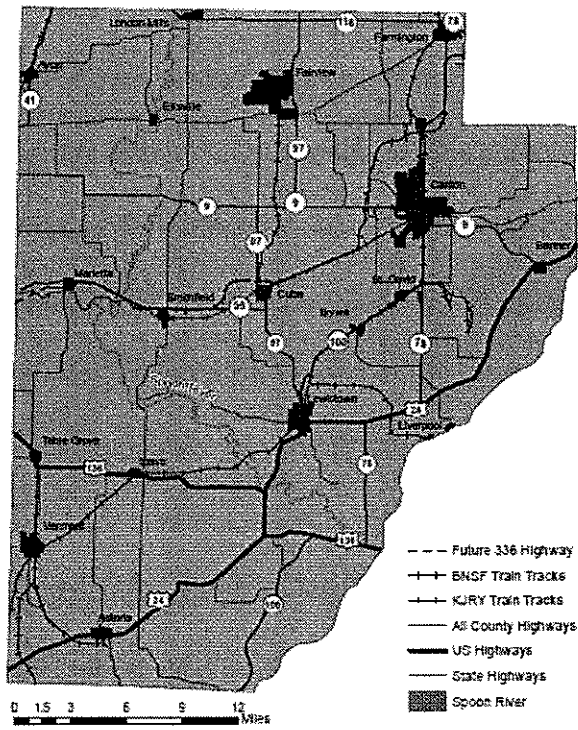


Figure 2: Fulton County

Fulton County has twenty six townships. Fulton County is marked by six distinct political districts consisting of the Illinois 17<sup>th</sup> congressional district, State House District 91, State House District 94, State Senate District 46, and State Senate District 47.

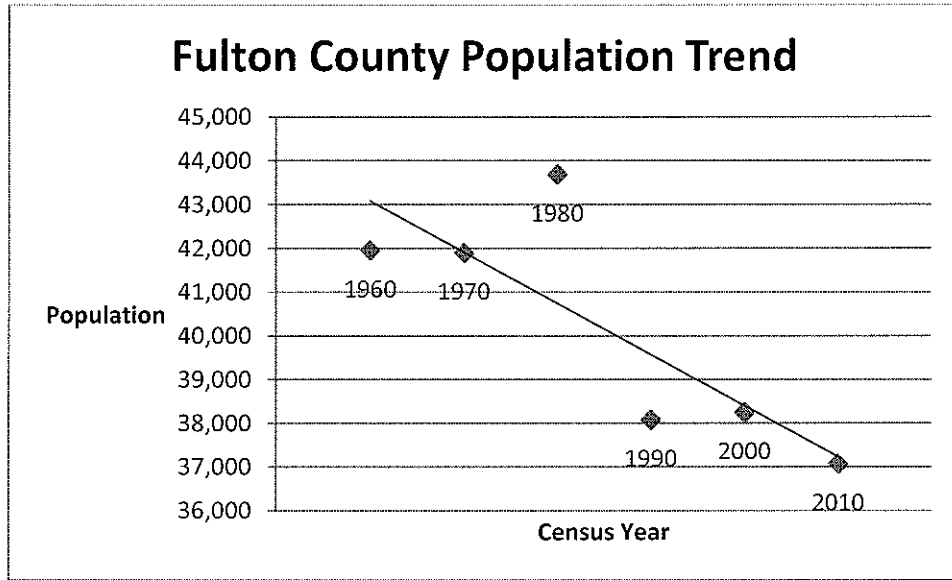
There are nine major highways running through Fulton County. They are US Route 24, US Route 136, Illinois Route 9, Illinois Route 41, Illinois Route 78, Illinois Route 95, Illinois Route 97, Illinois Route 100, and Illinois Route 116. There are no major interstate systems which run through Fulton County. The remainder of the roads in Fulton County are county, township, and municipal roads.

#### Fulton County Demographics

With the beginning of the historical population census conducted by the United States Census Bureau in Fulton County starting with 1900, the population was at 49,549 persons in 1900 and at 37,069 persons in 2010 (Figure 3). Between 2000 and 2010, Fulton County lost approximately 3.09% of its population. The population density was 43 people per square mile and there were approximately 16,195 housing units in the county equaling a density of 18 per square mile. The racial make-up of the county was 93.4% white, 3.40% African American, 0.4% Native American, 0.3% Asian, 2.4% Hispanic, and 0.8% from two or more races. Figure 3 below, prepared from decennial census dating beginning with 1960, forecasts a continual decline during the next coming decades if nothing changes. There were 19,153 males in Fulton County and 17,916 females.

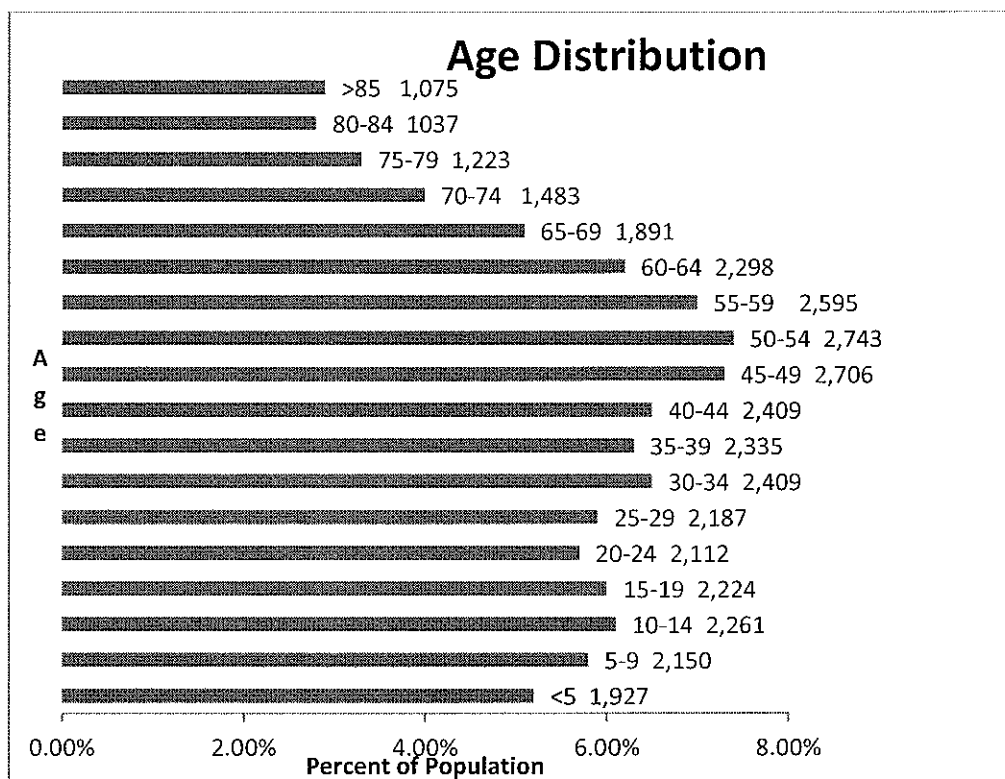


Figure 3



The 2010 census identified the following distribution of age groups: (Figure 4) 5.2% less than five years of age, 5.8% five to nine years of age, 6.1% ten to fourteen years of age, 6.0% fifteen to nineteen years of age, 5.7% twenty to twenty four years of age, 5.9% twenty five to twenty nine years of age, 6.5% thirty to thirty-four years of age, 6.3% thirty five to thirty nine years of age, 6.5% forty to forty-four years of age, 7.3% forty five to forty nine years of age, 7.4% fifty to fifty-four years of age, 7.0% fifty-five to fifty-nine years of age, 6.2% sixty to sixty-four years of age, 5.1% sixty-five to sixty-nine years of age, 4.0% seventy to seventy-four years of age, 3.3% seventy-five to seventy-nine years of age, 2.8% eighty to eighty-four years of age, and 2.9% age eighty-five years of age and older. The median age at the time of the 2010 Census was 41.9 years of age.

Figure 4



Among persons aged 25 years and older, from census year 2010, there were approximately 26,444 people. Of those people, 1,125 had less than 9<sup>th</sup> grade education, 3,100 had attended 9<sup>th</sup> thru 12<sup>th</sup> grade but received no diploma, 10,041 were high school graduates, 6,074 had some college but no degree, 2,414 had an associate degree, 2,578 had a bachelor's degree, and 1,112 had a graduate or professional degree.

During the U.S. Census Bureau 2007-2011 Community Survey Five Year Estimates, it was estimated that there were 16,668 civilian employees age 16 and over in the work force. 15,331 were employed and 1,337 were unemployed (Figure 6). This represented an unemployment rate of 8.0%. There were also approximately 13,490 persons not in the labor force. These figures had a margin of error of +/-96 persons.

The major sources of employment were management/business/science/arts occupations, service occupations, sales and office occupations, natural resources/construction/maintenance occupations, and production/transportation/material moving occupations (Figure 5). The highest level of employment is in the management/business/science/arts occupations (28%) followed by sales and office occupations (23.8%. The median household income in 2011 was \$42,963 and the median family household income in 2011 was \$52,443. 13.7% of all persons reporting were below the poverty line in 2011.

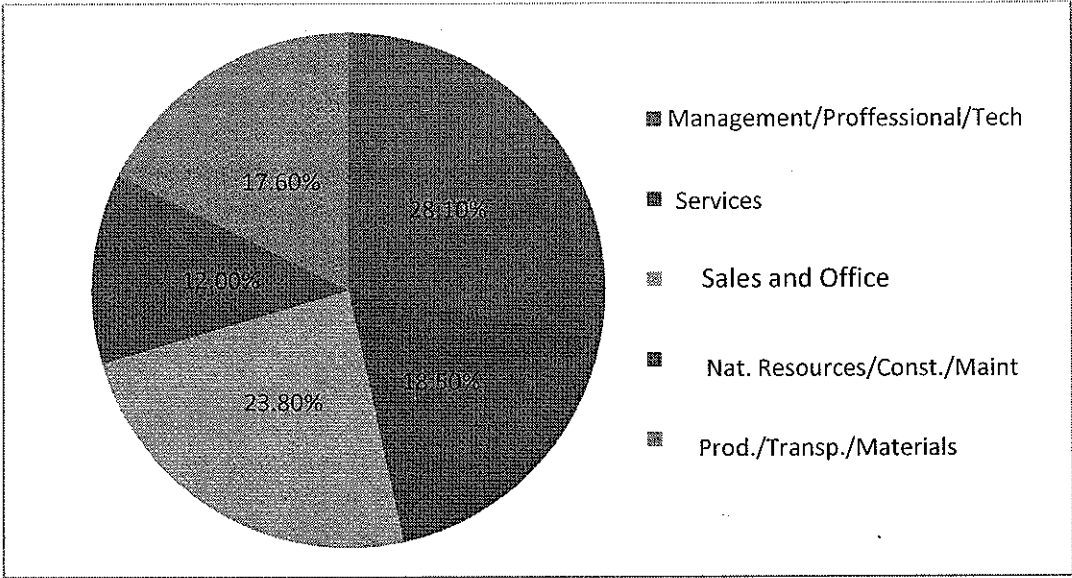


Figure 5

# Illinois Unemployment Rate by County August, 2013 - Not Seasonally Adjusted

IL Dept. of Employment Security, Economic Information & Analysis Division

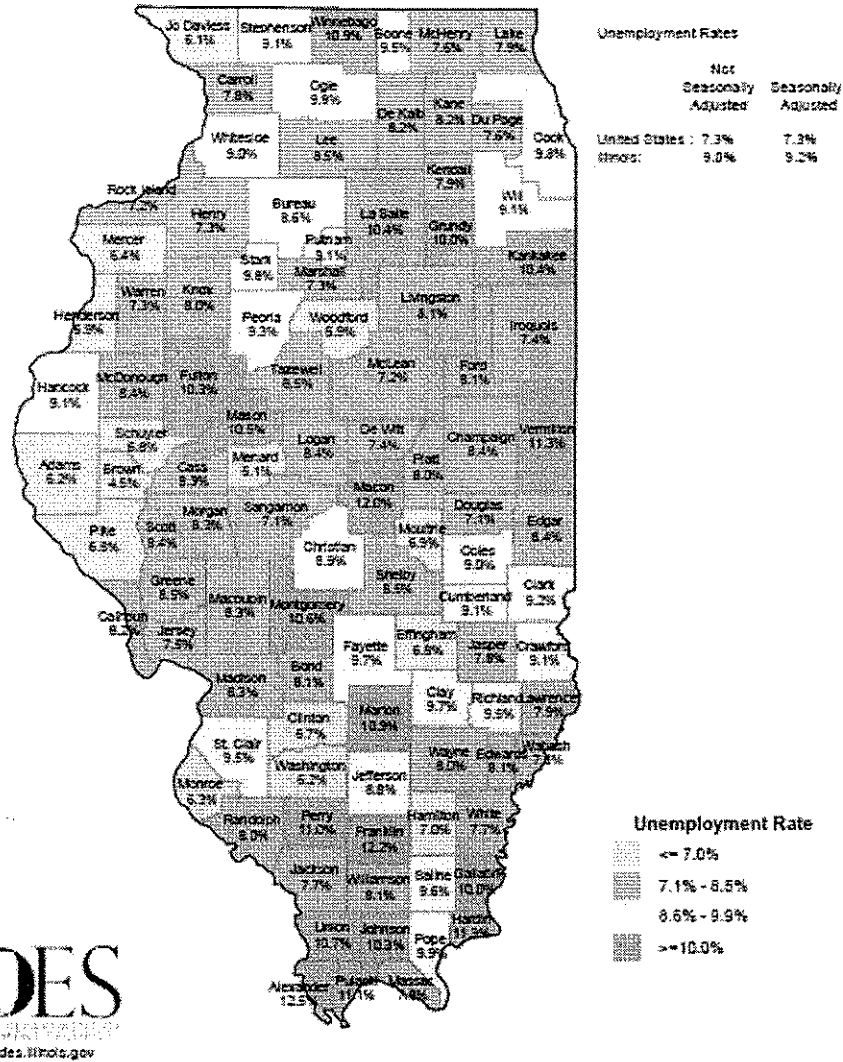
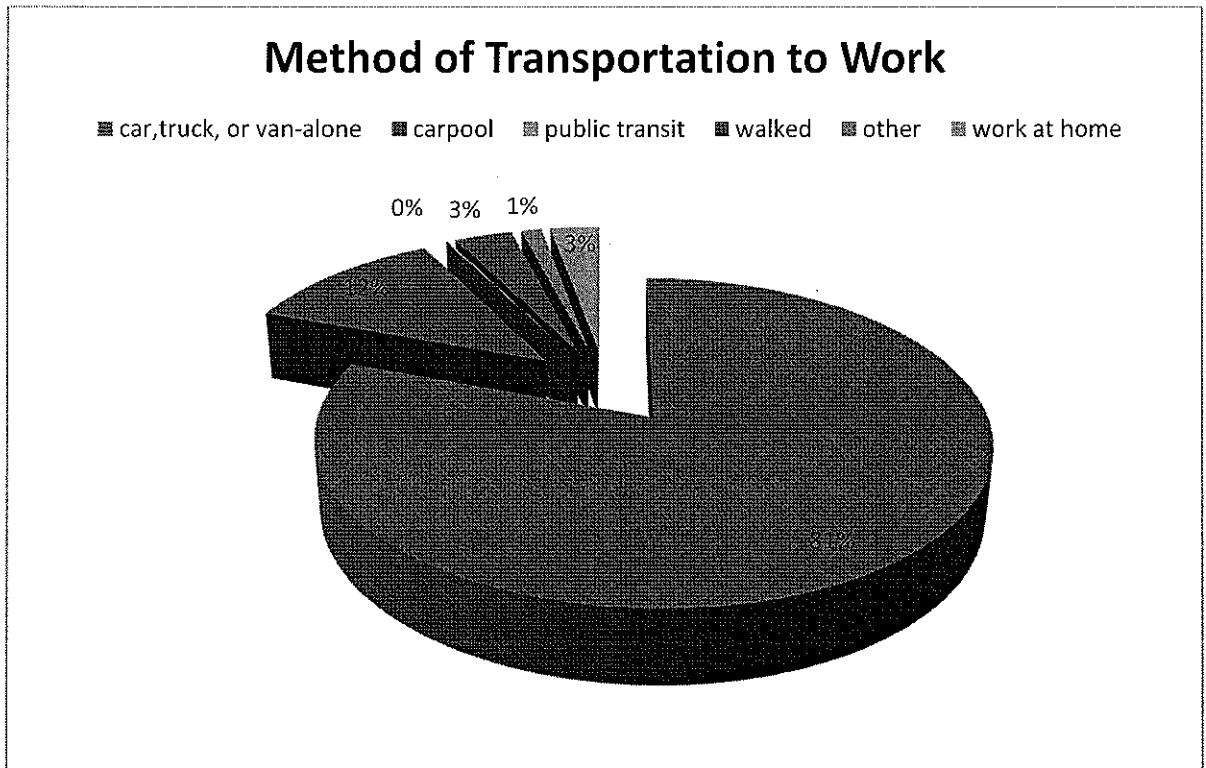


Figure 6

In terms of housing units within Fulton County, there were 16,195 units identified in calendar year 2011 with a vacancy rate of 10.2%. The median value for owner-occupied housing in Fulton County was \$80,800 in calendar year 2011 with the median value for the State of Illinois being \$198,500. The mean travel time to work in terms of a commute was 26.8 minutes. The majority of residents commuted to work via private transportation (Figure 7).

Figure 7



The graph below, (figure 8), taken from the U.S. Census Bureau 2005-2007 Community Survey indicates the number of households falling with each income bracket.

Figure 8

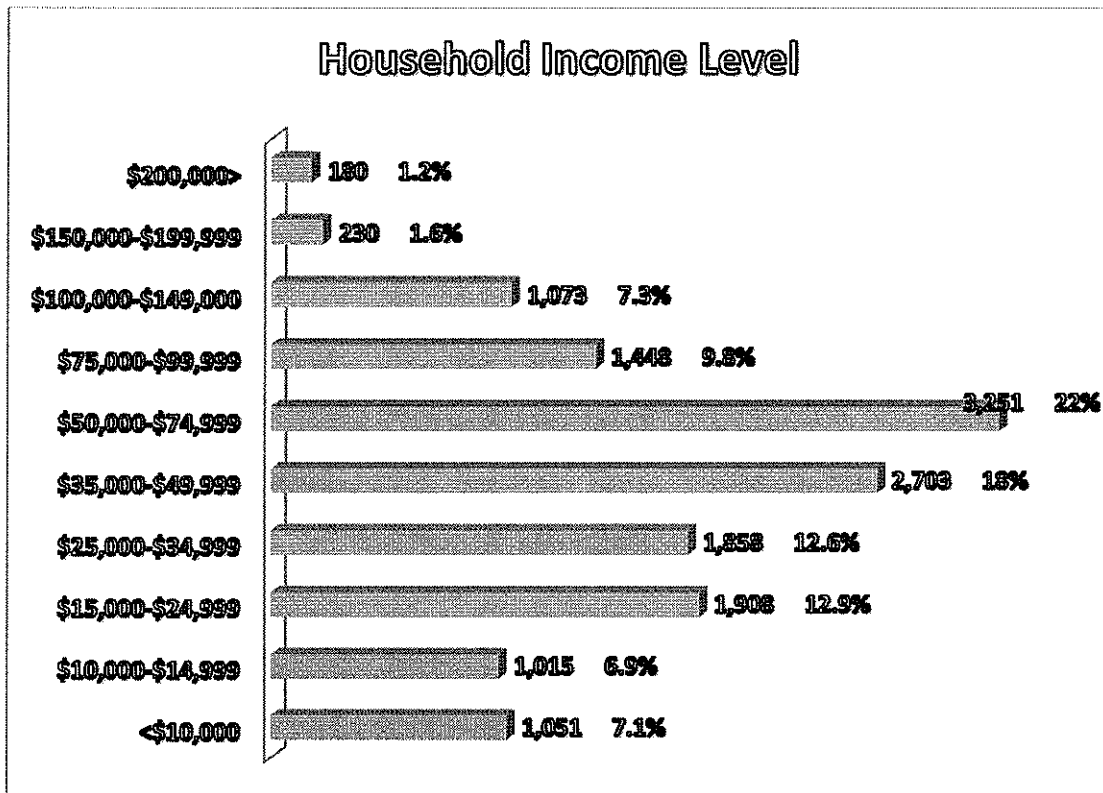
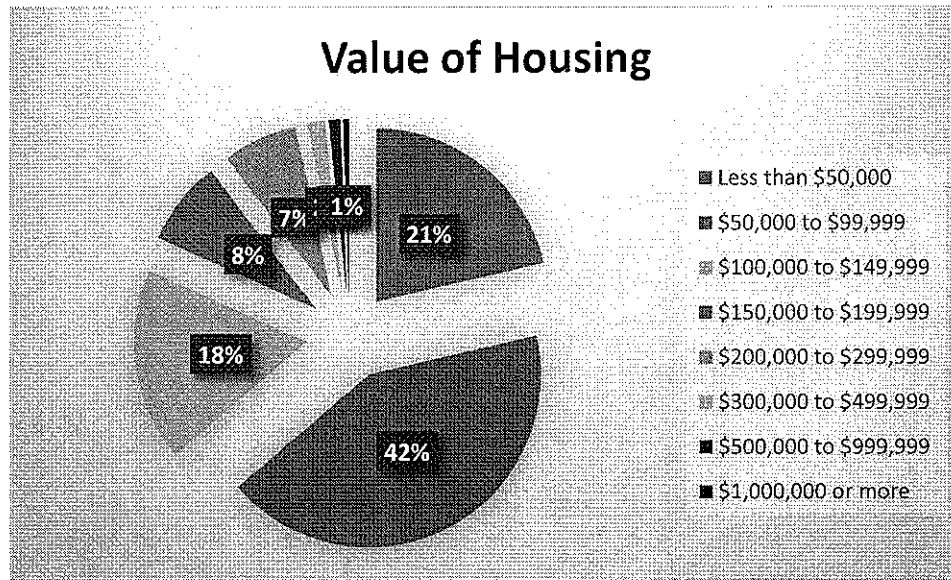


Figure 9

The majority of housing (5,982 units out of 16,246) was constructed prior to 1939. 6,730 of those were three bedroom structures and 5,371 were two bedrooms structures. 128 structures were identified in 2011 with no bedroom 89 lacked complete plumbing, and 125 lacked kitchen facilities. 516 households had no telephone. The median mortgage cost in 2011 was \$993 and the median price of rent was \$598. There were 1441 households spending 35 percent or more of their household income on home ownership expenses and there were 1,238 rental households spending 35 percent or more of their household income on rent. There were 1,529 vacant housing units in 2011.

Information taken from the U.S. Census Bureau, (Figure 10), graphically illustrates the predominate portion of houses falling into specific values. As can be observed here, the majority of housing occupied by residents of Fulton County falls between \$50,000-\$99,999 in value. This indicates a strong need for quality low to middle income housing.

Figure 109



## CHAPTER TWO

### Assessment-Fulton County Strengths, Weaknesses Opportunities, and Threats

#### Strengths

Fulton County has a number of strengths which can provide opportunity for the proper private and public investment. Situated in West Central Illinois, Fulton County is known for its rich agricultural heritage, diversity of natural resources, rustic settlements, and historic attractions. Much of the allure which strengthens the county is the appeal of the rural environment which promotes ideals of natural beauty and interactions with wildlife, higher quality of living, unhurried environment, friendliness, cohesiveness of community, lower living expenses and taxes, safety in terms of raising a family, and a simpler style of life.

Fulton County has an agrarian economy. Approximately 3.5% of the population (Factfinder.census.gov 2008-2012) is engaged in the occupations of agriculture, forestry, fishing, and hunting. This occupational subgroup supports the related construction, manufacturing, transportation, warehousing, utility, and foodservice operations which in turn trickle down to effect the other occupations. With much of the area consisting of undisturbed, productive, agricultural soils, farmers harvest an abundance of soybeans, corn, wheat, and other cash crops. The land also provides forage on the undisturbed as well as previously mined areas of land which offers a valuable food resource to cattle, hogs, horses, and other domesticated farm animals bred for human food and interaction. Long seasons and moderate rainfall also allow farmers to plant wheat and other crops thereby increasing the percentage of profit they can make on their land per acre.

Another strength of the county is the hunting resources it provides. Fulton County has at least 62 documented lakes with average to above average fishing and also harbors an abundant population of white tail deer and a growing population of Eastern Turkey. Hunting the white tail deer is probably the most common type of hunting activity among people who reside in Fulton County. There are also abundant numbers of red squirrel, rabbits, canadian geese, migratory ducks, gallinules, and other waterfowl . Bluegill, catfish, crappie, bass, and various other fish can be



harvested year around. In other areas of Fulton County, there are increasing numbers of Bobwhite quail to observe.

Fulton County attracts outfitters and hunting clubs which attract people on a regular basis to hunt. These people spend their money in local business and may construct secondary homes and cabins bringing an additional source of revenue into Fulton County which maintains and increases the tax base throughout Fulton County. The county also offers a hunting preserve between Canton, Illinois and Monterey which provides a hunt for fee opportunity for residents as well as tourists to harvest Ring-Necked Pheasant, Bob White Quail, and Chuckars.

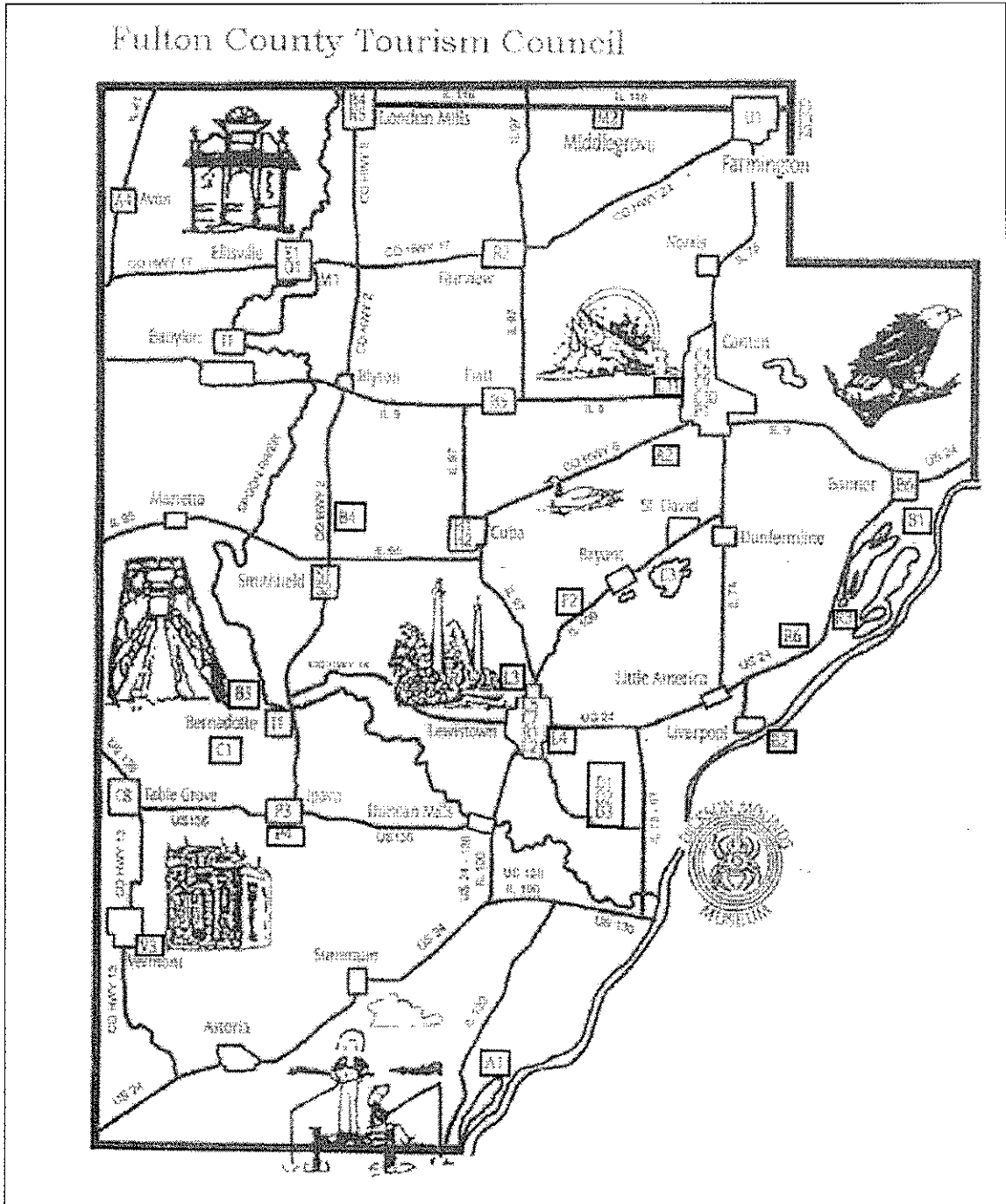
Numerous scenic sites exist in Fulton County. A major facet of promoting tourism in West Central Illinois is the development of a Greenways and Trails Program which was adopted by the Fulton County Board in October of 2008.

Through grants from the Illinois Department of Transportation and Illinois Department of Natural Resources and through the efforts of community leaders and volunteers, Fulton County has been able to establish scenic outdoor recreational trails and trail coalitions throughout Fulton County. Trail coalitions in Lewistown, Banner, Liverpool, Farmington, Fairview, Canton, Emiquon Preserve, and Spoon River College have established collaborative efforts to promote and maintain trail opportunities in their areas that will best work to enhance the natural aspect of Fulton County that promotes the cause of tourism and best suits each of the area's economic plans.

The potential adventures offered by a well maintained systems of trails can be further enhanced by the local and regional festivals offered on an regular basis in Fulton County. The county attracts crowds every year to events such as the Spoon River Scenic Drive Fall Festival, the Fulton County Fair, Cornerstone Farm, Canton Friendship Festival, Cuba Soldiers and Sailors Reunion, Edgar Lee Master's Days in Lewistown, Spoon River Anthology Play, and numerous other civic and cultural events (Figure 12).

The map, (figure 11), provided by the Fulton County Tourism Council displays a number of attractions that can be easily visited throughout Fulton County. This map is accessible via the internet and contains interactive information about each location.

Figure 11



A list of the cultural, seasonal, and historical celebrations which annually attract visitors are also listed in Figure 12 which follows. These events not only bring in outside revenue but also assist in bolstering the local business community.

Figure 12

Wintering Area.	
B2	<i>Liverpool Boat Launch</i> - Illinois River Access.
B3	<i>Bernadotte Park &amp; Dam</i> - On the Spoon River
B6	<i>Banner Boat Launch</i> - Illinois River Access.
C2	<i>Camp Emmanuel</i> - Fishing & Camping: 309-329-2291
C3	<i>Canton Lake</i> - Camping, Boat Ramp & Fishing: 309- 647-0060.
C4	<i>Big Creek Park</i> - Tennis, Ball Fields, Playground, Picnicking, Water Park: 309-647-7665 Canton Park District
C11	<i>Goose Ranch</i> - Fishing: West of Canton 309-647-5108
E3	<i>Fulton County Camping &amp; Recreation Area</i> - Boating, Fishing, Camping and Trails: 309-668-2931
F3	<i>Farmington Township Park</i> - Tennis, Ball Fields, Playground, and Picnicking: farmingtonil.com
L1	<i>Lakeland Park</i> - Picnicking, Fishing, Hiking, Biking, Driving Range, Playground, and Paddle Boats: 309-647-4702 Canton Park District
M1	<i>Mt. Pisgah Park</i> - Southeast of Ellisville, View of Spoon River.
R3	<i>Rice Lake State Conservation Area</i> - Picnicking, Camping, and Hunting: 309-647-9184
R4	<i>Riverside Park</i> - London Mills - Boat Launch Pad Along Spoon River and Statue of Liberty Replica.
R6	<i>Duck Island</i> - Fishing: 309-647-9184
<b>Arts &amp; Culture</b>	
C5	<i>Carillon Music</i> - Lewistown United Methodist Church
D1	<i>Dickson Mounds State Museum</i> - 4 mi. Southeast of Lewistown: 309-547-3721
F1	<i>Fulton County Arts Council Exhibits</i> : 309-783-3283
F2	<i>Fulton County Playhouse</i> - April-September: 309-647-6032
P1	<i>Parlin-Ingersoll Library</i> - Special Exhibits: 309-647-3028
R5	<i>Ross Hotel Museum</i> - London Mills: 309-486-3707
S1	<i>Smithfield Red Brick School</i> : 309-783-3283
S2	<i>Smithfield Weich Art Studio</i> - (restored) 309-783-3121
C1	<i>Camp Ellis Site</i> - between Bernadotte Table Grove & Ipava - WWII Base: Camp Ellis at NIU.
C6	<i>Civil War Monument</i> - Greenwood Cemetery, Canton
C7	<i>Carnegie Library</i> - Lewistown, Edgar Lee Masters Information: 309-547-2860
C8	<i>Community Church</i> - Table Grove - On National Register.
C9	<i>Canton Westside</i> - Historic Homes: 309-647-2710
C10	<i>Canton Historic Train Depot</i> : 309-647-1756
D2	<i>Waterford 1893 School</i> : 309-547-3721
D3	<i>Plank Road Toll Booth</i> : 309-547-3721
E1	<i>Ellisville Library</i> : 309-293-4783
F4	<i>Farmington Carnegie Library</i> : 309-245-2175
H1	<i>1st. Hospital in Fulton County</i> , Cuba, IL.
I1	<i>Iron Bridges</i> - Bernadotte and Babylon.
L2	<i>Lewistown Self Guided Historic Tour</i> : 309-547-4300
L3	<i>Old Fulton County Courthouse Pillars</i> - Oak Hill Cemetery, Lewistown.
L4	<i>Lewistown Narrow Gauge Railroad Depot</i> : 309-547-4300
M2	<i>Middlegrove Clair School</i>
O1	<i>Opera House</i> - Ellisville, Restored to turn-of-the-century: 309-293-2088
P3	<i>Presbyterian Church</i> - Ipava, Built in 1874
P4	<i>Ipava Log Cabin</i> - at City Park.
R1	<i>Rasmussen Blacksmith Shop Museum</i> - Lewistown: 309-547-4300
R2	<i>Reformed Church</i> - Fairview, Oldest Reformed Church West of Alleghenies.
S3	<i>Sinnett Chapel</i> - Northwest of Cuba, Built in 1884.
U1	<i>Underground Railroad Home</i> - S. Main St. Farmington.
V3	<i>Civil War Monument</i> - Vermont Cemetery.

Fulton County is accessible to several institutions of higher education. Spoon River College, located at 1 College Parkway, Canton, Illinois provides professional and technical training, GED training, vocational training, Associate Degree Programs, and transfer credit to all residents residing

within Fulton County. It also has satellite facilities outside the county located in Macomb, Illinois; Havana, Illinois; and Rushville, Illinois.

Western Illinois University is the nearest state sponsored public university and is located about 45 miles from Canton, Illinois. They frequently partner with Spoon River College to recruit transfer students in a formal degree program. Degrees are offered through the Master's level in a variety of disciplines as well as a doctoral level Educational Specialist Degree and Certificates of Advanced Study. The university has also recently begun offering post-baccalaureate certificates which are frequently designed as a type of post-graduate degree training for many working professionals.

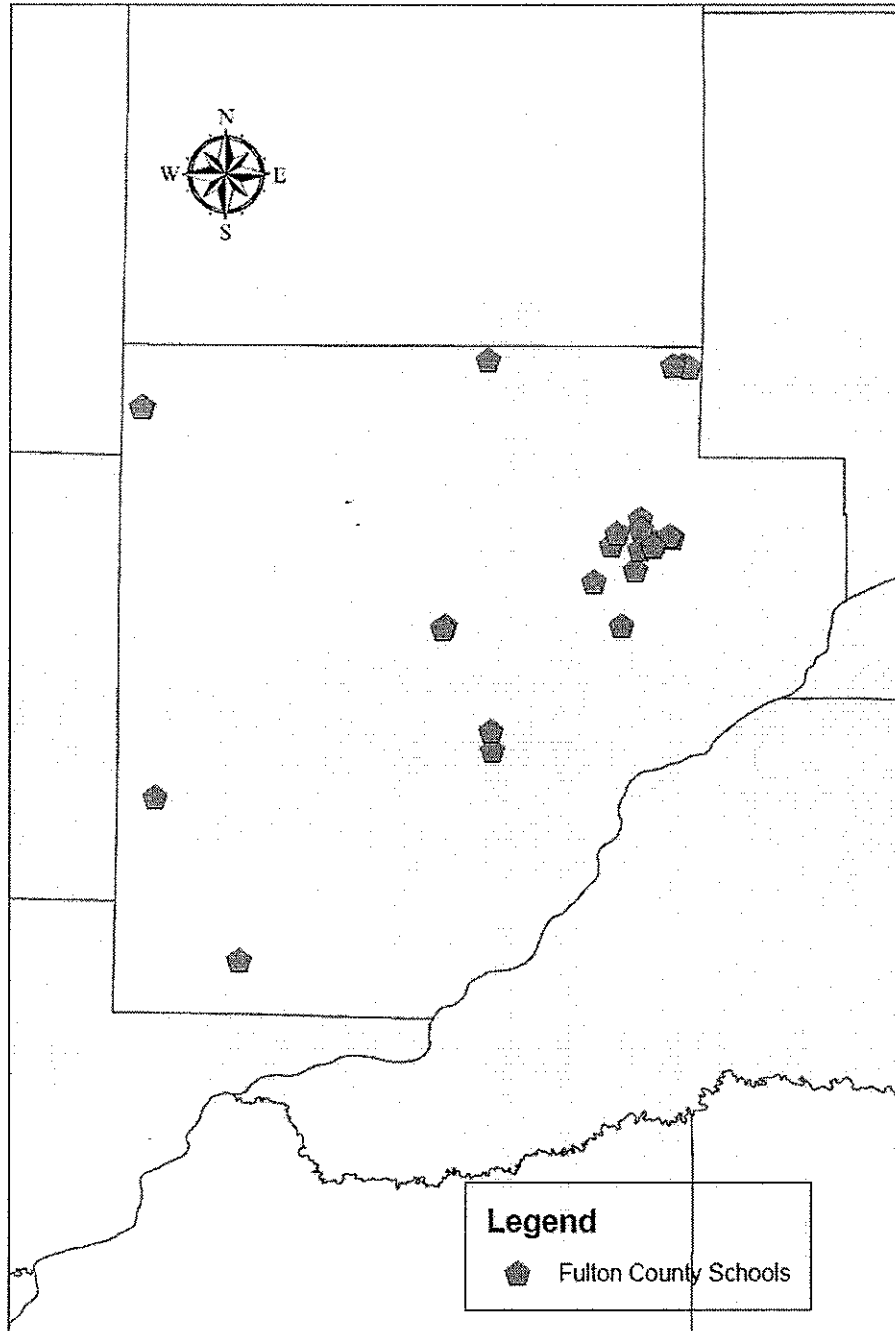
Bradley University is located about 35 miles from Canton, Illinois. This private college offers many degree programs through the Masters level. Due to its proximity, commuting is often an option which can reduce the cost of attending the university and allow it to be more competitive with the public four year universities. Bradley offers strong teacher education and engineering programs for students preferring to pursue a professional degree.

Finally, Illinois Central College is also within an hour drive from most locations in the county. ICC charges an out-of-district fee structure to residents not living in the community college district, however, a number of programs offered by this large community college which are not offered locally, are available to county residents based on a fee waiver if they are not offered at Spoon River College. Illinois State University also offers classes at ICC for college credit.

Fulton County has a number of public schools, (Figure 13), uniformly distributed through the county which are attractive for young families with school age children. The following map illustrates the distribution of schools in Fulton County. The majority of the age 5-18 population is within five miles of a school district. A quality educational system (primary, secondary, and college) is important to the attractiveness of the county as a place to raise a family as well as a place to recruit workforce trainees for new industries.

Figure 13

# Residential Proximity to Schools



## Weaknesses

Despite the fact that Fulton County has a rich variety of natural resources and much tourism potential, there are potential weaknesses. From Census Year 2000 to the most recent U.S. Census estimate in 2010, Fulton County lost approximately 3.09% of its population. According to Lapping, Daniels, and Keller (1989), this is consistent with a growing retirement age population and an outward migration of working age families with children who settle elsewhere to seek gainful employment. This also places a growing burden on the retirement age population, and aging baby boomers to finance the property tax base that supports government services.

Jobs and economic development is a major concern for a majority of residents living within Fulton County. Lack of well paying job opportunities helps promote outward migration of population. Formerly well-paying manufacturing jobs exited Fulton County in the 1970's and 1980's. Despite the fact that three large seams of coal traverse Fulton County, the mining industry largely abandoned Fulton County to other areas for the harvesting of lower sulfur coal deposits leaving many abandoned strip mines throughout the county and a subsequent loss of jobs. With the absence of mining activities and restructuring of many agricultural entities, International Harvester Corporation, a major manufacturing corporation and manufacturing site in Canton, Illinois, closed its doors. This location was also recognized as a Brownfield's site and had been targeted for further clean-up and redevelopment in the future. It was identified as the site of Cook Enterprises, a medical manufacturing company. In August 2013, unemployment was listed at 10.3% in Fulton County (Illinois Dept. of Employment Security, 2013).

Quality of streets and roads are one of the most pertinent issues affecting Fulton County residents. Over 50% of the residents rely on local, county, and township roads for their main transportation routes. There are no interstate highways that access Fulton County. Also, due to the extreme economic hardship many residents are facing, the most recent highway tax referendum was defeated in the Spring of 2009 which left Fulton County struggling with the means to allocate the funds to maintain the currently existing network of local roads in the county. Access to paved, dust-free roadways is a major objective for any unit of local government seeking to enhance its attractiveness to public and private development.

The majority of communities in Fulton County are villages and unincorporated areas which have a population of less than 2,500 persons. Communities that fall into this category have a difficult time in promoting new development. Most of these communities do not have the funds to seek the advice of a certified planner or develop a comprehensive plan to deal with the changes that they are experiencing. Most are not participating in any type of intergovernmental agreements and struggle to meet the basic needs of the community by providing a mayor or village president who is also the zoning officer, township assessor, clerk, secretary, and a member of the volunteer fire department all rolled up into one. Their budgets are severely strained and they have inadequate funding for the type of Capital Improvements that would be needed to offset decline. Unless collaborative actions and creative thinking is fostered, many of these small communities can be expected to decline.

The median age of a typical resident in Fulton County is 41.9 years (Census.gov, 2013). According to Lapping, Daniels, and Keller (1989), communities and counties who boast a median age of 40+ years are often viewed as experiencing a loss or reduction in work force age population through outward migration and an increase in retirement age residents who will be requiring more social, medical, and public transportation services. Fulton County has limited public transportation. Most individuals commute to work alone and in their own vehicle and many elderly rely on relatives, caregivers, or limited courtesy transportation to keep medical, business, and shopping appointments. As the population ages, the need for some form of public transportation becomes obvious.

Fulton County lacks air transportation for local, national, and transcontinental flights. The single airport in the county is located in Canton, Illinois and provides services to small, privately owned, single or double passenger planes.

There is no passenger rail service. Rail has been shown to be an efficient and cost effective way for Americans to travel and also offers lower cost fare than air travel. Adequate access to air, train, and other forms of public transportation facilitate the development of new opportunities within the community and within the county.

Maintaining access to health care is important for a rural area with an aging population. The major provider of medical care is located in Canton. There are also a limited number of satellite

sites in other areas such as Farmington, Lewistown, and Astoria. Many residents in rural and remotely rural locations rely on emergency medical services, ambulances, rescue squads, and law enforcement to meet their emergency medical needs. Some low income residents in Canton, Illinois travel on foot to Graham Hospital Emergency room to meet their after hour medical needs and to cope with the growing problem of lack of health insurance which is now a regional, local, and national problem. This problem has recently been addressed through the establishment of a free medical clinic operated by volunteer professionals at Canton, Illinois as well as a low cost dental clinic provided through the Fulton County Health Department.

Capital improvements are important for rural development. Numerous small communities and villages lack the funds needed to renovate their aging business districts. This, in turn, encourages residents to travel to larger shopping centers to purchase basic items that might possibly be purchased locally. Adequate funds are not available in most small communities to reverse this trend.

Public infrastructure is important to the rural county. Most residences and developments not located inside of a municipality with a public works program rely on bored or drilled wells and a private sewage disposal system. Recently, there has been an expansion of regional water services through the municipality of Canton and also the South Fulton Water District. Many of the older bored wells are no longer properly closed or sealed systems and allow for the entry of coliform bacteria which compromises the safety of the water supply for drinking, bathing, and cooking. Also, most septic systems are not designed to last over twenty years. Prior to the establishment of the private sewage disposal licensing act and code, many systems were installed consisting of only a septic tank with a discharge pipe leading directly to a creek or farm field tile. This compromises public health and safety and further compromises the existing water supply.

Costs and quality of housing and rental housing reflect a concern in the county. Among low income residents who are dependent upon the rental properties within Fulton County for dwelling places, lack of clean, safe, comfortable structures are a problem. The extent of the problem can be observed by checking local health department records regarding the numbers of individuals who contact public health regarding unsafe utilities, unsafe structural conditions, and unclean living quarters. Landlords frequently respond by threat of eviction. Institution of a standardized, uniform



building code throughout the county which could be adopted by willing municipalities would be a step in the right direction.

A related concern is the provision of decent and affordable housing units based on income which are available for the senior and handicapped residents. Units such as Maple Manor and Longview Apartments in Canton as well as other communities such as Farmington and Lewistown have "waiting lists" for future occupants waiting for current residents to move out, move on to a nursing home, or die. As the median age of the population continues to increase, this problem will become more significant.

Lack of the current technology is another weakness, although this is beginning to change. According to Woods (2005), access to such high tech services as regional broadband is a crucial aspect in determining where and if development will occur in a community. Broadband services do not exist in Fulton County. With the exception of the adoption of recent GIS technology, most communities do not have cutting edge technology at their fingertips. Literacy in technological advances for the county, the community, and all residents will result in a heightened standard of living and promote further economic development. Recently, there is a growing presence of satellite and fiber optic services within the county.

Another problem which residents cite are issues with the uniformity of the equalized assessed valuation of properties. Complaints emerge in June and September as property owners in "developed" areas compare tax values to those in rural areas. The recent 100 year flood event that occurred along Spoon River in April 2013 focused attention on several properties which had an equalized assessed valuation of \$5,910 and \$15,000 yet had insurance for three times that amount and had collected funds from the federal government for repairs over 12 times during the structure's lifetime. Individuals frequently cite their property as being worth a specified amount but find excuses to minimize value during tax time. This practice costs the county thousands of dollars that they could utilize to promote development and is currently being reevaluated and assessed through the process of the quadrennial survey.

Another weakness which affects the landscape is a lack of available and properly maintained landfill areas, junkyards, and recycling centers. One only has to ride along any country road to

observe where tires, junk autos, garbage, appliances, and other related items have been abandoned in order to save the expense of exporting them to a more distant location. Since appearance is important for any county or community promoting development, alternatives should be considered such as the recycling program offered by the Environmental Health Division at the Fulton County Health Department.

Another problem the county faces is lack of a current comprehensive plan. The most recent comprehensive plan was adopted in 1964. The zoning ordinance was adopted in 1974 and has been amended numerous times. There currently is no building code ordinance adopted by the county.

From a legal standpoint, lack of a current comprehensive plan handicaps the zoning ordinance. According to Daniels, Keller, Lapping, Daniels, and (2007), most units of local government establish a professional comprehensive plan first, adopt a building code ordinance second, and adopt a zoning ordinance last. In lawsuits over current zoning issues, those that fare best are those units of government which have a zoning ordinance that is consistent with the comprehensive plan and building ordinance.

### Opportunities

There are unique opportunities that Fulton County can develop for community, local, and regional growth. With an abundance of natural beauty and scenic tourist locations, many people enjoy visiting Fulton County on weekends. This past time has increased in popularity such that non-residents have invested in Fulton County by choosing to construct a cabin or secondary home in the county that can be enjoyed on weekends and holidays. Locations in Fulton County which offer camping and temporary residential opportunities for enjoying the rural landscape are Fulton County Camping and Recreation Area near St. David, Illinois and Giant Goose Ranch located just north of Canton, Illinois.

Capitalizing on this potential can offer additional incentives for private investment within the county. By making conscious efforts to aesthetically improve the landscape and countryside and seek financial incentives to pursue such improvements and developments as paved roads, broadband services, rural water and sewer, and establish a sound recycling program, the county can hope to encourage investment through the construction of new homes, for both primary and secondary use,

which will strengthen the tax base in Fulton County and further heighten its appeal. The individuals would also bring additional revenue to the county in terms of demands for services and consumables.

Opportunities are also present for promoting recreational experiences throughout Fulton County. Among sportsmen, the county has ample hunting and fishing opportunities which can develop into a seasonal business economy. Recently, recreational magazines advertise acreages for sale within the county which provide prime populations of white tail deer, turkey, waterfowl, and fishing. By catering to the love of hunting for both locals and out of state residents, an exciting new income and development opportunity exists within Fulton County.

Based on a workshop provided by the Illinois Wind Working Group in the Spring of 2009, the state of Illinois ranks second in the development of alternative wind energy devices for energy generation. Despite the fact that wind intensities are more abundant in the western states, substation access is a problem. Fulton County has access to a 65 KV utility lines which would be conducive to the development of wind energy utilities.

There also exists an opportunity for industrial/commercial development at the boat dock region in Liverpool, Illinois. Previously considered by the Illinois River Port Authority, there is potential for locations like the boat dock at Liverpool to be used as a pick-up transfer station for various goods and items which are dependent upon riparian commerce in the state of Illinois. Such a properly developed location could contribute to the transfer and importation of goods and services on a local, regional, and global basis.

Another tremendous opportunity is the continual economic development in Canton. Cook Medical Supplies, owned by a former Canton native Bill Cook, has developed a medical products manufacturing site on the abandoned site of the former International Harvester Building. This facility has the potential to employ a significant number of local people and provide well-paying jobs in the community. This leads to the construction of additional new homes and rental properties to accommodate the incoming workers as well as a mini boost to the economy as these employees bank and spend money within Fulton County.

Another opportunity that is active and growing is an Amish community within the area of Cuba, Illinois. Many of these people have relocated from Pike County and Arcola, Illinois and are

actively buying land and establishing homesteads around the Cuba. They bring services with them such as bakeries, light manufacturing, saw-mill operations, furniture making, general merchandise, nurseries, and small engine repair. Numerous people patronize the Amish for the services they offer and the tourism potential. This population is actively growing which is confirmed by the addition of four to five new houses to the community each year.

A future opportunity that is being considered for development in Fulton County is a four lane highway which could connect Peoria, Illinois to Macomb, Illinois and run directly through Fulton County. Fulton County is the 10<sup>th</sup> largest county in the state of Illinois and of the 30 largest, is the only one that does not have a four lane highway. Introduction of a four lane highway could promote tourism, business growth, and new development even further than anticipated. Restaurants, hotels, strip malls, planned unit developments, and new businesses frequently prefer to establish near four lane highways. This could increase the tax base of Fulton County, bring in revenue, and provided much-needed jobs for this economically deprived area. It would bring in a steady stream of potential “customers” whom would never otherwise cross through Fulton County.

There are several old rail spurs that also exist throughout Fulton County which have the potential to provide vital services if functional. Since energy costs and transportation have become so high, railway service is viewed as a key to future industrial development in many counties throughout Illinois and the United States. A revitalization of these railway spurs may provide the needed incentive to promote future economic development in this rural county.

### Threats

Several key threats exist, which could threaten future development and economic growth in Fulton County. These threats consist of public perceptions and attitude, fear of change, and lack of adequate education regarding the perceived benefits of technology and future community growth. Perhaps one of the key components involved in sustainable growth is the adoption of new technology by local governmental entities. Use and availability of GIS and GPS is currently limited. Numerous local government officials and appointees retain a verbal knowledge of city and county infrastructure and policy with nothing more than hand drawn maps. Cities, villages, towns, and other countywide agencies often rely on a system of log books and hard copies where one or more persons who work in the office setting retain full knowledge of function. Should that person leave or become

incapacitated, that knowledge goes with them. Due to the inefficiency created by this practice, many investors and developers move on to greener pastures while waiting for an answer from a system that no longer works. Failing to adopt new technologies is a concept that must be embraced in order to prevent the threat of missed opportunity.

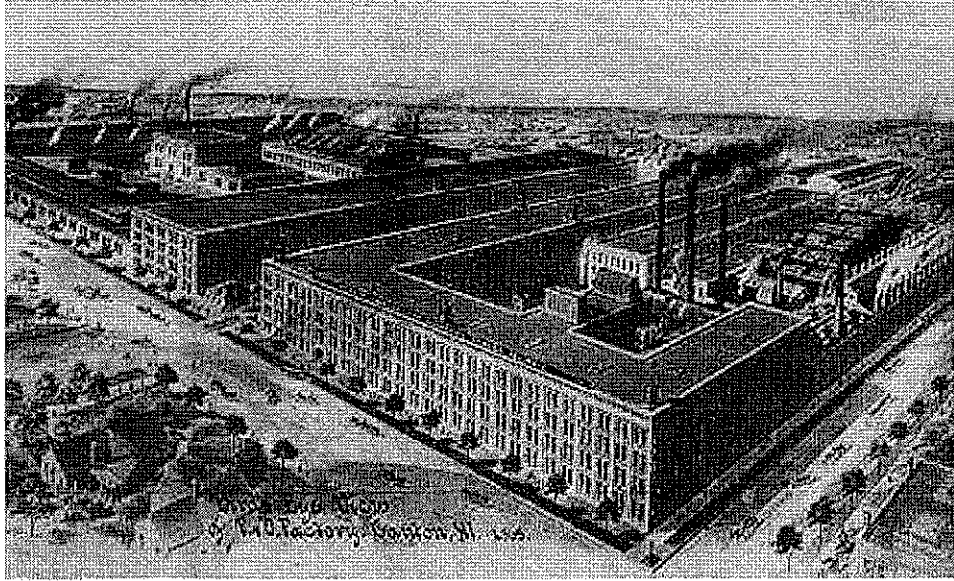
Another perception which dominates Fulton County is the public perception of taxation. Recent declines in capital infrastructure have caused numerous municipal, regional, county, and state agencies to seek additional sources of revenue through tax increases. While roads, buildings, public utilities, and other publicly funded structures deteriorate, taxpayers quickly veto any possibility of a referendum to provide needed funds. Most residents don't understand that the change may only represent a \$6.00 amount. They simply hear the words "higher taxes". Unless the proposals are packaged in a way the public can accept and understand, this will continue to be a threat to sustainable growth and prosperity in Fulton County.

Another threat is the fear of certain types of development as expressed by residents throughout the county. The recent proposal to connect a four-lane highway from Peoria to Macomb which would run through Fulton County has met with great resistance. In western Fulton County, numerous signs can be observed displaying "nix 336." There appears to be a competitive edge in the county which favors the exclusion of certain types of development which could alter the landscape or add to the competitiveness of the business climate in the local economy. While this is not entirely a bad thing, there needs to be discussion and mutual understanding fostered throughout the region regarding what type of development is acceptable so that the negativity surrounding sustainability can be lifted and the county will not be deprived of potential new opportunities.

Another threat to Fulton County is the contamination of rural water wells throughout the county. Most of the existing wells in the county are hand dug brick lined wells. These wells often contain high amounts of coliform, E. Coli, and sometimes fecal strep in agricultural areas. These also may be contaminated by nitrates and nitrites and high levels of farm chemicals. Studies from the latest Illinois Department of Public Health private water well survey showed that over half the rural wells are contaminated. Furthermore, this contamination has the ability to affect the same aquifer which has the potential to supply numerous other wells. Due to inability to get a safe source,

many food service operators struggle to operate in Fulton County and some potential developers deter plans elsewhere to a region which offers rural water and sewer.

CHAPTER THREE



## Goals and Objectives for Fulton County

### Vision Statement

A vision statement for any organization or community is a reflection of what the subject organization quantifies. It reflects an ideology, purpose, directive, and plan for what guides the county, organization or community's future and what they want other individuals and agencies to envision when they think of that particular county or community. Vision statements belong to everyone who cares for what their community represents. They are the guiding light for future change.

The guiding light for Fulton County is to promote a better life and community for its citizens. Heritage is an important part of Fulton County and many residents are proud of the historic landmarks, homes, settlements, and events which mark the seasons and landscape throughout the county. Local government also is concerned about the county image and many residents, community leaders, and officials would like to develop strategies which would focus on sustainable development within the county and preserve the rich natural resources which make the county a desirable place to work and play. In providing an acceptable vision statement for the county, lawmakers, leaders, and elected officials have caucused the residents and exchanged ideas in discussion forums to establish the type of vision statement the county would like to have for its future.

This vision statement takes into account the goals and objectives the county would pursue to build this vision. The statement for Fulton County reads as follows: "The primary goal of the Fulton County Comprehensive Plan is to nurture its rural and historic heritage and provide an enhanced quality of life and standard of living for its residents. The county would like to encourage sustainable public and private development, foster communication and cooperation between all units of local government and agencies, and promote technological innovation among residents and agencies to better the life of all residents. Fulton County would like to promote and preserve its rural, historic, and modern-day character and allow it to create a sustainable vision for the twenty first century and beyond. The county would like to strengthen and develop its infrastructure and strive for a rural economy which fosters these goals and allows all residents and



investors to live and conduct business in health, safety, and efficiency. These goals will help Fulton County become known as a pleasant place to live and play.

### Goals and Objectives for Fulton County

In summarizing the goals and objectives for Fulton County, it is imperative to remember that these ideals were not wrought without due diligence from local lawmakers, community leaders, local residents, and local business leaders who all shared a common vision for the betterment of Fulton County. A local discussion forum, known as the Fulton County Comprehensive Planning Steering Committee, which consisted of local residents, elected officials, county business men and women, and various groups from all walks of life was assembled to confirm and encourage the development of mutually agreeable goals and objectives. The areas of discussion were developed to be consistent in dealing with the strengths, weaknesses, opportunities, and threats associated with Fulton County to produce goals and objectives which the vision local people would like to see for Fulton County in the twenty first century.

One of the key goals identified by stakeholders in Fulton County is to promote economic development and employment opportunities. An important objective to accomplish this goal is by attracting new business. There are several strategies that the county could employ to accomplish this goal:

1. Identify opportunities for alternative agri-business and grain processing opportunities within Fulton County.
2. Foster a spirit of entrepreneurial support rather than competition to encourage the development of new business within the communities and the county.
3. Identify and promote opportunities to provide unique services. Such services could be identification of small farms to provide local foods, selective timber harvesting, tile manufacturing industry, and surface water retention opportunities.
4. Proactively consider economic development grants as a tool to promote and foster new development. Identifying and pursuing low interest loans and grant opportunities would foster sustainable housing, business, and community growth

opportunities which would be consistent with the demographic climate in Fulton County, Illinois.

A second goal to promote economic development is to support existing business. It is recognized that existing businesses may have the capability to enlarge or expand in the future thereby creating additional employment and opportunities within the region. Several strategies identified as useful for accomplishing this goal as identified by the stakeholders are as follows:

1. Facilitate and encourage a mentorship and assistance programs through community organizations to assist in supporting, developing, and expanding existing businesses.
2. Contribute ideas, whenever possible, to promote the plan of small town development, strengthening main street, and promoting tourism opportunities.
3. Focus on the encouragement of the future expansion of the health care industry with the growth of related specialities. Strategies to be considered would be rural scholarship opportunities for medical students to gain a low cost education then practice for a specified amount of time in Fulton County, Illinois, active recruitment of new medical practitioners to locate additional satellite clinics in Fulton County, Illinois, establishment of low cost community medical facilities which would be available at a marginal cost to practitioners at all levels who would choose to practice in Fulton County, Illinois, and establishment of incentives for cooperative behaviors between community medical emergency service providers to assist underserved fringe areas in Fulton County, Illinois.
4. Recognize and support the continued growth of the Amish Community.
5. Encourage the development of the theatre/entertainment sector.

A third goal to promote economic development is to develop the workforce. The strategy would involve focusing on technology curriculum in education to produce workforce ready students.

The need to develop a skilled work force with technical skills is an important topic among American voters who would like to see the United States raise the technical competency among the workforce that would be needed to secure skilled manufacturing jobs (Falcioni, 2010). The mission for many institutions of higher education has involved sharing responsibility for the economic well-being of a given region by creating a skilled labor pool (Ryan and Heim, 2003). DuPont Corporation and Penn State University coordinated the development of human resources programs, continuing education programs, and technology transfer programs within the university which could be used to update and expand the skills and knowledge of the existing workforce in the community (Ryan and Heim, 2003). A similar strategy could be encouraged in Fulton County.

. A fourth goal is to promote development of a marketing program that encourages economic growth and development. This can be recognized by the promotion of the following strategies:

1. Establish an economic development web presence on government web sites.
2. Provide information on available business development incentives and tools.
3. Identify opportunities to bring people and ideas together. An example would be to encourage banking partnerships to leverage new business development opportunities.
4. Promote an ad campaign focusing on buy local.

Another goal paramount to the future of Fulton County would be to establish safe, comfortable, healthy, and affordable housing opportunities for people of all ages who choose to live in or migrate to Fulton County, Illinois. This can be accomplished by adopting policies that seek:

1. to support and improve the local housing market such as:

- a. enforcement of the Illinois building code for new commercial and residential properties built in Fulton County.
- b. identification and partnering with low interest loan sources and grants which target the development of low and middle income housing opportunities for residents in Fulton County,
- c. Encourage planned unit developments with an emphasis on sustainable housing growth within the County.
  - i. These efforts can be encouraged and fostered by seeking local and federal grant opportunities,
  - ii. partnering with identified organizations such as habitat for humanity,
  - iii. and encouraging a coalition of local lending institutions and experts who could be persuaded to establish a consortium for low to middle income housing buyers.

2. To support the development of alternative housing models by:

- a. Examining the needs for elderly housing developments
- b. Considering housing models to accommodate multigenerational family units.

Improvements in infrastructure, utilities and transportation is a major goal in improving the quality of life in Fulton County and encouraging economic development. In terms of transportation infrastructure:

- a. Long Capital Plans need to focus on the need to improve and upgrade all existing roadways to meet the 80,000 pound equivalency for industry and other types of operations.
- b. Consideration should be given to widening the existing roads to accommodate Amish traffic in the Cuba/Canton area.

- c. Incentives should be explored which would also encourage growth in the areas of rail and air travel which would not only enhance business and economic development opportunities but would also someday enhance travel and transportation opportunities within the county as well.
- d. Opportunities and cooperative efforts should be sought to rehabilitate existing “docks” located along the Illinois River to enhance commerce and business opportunities on an intrastate as well as interstate basis.

Strategies to pursue alternative energy sources should be considered as a means to support renewable energy technologies, job creation, and affordable energies. This can be accomplished by:

- a. Encouraging and recruiting wind energy development in the northwestern part of Fulton County.
- b. Providing a capacity analysis of local utilities to determine the upper level of sustainability

Support Fulton County Rural Transit and Mass Transit for the elderly.

- a. A worthy goal would be to seek federal, state, or local funding opportunities which could be used to establish or subsidize public transit opportunities both within and between communities in the rural county. These opportunities would need to be appropriately scaled to be correct for the existing demographic region.
- b. Consider means testing for those using transit at reduced prices.

Move forward with the development of technology infrastructure in Fulton County.

- a. Support the development of broadband communication systems and Geographic information systems.
- b. Develop technology programs in our current educational system.
- c. Establish high speed internet with a target price of \$15-\$20 per month.

Promoting tourism and marketing the county as a nice place to live and work is a major goal for Fulton County and its residents. Exploring an effective means to fund tourism organizations is one objective for promoting the county's wealth of natural resources. This could be accomplished by supporting the development of an online presence which would feature recreational resources to attract guests. Special attractions that could be emphasized would be Dickson Mounds and Emiquon Nature Preserve.

Another goal for promoting tourism would be to focus on the development and promotion of new events and activities within the county. Objectives focused on the development of new events outside of those that are currently publicized could attract new interests from within and outside the area. Additional objectives could focus on the utilization of school auditoriums and community centers for community performances and to continue to focus on the feasibility of developing Greenways and Trails. An example could be to assign the park districts the task of developing recreational trails.

Other goals for Fulton County would be to nurture and preserve the natural resources and historic landmarks throughout Fulton County. There are numerous objectives to be considered in accomplishing this goal. One would be to seek grants and funding opportunities through historic preservation societies and community development block grants. Another would be through the revision of the comprehensive land use plan and the establishment of historic preservation districts and natural conservation areas along with appropriate overlay zones.

In summary, promotion of the economy by nurturing tourism and recreational opportunities is a key goal consistent with the comprehensive vision for Fulton County, Illinois. The previously discussed objectives lend support to the regional vision of Fulton County as a green place to live, work, and play. Those objectives are support the development of further greenways and trails, establish projects which support the comprehensive development of sustainable low and middle income housing, pursue investment in wireless broadband enterprise to encourage safety and economic development, promote transit opportunities in rural areas, promote a regional advertising campaign which advocates the potential tourism and natural resource potential of Fulton County.

An additional objective would be to develop local and regional recycling programs which would protect the natural beauty and ecological resources located within Fulton County, Illinois.

Quality of life is important to the health and well-being of all residents. An important goal would be to improve the quality of life through rural infrastructure and capital developments. Over 50% of the rural residents depend on private sewage disposal systems and private water supply systems for utilities. A high percentage of water supplies are contaminated with coliform and nitrates and most sewage disposal systems are designed to last approximately 20 years. By soliciting for a consortium of low interest loan opportunities, grants, and regional assistance through agencies such as WIRC, public and private development should be encouraged to seek the development of regional objectives which include increasing the availability of water, sewer, roadway, and broadband opportunities through the adoption and support of local policies and programs which are user-friendly to the provision of capital development projects in underserved rural areas of low income areas.

Defining the role of government services is an important goal for the future of Fulton County. Developing an understanding of the local tax base, promoting intergovernmental cooperation, promoting efficiency in spending, providing education to the public about government services, and developing plans for nuisance abatement are worthy goals to promote the image and welfare of Fulton County and its residents.

Developing a greater understanding of the local tax base by identifying quantifiable economic change through equalized assessed valuation is an objective which would foster economic development. The goal would be to utilize the equalized assessed valuation of private and public development throughout Fulton County to establish a barometer or indicator of economic development results throughout Fulton County. An additional objective would be to establish the estimated values necessary to project and meet the needs of local governments through the next twenty to thirty years.

Encouraging economic development is another tool for broadening the local tax base. Also, tax exempt entities could be approached concerning the cost of shared services provided by

the county. With broadening the tax base being an issue, a prudent objective may be to consider alternative means of revenue generation in lieu of property tax increases.

Promoting intergovernmental cooperation is part of the vision for Fulton County. One goal would be to encourage cooperative efforts between local communities and units of government throughout Fulton County. This could be accomplished through the objectives of developing mutual intergovernmental agreements between local agencies and units of government throughout the county. Objectively, increased efficiency through cooperative efforts could promote liberation of funds which could be used to establish further capital development projects or develop additional mutually beneficial behaviors.

Consideration of development of a countywide school system would be another goal for Fulton County. The objectives would be to consolidate high school districts while maintaining elementary schools. Give residents a reasonable choice as to what high school district they would like to attend. Promote efficiency by partnering with schools, business, and colleges to expand the selection of classes and vocational programs available.

Another goal would be to enhance the quality of health and safety and protect the viability of public and private investments through the enforcement of a comprehensive regulatory plan. Objectives would be to support sustainable development consistent with public and private ideals through the support of a regional comprehensive land use plan, to protect public and private investment through adoption of an ILCS 55 compatible subdivision ordinance, to protect public and private safety and investment through the adoption of ICC 2006 compliant building code ordinance, and to provide floodplain management, storm water management initiatives, and related safeguards to encourage wise development in areas which have the potential for ecologically unstable public and private development.

Efficiency of spending in government services is a primary goal to insure fiscal health of the county. The tax paying public has cited wise spending funds as one of the most important issues the county needs to address. This can be accomplished by adopting the objectives of maintaining transparency in government spending, utilizing wise fiscal principles, and focusing on the priority of infrastructure development.



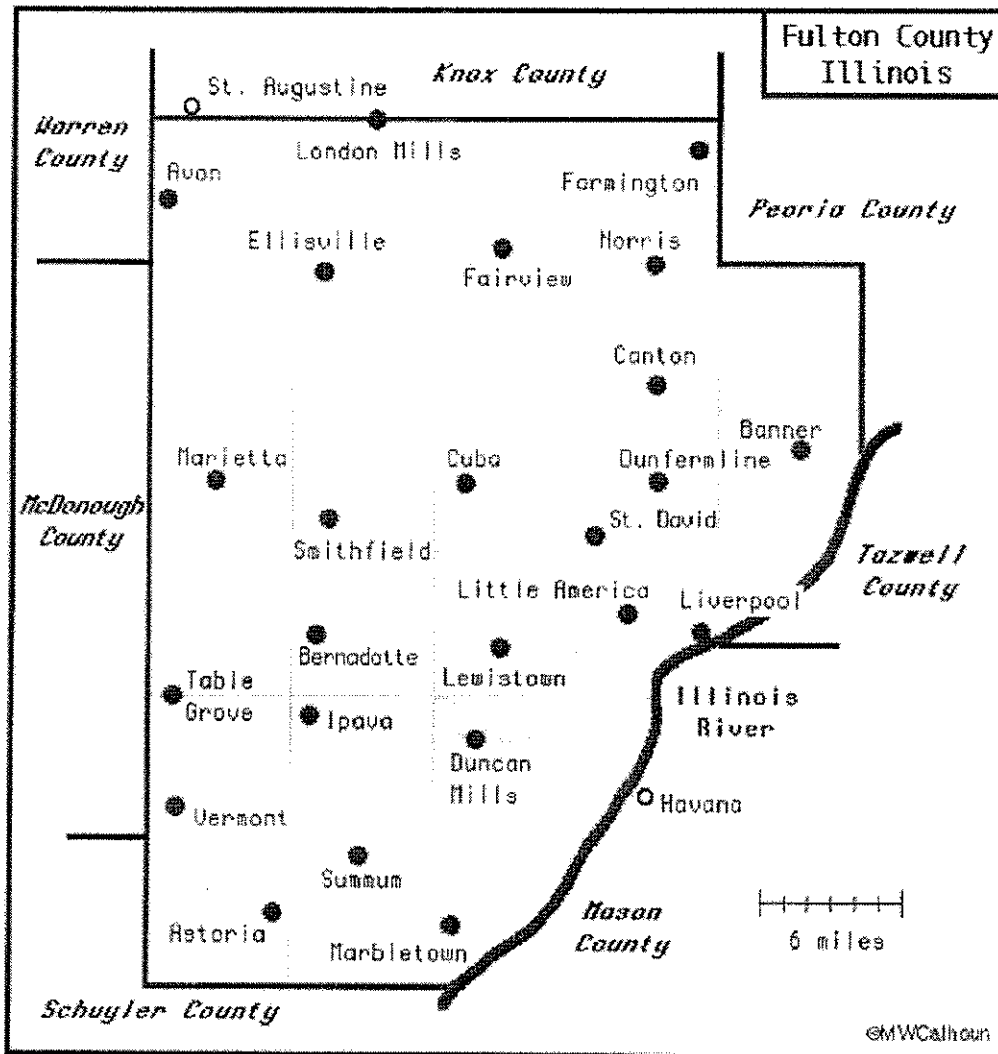
## Community Mapping Survey

An integral part of developing a sound comprehensive plan for Fulton County is the institution and integration of a “county” or “community” mapping survey. The success of the project is contingent on involvement of local lawmakers, appointed and elected officials, local business people, community leaders and volunteers, and largely residents and others who spend a significant amount of time in the county. The project involves conceptual mapping of the county based on input provided by participants which is related to county assets, county capital, cultural and natural resources, and relationships among these factors. This allows leaders and lawmakers to establish goals and explore areas where change, modification, or conservation are needed. The survey identifies what areas are significant to the population and where efforts need to be expended.

While the figure below, (Figure 14), is only a rudimentary representation of communities within Fulton County, an actual map, based on the results obtained from community surveys, would identify focused areas of importance being shown based on a county wide survey.

Possible implementation could begin as early as the implementation stage or “charette” stage which focuses on the initial discussions and establishment of an working comprehensive plan.

Figure 14



Example 1 on the following pages, which is a generic example, provided by the University of Illinois Extension Department, provides an excellent example of how a household survey form was used to glean information for a community mapping survey and comprehensive plan. It can be easily adapted to any county or community with permission and the information could in turn be used to develop a map which identifies what features or areas of importance exist for county residents.

# Example 1

## Comprehensive Plan Household Survey

Fulton County  
Comprehensive Plan

Thank you in advance for taking the time to share your opinions and concerns. When you complete the survey please put it in the postage paid envelope and mail as soon as possible.

1. How satisfied are you with the following services and facilities where you live?

	Very Satisfied	Satisfied	Somewhat Satisfied	Dissatisfied	Very Dissatisfied	Don't Know
a. Law enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Ambulance service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Streets and roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Historical preservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Availability of clean drinking water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Sewer or septic tank services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Cell phone service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Internet access (availability)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Garbage disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Childcare and Prekindergarten education	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. K-12 education	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. Post high-school education (community college, university)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n. Town/village/city government services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o. County government services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
p. Retail/service businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
q. Job opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
r. Medical services (family doctor, clinic)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
s. Dental services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
t. Mental health and disability services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
u. Parks and recreation facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v. Access to Arts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
w. Motorized recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x. Non-motorized recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Are there new services or improvements to existing services you are concerned about?

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

3. How would you rate the overall quality of life in Fulton County?

- Excellent    Good    Average    Fair    Poor

# Comprehensive Plan Household Survey

Fulton County  
Comprehensive Plan

4. How important to you are the following reasons for living in Fulton County?

	Very Important	Important	Somewhat Important	Not Important	No Opinion
a. Near employment	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>
b. Reasonable cost of living	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>
c. Quality of schools	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>
d. Low crime rate	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>
e. Outdoor recreation opportunities	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>
f. Open spaces, hills and woods	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>
g. Low taxes	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>
h. Access to health care services	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>
i. Affordable housing	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>
j. Other (specify) _____	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>

5. How important is it to preserve the following types of cultural and historic resources in Fulton County.

	Very High Priority	High Priority	Medium Priority	Low Priority	Very Low Priority	Don't Know
a. Archeological sites	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>	<input type="checkbox"/> <sub>6</sub>
b. Buildings or structures with architectural or historic significance.	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>	<input type="checkbox"/> <sub>6</sub>
c. Cemeteries	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>	<input type="checkbox"/> <sub>6</sub>
d. Scenic views	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>	<input type="checkbox"/> <sub>6</sub>

6. Are there any cultural or historic resources you are particularly concerned about preserving or restoring?

- \_\_\_\_\_
- \_\_\_\_\_

7. Please identify your level of satisfaction for the following transportation resources in Fulton County.

	Very Satisfied	Satisfied	Somewhat Satisfied	Dissatisfied	Very Dissatisfied	Don't Know
a. State and federal highways	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>	<input type="checkbox"/> <sub>6</sub>
b. County highways	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>	<input type="checkbox"/> <sub>6</sub>
c. Town/Village/City roads	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>	<input type="checkbox"/> <sub>6</sub>
d. Township roads	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>	<input type="checkbox"/> <sub>6</sub>
e. Bicycling lanes/trails	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>	<input type="checkbox"/> <sub>6</sub>
f. Motorized trails (ATV's)	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>	<input type="checkbox"/> <sub>6</sub>
g. Pedestrian/walking trails	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>	<input type="checkbox"/> <sub>4</sub>	<input type="checkbox"/> <sub>5</sub>	<input type="checkbox"/> <sub>6</sub>

8. Do you have any comments or other concerns about transportation infrastructure?

- \_\_\_\_\_
- \_\_\_\_\_

# Comprehensive Plan Household Survey

Fulton County  
Comprehensive Plan

**9. To what extent do you think the following housing issues are a problem?**

	Serious Problem	Moderate Problem	Slight Problem	Not a Problem	Don't Know
a. Overall appearance of housing in the County	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
b. Appearance of housing where you live	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
c. Availability of housing for purchase	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
d. Quality of housing for purchase	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
e. Cost of housing for purchase	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
f. Availability of rental housing	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
g. Quality of rental housing	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
h. Cost of rental housing	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
i. Availability of low income housing	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
j. Quality of low income housing	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
k. Availability of elderly public housing	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
l. Quality of elderly public housing	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
m. Availability of assisted living and long term care housing	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

**10. Are there other housing issues you are concerned about?**

- \_\_\_\_\_
- \_\_\_\_\_

**11. Do you think more needs to be done to demolish and remove dilapidated and rundown houses and other buildings in the County?**     1 Yes     2 No

**12. Please identify the relative priority for the following economic development opportunities in Fulton County.**

	Very High Priority	High Priority	Medium Priority	Low Priority	Very Low Priority	Don't Know
a. Supporting and expanding existing businesses	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
b. Promote and support local agricultural production/processing of ag. products	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
c. Promote and support development of energy products/processes (coal, wind, etc.)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
d. Promoting and supporting local entrepreneurs and new business development.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
e. Attracting new retail businesses	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
f. Attracting manufacturing businesses	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
g. Promoting new residential development	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
h. Attracting new service businesses	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
i. Promoting and support development of tourism related attractions.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
j. Expansion of hunting and fishing business	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
k. Supporting and expanding health care services	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
l. Providing incentives to attract new businesses	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6

# Comprehensive Plan Household Survey

Fulton County  
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13. Should Fulton County offer incentives like free land or reduced taxes to businesses to relocate or open facilities in Fulton County if it will create more jobs?

- <sub>1</sub> Yes      <sub>2</sub> No      <sub>3</sub> Don't know

14. Please list specific businesses or industries you would like to see in Fulton County?

\_\_\_\_\_

15. Do you think Fulton County needs any of the following?

	Yes	No	Maybe, I would need more information
a. Enforcement of building codes for new construction	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>
b. A zoning ordinance that would require vacant building owners to register plans for meeting minimum maintenance requirements.	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>
c. More rigorous enforcement of nuisance ordinances requiring property owners to dispose of junk, abandoned cars, and dilapidated buildings	<input type="checkbox"/> <sub>1</sub>	<input type="checkbox"/> <sub>2</sub>	<input type="checkbox"/> <sub>3</sub>

16. What do you like most about living in Fulton County?

1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_

17. How much new growth and development do you feel is desirable in Fulton County over the next five years?

- <sub>1</sub> Significant increase (a lot more than we've had in the last five years)  
<sub>2</sub> A moderate amount (about the same as in recent years)  
<sub>3</sub> A little (slower growth than we've experienced in the last five years)  
<sub>4</sub> None (we need to limit new growth)

18. What do you think are the three biggest problems facing Fulton County today?

1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_

19. If you were talking to a county official about the five most important issues facing Fulton County in the future, what issues would you identify? Please check the five boxes that reflect your concerns.

<input type="checkbox"/> <sub>1</sub> Jobs and economic opportunity	<input type="checkbox"/> <sub>9</sub> Affordable housing	<input type="checkbox"/> <sub>17</sub> Out migration of young adults
<input type="checkbox"/> <sub>2</sub> Cost of living	<input type="checkbox"/> <sub>10</sub> Quality of schools	<input type="checkbox"/> <sub>18</sub> Quality of available housing
<input type="checkbox"/> <sub>3</sub> Access to health care	<input type="checkbox"/> <sub>11</sub> Government leadership	<input type="checkbox"/> <sub>19</sub> Law enforcement and public safety
<input type="checkbox"/> <sub>4</sub> Lack of planning	<input type="checkbox"/> <sub>12</sub> Visual impact of billboards	<input type="checkbox"/> <sub>20</sub> Flooding and drainage
<input type="checkbox"/> <sub>5</sub> Fire protection	<input type="checkbox"/> <sub>13</sub> Crime	<input type="checkbox"/> <sub>21</sub> Non-resident property owners
<input type="checkbox"/> <sub>6</sub> Loss of farmland	<input type="checkbox"/> <sub>14</sub> Public access to lakes, forests and other outdoor recreation	<input type="checkbox"/> <sub>21</sub> Other
<input type="checkbox"/> <sub>7</sub> Protection of natural resources	<input type="checkbox"/> <sub>15</sub> Property taxes	
<input type="checkbox"/> <sub>8</sub> Quality of streets and roads	<input type="checkbox"/> <sub>16</sub> Affordable access to high speed internet	

# Comprehensive Plan Household Survey

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20. Do you currently have a personal computer with an internet connection? <sub>1</sub> Yes <sub>2</sub> No
- a. If Yes, what type of internet connection do you have?  
<sub>1</sub> Phone dial-up <sub>2</sub> DSL <sub>3</sub> Cable <sub>4</sub> Satellite
- b. If Yes, are you satisfied with your internet service? <sub>1</sub> Yes <sub>2</sub> No
- c. If you don't have an internet connection, which of the following best explains the reason you don't have one?  
<sub>1</sub> Don't own a computer <sub>2</sub> No high speed internet providers <sub>3</sub> Too expensive
21. What is your gender? <sub>1</sub> Male <sub>2</sub> Female
22. What is your age? \_\_\_\_\_ years
23. How long have you been a resident of Fulton County? \_\_\_\_\_ years
24. How many people live in your household?  0  1  2  3  4  5  6  7+
25. How many persons 18 years or younger live in your household?  0  1  2  3  4  5+
26. What is your current employment status?  
<sub>1</sub> Work Full Time <sub>4</sub> Work Part Time  
<sub>2</sub> Unemployed looking for work <sub>5</sub> Can't work  
<sub>3</sub> Work at home <sub>6</sub> Retired
27. If employed, do you work in Fulton County? <sub>1</sub> Yes <sub>2</sub> No
- b. If No, how far do you commute to work: \_\_\_\_\_ miles
28. Approximately how many total acres of land do you own throughout Fulton County? \_\_\_\_\_ acres
29. Do you <sub>1</sub> Own the home you live in, or <sub>2</sub> Rent the home you live in?
30. Which community do you live in or near? If you live in the unincorporated area please select the place you live near and also check the 'Unincorporated area' box.
- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> <sub>1</sub> Astoria | <input type="checkbox"/> <sub>6</sub> Cuba        | <input type="checkbox"/> <sub>11</sub> Ipava        | <input type="checkbox"/> <sub>16</sub> Norris              |
| <input type="checkbox"/> <sub>2</sub> Avon    | <input type="checkbox"/> <sub>7</sub> Dunfermline | <input type="checkbox"/> <sub>12</sub> Lewistown    | <input type="checkbox"/> <sub>17</sub> St. David           |
| <input type="checkbox"/> <sub>3</sub> Banner  | <input type="checkbox"/> <sub>8</sub> Ellisville  | <input type="checkbox"/> <sub>13</sub> Liverpool    | <input type="checkbox"/> <sub>18</sub> Smithfield          |
| <input type="checkbox"/> <sub>4</sub> Bryant  | <input type="checkbox"/> <sub>9</sub> Fairview    | <input type="checkbox"/> <sub>14</sub> London Mills | <input type="checkbox"/> <sub>19</sub> Table Grove         |
| <input type="checkbox"/> <sub>5</sub> Canton  | <input type="checkbox"/> <sub>10</sub> Farmington | <input type="checkbox"/> <sub>15</sub> Marietta     | <input type="checkbox"/> <sub>20</sub> Vermont             |
|   |   |   | <input type="checkbox"/> <sub>21</sub> Unincorporated area |

31. Please add any comments, ideas or opinions here:

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Following compilation of the Household Surveys conducted by the University of Illinois Extension, the following results were summarized:

# **Fulton County Comprehensive Plan**

## **Public Participation Report** Summary of Survey Results

Prepared by University of Illinois Extension  
For the Fulton County Comprehensive Plan Steering Committee  
And Fulton County Board  
January 2013



# Public Participation Report

## Introduction

*"The best way to have a good idea is to have a lot of ideas." ~ Linus Pauling*

The most important guiding principle of developing good plans is to have a robust and inclusive public participation. This report is a summary of the core participation activities completed prior to the Comprehensive Planning Steering Committee's deliberations to establish goals, strategies, and priorities. Public participation was completed prior to the strategy development phase of the plan so that committee members have full knowledge of how people living in the County feel about important issues that influence their quality of life. The following pages include detailed reporting regarding the results of surveys. Public meeting input will be added to this chapter in May, 2013.

A household survey was designed the Comprehensive Plan Steering Committee (with assistance from University of Illinois Extension) and mailed with a postage paid return envelope included. Survey research protocol relied on recommendations from the University of Illinois Survey Research Laboratory. Following the initial mailing, two follow-up mailings were conducted. A postcard reminder was sent to all who had not yet responded approximately two weeks following the initial mailing encouraging participation and providing the option to complete the survey online. A third and final mailing again included the print survey and return postage paid envelop to those who had not yet responded.

Public participation activities included two surveys and public meetings:

**1.1 Random Address Household Survey:** 414 respondents/1,300 mailed= 31.8%

A random address based database was purchased from Marketing Systems Group, a social science research firm contracting with the University of Illinois frequently on survey research projects. University of Illinois Extension staff also built an online survey to provide another option for participation.

**1.2 Public Participation :** 43 respondents

Members of the Fulton County Comprehensive Plan Steering committee encouraged public participation in the survey process by placing surveys in three different courthouse offices, distributing surveys during township officials meetings, economic development meetings, and during school events. In addition, online participation was encouraged through news releases provided to area newspapers.

**1.3 Public meetings** will be held to gather additional feedback from residents and also provide a chance to hear from those who did not receive one of the surveys. Since the preliminary survey results indicated that *employment opportunities, recreation, and economic development* were the most important concerns voiced by respondents, topics surrounding these issues will be explored further through leading discussion questions.

## Key Findings

Thus far, a significant amount of information has been gathered from County residents describing what residents value, what can be improved, and where resources should be directed in the future. Results from the surveys have been analyzed and presented to help guide the next steps in the planning process. Key findings include:

- ***Employment opportunities and economic development were the most important concerns voiced by respondents to the survey.***
- Overall, both survey populations all shared very similar opinions on most issues.
- Property taxes and condition of local roads and bridges were also very important issues voiced by residents. Equally valued as a primary reason for living in Fulton County was “low taxes”.
- Government leadership, cost of living, outmigration of young adults, and quality of schools were all issues of significant concern to respondents.
- The great majority of people in the County would like to see a significant increase or the same amount of growth and development over the next five years. To accomplish this, residents are very supportive of economic development programs that focus on business attraction as well as retention and expansion efforts.
- Many comments relating to the current economic situation were voiced. In addition to the need for more high quality jobs, the increasing cost of living was also frequently mentioned.
- Costs and quality of rental housing were pinpointed as significant housing concerns. Residents believed that the overall appearance of housing in Fulton County is a somewhat of a problem.
- Respondents believed that more cooperation and collaboration are needed in the county to address larger issues.
- Residents rate the quality of life as average to good. Respondents identified a number of different natural, cultural, and historic amenities as important community assets.
- Overall, respondents were very passionate about making Fulton County an even better place to live.

Please refer to the survey analysis and respondent analysis sections for a more in-depth summary of the survey results.

## Survey Analysis

An extraordinary amount of survey output data has been analyzed, reorganized, and presented in this section to provide meaningful information. Arranged according to topic, additional commentary has been provided for each question to summarize the major findings.

Abbreviations (HH=random household survey, PP=public participation survey) are provide to note the appropriate surveys. Also, "OE" indicates the question sought open ended responses, which were categorized and presented in terms of the most popular answers. Additionally, some actual open - ended responses are provided to help aid in explaining popular opinions or creative suggests.

### General Community Matters

#### Most Important Issues:

*If you were talking to a county official about the five most important issues facing Fulton County in the future, what issues would you identify?*

	HH Rank	PP Rank	HH%	PP%	% DIF
Jobs and economic opportunity	1	1	84.0	87.8	3.8
Property taxes	2	2	57.8	56.1	1.7
Quality of streets and roads	3	3	42.2	48.8	6.6
Cost of living	4	9	36.1	19.5	16.6
Quality of schools	5	6	33.3	39.0	5.7
Government leadership	6	4	31.0	46.3	15.3
Out migration of young adults	7	5	26.5	43.9	17.4
Crime	8	7	20.9	29.3	8.4
Affordable housing	9	14	20.4	9.8	10.6
Law enforcement and public safety	10	10	17.8	17.1	0.7
Protection of natural resources	11	18	16.0	4.9	11.1
Access to health care	12	16	14.5	7.3	7.2
Lack of planning	13	8	14.2	24.4	10.2
Loss of farmland	14	15	14.0	9.8	4.2
Affordable access to high speed internet	15	11	13.0	14.6	1.6
Quality of available housing	17	13	10.9	12.2	1.3
Public access to lakes, forests and other outdoor recreation	16	17	10.9	7.3	3.6
Non-resident property owners	18	12	8.9	14.6	5.7
Fire protection	19	19	3.3	2.4	0.09
Flooding and drainage	20	21	2.5	0.0	2.5
Visual impact of billboards	21	20	0.8	2.4	1.6

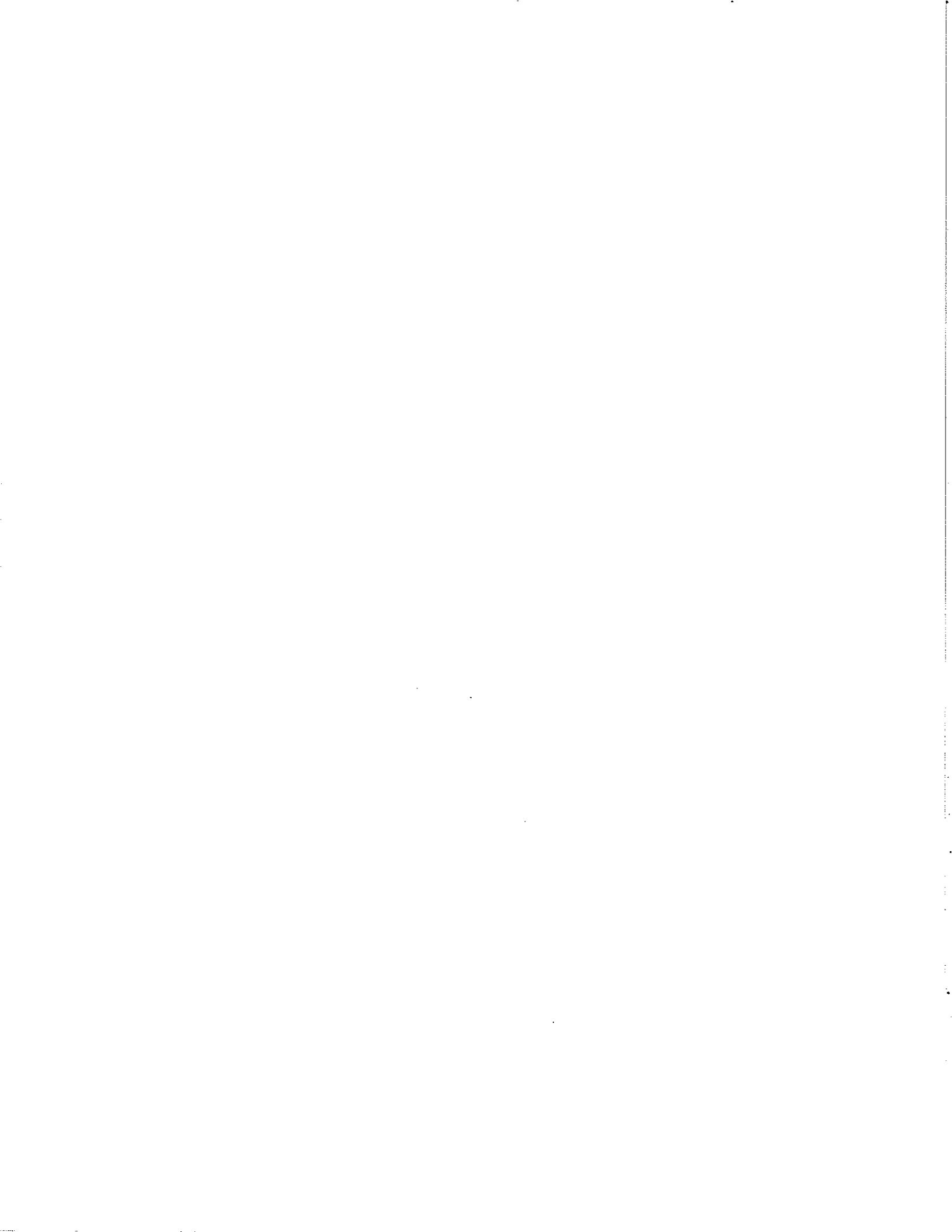
- Jobs/ economic opportunity was the issue that stood out above all the rest, selected as a top-five issue with more than 80% of respondents from both surveys. Property taxes were a distant second, but also a very important future concern, as two-thirds of respondents place it in the top five. The quality of streets/roads, cost of living, and quality of schools rounded out the five most important concerns.
- While the random household survey and public participation survey had similar rankings for the first three, the public placed a greater concern on government leadership and out migration of young adults.
- Other areas of differing perspectives which perhaps merit additional exploration in public meetings included affordable housing, protection of natural resources, and lack of planning.
- People had a wide variety of opinions, placing many different issues in their top five. With 21 issues to choose from, each of them was selected quite frequently, with sixteen different concerns selected by at least ten percent of the respondents.
- With a large percentage of retired residents answering the household survey (44.5%), it is likely that jobs and economic opportunity as a major future concern may have been an even greater concern. This is also a likely explanation for why cost of living (on a fixed income) and much less concerned about the out migration of young adults.

***What do you think are the three biggest problems facing Fulton County today? (HH open ended responses about 626 separate responses; PP open ended about 200 separate responses)***

This question returned a wide range of responses, with very similar patterns from both the random household survey and public participation. The top five issues from both groups of survey respondents matched each other in order:

1. Jobs/economic opportunity
  2. Taxes
  3. Government leadership
  4. Roads and bridges
  5. Drugs
- Jobs and economic opportunity stood out as the biggest problem facing Fulton County today, mentioned ---- times in the written survey responses.
  - Taxes was clearly the second biggest problem cited by survey takers, with ..... written comments.
  - Government leadership was noted as a concern by .... written comments. Comments spoke about concerns regarding municipal and county government, with several making suggestions regarding the need for more consolidation/collaboration of government services.
  - In addition to items mentioned above quality education for all ages was expressed as a concern. Early childhood education and consolidation of school districts were two areas that were noted by respondents as major concerns.

*“Having a reason for younger people to stay here and not move away.” More interest by schools in better education and job training for children not interested in college. Generational poverty and learned helplessness”* written comments.



## Services and Facilities

*How satisfied are you with the following services where you live*

### *Percent dissatisfied or very dissatisfied with service*

Job opportunities	56%
Streets and roads	31%
County government services	18%
Availability of clean drinking water	16%
Retail/service businesses	16%
Access to Arts	16%
Internet access	16%
Motorized recreation	14%
Cell phone service	14%
Mental health and disability services	13%
Town/village/city government services	13%
Non-motorized recreation	13%

*While job opportunities stood out as the issue that people were most dissatisfied with. Although streets and roads is a distant second as an area of concern, looking at both lists those with areas of satisfaction and areas where respondents are most dissatisfied provides an opportunity for further discussion on which areas deserve attention or present the greatest opportunity enhancement.*

### *Percent very satisfied or satisfied with service*

Fire protection	85%
Ambulance service	79%
Garbage disposal	71%
Law enforcement	71%
Sewer or septic tank services	69%
Medical services (family doctor, clinic)	68%
Parks and recreation facilities	66%
Availability of clean drinking water	63%
Dental services	61%
Cell phone service	60%
Post high-school education (community college, university)	55%
Internet access	49%
K-12 education	48%
Historical preservation	46%
Childcare and Prekindergarten education	41%
Town/village/city government services	41%
Retail/service businesses	40%
County government services	39%
Non-motorized recreation	32%
Mental health and disability services	31%
Streets and roads	27%

Access to Arts	25%
Motorized recreation	20%
Job opportunities	10%

- Many respondents selected “Don’t Know” (in approximate order of most to least frequently) for motorized and non motorized recreation, childcare and prekindergarten education, mental health and disability services, access to the arts, K-12 education and internet access.

### Quality of Life:

*How would you rate the overall quality of life in Fulton County?*

	HH%	PP%
Excellent	6.1%	5%
Good	45.5%	60%
Average	33.7%	21%
Fair	11.8%	12%
Poor	2.9%	2%

- Overall, the great majority (4 out of every 5) of respondents feel that the quality of life in the county is either good or average.

*How important to you are the following reasons for living in Fulton County? (from very important to not important)*

<i>Very Important or Important</i>	HH	PP
Low crime rate	88%	91%
Access to health care services	87%	86%
Low taxes	84%	86%
Reasonable cost of living	82%	86%
Affordable housing	81%	77%
Quality of schools	77%	77%
Open spaces, hills and woods	69%	67%
Outdoor recreation opportunities	60%	60%
Near employment	57%	67%
Other	9%	7%

- Low taxes, a low crime rate, access to health care services, and a reasonable cost of living were all cited as the most important reasons for living in Fulton County. In fact, more than 80% of respondents felt these were either a “very important” or “important” reason for living here. “Low crime rate” received the highest percentage (59.6%) of votes at the “very important” level, ranked above “low taxes” (57.9%), “access to health care services” (55.5%), and “affordable housing” (50.5%).





Several citizen participation input hearings were conducted during the Spring and Summer of 2013. One meeting was held in Vermont, a second meeting in Fairview, a third at Dickson Mounds in Lewistown Illinois, and a fourth in Canton, Illinois. The purpose of the meetings were to garner input from the citizens of Fulton County regarding the goals and visions that they had for the county and its development. Once the input meetings were complete, the collected data was resubmitted to the comprehensive planning steering committee and in a series of meetings an outline of the following goals and objects were to be implemented in the comprehensive plan.

## OUTLINE

- 1) **Housing**
  - a) **Encourage Housing Development**
    - i) Explore strategies to retain and attract new residents
    - ii) Develop a housing model to accommodate multi-generational family housing units
    - iii) Identify future opportunities for elderly housing development
  - b) **Enhance Housing Affordability**
    - i) Identify available public service and infrastructure grants in the county and municipalities which in turn foster building
    - ii) Promote economic development as a means of affordability for housing
    - iii) Encourage the availability of low interest loans for housing
  - c) **Encourage Housing Standards**
    - i) Support the adoption of local ordinances
      - (1) Adoption of a uniform standard building code
      - (2) Adoption of a standardized rental code
    - ii) Seek federal support for subsidized housing which is compliant with HUD Section 8 housing standards.
- 2) **Utilities, Infrastructure, Transportation**
  - a) **Support improvement in the road networks**
    - i) Upgrade roads to 80,000 pound equivalent for agriculture and industry
    - ii) Consideration to widening the roads for Amish Traffic
  - b) **Pursue strategies for energy development**
    - i) Support renewable energy such as wind power generation of electricity and other alternatives
    - ii) Recruit new energy suppliers
  - c) **Technology**
    - i) Encourage the development of technology programs in educational systems
    - ii) Establish affordable high speed internet with monthly cost of \$15-\$20 month
    - iii) Encourage the development of broadband communication
  - d) **Mass Transit**
    - i) Support Fulton County Rural Transit
    - ii) Support low cost mass transit for the elderly
      - (1) Consider means testing
- 3) **Land Use, Environment, Tourism, Recreation**
  - a) **Promote Tourism**
    - i) Market the County as a nice place to live and work
    - ii) Explore effective means to fund tourism organizations
    - iii) Develop an online presence
      - (1) Feature recreational resources to attract guests

## Image Preference Survey

Image preference is another method of ascertaining what county and community residents identify as important in clarifying the nature and character of their community and county. Much of this information is related to the community or county survey form, charette discussions, and the county mapping survey. The following photographs taken from Fulton County Archives may provide a basic example of what some residents may consider to be important.

Photo 1-Bernadotte Bridge



Photo 2-Dickson Mounds



Photo 3-Emiquon Nature Preserve



Photo 4 –Ted Tarvin Property at Spoon River Drive



## CHAPTER FOUR



## Implementation-Fulton County Planning Elements

The Fulton County Comprehensive Plan contains a future land use plan, a transportation plan, county utilities and facilities plan, and a special area plan. These elements specify which goals and objectives are to be addressed in each of these units and how they are to be addressed. These sections require input from county government, various ad hoc committees, community development leaders both regionally and locally, local professionals, and the county long range planning committee.

### Comprehensive Land Use Plan

The map identified in Figure 15, is a current representation of land use that exists within the unincorporated areas of Fulton County. There are currently five zoning classifications in Fulton County with the recognition of permissive uses and conditional uses. Those zoning districts are: agricultural/conservation, residential 1, residential 2, business, and industrial. The permissive uses listed by district run with the zoning classification. The conditional uses require a public hearing before the Zoning Board of Appeals and a conditional use permit must be issued before any of these uses may occur on the zoned parcel.

## Current Land Use

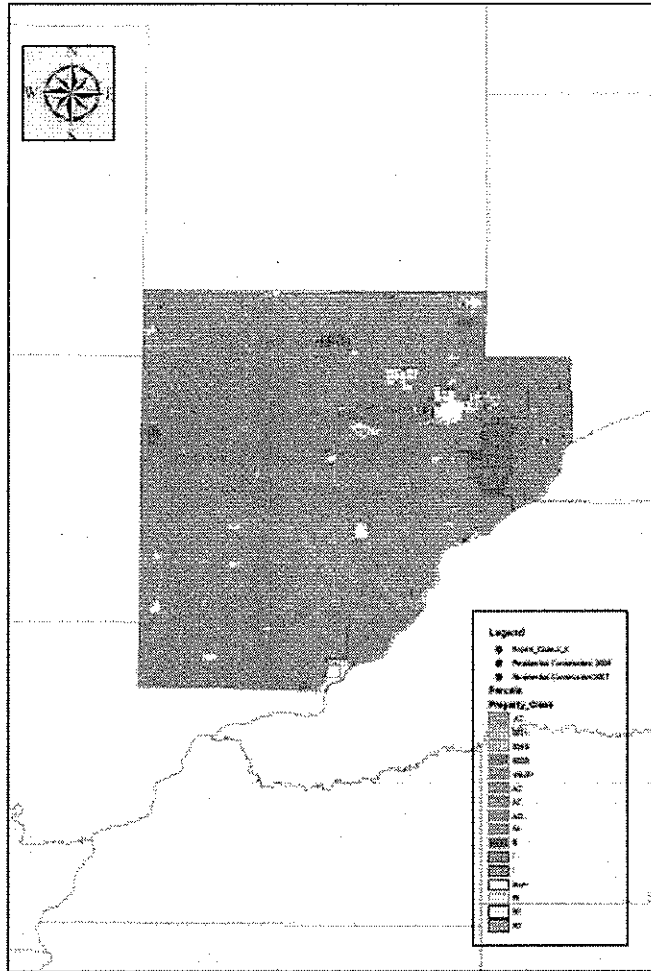


Figure 15

Uses which fall outside the Zoning Ordinance are addressed by the zoning board of appeals through a conditional use permit, special home occupation permit, rezoning, or variance. Due to the recent conflicts among landowners, it is important for the county to establish an updated version with additional zoning classifications. These objectives should help Fulton County realize its goals of encouraging public and private investments and enterprise and elevate the standard of living and comfort and safety level of all residents living in Fulton County. This would also allow Fulton County to foster sustainable growth and minimize the risk factors that are associated with



incompatible neighboring uses. It may be wise in the future to institute the use of overlay zones for various areas such as flood plains, Brownfield's sites, enterprise zones, special historic/natural heritage areas, and other areas which require close scrutiny and environmental protection.

Fulton County currently lacks a subdivision ordinance. The county reverts all requests for subdivision plats to the Illinois Compiled Statutes Plat Act. In those areas outside the 1.5 mile extraterritorial jurisdictions, there is little the county can do to address new development other than to make sure it complies with this piece of legislation.

About 90% of the county is zoned agricultural/conservation. There are no restrictions on parcel size other than the one acre minimum required with 150 foot of frontage for the agricultural district so consequently it is possible for valuable agricultural land to be broken up into numerous subdivision plats. This scenario enhances the probability of conflict between "suburban, rural neighbors" with respect to the farm neighbors who engage in grain and stockyard operations for a living. The wealth of natural resources and habitat also falls into this classification and has the potential for compromise.

Little has been done to address the direction of future residential development aside from institution of the zoning district as residential one or two. Residential one allows for the establishment of a single family residential unit on one parcel. It prohibits duplexes and apartment complexes due to its exclusionary nature. For duplexes or multi-family units to be constructed, the parcel must be zoned Residential 2. With part of the county's strategic plan focused on encouraging private investment and the establishment of new residences and dwelling units, rezoning is frequently required to make the construction legal.

Business and Industrial classifications both deal with commercial and industrial operations. The business classification is more focused and geared toward the consumer retail business whereas the Industrial classification is more appropriate for dealing with factories, utilities, and larger applications. No mention is made of mixed uses in the economic landscape.

Recommendation for a comprehensive land use plan involves incorporating three new zoning districts to be known as rural residential, rural estate, and rural recreational (Figure 16). These proposals seek to minimize over utilization of valued farm ground by establishing size limitations and or distances from development in terms of land use patterns.

Rural residential would focus primarily on individuals wishing to live in a rural type subdivision with minimal interference from agricultural activities. Lots would be located within a three mile radius of municipal developments and have a minimum size requirement of from one to five acres.

Rural estate would focus primarily on development on the larger tract which would target a higher degree of privacy and distance from neighbors. Lots would be located within a three mile radius of municipal developments and have a minimum size of from five to twenty acres.

Rural recreational would primarily focus on those wishing to own tracts of land where the primary use would be hunting, camping, trails, and other outdoor activities. These lots would not be restricted to a pre-determined proximity from municipalities and may or may not have access to public water and sewer. Size would range from twenty to forty acres. Primary activity would not be agricultural in nature size would minimize over utilization of valuable farming land. The proposed comprehensive land use plan may be viewed below.

# New Comprehensive Land Use Plan

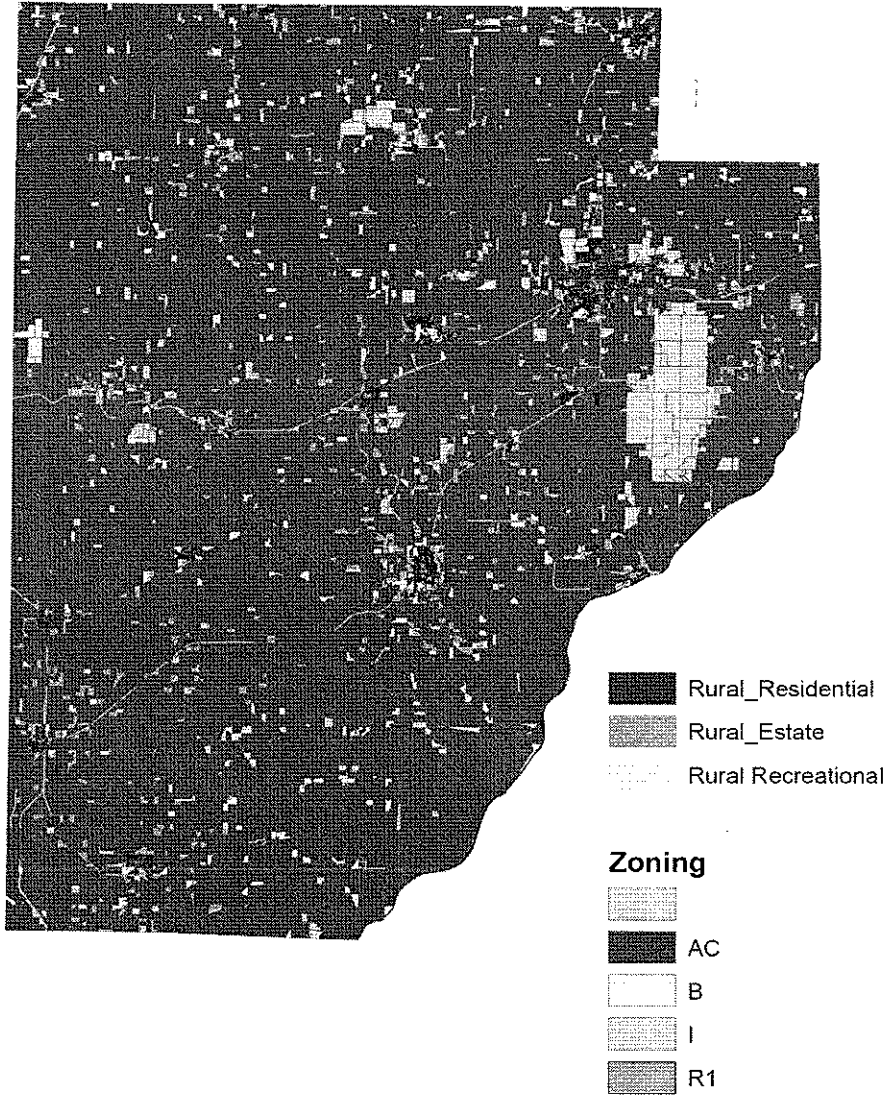


Figure 16

Another event which substantially impacts Fulton County is the possibility of a travel corridor (Figure 17), (Route 336) between Farmington and Canton, Illinois in Fulton County and also the expansion of Route 9 to four lanes. Tri-County Regional Planning in Peoria, Illinois has led this project. The proposed study includes an area map of the proposed 336 layout as well as the assimilation of a suggested land use plans which would affect the parcels bordering the new 336 corridor which travels through Fulton County. Through the use of an advisory committee, the county has developed ideas which were given to the regional planning commission in order to determine a land use plan which would be designed for those areas of the county significantly impacted by the 336 corridor. The plan is shown below.

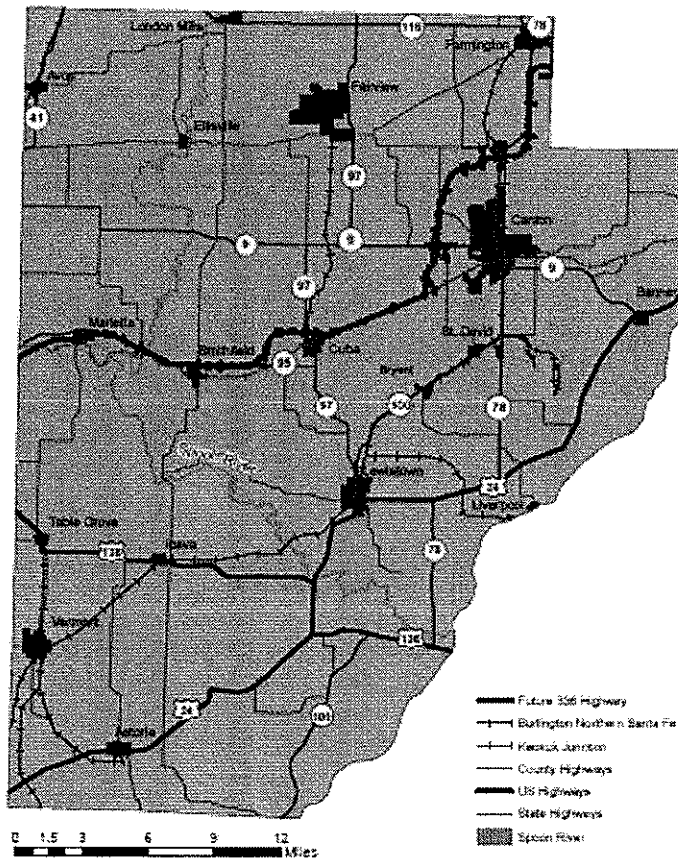


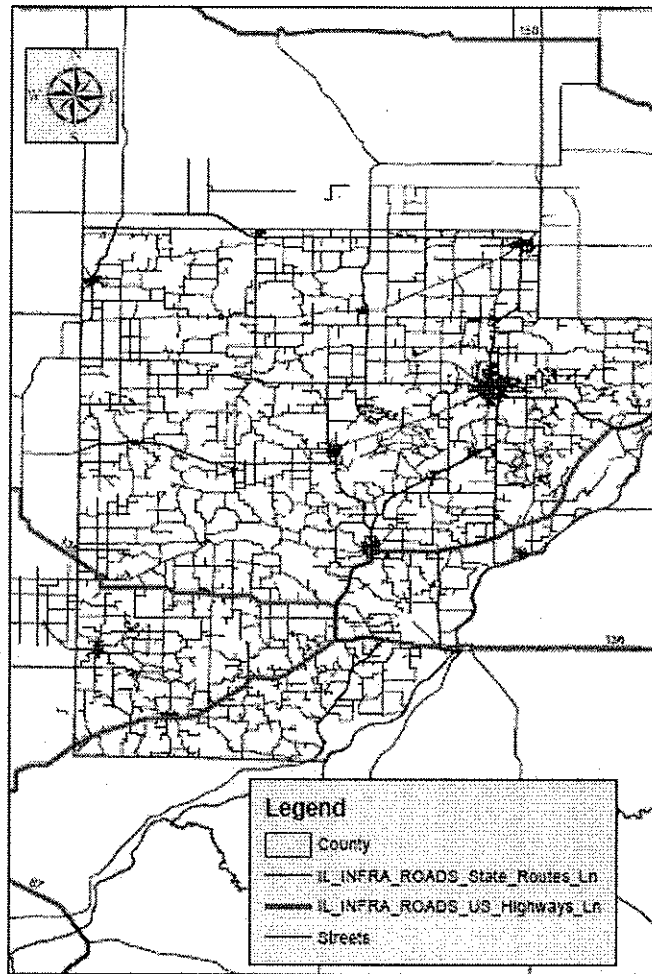
Figure 17

## Transportation Plan

Another important component of the Fulton County Comprehensive Plan is represented by the transportation plan. This plan focuses on the goal of promoting public and private development, promoting tourism opportunities, and promoting a higher quality of life by development of all aspects of regional and local transportation and associated elements. Involvement of local government officials, state and federal legislators, community leaders, professional and technical people, and the county engineer and highway staff is crucial to this effort. Establishment of or improvement of new and existing roadways, expansion or improvement of existing methods of transportation such as rail spurs and local airport(s), exploration of opportunities to fund mass or public transit opportunities, and the pursuit of low interest loans, grants, federal-aid, mitigations, and other sources to improve and expand existing roadways would help to develop this potential. Various feasibility studies also need to be included in the decision making process. A large part of the direction taken could come from the results of the county planning process with results of the charette surveys. Involvement of regional planning commissions such as Western Illinois Regional Council could be invaluable in exploring ideas as to how to help assess feasibility and seek funding. Figure 18 provides a current display of roads located within Fulton County. An additional map, which the county would need to develop, is a GIS of intended changes along with the location of future projects.

Figure 18

Roads



Fulton County recently adopted a rural transportation program in 2010 (Figure 19). This program operates in tandem with the American Red Cross Route and the Local Taxi Route. This program charges a nominal fee for trips within and outside of the county and provides a significant discount to senior citizens and the disabled. The program offers much opportunity for expansion and development of services. See the map below.

# Rural Transportation Routes Map



**County Routes**

- AmericanRedCross
- FCRCRoute
- TaxiRoute

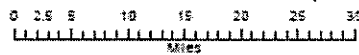
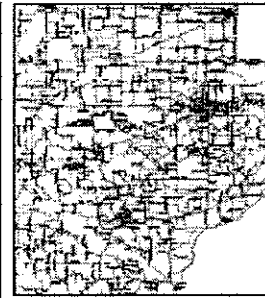
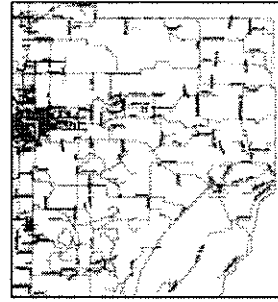
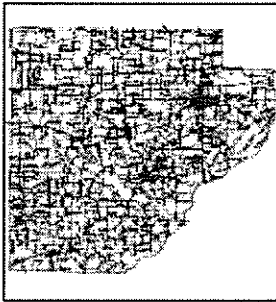
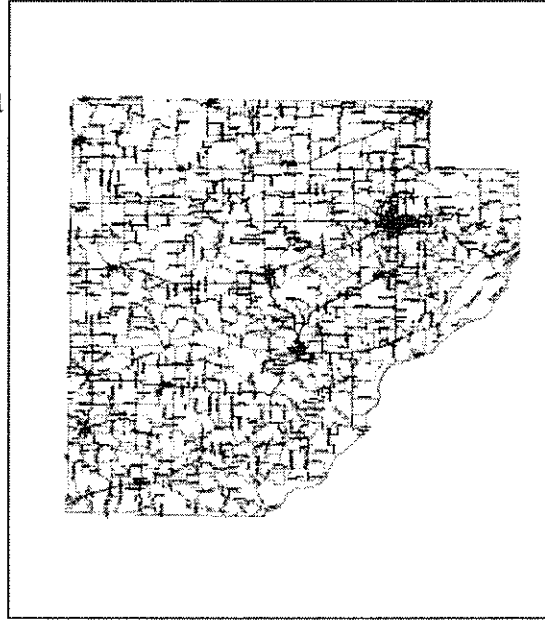


Figure 19

## Community Facility and Utility Plan

A third component of the Fulton County Comprehensive Plan would be a Community Facilities and Utilities Plan. Once again, input from all ad hoc committees, local government officials, legislators, community developers, professional and technical staff, community leaders, public at large, and the County Engineer would be crucial in exploring the feasibility of these

objectives and bringing them to fruition. The County Engineer and other related professionals would be involved in conducting a capacity analysis of local utility services and determining the areas of highest impact based on the charettes and county survey results. The key to success is understanding the maximum level of development the County can sustainably support without compromising the quality of life and the natural and historic heritage that makes Fulton County truly unique.

Most likely this should focus on utilities such as broadband, addition of rural sewer and water, potential areas for countywide development, targeting of areas where capital development projects need to occur, and would also focus on underserved areas where there may be a general need for addition or improvement of infrastructure to improve general health, safety, and quality of life. Cost analysis and allocation of possible funding sources would be paramount to successful implementation of these objectives.

A series of community GIS maps and regional GIS maps need to be provided which show targeted areas for the development of community facilities and community services. Figure 20, following this discussion, shows a relatively simplistic overview of various community centers and facilities located within Fulton County. This figure is an example of a possible representation of a region with notable landmarks. A basic example of a utility map can be viewed in Figure 21. The utility map and community facility map should both show existing utilities and facilities along with proposed areas of expansion and change.



Figure 20

### Fulton County Regional Landmarks

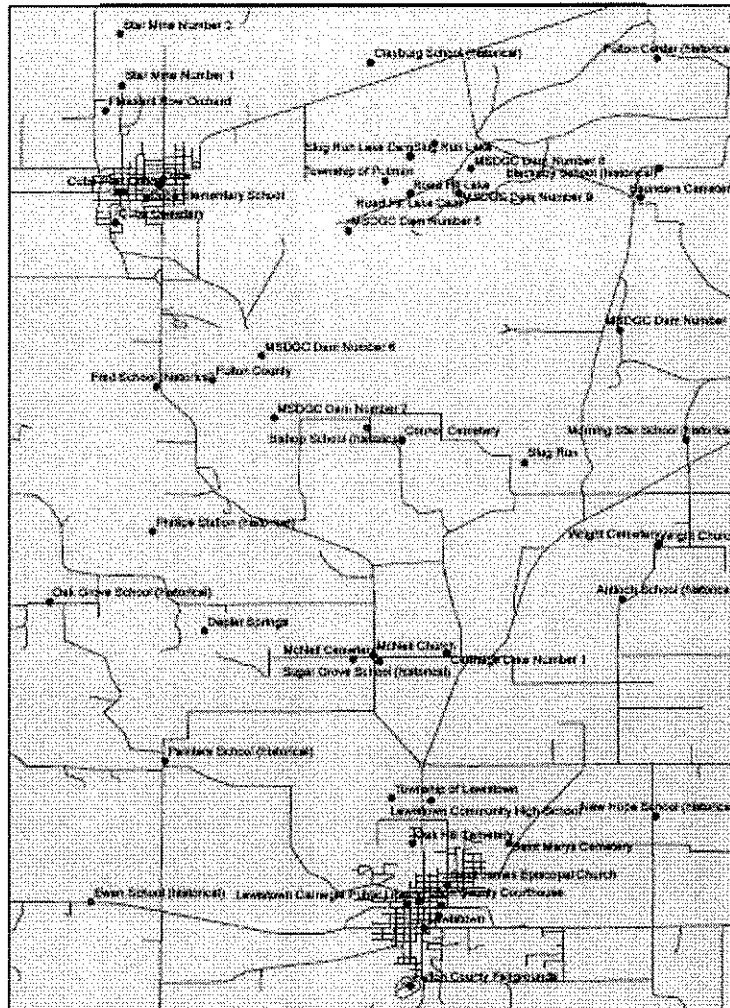
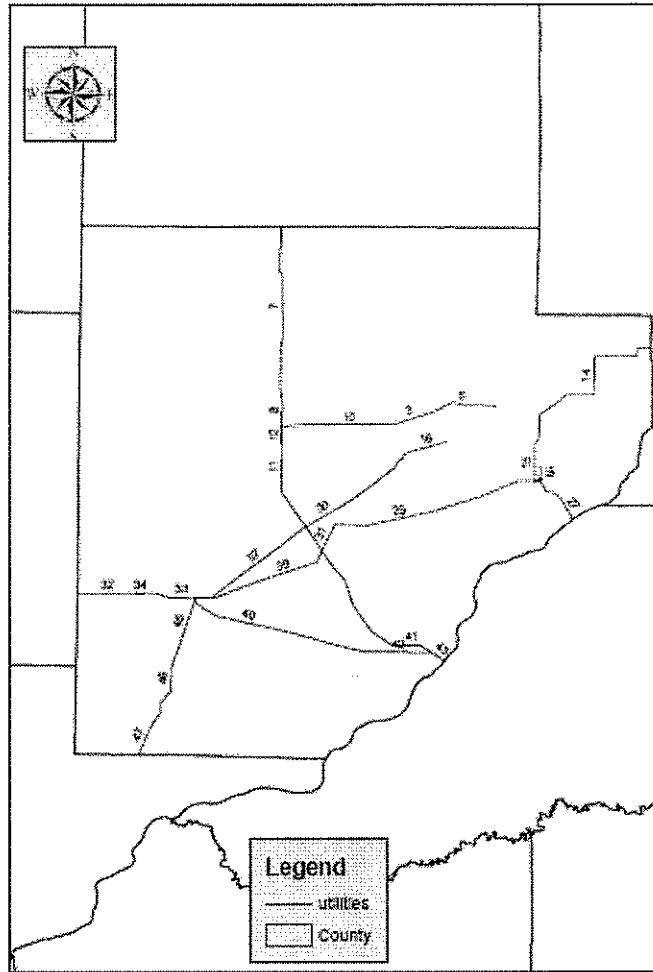


Figure 21

Utilities



## Special Area Plans

A final section is the Special Area Plans for Fulton County. This area would encompass anything not specifically covered in the prior three components. Examples of what could be included in this component would be historic preservation plans, environmental areas of special significance, or revitalization plans for development or reconstruction of a specific area. This area would be largely contingent on the opinions and insight gained from the charette and community discussions. An example of a special area of interest could be a redevelopment plan for special areas of eco-tourism. Proposed locations would likely be located on a GIS map and identified for further consideration and development.

CHAPTER FIVE



## Implementation Plan

The implementation plan for the Fulton County Comprehensive Plan would most likely consist of two portions. The first portion would deal with the time frame for establishing the goals and objectives. This would likely be in tabular form and would outline each objective, what would be done to accomplish the objective, and the approximate time frame anticipated for accomplishment. The goals and objectives would need to be derived from the results obtained from the charette, the discussion forums, the community survey, and other sources which require diligent input and discussion.

The second portion would involve a financial statement concerning the capital required to initiate the goals and objectives. Once again, this would likely be in tabular form and would state estimated costs to satisfactorily bring about accomplishment of each goal and objective.

## APPENDIX

Drafting a comprehensive plan is a huge and a collaborative process. From start to finish, it is difficult if not impossible to complete the process in less than 18 months. This relies on impeccable cooperation and the use of professional planning staff in the survey and community discussion process. Information obtained during the course of this research project identified Macomb, Illinois as paying \$75,000 for their comprehensive plan and the city of Canton, Illinois paying \$50,000 for their comprehensive planning process. The bulk of the fees charged pay for the public discussion forums and the administration and analysis of the survey. An interested county or community should partner with their local legislators to seek funding to defray the cost of executing a sound comprehensive plan. Example 2, below, indicates the process and stages that a unit of government would go through in establishing a comprehensive plan.

### Example 2

#### **LAND USE AND PUBLIC HEALTH COLLABORATIONS FLOWCHART DRAFTING A COMPREHENSIVE PLAN HEALTH AGENCY RELATIONS**

##### **Phase I-BEGINNING THE PROCESS-Six Months-Biweekly**

- Engage the public and all stakeholders
- Initiate or attend community visioning to define a visions and goals for the meetings, facilitate if necessary.
- Educating land use/transportation planners
- Set goals and priorities. \_ as to the importance of public health as a barometer
- Establish the scope of the plan, and priority in planning.  
Consider how it's impacts will relate to the next twenty years
- Contact key decision-makers and invite yourself to other areas to participate in planning and zoning meetings.
- Begin stakeholder participation.

##### **Phase II-Studying Needs-Six Months-Community Mapping and Surveys**

- Collect data, including current and future data
  - Provide data and statistics to stakeholders along with trends, capacity studies, etc. to decision-makers, use national data if necessary.
- Involve the public by way of survey
  - Disseminate information to the public, including public hearings and forums. Use "real life" stories.
- Analyze needs and address how to meet them.
- Initiate a Health Impact Assessment (HIA) process.
- Attend planning and zoning meetings.

##### **Phase II-Drafting the Plan-Six Months-Professional Planning Staff**

- Use technical data and community input
- Use comment time to address health concerns.
- Submit the HIA to ensure its consideration of goals during plan drafting.
- Plan must be available for public review

- Invite yourself to participate in the writing process and and comment.
- Encourage citizen stakeholders to use comment time and be involved
- Hearings will be held upon plan completion, to address health concerns. and for any changes that are made.
- Attend planning and zoning meetings.
- Develop a realistic implementation strategy,

**Phase IV-Adoption and Implementation-County Board-One to Two Months**

- The legislative body votes to adopt the plan
- Be an advocate if the plan is unfairly applied.
- Be an advocate for the implementation strategy
- Apply the plan to all-forthcoming land use decisions.
  - Provide decision-makers with functional model
- Prepare functional plans (i.e. pedestrian plans (i.e. another community's pedestrian plan).
- Attend planning and zoning meetings.
- Follow the implementation strategy set-forth in the plan.

**Phase V-Legislation-Eighteen Months-Ordinance Amendments**

- Revise local zoning to accommodate
  - Provide decision-makers with model zoning code for the plan (i.e. allow for alternate density comprehensive plans, and land use ordinances that requirements). relate to public health.
  - Revise development regulations to support rezoning initiatives when applicable to accommodate the plan
  - Attend planning and zoning meetings.
- Make it possible for builders to follow more beneficial building principles.
- If legally possible, rezone areas when necessary.

**Phase VI-Evaluation-Every Three to Five Years**

- Review and revise plan as necessary.
- Review the plan when concerns about public health arise.
- Add new policies and amend existing policies as necessary.
  - Suggest items that need reviewing.
- Define parameters within which experts can agree

- Propose new plan elements that create detailed plans of their own and encourage and promote public health.

(i.e. solid waste expert creates waste plan)

Make sure that they are consistent with the comprehensive plan and the community's vision.



The work behind any good comprehensive plan lays the groundwork for attainment of numerous grants and low interest loans for community and project development. Much of the demographic research in the plan is used to show need and qualifications that are required in order to obtain a low interest loan or a federal, state, or regional grant. Below, in Example 3, online sources are provided which represent opportunities for qualified units of government to apply for low interest loans and grants.

### Example 3

[http://www.commerce.state.il.us/dceo/Bureaus/Community\\_Development/Grants/CDAP.html](http://www.commerce.state.il.us/dceo/Bureaus/Community_Development/Grants/CDAP.html)

<http://recovery.illinois.gov/>

[http://www.usda.gov/wps/portal/!ut/p/s.7.0.A/7.0.1OB?navtype=SU&navid=RURAL\\_DEVELOPMENT](http://www.usda.gov/wps/portal/!ut/p/s.7.0.A/7.0.1OB?navtype=SU&navid=RURAL_DEVELOPMENT)

<http://www.hud.gov/offices/cpd/communitydevelopment/programs/>

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<http://www.washington-illinois.org/>

<http://www.wirpc.org/>