

# COMPREHENSIVE PLAN

CLINTON COUNTY, ILLINOIS



*CLINTON COUNTY COMPREHENSIVE PLAN 2021 UPDATE*

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**James White**

### **ZONING ADMINISTRATOR**

**Jami Staser**

### **COUNTY ENGINEER**

**Dan Behrens**

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**Deb Keilbach**

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**Duane Nordike**

**James Rakers**

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**Cliff Schuette**

**Mike Timmermann**

**Tom Venhaus**

**Bob Wilkins**

**Jay Donnelly, GIS  
Coordinator**

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## **INTRODUCTION**

This Comprehensive Plan for Clinton County updates the 2002 Future Land Use Plan and was prepared by the County with assistance from the Southwestern Illinois Metropolitan and Regional Planning Commission (SIMAPC). Because of changing conditions, updated information and increasing development pressures it was determined that the 2002 land use plan should be brought up to date. This responsibility ultimately rests with the Clinton County Board. The Board appointed the Clinton County Comprehensive Plan Update Committee, an advisory body to the County government. In that role, the committee has developed, and is recommending, this plan for adoption as the Clinton County Comprehensive Plan 2021 Update.

## **PURPOSE OF THE PLAN**

The purpose of the Clinton County Comprehensive Plan is as a policy document for the future growth of the County. Comprehensive land use planning provides the basis upon which more effective and informed decision-making may take place. As Clinton County begins the third decade of the millennium, shifts in the population base within the County as well as the region, development pressures such as the extension of the MetroLink, and expansion of Scott Air Force Base and MidAmerica Airport in nearby St. Clair County, confirm the need for a Comprehensive Plan Update. The purpose of the Plan is to establish logical land use and community development policies that will guide public and private decision-making in the County. The Comprehensive Plan represents a shared vision of the County for the future and identifies strategies to achieve this common vision. One of the principal contributions of the planning process is to provide appropriate information for everyday decisions while considering the long-range goals and objectives. The planning process and the planning document provide public officials and interested citizens with essential information about their region. In essence, the plan is an interpretation of this data that outlines area's potential and perceived threats, and recommends policies required to achieve the desired physical development.

The plan is not intended to be a rigid framework for future development but, rather, a broad outline for harmonious and coordinated physical development. It will be used by the County Board, County and municipal officials and administrators, developers, and the general public as a guide in the decision-making relative to physical development. The plan represents proposed policy recommendations for adoption by the County Board and should be periodically revised as changing conditions warrant. The plan shows the essential relationships which must be established and preserved among the various public service facilities, as well as the uses of privately owned land if desired community and area wide objectives are to be reached.

The functions of the Clinton County Comprehensive Plan are:

1. To provide a statement of public policy for the guidance and control of desirable future physical development within the County;

2. Similarly, to provide the County Board and Zoning Board of Appeals with developmental policy guidelines to assist their decision-making processes regarding specific development issues and on future public expenditures;
3. To remove as much uncertainty as possible from the development processes within the county;
4. To create an acceptable balance between agriculture and urban uses;
5. To hopefully educate the general public regarding possibilities for shaping future growth.
6. To establish the framework for coordinated action between the County, township and local governments within the County, the State of Illinois and the U.S. Federal Government; and
7. To provide for administrative continuity in the direction for the County with successive County Boards.

The responsibilities of the Comprehensive Plan Update Committee are summarized as follows:

- Participate in the preparation of the Clinton County Comprehensive Plan and make recommendations to the County Board with respect to the plan.
- Cooperate in the preparation of project plans in accordance with the official plan and make recommendation to the County Board.
- Assist municipal and County officials charged with the direction of projects for improvements embraced within the Comprehensive Plan, to further the development of these projects, and generally to promote the realization of the Comprehensive Plan.
- Report to the County Board on the status of the Comprehensive Plan update and on the effectiveness of ordinances and regulations as they relate to the Comprehensive Plan.
- Transmit to the County Board important concerns, conditions, and proposals pertinent to the future development of the County.

## **METHODOLOGY**

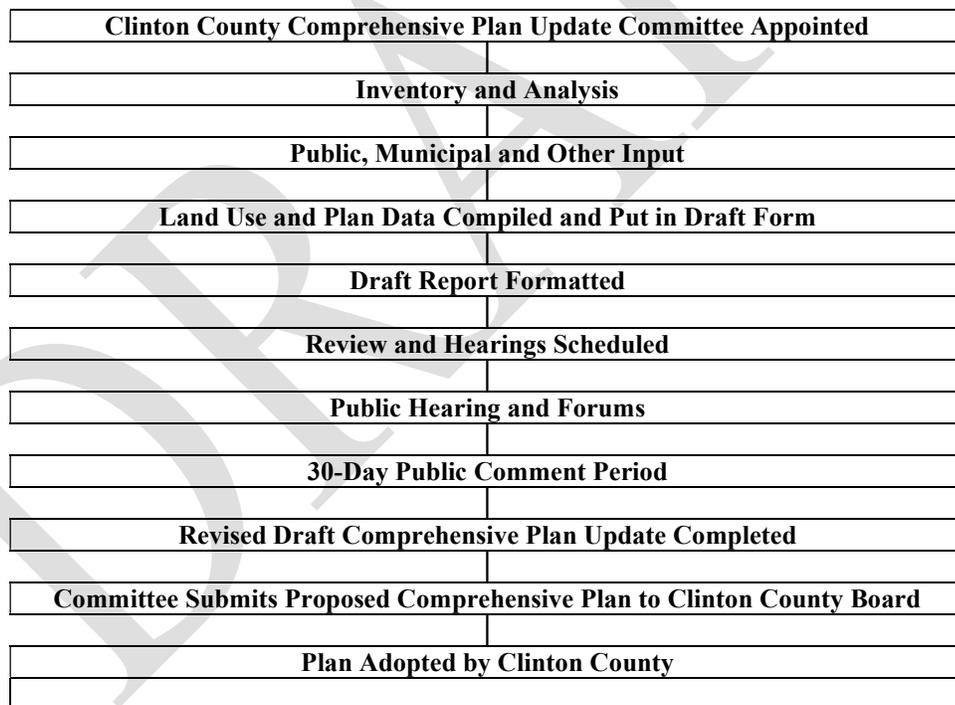
The planning committee was recommended and appointed by the County Board to initiate and steer the process and make decisions and recommendations on the public policy issues that will shape and direct the growth and development of the County over a twenty-year planning horizon. Members of the committee included County Board members, appointed County administrative staff members, representatives of various local governments within the County, members of the County business and industrial community, educators, and members of the agricultural community. The members of the committee met many times over a span of several months and

worked to define the scope of the planning process, gather the many plan inputs, evaluate the data compiled, and develop the recommendations for the general plan. They undertook the study of data compiled by the facilitator concerning demographic, economic, social, and political information in order to be well informed of the baseline factors.

The Clinton County Comprehensive Plan Update is the product of a public input and review process that specifically sought input from individual citizens and the various municipalities, taxing bodies, and other organizations within the County. The review process included a public opinion survey, public forums at various locations throughout the county to provide individuals an opportunity to review the draft plan and provide input, a public hearing before the Zoning Board of Appeals to receive input and comment prior to a decision on a recommendation to the County Board. The Plan incorporates revisions made as a result of public review process. This process has resulted in a plan that seeks to assure that Clinton County’s superior quality of life will be sustained by providing a proper balance between natural resource protection and community & economic development.

**Figure 1**

**CLINTON COUNTY COMPREHENSIVE PLAN UPDATE  
PLANNING AND REVIEW PROCESS**



**Life of the Plan**

The Comprehensive Plan incorporates a 20-year planning horizon, through the year 2049, which should be reviewed at five-year intervals to determine if an update is needed. The Plan assumes development will occur at a modest growth rate throughout the planning period. Accelerated

growth may occur in certain locations in conjunction with the designated growth areas and the continued pressure from the western edge of the County.

**Figure 2**  
**Clinton County Plan Inputs**



**Public Involvement in the Process**

In order to shape the scope and context of the planning areas to be addressed the Committee solicited public input by means of a county-wide public survey via a written questionnaire. The survey process was accomplished via the internet by using the online survey tool and was opened to anyone within the County that wished to participate. Summary information showing the questions asked and responses received is included in the Appendix. While the response rate may

not be statistically significant, the Committee has noted that response rate does correspond with township population proportionately and can be relied upon to be a representative sampling of the county-wide population.

Committee undertook a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis concerning the many planning issues under consideration and used this analysis to shape the plan recommendations. The synopsis of the SWOT Analysis completed is included in the Appendix.

### **S.W.O.T. Analysis**

The committee undertook an exercise to determine the Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T) that exist, or that lie ahead for the county. The planning issues identified by that exercise are included in the Appendix.

The most pressing issues to emerge from the S.W.O.T. analysis were determined to be:

- There is some concern that population growth is somewhat static in the County despite development pressures in the western townships. This likely due to the fact that the county's population is aging on average, and that the younger adult population is leaving the County at an alarming rate. This type of trend generally means that both the median income and the average educational level for the County may be in decline.
- The job market in the County is not sufficient to meet the needs of the County's population and is contributing to an out-migration of young adults.
- Economic Development efforts in the County appear to be insufficient to appreciably affect the job market and aid the effort to keep property taxes from increasing.
- A strategy is needed to support small business and encourage entrepreneurship in the County.
- A strategy is needed to exploit the important assets of the Opportunity Zones and Enterprise Zones in the County.
- The County is not exploiting the transportation assets and potential that exist to maximize economic development
- Economic Development via the "marketing" of the County is lacking and improving the County's presence on the internet is in order.
- With agriculture being the primary economic engine of the County, a strategy is needed to enhance Agri-tourism and Agri-business within the county.
- Housing stock in the County is stable, but aging, and new residential development is not sufficient to attract younger home buyers.
- Preservation of Agricultural land is an important objective for the County but new residential land uses in the vicinity of the incorporated municipalities, especially in the western townships of the county, needs to be encouraged, and may require some relaxing of the current land use policies of the County.

Following the community survey results and S.W.O.T. analysis, and after many hours of discussion and debate, the Committee undertook the development of a vision statement for the County growth and development, and decided upon the following vision as appropriate:

### *Vision Statement*

**“Clinton County is blessed with sweeping rural vistas, abundant natural resources, a diverse and hard-working citizenry, a skilled and available workforce, and a vibrant local economy. We have a tradition of good responsive local government in our County, townships and communities and offer quality public services. We enjoy a strategic geographical location in the Midwest that provides ample market access for our rich agricultural heritage, robust agricultural production, and we possess plentiful opportunities for recreation, tourism, commerce and growth. We safeguard long-term viability by appropriate conservation of our rich farmland, natural resources and woodlands. Additionally, we embrace commerce, industry, and development by conscientiously managing land use through tactical decisions on how to preserve rich agricultural land and discerning the best way for development to occur. We take great pride in our youth and educational system, we honor our seniors, and we support our families with a desire for all to thrive in a safe, pristine environment as a premier rural county within Illinois.”**

### **Land Use Strategy**

The 2021 Clinton County Comprehensive Plan Update Committee in large part endorses the conceptual land use strategies of the 2002 Comprehensive Plan and asserts that these strategies should remain as necessary strategies of the 2021 Comprehensive Plan Update. These strategies are as follows:

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

In addition, new strategies have been identified by the Committee:

1. Modest population growth must be encouraged with emphasis on efforts to retain our young adult population within the County.
2. Economic Development in growth areas must be a priority for the County.

3. Extraction industries of farming, mining, and energy are an important element of the County's history, as well as its future.

## **2020 Perspective**

Suburban development continues within the rural corridors, although the rate at which it is happening appears to have been slowed by development regulation in the County. Development pressures have been experienced in the western townships, likely as a result of the impact of Scott Air Force Base in nearby St. Clair County. The growth pressure anticipated from the Scott AFB/MidAmerica Airport joint use anticipated at the last Comprehensive Plan has materialized to a certain extent and should continue to be considered as a potential issue for the future. Rural citizens are concerned about the future of agriculture, environmental degradation, and the impact of scattered residential rural development. With the passage of the Illinois Hydraulic Fracturing Regulatory Act (765 ILCS 525) in June, 2013, limited interest was shown in some areas of Clinton County by high volume hydraulic fracturing companies (fracking). The interest and rate of growth in this area has slowed to a trickle since domestic oil and gas prices plummeted earlier in 2015, but this technology must be considered as a potential development pressure in the future. There is beginning to be interest in the solar farms industry, and to a lesser extent wind farms, in the region, and the County must be prepared to begin receiving and processing these permit applications. Finally, education resources and work force readiness along with anticipating and building skills for future work force needs are critical for preparing for County's future

In this plan we anticipate a twenty-year planning horizon. In the twenty-first century Clinton County will experience increased development pressures and pressure for conversion of open space and rich farmland, and concerns and conflicts will arise. Timely planning efforts aim to anticipate these concerns and conflicts and seeks to resolve and mitigate many problems as they become evident. The thrust of this plan is to strengthen Clinton County's historical land use pattern and embrace thoughtful new approaches to residential development.

## **Cooperative Planning**

Expanding municipal boundaries, transportation improvements, and anticipating growth is expected to renew pressure on open space and natural resources. The preferred approach of managed growth can prevail over conventional suburban sprawl and scattered residential development in the agricultural areas at various locations throughout the county if the current policy of balanced growth is maintained. Rural and urban sprawl frequently become the norm in metropolitan areas and is usually the result of competitive, uncooperative, and unplanned development. The success of this Plan and balanced, managed growth depends on the support and cooperation of the cities and villages within the County because this is where expanding municipal boundaries, expensive public improvements, and critical land use decision will be made.

## **Values, Goals, Objectives and Policies**

The development of goals begins with values, which are translated into objectives, and from which policies aimed at achieving the established goals are generated. The range of policies that can and should be adopted is limited by the values themselves. This factor suggests which policies can work, and which cannot. In many cases, while a certain policy would work, the more

forceful desires of society will not permit it to work. In essence, then, these values , goals, objectives and policies constitute a body of development factors; they define the future development of a planning area.

A distinction needs to be drawn among these development factors:

**Values:** These are widely shared concepts of what is good. Value-oriented planning is concerned with achieving that which is in conformance with a standard of excellence.

**Goals:** These are an expression of values; they are abstractions that provide direction towards an ideal condition to be sought. Goals are not measurable end-products but reflect the desires of a community to maintain and improve the quality of life.

**Objectives:** These are the means of achieving stated goals. They are specific statements of purpose that serve as a guide for public policy and action.

**Policies:** Policies translate objectives into useful and understandable decision guidelines. Policies are to be fully considered and evaluated when allocating resources, making public improvement, directing growth, and receiving development proposals.

The attainment of the goals of the Clinton County Comprehensive Plan is a long-term process. As the County grows and develops the values, goals, objectives, and policies of its citizens and elected official will evolve. The Plan should be reviewed regularly to determine if revision of the plan is appropriate.

Although they are general in nature these goals identified by the Clinton County Comprehensive Plan Update Committee can be achieved through the more specific objectives recommended by the Committee in order for the County Board to develop the public policies to implement them.

## A GENERAL PROFILE

### A Brief History

Settlers first arrived in what is now Clinton County in approximately 1808 when a wagon road, the Goshen Road, was laid out across the area from Alton to Shawneetown. This wagon road crossed the Kaskaskia River at a natural ford resulting from the hard river bottom near the point where the City of Carlyle is now situated. Later, a prairie fort was constructed at the Carlyle site which afforded settlers protection from Native American attacks. The historic General Dean Bridge was constructed in 1859 at the spot where the natural ford in the river is situated. The General Dean Bridge is the only suspension bridge of its kind in the State of Illinois.



Clinton County was formally organized in 1824 out of Washington, Fayette and Bond Counties and was named in honor of DeWitt Clinton. The County consists of a largely rural population and agriculture is the chief occupation with corn, wheat, and soybeans being the staple products. The city of Carlyle is the county seat.

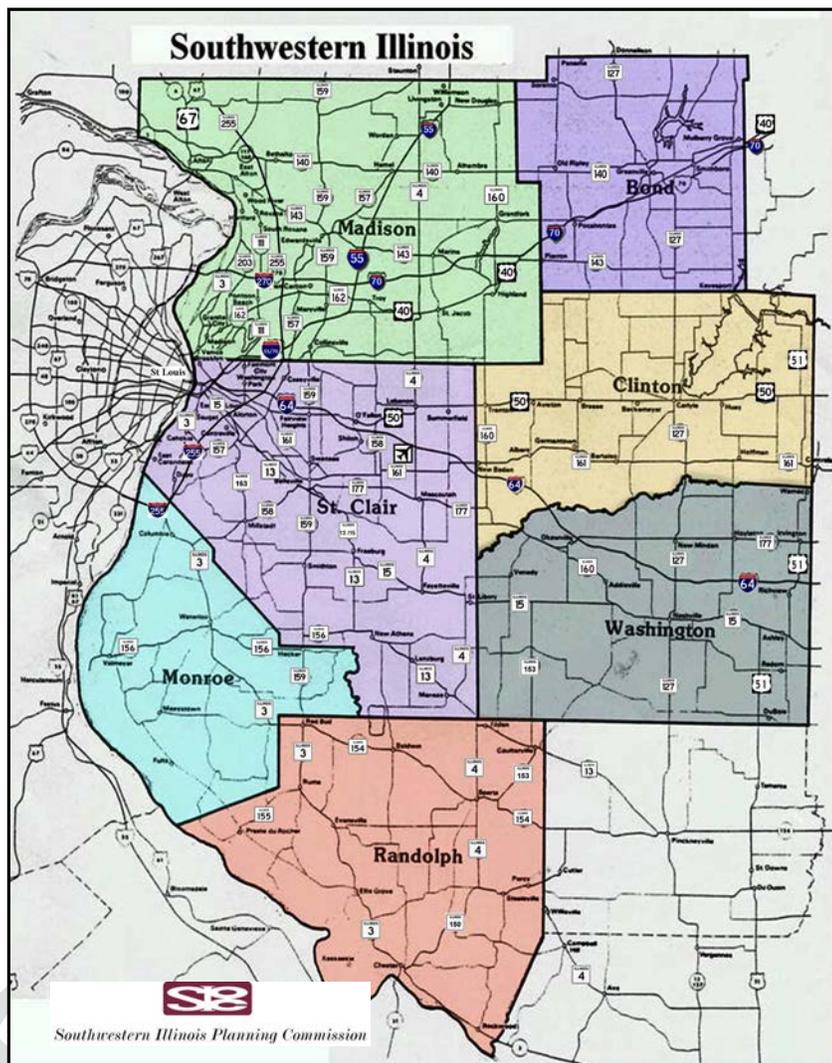
Frequent flooding of the Kaskaskia River eventually led to formation of the Kaskaskia River Valley Project in 1933, along with a subsequent organization, the Kaskaskia Valley Association in 1952, whose efforts eventually led to authorization for the US Army Corps of Engineers in the Federal Flood Control act of 1958 to develop the dam at Carlyle and the impoundment of a major reservoir. Work on the dam and lake was completed in 1967 and resulted in Carlyle Lake, the largest man-made lake in the State of Illinois at 26,000 acres, being fifteen miles long and three and one-half miles wide. With flat water recreation, four marinas, a sail-boat harbor, and 11,000 acres of recreational public land, Carlyle Lake is the second-largest tourism attraction in the state with 2.9 million visitors per year.

Agriculture has traditionally been the mainstay of the economy of the County and remains so today. Coal mining and petroleum have also traditionally been pursued but have waned in the County during the last few decades. The most populous municipalities are Breese, Carlyle, Centralia, New Baden, and Trenton. Transportation assets include Interstate 64 which traverses the southwestern corner, State Highways IL-4, IL-127, IL-160, IL-161, IL-177, and US Highway 50. Four different rail lines operate in the County.

### REGIONAL SETTING

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

**Figure 3**  
**Regional Setting**

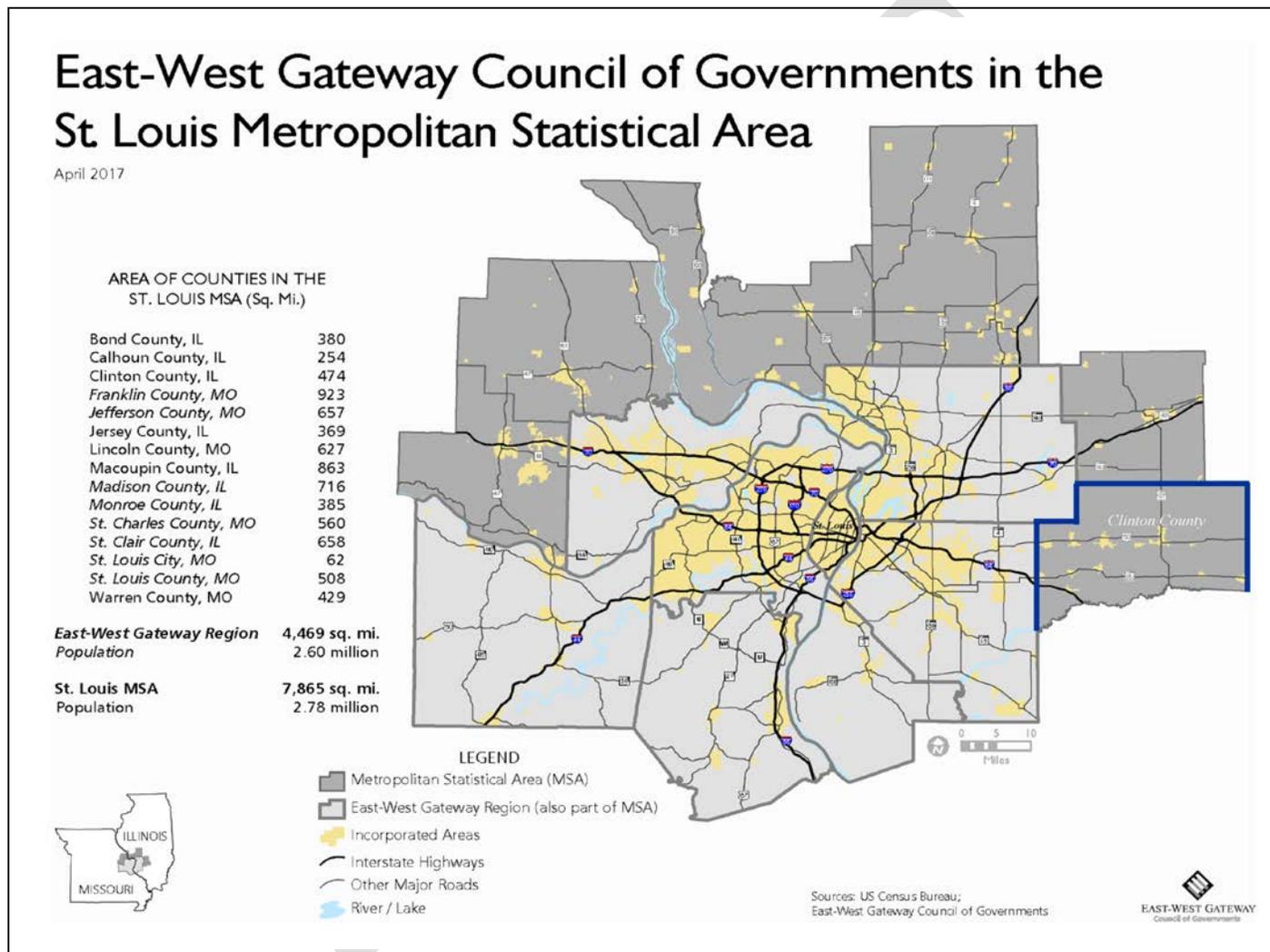


Several interstate highways are easily accessible from Clinton County’s transportation system. Interstate 64 traverses the very southwestern portion of the County, while I-55 is nearby to the northwest, I-70 is immediately to the north and I-57 is immediately to the east. Clinton County is also served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

MidAmerica airport is just minutes away in St. Clair County. St. Louis Lambert International is just an hour drive and can also be reached by the nearby MetroLink light rail passenger system. In addition, river transportation is close with important port facilities readily available at America’s Central Port on the Mississippi River in nearby Madison County, and at Kaskaskia Regional Port District’s various ports in neighboring St. Clair, Monroe, and Randolph Counties providing access to both the Mississippi and Kaskaskia rivers.

Clinton County is located in southwestern Illinois and is generally a part of the Greater St. Louis Metropolitan Area. While part of the St. Louis MSA, Clinton County is not included in the East-West Gateway Council Region, the regional federal MPO. The County is within commuting distance of the important employment centers of the City of St. Louis and St. Louis County in Missouri, and the Illinois urban counties of Madison and St. Clair. The adjacent counties are St. Clair, Madison, Bond, Marion, and Fayette.

Figure 4

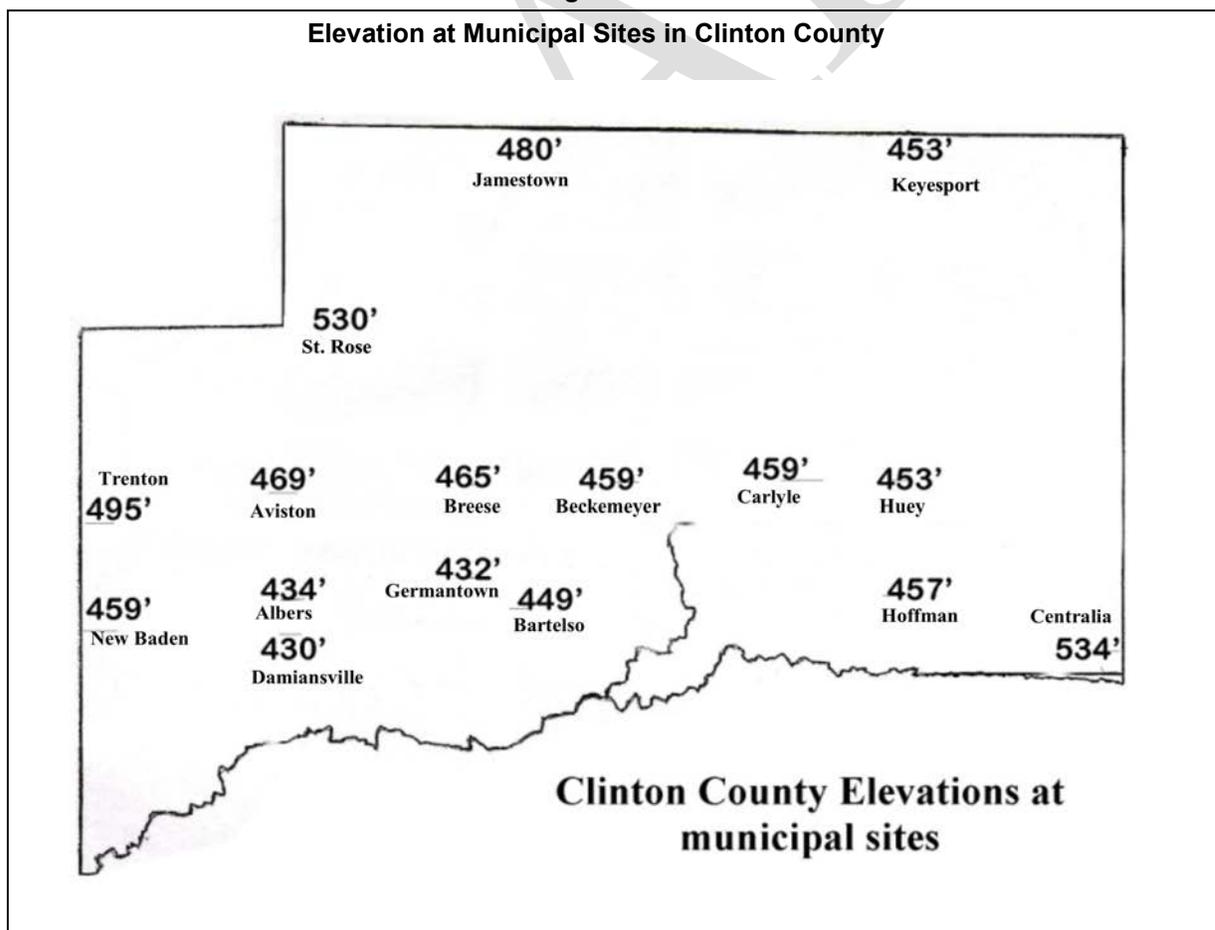


**Topography**

Clinton County is located in the southwestern region of Illinois about 30 miles east of the St. Louis Metropolitan area. It has an area of approximately 503 square miles of which 474 square miles are land and 29 square miles are covered by water. It is bordered on the northwest by Madison County; on the north by Bond, and Fayette Counties; on the east by Marion County; on the west by St. Clair County, and on the south by the Kaskaskia River and Crooked Creek which separate Clinton County from Washington County. Elevations in Clinton County range from 385 feet above sea level in the southwest part near the Kaskaskia River, to 588 feet above sea level in the area near the City of Carlyle.

The area now known as Clinton County lies entirely within the flat to gently rolling topography of the Central Lowland Province, Springfield Plain sub-Section of the Till Plains Section physiographic division of Illinois. It was covered by sheets of ice during the Illinoian Glaciation. When the glaciers receded, they deposited glacial drift debris and glacial till, and left the land basically flat with a pattern of elongated ridges. Elevations in the county range from 385 feet above mean sea level in the southwest, 400 ft above mean sea level at several stream locations in the south-central portions part near the Kaskaskia River, 534 ft. above mean sea level near the City of Centralia, 588 feet above sea level in an area north of the City of Carlyle and 580 ft. to 591 ft. in the north central portion of the County in Wheatfield and Irishtown Townships.

**Figure 5:**



More than seventy percent of the lands have a slope of less than 2 percent. Of the remainder, slightly less than 20 percent of the lands are gently sloping, and about 10 percent have a relatively steep slope of 5 percent or more. More than seventy-five percent of the soils formed in loess, the windblown material that covers much of the glacial till plains. The remainder of the soils formed in alluvial material transported by water and deposited on flood plains during flooding. Clinton County is drained by the Kaskaskia River and by the Shoal, Crooked, Sugar and Beaver Creeks, which are responsible for much of the deposits found in the valleys and the stream terraces. The General Soils Associations in the county are Hoyleton-Darmstadt-Cisne, Oconee-Cowden-Darmstadt, Herrick-Virden-Piasa, Blair-Muren-Iva, Bluford-Hickory-Blair, Wakeland-Birds-Beaucoup, and Wagner-Racoon-Lakaskia. Its geological formation is similar to that of other counties in the same section. Thick layers of limestone lie near the surface, with coal seams underlying the same at varying depths. The soil is varied, being at some points black and loamy and at others (under timber) decidedly clayey.

## **DEMOGRAPHIC PROFILE**

Demographics is the science of analyzing population size, composition and spatial distribution. As Clinton County expands and the demand for development of its resources continues, a key issue will be the estimation of future population growth. Such demographic analysis is essential to comprehensive planning, and an overall goal is to improve the environment in which people work and live. Population trends determine the need and level of required public services, especially public safety, utilities, schools and parks. The demographic profile of Clinton County focuses on the population growth rate and distribution in the County. The 2020 Census figures will not be available for some time, but the 2010 Census data as well as estimates from the Census Bureau's American Community Survey help provide a statistical snapshot of the population until the next Census figures are available.

### **POPULATION CHANGE IN CLINTON COUNTY**

The population of Clinton County has continually grown since the earliest record keeping. In 1870 the County population was 16,285 people and increased to 28,315 by 1970. Steady population gains have been the case in the County for 150 years, and by 2010 the County population had increased to 37,762, a 6% increase over the 2000 Census. As such, it is hard to figure why the American Community Survey from the Census Bureau reports a population estimate as of July 1, 2018 of 37,639 reflecting a slight decline.

The communities of Aviston, Albers, New Baden, Breese, and Trenton continue to experience moderate growth which would indicate that the western communities of the County are generally experiencing growth pressures. Urban out-migration from the counties to the west probably accounts for a measure of this growth as people commute greater distances to work, but expansion at Scott Air Force Base is likely the major contributor to the growth trend. With the national strategic importance of this particular air base, growth in the area can continue to be anticipated over the planning horizon of this plan.

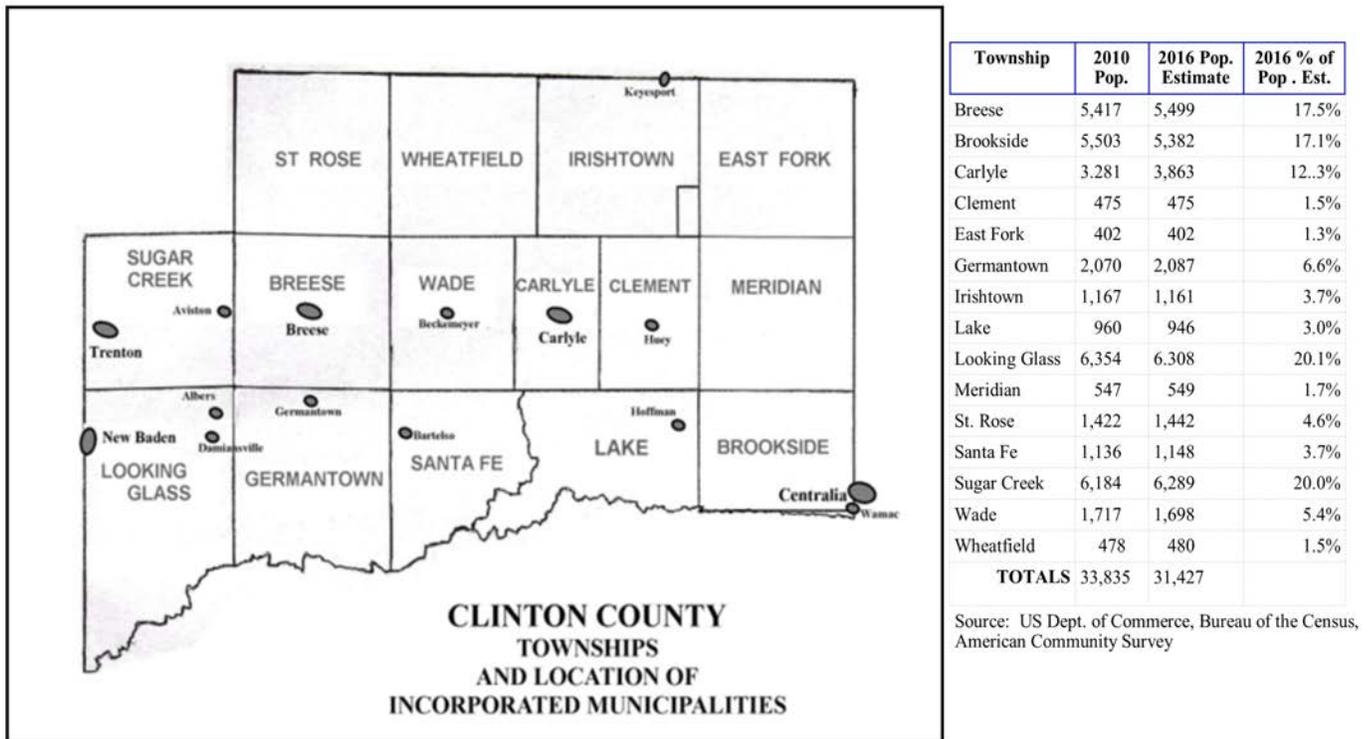
Clinton County has basically mirrored the population trend for Southwestern Illinois over time. The chart included in Figure 6 below provides the historical perspective for population in the region over the period of 1960 to 2010 and reflects this correlation. This would indicate that the population trend for the County would be more similar to the region's urban counties than to the

more rural counties, and perhaps reflects the eastward out-migration that some contend is clearly there.

### Population Spatial Location in Clinton County

For planning purposes, it is important to note demographic trends as well as spatial location of the general population. The 2020 Census is about to be finalized and the most current data will not be available for several months. The Census Bureau releases annual population estimates through The American Community Survey based upon the last decennial Census, which was 2010. Township population estimates were last available for July 1, 2016. The graphic below depicts the township map of Clinton County, the township locations, the township population at the last Census, the township population estimate for July, 2016, and the percentage of the county population residing in each township.

**Figure 6  
Spatial Location of County Population**



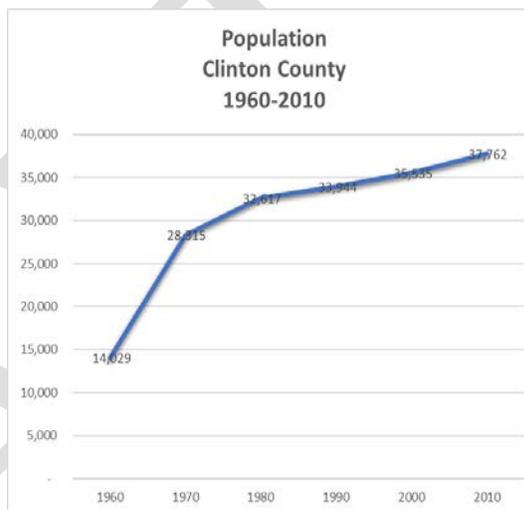
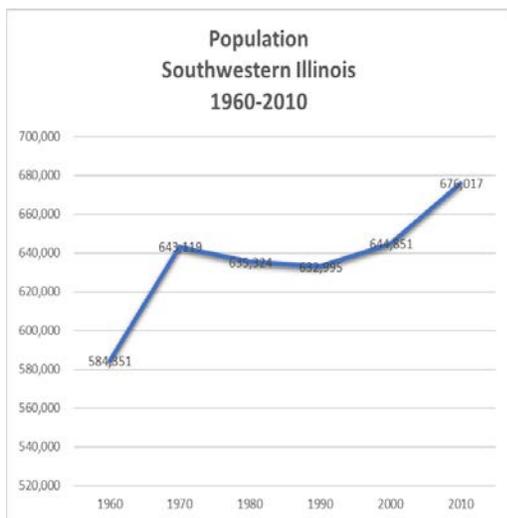
### CLINTON COUNTY ANNUAL POPULATION ESTIMATES SINCE LAST CENSUS

Geography	April 1, 2010		Population Estimate (as of July 1)								
	Census	Estimates Base	2010	2011	2012	2013	2014	2015	2016	2017	2018
Clinton County, Illinois	37,762	37,762	37,840	38,023	37,912	37,727	37,644	37,660	37,592	37,607	37,639

Source: US Dept. of Commerce, Bureau of the Census, American Community Survey

Eighty-seven percent of Clinton County’s population resides in five of the fifteen townships; Breese (17.5%), Brookside 17.1%, Carlyle 12.3%, Looking Glass (20.1%) and Sugar Creek (20.0%). This shows a clear growth pattern for the western-most townships as well as the southeastern-most township around the City of Centralia. Carlyle township is the site of the county-seat as well as the host city for Carlyle Lake.

**Table 1**  
**Historical Perspective on Population**  
**1960-2010**



**POPULATION MAKEUP**

Clinton County 2010 figures indicate that 75% of the population is above the age of 18. This is about the same as the State of Illinois. All the southwestern Illinois counties had a similar percentage of their population above the age of 18.

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

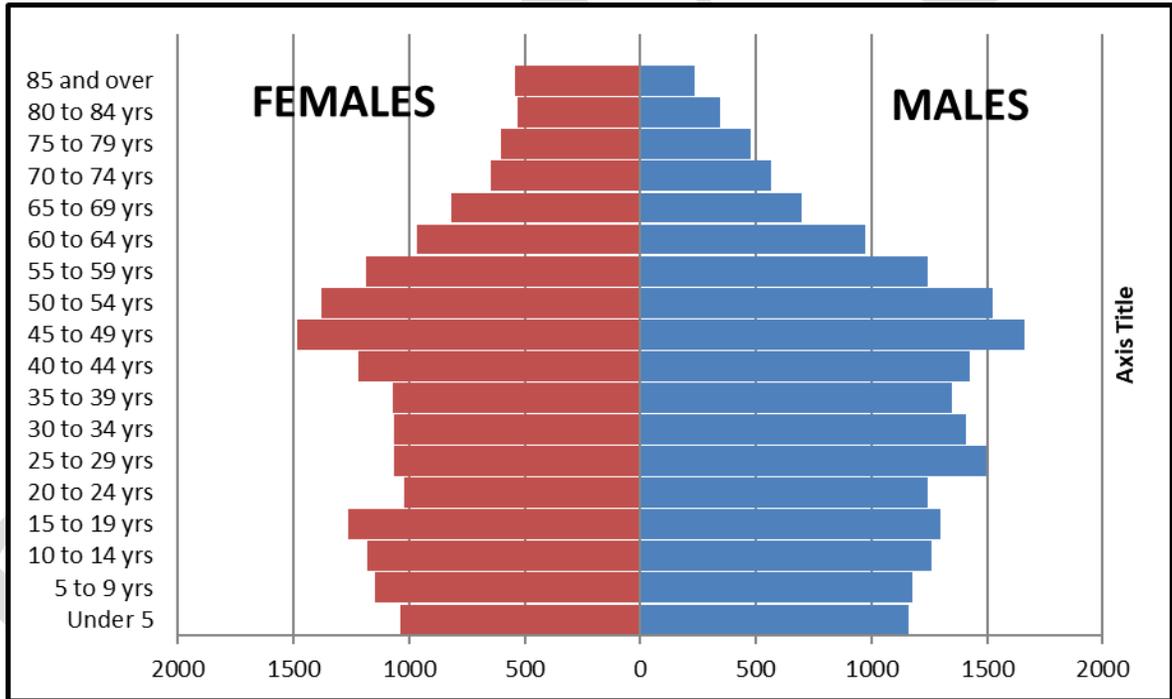
A greater number of smaller households will require higher density developments such as senior apartment complexes and town homes to house the increasing numbers of senior citizens. These senior developments should be encouraged to be located within existing communities with the infrastructure to support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

An issue of concern for the County is that, aside from the population over 75, the smallest age group are those persons between the ages of 20 and 39. Persons in this age group are generally thought of as those of child-bearing age, and it is this segment that must be relied upon for a stable population and workforce. This trend is not unique to Clinton County, but rather, it has become an issue of concern for nearly all rural areas of the State. This out-migration of the young adult population exacerbates the aging of the population and contributes to trends of reduced education levels and reduced income levels in the population left behind. In short, the County is

rapidly losing some of its most talented citizens, in terms of education and workforce skills, and upon whom the area would normally depend for stability and growth.

The Graphic below is a graphic that shows the age-sex distribution of a population in Clinton County at the 2010 Census. It is referred to as a Population Pyramid because, in a growing population, it would normally take on the shape of a pyramid with younger age groups being somewhat larger at the bottom of the pyramid, and older adults less numerous at the top of the pyramid. Demographers use this tool to examine the current profile and develop insight into how the population will increase or decrease in the future. When a larger percentage of the population are in their child-bearing years, or have not yet reached child-bearing age, there is much potential for growth.

**Figure 7**  
**CLINTON COUNTY**  
**POPULATION PYRAMID**



Clinton County’s pyramid is more rectangular in shape, a harbinger of low potential for growth in the near term.

**Table 2**  
**POPULATION TRENDS**  
**CLINTON COUNTY**  
**1950 – 2010**

<u>City/Village</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Albers	-	566	656	663	700	878	1,190
Aviston	503	717	828	846	924	1,231	1,945
Bartelso	304	370	439	389	412	593	595
Beckemeyer	1,045	1,056	1,069	1,119	1,070	1,043	1,040
Breese	2,181	2,461	2,885	3,516	3,567	4,048	4,442
Carlyle	2,669	2,903	3,139	3,388	3,474	3,406	3,281
Damiansville	0	0	0	396	379	368	491
Germantown	0	0	1,108	1,191	1,167	1,118	1,269
Hoffman	0	235	346	467	492	460	508
Huey	175	212	205	215	210	196	169
Keyesport	438	412	352	499	440	481	421
New Baden	1,428	1,464	1,953	2,476	2,602	3,001	3,349
Trenton	1,432	1,866	2,328	2,504	2,481	2,610	2,715
Wamac (all)	0	0	1,347	1,665	1,501	1,378	1,185
<b>Incorporated</b>	<b>10,175</b>	<b>12,262</b>	<b>16,655</b>	<b>19,334</b>	<b>19,419</b>	<b>20,811</b>	<b>22,600</b>
<b>Unincorporated</b>	<b>12,419</b>	<b>11,767</b>	<b>11,660</b>	<b>13,283</b>	<b>14,525</b>	<b>14,724</b>	<b>15,162</b>
<b>Clinton County Total</b>	<b>22,594</b>	<b>24,029</b>	<b>28,315</b>	<b>32,617</b>	<b>33,944</b>	<b>35,535</b>	<b>37,762</b>
<b>% Incorporated</b>	<b>45.03%</b>	<b>51.03%</b>	<b>58.82%</b>	<b>59.28%</b>	<b>57.21%</b>	<b>58.56%</b>	<b>59.84%</b>
<b>% Unincorporated</b>	<b>54.97%</b>	<b>48.97%</b>	<b>41.18%</b>	<b>40.72%</b>	<b>42.79%</b>	<b>41.44%</b>	<b>38.99%</b>

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population and Housing, 1950 – 2010

### **CLINTON COUNTY GENERAL LAND USE**

Table 3 as shown below reflects the most recent data from the Illinois State Geographic Survey Clearinghouse concerning land use coverage. This reflects that the county has 236,526 acres engaged in agricultural uses and 10,811 acres engaged in urban and built-up land. The County has done in their well stewardship of agricultural lands in that, despite population increases resulting from development pressures, only 11,598.80 agricultural acres have been lost since the 2002 comprehensive plan while the built-up environment has increased by fewer than 5,000 acres. Other land uses within the County have remained basically static. That being said, it is notable that the County ranks second among state counties in surface water coverage, third in

floodplain forests (formerly referred to as bottomland forest) and third in wetlands coverage. The County remains decidedly rural and agricultural in nature.

Table 3

### Land Cover Statistics

County percentage totals may not sum to 100% due to rounding.

LAND COVER CATEGORY	County Area		County		State	
	Acres	Sq. Mi.	Percent	Rank	Percent	Rank
<b>AGRICULTURAL LAND</b>	<b>236,526</b>	<b>369.6</b>	<b>73.4</b>	<b>68   102</b>	<b>0.9</b>	<b>53   102</b>
Corn	75,123	117.4	23.3	72   102	0.7	68   102
Soybeans	80,750	126.2	25.1	68   102	0.8	62   102
Winter Wheat	16,404	25.6	5.1	5   100	4.5	5   100
Other Small Grains and Hay	10,385	16.2	3.2	6   80	3.1	9   80
Winter Wheat/Soybeans, Double Cropped	27,781	43.4	8.6	4   68	4.5	6   68
Other Agriculture	2,281	3.6	0.7	25   85	1.7	23   85
Rural Grassland	23,801	37.2	7.4	81   102	0.6	77   102
<b>FORESTED LAND</b>	<b>13,598</b>	<b>21.2</b>	<b>4.2</b>	<b>86   102</b>	<b>0.3</b>	<b>85   102</b>
Upland	10,634	16.6	3.3	84   102	0.3	83   102
Partial Forest/Savanna Upland	2,965	4.6	0.9	67   102	0.5	69   102
Coniferous	0	0	-	-	-	-
<b>URBAN AND BUILT-UP LAND</b>	<b>10,811</b>	<b>16.9</b>	<b>3.4</b>	<b>31   102</b>	<b>0.5</b>	<b>50   102</b>
High Density	3,975	6.2	1.2	34   102	0.6	41   102
Low/Medium Density	5,141	8	1.6	29   102	0.5	35   102
Urban Open Space	1,696	2.6	0.5	64   102	0.3	60   102
<b>WETLAND</b>	<b>40,683</b>	<b>63.6</b>	<b>12.6</b>	<b>3   102</b>	<b>2.9</b>	<b>3   102</b>
Shallow Marsh	1,649	2.6	0.5	15   96	1.8	17   96
Deep Marsh	1,866	2.9	0.6	6   72	4.5	6   72
Seasonally/Temporarily Flooded	2,554	4	0.8	10   89	2.2	12   89
Floodplain Forest	33,493	52.3	10.4	2   102	3	3   102
Swamp	0	0	-	-	-	-
Shallow Water	1,120	1.8	0.3	11   95	2.8	8   95
<b>OTHER</b>	<b>20,541</b>	<b>32.1</b>	<b>6.4</b>	<b>5   102</b>	<b>3.1</b>	<b>2   102</b>
Surface Water	19,814	31	6.2	5   102	3.3	2   102
Barren and Exposed Land	727	1.1	0.2	14   88	1.9	18   88
Clouds	0	0	-	-	-	-
Cloud Shadows	0	0	-	-	-	-
<b>TOTALS / RANK</b>	<b>322,159</b>	<b>503.4</b>	<b>100</b>		<b>0.9</b>	<b>54   102</b>

<https://clearinghouse.isgs.illinois.edu/webdocs/landcover/stats/landcover/counties/clinton.htm>

## Agriculture

Like much of Illinois, Clinton County has some of the most productive farmland in the region. Agriculture has been the dominant land use in the County for decades as a predominantly family-owned industry; agriculture still plays a vital role in the County's economy. See [Table 4](#), Market Value of Agricultural Products. However, the trend for farm specialization and big equipment has changed the face of agriculture in the area. Larger and fewer farms are found in Clinton County, today as in our nation as a whole. See [Table 5](#), Clinton County Farm Historical View.

**Table 4**  
**Market Value of Agricultural Products**  
**2017 U.S. Census of Agriculture**

Agricultural Products Sold	Sales	Rank in State
Grains, oilseeds, dry beans, dry pease	\$ 97,778,000	60 <sup>th</sup> of 102
Vegetable, melons, potatoes, sweet potatoes	38,000	71 <sup>st</sup> of 99
Fruits, tree nuts, berries	247,000	22 <sup>nd</sup> of 98
Poultry and eggs	D	2 <sup>nd</sup> of 101
Cattle and calves	D	13 <sup>th</sup> of 102
Milk from cows	50,232,000	1 <sup>st</sup> of 74
Hogs and pigs	40,535,000	11 <sup>th</sup> of 99
Sheep, goats, wool, mohair,milk	181,000	15 <sup>th</sup> of 102
Horses, ponies, mules, burros, donkeys	37,000	57 <sup>th</sup> of 102

(D): Withheld by Census Bureau to avoid disclosing data for individual operations

Source: [https://www.nass.usda.gov/Publications/AgCensus/2017/Online\\_Resources/County\\_Profiles/Illinois/cp17027.pdf](https://www.nass.usda.gov/Publications/AgCensus/2017/Online_Resources/County_Profiles/Illinois/cp17027.pdf), retrieved June 1, 2019

**Table 5**  
**CLINTON COUNTY FARMS**  
**Historical Perspective**  
**1959 -2017**

Ag Census Year	Number of Farms	Land in Farms
1959	1438	262,731
1978	1,207	255,811
1997	869	233,667
2007	1,031	268,441
2012	915	285,489
2017	831	235,744

Source: US Department of Commerce, Bureau of the Census, Census of Agriculture, 1959, 1978, 1997, 2007, 2012, 2017.

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

### **Mineral Extraction**

Industries involved in mineral extraction have historically been a significant economic engine within the County. Coal extraction dates to 1810 in Illinois, and mines exist in and near several of the County municipalities. It has resulted in vast undermined areas. Illinois coal is bituminous thermal coal which exists as part of the Illinois Basin of the coal bearing sequence of rock formations of the Pennsylvanian System according to the Illinois State Geographical Survey. See Figure 8 for a depiction of the Illinois Coal Fields. Coal mining in Clinton County has waned over the last several decades because of Illinois Coal’s high sulfur content and the rise of the national environmental protection movement. The Appendix contains a map of the Coal Mines of Clinton County, and should be referred to for the location of undermined area.

Figure 8

Coal Geology of Illinois

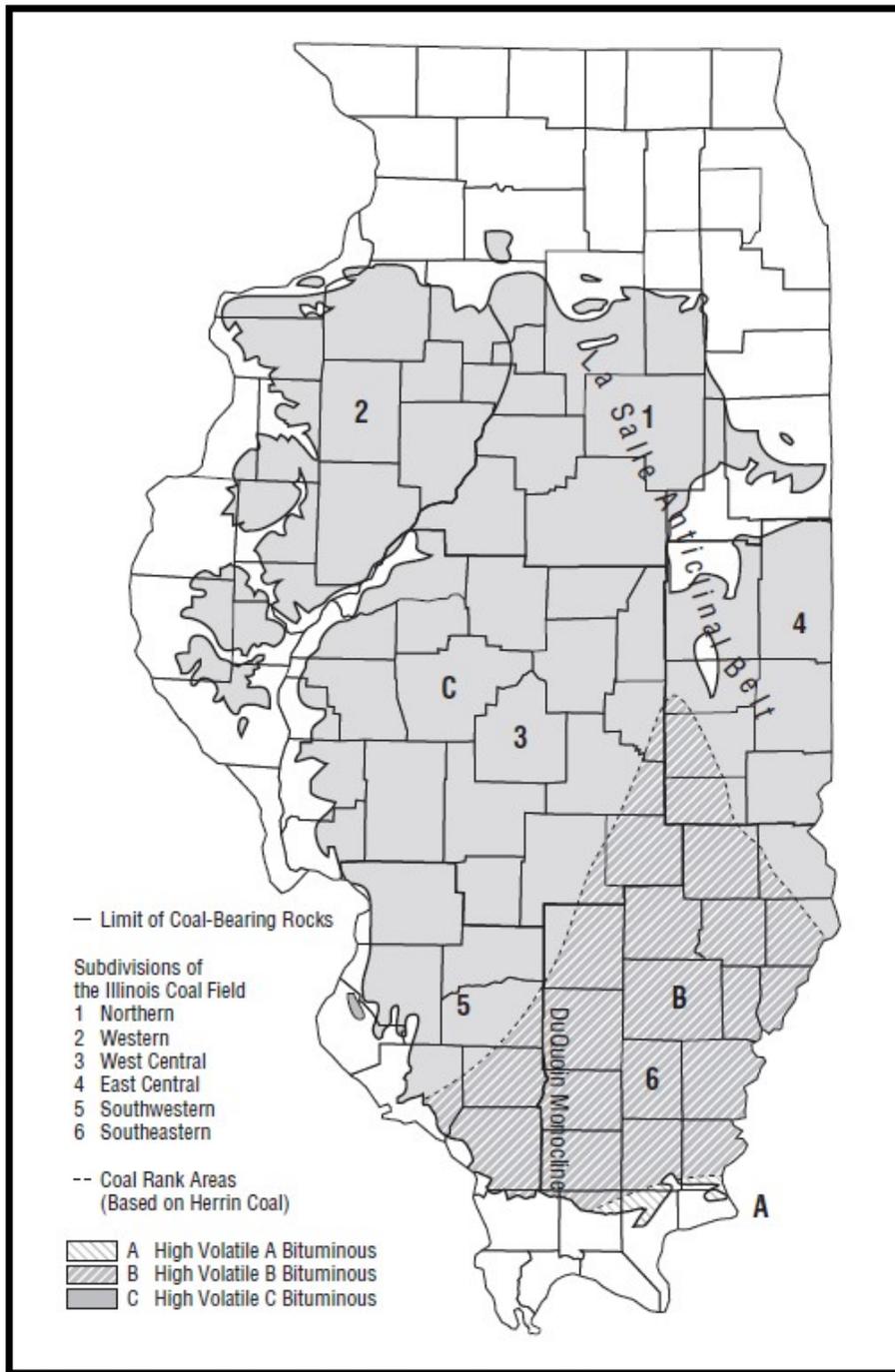


Fig. 1. Subdivisions of the Illinois coalfield and approximate areas of high-volatile A, B and C bituminous rank coals based on the Herrin Coal

Oil extraction dates to 1911 in Clinton County, and production continues to the present time to a limited extent.



## **Residential Development**

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

The increase in the number of smaller households beginning in the 1970s can be attributed to many factors including smaller families, couples without children, single parent households, empty nesters and persons living alone. Rapid growth has raised concern about the spread of scattered residential subdivisions, the adequacy of infrastructure, and the future of agriculture.

## **RECREATION**

### **Carlyle Lake**

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

A total of 37,470 acres of land was purchased, with an additional 25,339 acres of flowage easement land acquired. The project was completed in June 1967 at a cost of \$41 million dollars. At 26,000 acres, Carlyle Lake is the largest manmade lake in the State of Illinois. There are 11,000 acres of public land offering camping, picnicking, swimming, boating, sailing, fishing and hunting. Four marines, 17 public boat ramps, and one sailboat harbor provide a variety of services for boating enthusiasts. Almost 2.9 million visitors per year visit the Lake. Carlyle Lake is the second largest tourist attraction in Illinois, next to Chicago.

The lake supplies water for local communities, and during periods of high precipitation reduces flooding downstream on the lower Kaskaskia and Mississippi rivers. Over 600 campsites are available at seven public campgrounds. Three scenic nature trails offer a variety of habitat settings.

The Illinois Department of Natural Resources (IDNR) operates Eldon Hazlet State Park. To accommodate the hundreds of thousands of visitors in 1999 IDNR built lake front cottages that enjoyed about 90 percent occupancy during the recreation season.

Figure 9  
Carlyle Lake



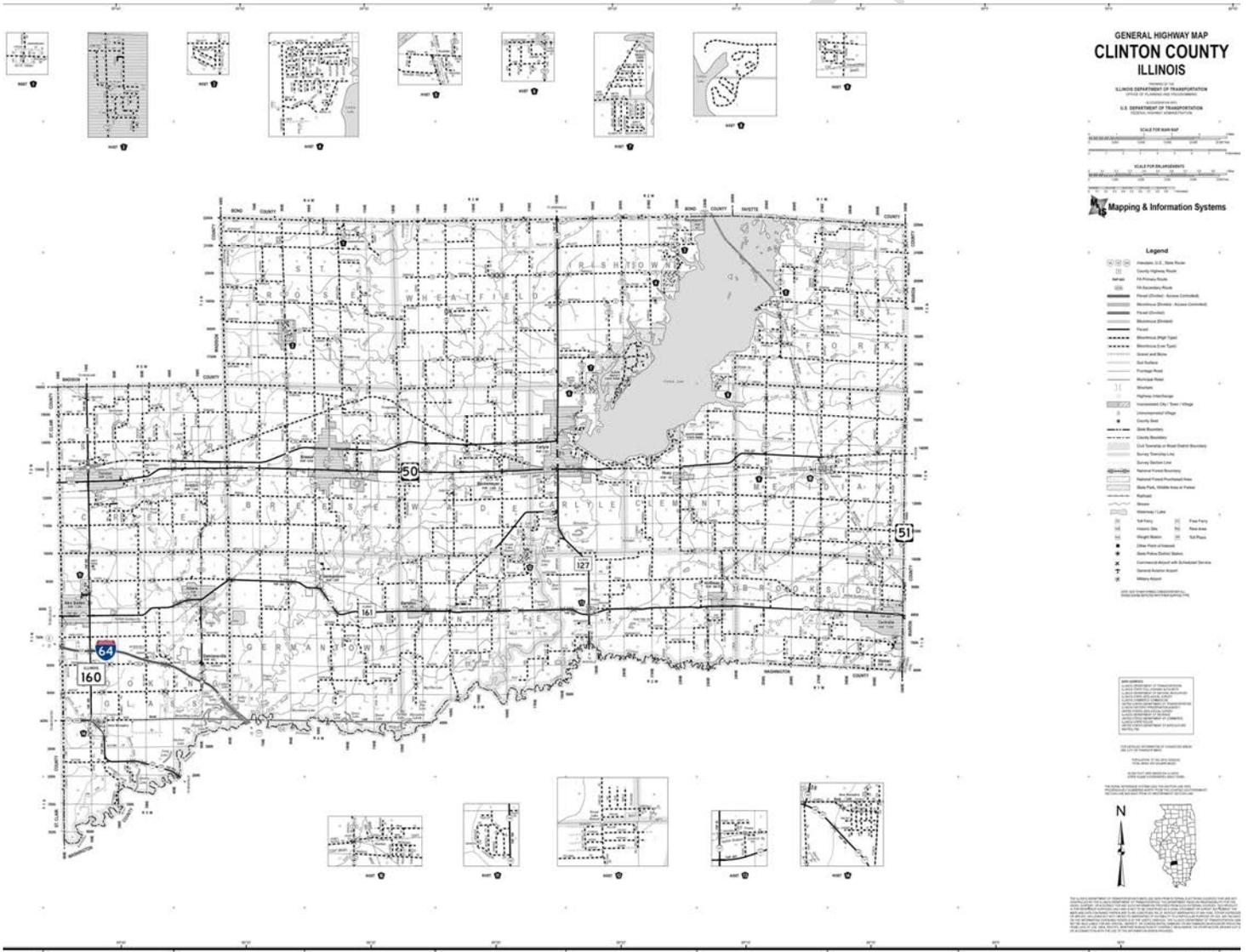
[https://www.ifishillinois.org/profiles/display\\_lake.php?waternum=00276](https://www.ifishillinois.org/profiles/display_lake.php?waternum=00276)

# TRANSPORTATION/CIRCULATION

Clinton County prides itself on its local transportation routes and road conditions. The Clinton County Highway Department under the leadership of the County Engineer is responsible for maintenance and planning for the county roads and bridges.

Figure 10

Clinton County Highways Map



<http://www.idot.illinois.gov/Assets/uploads/files/Transportation-System/Maps-&-Charts/Highway/County/clinton.pdf>

## ECONOMIC DEVELOPMENT OPPORTUNITIES

Over the past two decades since the last Comprehensive plan was developed, the urban edge of the St. Louis metropolitan area has continued to expand in an easterly direction across St. Clair and Madison counties. Rapid growth along the I-64 Corridor has reached the established western Clinton County communities and is certainly related to activity at MidAmerica Airport and the Scott Air Force Base. This has created opportunities for both community development and economic development. The spread of scattered subdivisions has been largely held in check in Clinton County especially in the central and eastern townships. Agriculture in the rural areas is still the predominant trend in the County despite the increase in development pressures in the western and southwestern portions. There does exist desire in this portion of the County to embrace new development and economic activity and the accompanying growth potential.

**Table 6**  
**Clinton County Major Employers**

EMPLOYERS	INDUSTRY	APPROX NUMBER OF EMPLOYEES
State of IL Murray Center	Health Care	565
Kaskaskia Community College	Higher Education	450
State of IL Corrections Center	State Agency	375
St. Joseph's Hospital	Health Care	300
Maschhoff, LLC	Food Mfg/Processing	250
Arrow Group	Manufacturing	200
Jim's Formal Wear	Clothing Manufacturing & Retail	150
Wesclin School District	Education	145
Breese Journal	Media	80
Clinton County Electric Corp	Utility	35
Wilke Window and Door	Manufacturing	*

Source: South Central Illinois Growth Alliance, [www.southcentralillinois.com](http://www.southcentralillinois.com)

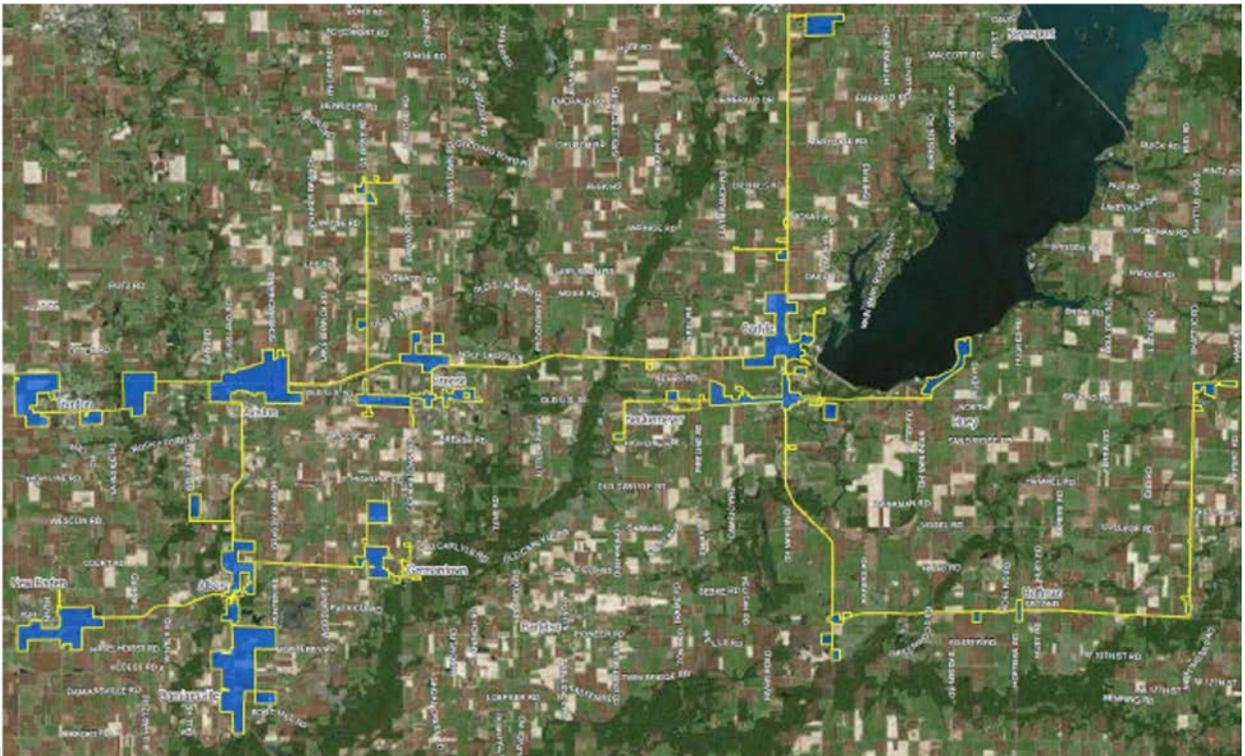
St. Louis Regional Chamber

### Clinton County Enterprise Zone

The Clinton County Enterprise Zone is a specific area designated by the State of Illinois, working with local government, to receive tax incentives and other benefits to stimulate economic activity, employment opportunities, and neighborhood revitalization. The Clinton County Enterprise Zone consists of Clinton County, Albers, Aviston, Breese, Carlyle, Damiansville, Germantown,

New Baden, and Trenton. It was certified on January 1, 2016 and expires on December 31, 2030.

**Figure 11**  
**Clinton County Enterprise Zone**



<https://www.clintonco.illinois.gov/county-offices/enterprise-zone>

### **Incentives of the Enterprise Zone**

*Sales Tax Exemption*

*Enterprise Zone Machinery and Equipment Sales Tax Exemption*

*Enterprise Zone Utility Tax Exemption*

*Enterprise Zone Investment Tax Credit*

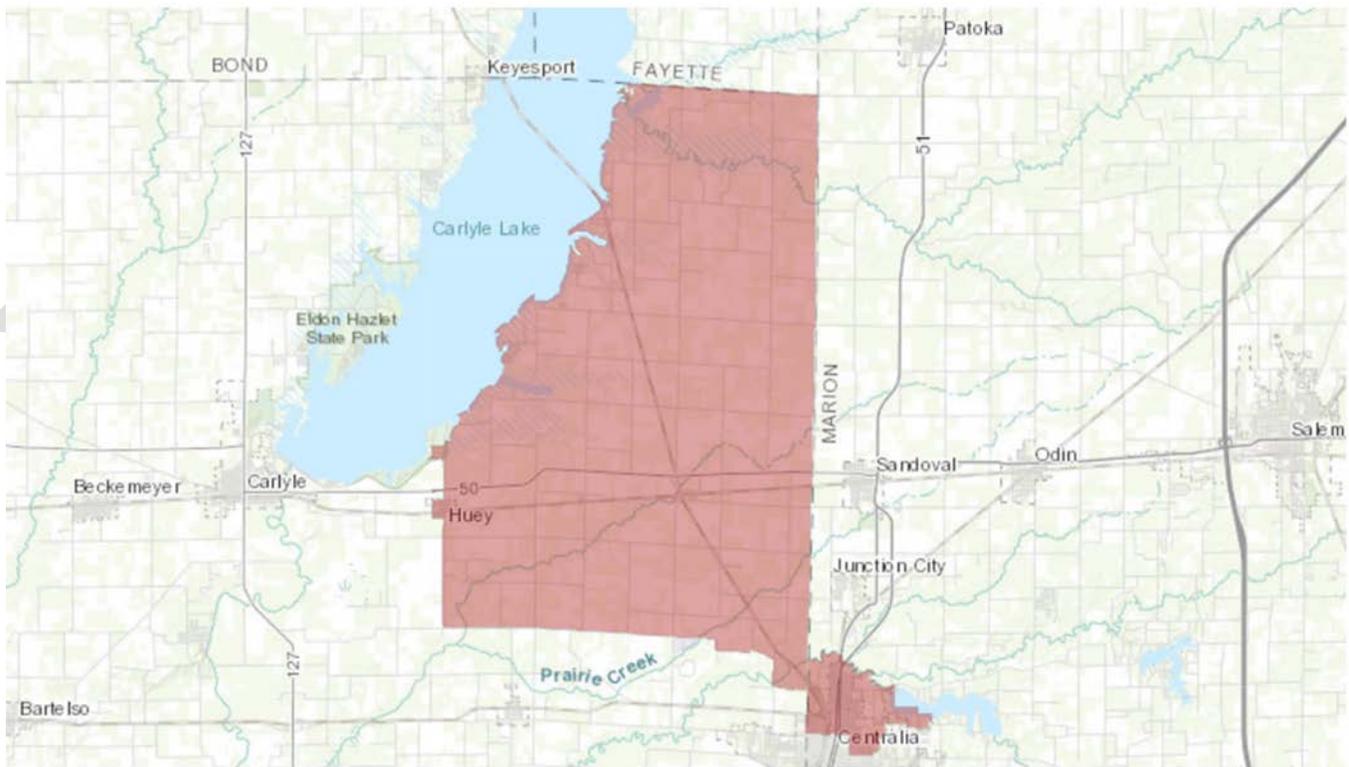
## Clinton County Opportunity Zone

The federal *Investing in Opportunity Act* is the legislation that defines Internal Revenue Code Section 1400Z, otherwise known as the Opportunity Zones tax incentive. The intent of the program is to spur private capital investment into under-invested, economically distressed communities. Section 1400Z of the Internal Revenue Code defines “Qualified Opportunity Zones” as low-income census tracts that were nominated by state governors and certified by the U.S. Treasury as qualified opportunity zones.

By design, the Opportunity Zones program targets under-invested low-income communities on the margins — places where private investment would be highly catalytic. The very worst-off places in the nation are just not capable of attractive private investment. Conversely, communities already on an upswing would be a waste of program dollars.

Figure 12

## CLINTON COUNTY OPPORTUNITY ZONE



<https://www2.illinois.gov/dceo/Pages/OppZn.aspx>

## 2040 Perspective

An important goal of the Comprehensive Plan has been, and continues to be, retention of Clinton County's historical land use pattern and the quality of life promised by agrarian society. Higher density and compact development in the growth areas of the western townships, the central communities and around Centralia can be managed without posing a threat to agricultural preservation. Rural and agricultural uses will occur outside the growth areas and within the eastern portions of the County. Building upon this framework, the 2021 Plan identifies distinctive strategies for the development of Clinton County which promises agricultural preservation, growth of the local economy, enhancement to the County tax base, and improvement in public services.

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

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

The Central Growth Areas are those communities in the remainder of the County outside the Western Growth Areas and the Centralia Growth Area. This area includes the incorporated communities of Carlyle, Bartelso, Beckemeyer, Huey and Hoffman where there can be opportunities in Agri-business, recreational tourism, and agri-tourism.

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

The Centralia Growth Area will experience development pressure with the recent resurgence in manufacturing, where infill development, including new residential as well as commercial development, can be encouraged to provide a transition from the urban core to the agricultural areas.

The eastern section of Clinton County and the Central Growth Areas will likely experience the fewest changes over the next 20 years. The land use strategy for this area reflects protection of the animal husbandry industry, development of agricultural support facilities and services and the orderly growth of the communities. The communities will continue to grow and serve as cultural, social, residential and employment centers. Carlyle is still expected to become a vacation and recreational area through development related to the Lake. Residential development outside of the villages will be low density and be limited to less productive soils, wooded areas, and as infill to existing subdivisions. An emphasis will

be placed on avoiding conflicts between agricultural operations and these limited residential opportunities.

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

## **LAND USE PLAN**

The Clinton County Land Use Plan is based on the assumption of moderate growth of approximately 10% over the planning time horizon of 20 years. The County is in an excellent position within the greater St. Louis metropolitan region. The location of the I-64 Corridor, the extension of the MetroLink light rail system and the development of the Scott AFB joint use facility at the MidAmerica Airport, continue to provide great potential to enhance the development of the County in the near future. Clinton County has evolved as a desirable location for residential and light industrial development, with growing potential for commercial and recreational uses in the Carlyle Lake area of the County.

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

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

## **CURRENT PLANNING ISSUES**

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

### **Regulatory Issues**

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

### **Planning Issues**

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

11. The “family-splits” policy of the County has resulted in some non-sustainable issues, particularly when properties change hands, having to do with the Livestock Management Act and lot sizes when someone other than a family members acquire the property.
12. Broadband Connectivity access should be more readily available to all County residents. Agriculture, education, healthcare, and business will continue to build their business models around the need for high capacity and accessible internet connectivity.
13. Quality Educational opportunities are a critical catalyst to future work force readiness and for attracting prospective homeowners. Anticipating and building skills for the future workforce needs should be a priority for the County in focusing attention on building and sustaining a trained workforce and expanding training opportunities for women, men and youth.

## **COUNTYWIDE PLANNING GOALS, OBJECTIVES AND POLICIES**

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

### **ECONOMIC DEVELOPMENT**

**Goal – Maintain a sound and diversified economic base for Clinton County.**

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

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

## **HOUSING**

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

### **Objectives And Policies:**

- Continue to maintain a strong residential base within the County.
- Encourage the outward growth of existing communities to capitalize on the existing services and utilities that our municipalities offer.
- Minimize the stripping out (home every 200-300 feet) along major roads for residential use through the promotion of better-designed subdivisions and limitation of small acreage subdivisions.
- The County shall actively encourage infill residential development for the efficient use of the counties infrastructure and minimize scattered site subdivisions in rural, non-service areas.
- Encourage all housing types in a variety of price ranges throughout the County.
- Consider new residential tools for regulating lot sizes in the rural areas surrounding municipalities in the western townships of the County where development are greatest provided township roads are sufficient to support such development.

## **AGRICULTURE**

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

### **Objectives And Policies:**

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

## **COMMERCIAL DEVELOPMENT**

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

### **Objectives And Policies:**

- Encourage the growth of retail business and services in and near established communities.
- To encourage commercial development that is compatible with the surrounding land uses and is safe and attractive.
- To encourage the rebirth and rehabilitation of older commercial centers and structures.
- To encourage the development of agricultural support enterprises to occur in the agricultural areas.
- Support the expansion of educational opportunities and training opportunities with Clinton County School Districts and with Kaskaskia College to provide for a stabilized and supportive skilled workforce.

## **INDUSTRIAL DEVELOPMENT**

**Goal – Promote new and expanded industrial activities in the Growth Areas.**

### **Objectives And Policies:**

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

## **TRANSPORTATION AND CIRCULATION**

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

### **Objectives And Policies:**

- Continue to promote the expansion of new US Highway 50 to 4 lanes from St. Clair County all the way through Clinton County.
- Provide safe and efficient transportation system for a reasonable price.
- Prevent the disruption of residential neighborhoods with high volumes of through traffic by directing major transportation corridors around existing neighborhoods.
- Restrict curb cuts along major thoroughfares and promote improved access management.
- Adopt an Official Map designating arterial and collector routes for Clinton County – Illinois Routes 50, 161 and 127 and Interstate 64.

## **HISTORIC PRESERVATION**

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

### **Objectives And Policies:**

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

## **OPEN SPACE, ENVIRONMENTAL AND NATURAL RESOURCE**

**Goal – Provide the highest quality living environment.**

### **Objectives And Policies:**

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

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

## **COOPERATIVE PLANNING**

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

### **Objectives And Policies:**

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

## CONCLUSION

The attainment of the goals of the 2040 Plan is a long-term process. As Clinton County grows and develops, the goals and objectives and policies of its citizens and elected officials may evolve. The Plan should be reviewed periodically, in light of changing demographics, changes in state or federal policies, major infrastructure improvements, major shifts in the regional employment base or public policy. At that time the Plan should be revised as needed to reflect these changes.

## COMPREHENSIVE PLAN RECOMMENDATIONS

1. Continue to pursue the expansion of US Highway 50 to 4 lanes from St. Clair County all the way to the eastern edge of Clinton County.
2. Promote all activities that expand recreational tourism opportunities of Carlyle Lake.
3. Incorporate the subdivision siting criteria as found in the Livestock Waste Handling Facilities Act into the Zoning and Subdivision ordinances. Incorporate the Illinois Livestock Management Facilities Act subdivision citing criteria into the Zoning Ordinance.
4. Emphasize the importance of the preservation of agricultural land in the text of the Comprehensive Plan. Protect the agricultural lands of the County by discouraging scattered rural housing and subdivisions outside the designated growth areas.
5. Incorporate the Land Evaluation Site Assessment (LESA) system into the development review and land use processes of the County.
6. Encourage growth to occur in designated growth areas that are most appropriate to accommodate development because of existing infrastructure and discourage growth in close proximity to livestock operations.
7. To encourage growth within the “designated growth areas” as identified on the Clinton County Land Use Plan (Official Map) the following is recommended. Amend the County Zoning Ordinance to create an “incentive overlay district” in the one quarter mile area surrounding each community within the County.

### Suggested Overlay District standards

- a. Within this district provide for the reduction of lot size requirements when certain public utilities are provided.

- b. When Public Water service is provided the minimum lot size requirement shall be reduced to 43,000 square feet.
  - c. When both public water and sewer service is provided the minimum lot size requirement shall be reduced to 12,000 square feet.
  - d. When public water, sewer and a stormwater management plan is provided the minimum lot size requirement shall be reduced to 10,000 square feet.
8. Develop a mechanism to provide compensation to townships when subdivision developments require access off of a township road.
9. Maintain the AR-3 Zoning District and its requirements.
10. Amend the zoning ordinance to include a provision for Planned Unit Development for in potential new **of** areas in the townships in the County where development pressures are greatest.
11. Amend the County Zoning Ordinance to provide for a zoning overlay district in the existing areas currently occupied by clustered and recreational areas where zoning lots are not standard and which require repeated variance requests by landowners due to non-conforming type adjustments to the property according to the following Overlay Cluster District standards:
  - a) Within the district provide for reduction of lot size and set back requirements from the underlying zoning requirements upon approval by the Zoning Office.
  - b) Availability of public water and public or private sewer service shall be required.
  - c) Where applicable, approval of the homeowner's association must be obtained prior to a request for zoning approval.
12. Consider eliminating or amending the policy having to do with "family splits" because of potential future conflicts with the Livestock Management Act, and to avoid future non-conforming lots in the agricultural or residential zones. At a minimum, Zoning Ordinance should be amended to require that these cases be heard before the Zoning Board of Appeals.

## Plan Implementation

The success of the comprehensive plan depends upon the support of the community and their willingness to implement the plan. The comprehensive plan in and of itself is a policy document outlining a vision for the future of the community. It provides the basis for the formulation of land development codes and capital outlay plans that work together to help achieve the vision for the County.

The effectiveness of the comprehensive plan is measured by its ability to guide and effect desired change. Key issues identified during the planning process document the citizen's desire for change. This change will occur over the long-term through a number of short-term decisions made by elected and appointed officials. The following implementation strategies were identified as important steps in the implementation of the Comprehensive Plan goals and vision:

### IMPLEMENTATION STRATEGY:

ACTIVITY..... what is needed to carry out policy?

WHO .....will do it?

WHEN ..... will they'll do it?

HOW MUCH .....it will cost for capital investments?.

Collectively, the Implementation Strategies needed to carry out all of the Plan's policies will serve as an Action Plan for the County to use as a guide for implementing and coordinating the various policies contained in the Comprehensive Plan during the 10 years of the planning period.

The following implementation strategies are being suggested for the comprehensive plan of Clinton County.

- I. Adopt the future land use plan as a regulating plan and official base map.
- II. Revise/Update County Zoning Code & Map and Subdivision Regulations where needed.
- III. Prepare and Implement a Road Improvement Plan
- IV. Coordinate with Illinois DOT on IDOT-Maintained Thoroughfares
- V. Annual Review of Comprehensive Plan and update as needed.
- VI. Complete a thorough update of the Comprehensive Plan at ten-year intervals

## Implementation Schedule

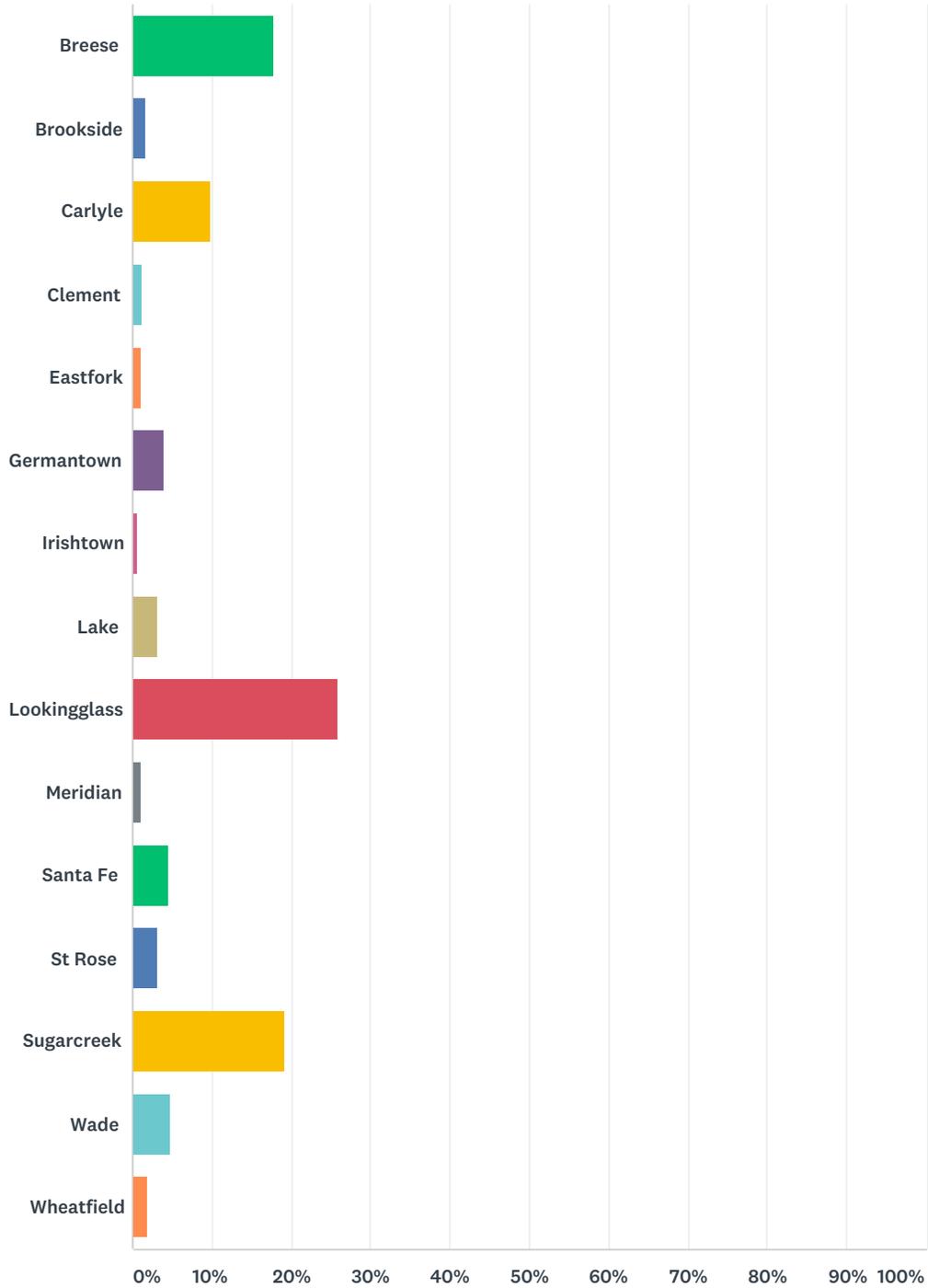
The successful implementation of the Comprehensive Plan depends on the active participation of a number of County officials and boards. The following table identifies the Comprehensive Plan implementation action steps and the primary governmental units responsible for carrying-out the implementation step. Several of the steps will require the joint responsibility of a number of entities.

Action	Responsibility	Time Frame Expected
1. Adopt the Comprehensive Plan.	<input type="checkbox"/> Clinton County Plan Update Committee <input type="checkbox"/> Clinton County Board	3 months
2. Revise and adopt the county Zoning Code & Map and Subdivision Regulations as needed to include Planned Unit Developments, various overlay districts, and other planning objectives.	<input type="checkbox"/> Clinton County Zoning Administrator <input type="checkbox"/> Clinton County Zoning Board of Appeals <input type="checkbox"/> Clinton County Board	months
3. Incorporate the Land Evaluation Site Assessment (LESA) system into the development review process of the County.	<input type="checkbox"/> Clinton County Zoning Administrator <input type="checkbox"/> Clinton County Zoning Board of Appeals <input type="checkbox"/> Clinton County Board	6 months
4. Design and implement transportation improvements plan for the improvement of roads and thoroughfares according to the objectives of the comprehensive plan. Identify potential funding sources.	<input type="checkbox"/> Clinton County Engineer <input type="checkbox"/> Clinton County Board	1 year
5. Coordinate with the Illinois Department of Transportation (IDOT), and Township Officials on planned improvements to county and township roads and thoroughfares.	<input type="checkbox"/> Clinton County Engineer <input type="checkbox"/> Clinton County Board	1 year
6. Prepare and adopt a detailed County-wide recreation plan to expand development opportunities and tourism in conjunction with Opportunity Zone designation within the County. Identify potential funding sources.	<input type="checkbox"/> Clinton County Board	2 years
7. Encourage diversification of skills and educational opportunities within the County to improve work force readiness of the County labor force in cooperation with Regional Superintendent of Education, and Kaskaskia College, and regional labor councils.	<input type="checkbox"/> Clinton County Board	5 years
8. Prepare, adopt and implement a plan to create development opportunities at Interstate highway interchanges to enhance commercial development and enhance the County revenue base.	<input type="checkbox"/> Clinton County Board	1 year
9. Annually review the recommendations and policies of the Comprehensive Plan and the Capital Improvements Program.	<input type="checkbox"/> Clinton County Zoning Administrator <input type="checkbox"/> Clinton County Board	annually
10. Update Comprehensive Plan.	<input type="checkbox"/> Clinton County Zoning Administrator <input type="checkbox"/> Clinton County Board	10 years
11. Update Zoning Ordinance, and subdivision ordinance where needed to address "family-splits"	<input type="checkbox"/> Clinton County Zoning Administrator <input type="checkbox"/> Clinton County Zoning Board of Appeals <input type="checkbox"/> Clinton County Board	1 year
12. Support Broadband Connectivity initiatives to expand accessibility of internet access to all County residents	<input type="checkbox"/> Clinton County Board	5 years

# **APPENDIX**

### Q1 In which Township of Clinton County do you live or own property?

Answered: 615 Skipped: 0

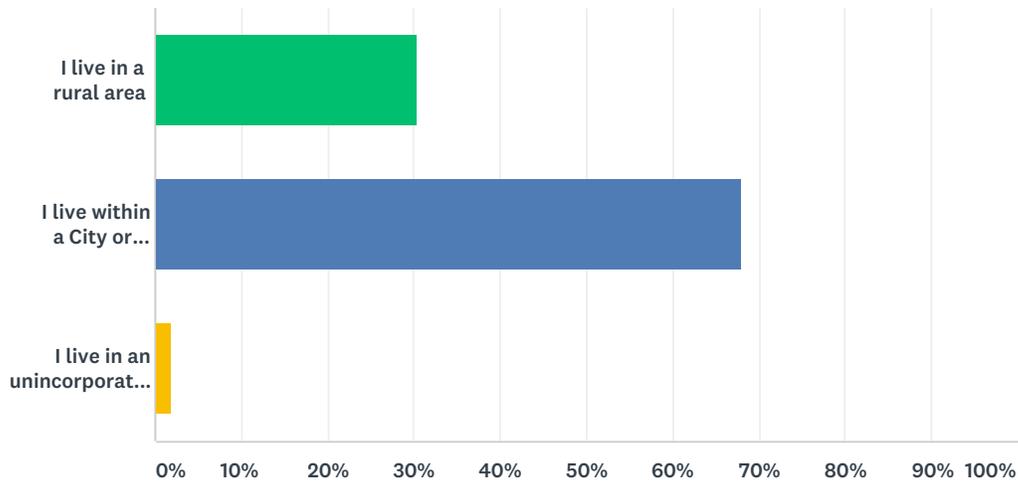


ANSWER CHOICES	RESPONSES	
Breese	18%	109
Brookside	2%	10
Carlyle	10%	60

Clement	1%	8
Eastfork	1%	7
Germantown	4%	25
Irishtown	1%	4
Lake	3%	19
Lookingglass	26%	160
Meridian	1%	7
Santa Fe	5%	28
St Rose	3%	19
Sugarcreek	19%	119
Wade	5%	29
Wheatfield	2%	11
TOTAL		615

## Q2 Select the one response that describes where you live in your township.

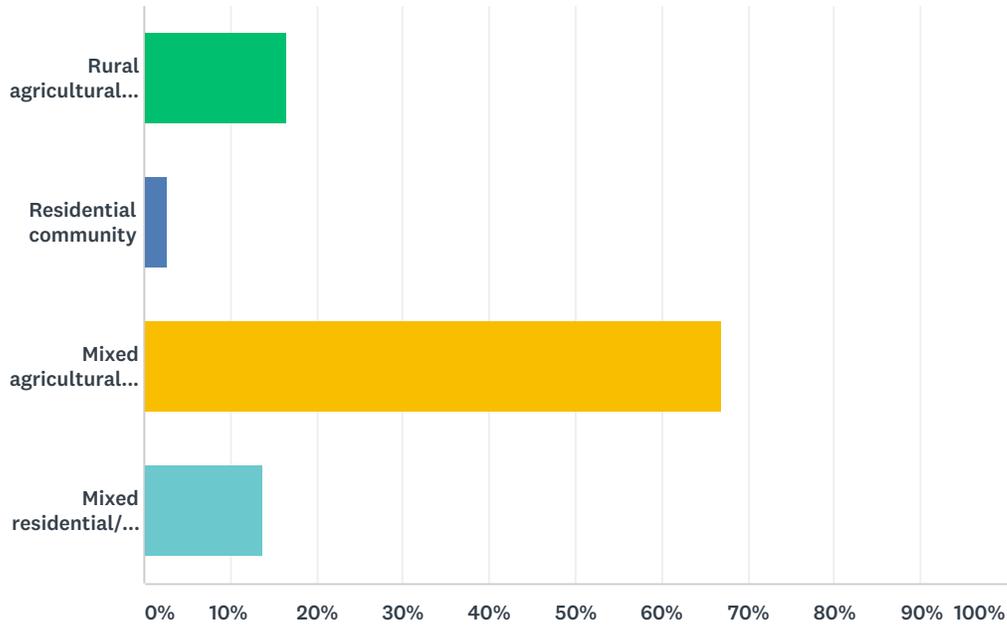
Answered: 615 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live in a rural area	30%	186
I live within a City or Village	68%	418
I live in an unincorporated town	2%	11
<b>TOTAL</b>		<b>615</b>

### Q3 Which one term would you select to describe Clinton County, as you want to see it, 25 years from now?

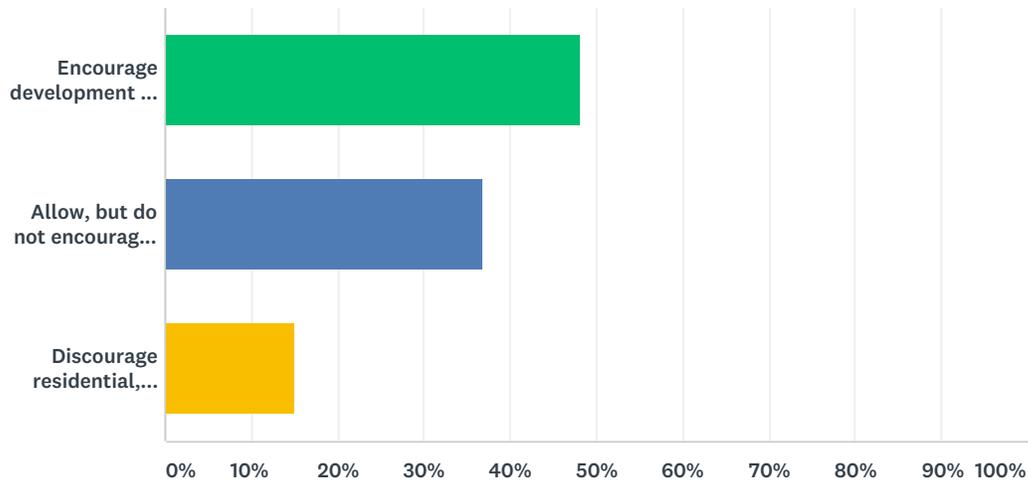
Answered: 615 Skipped: 0



ANSWER CHOICES	RESPONSES	
Rural agricultural community	16%	101
Residential community	3%	17
Mixed agricultural/residential	67%	412
Mixed residential/business	14%	85
<b>TOTAL</b>		<b>615</b>

## Q4 Should development be encouraged or discouraged in rural Clinton County?

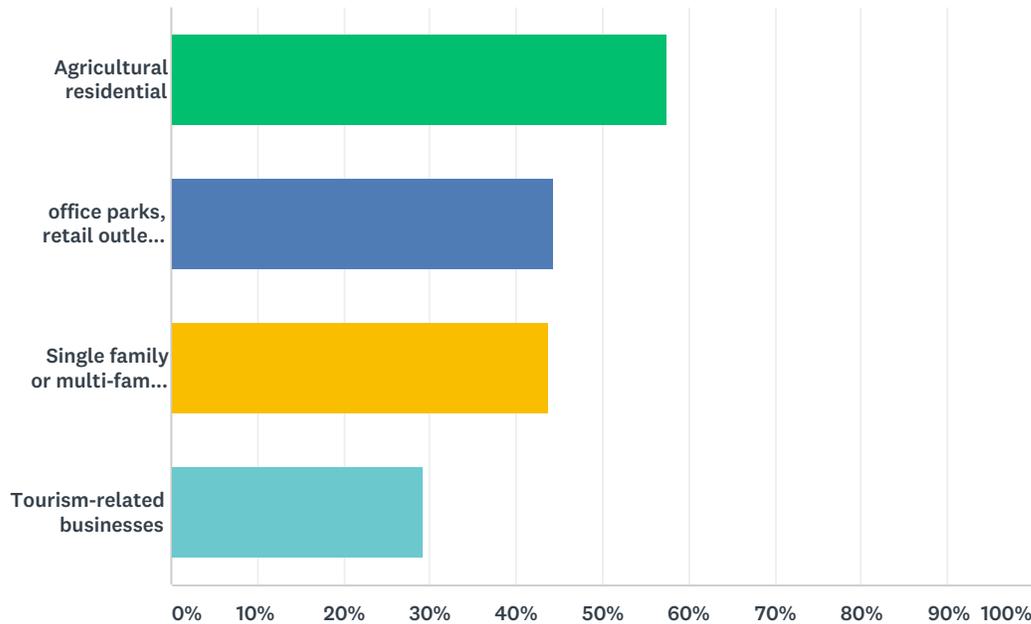
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ANSWER CHOICES	RESPONSES	
Encourage development of all kinds: residential, commercial, industrial	48%	296
Allow, but do not encourage, development of all kinds	37%	226
Discourage residential, commercial, and industrial development in rural areas of Clinton County	15%	93
<b>TOTAL</b>		<b>615</b>

### Q5 If Clinton County is to grow, what kinds of growth and /or business development would you like to see in the unincorporated areas? Check all that apply.

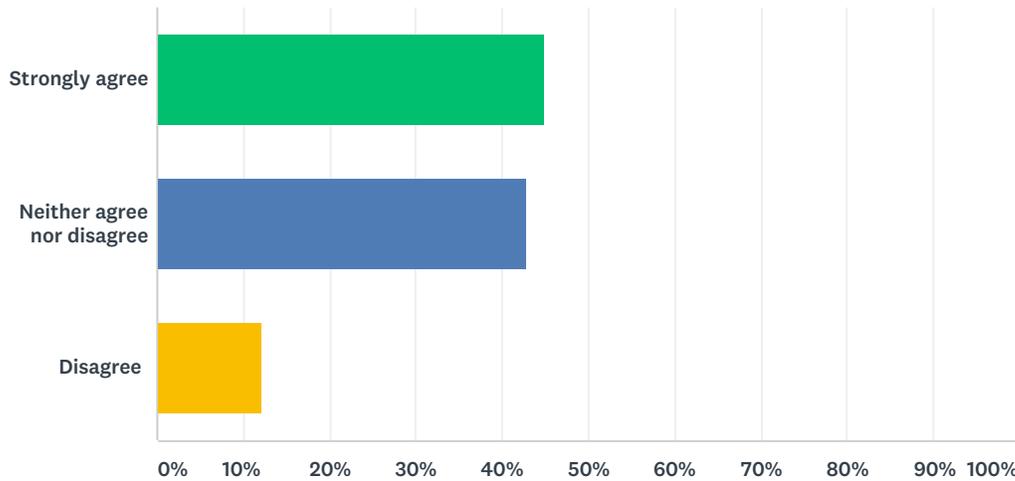
Answered: 615 Skipped: 0



ANSWER CHOICES	RESPONSES	
Agricultural residential	58%	354
office parks, retail outlet, light industry, heavy industry	44%	273
Single family or multi-family residential	44%	269
Tourism-related businesses	29%	180
Total Respondents: 615		

### Q6 Do you agree or disagree that Clinton County government should set agricultural land preservation as a priority goal and implement public policies to achieve it?

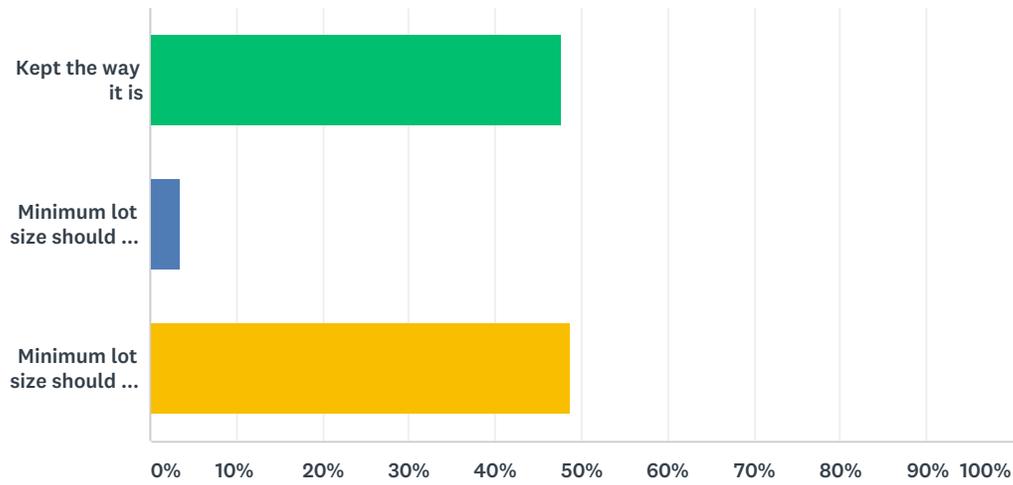
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ANSWER CHOICES	RESPONSES	
Strongly agree	45%	277
Neither agree nor disagree	43%	264
Disagree	12%	74
TOTAL		615

### Q7 The current lot size for building a home on land zoned agricultural in Clinton County is 40 acres. This standard should be:

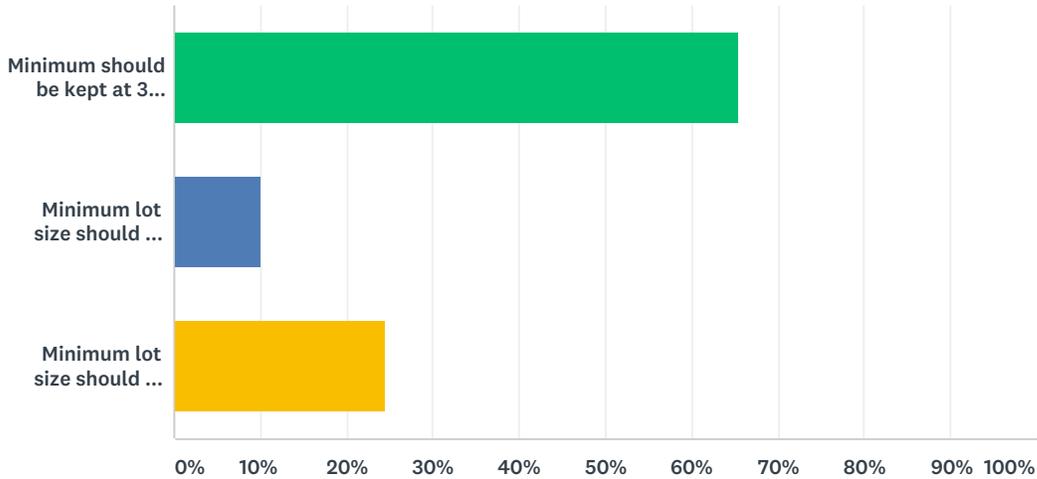
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ANSWER CHOICES	RESPONSES	
Kept the way it is	48%	293
Minimum lot size should be increased	4%	22
Minimum lot size should be decreased	49%	300
TOTAL		615

**Q8 The current minimum lot size in rural areas for building a home on land zoned Agricultural-Residential (A-R) is 3 acres. This lot size should be:**

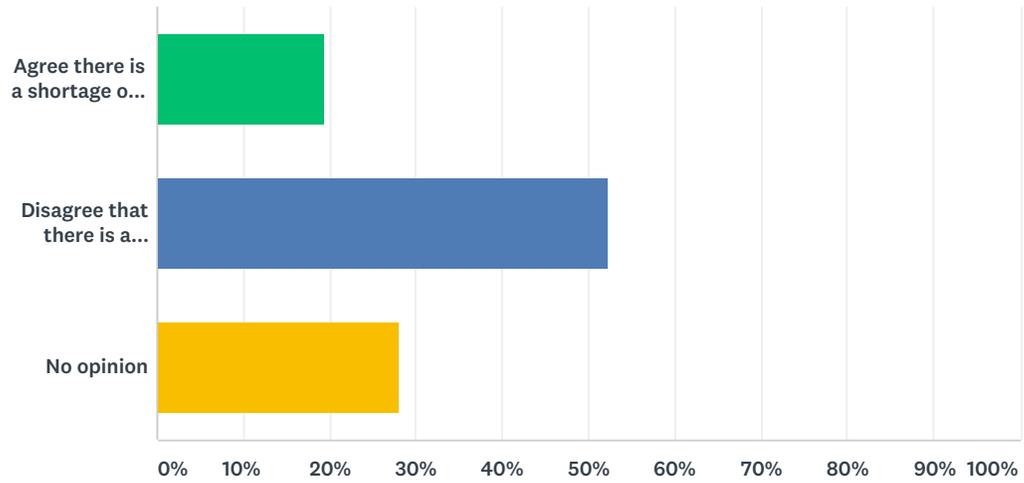
Answered: 615 Skipped: 0



ANSWER CHOICES	RESPONSES	
Minimum should be kept at 3 acres	66%	403
Minimum lot size should be increased	10%	62
Minimum lot size should be decreased	24%	150
<b>TOTAL</b>		<b>615</b>

### Q9 Do you believe that there is a shortage of housing in Clinton County?

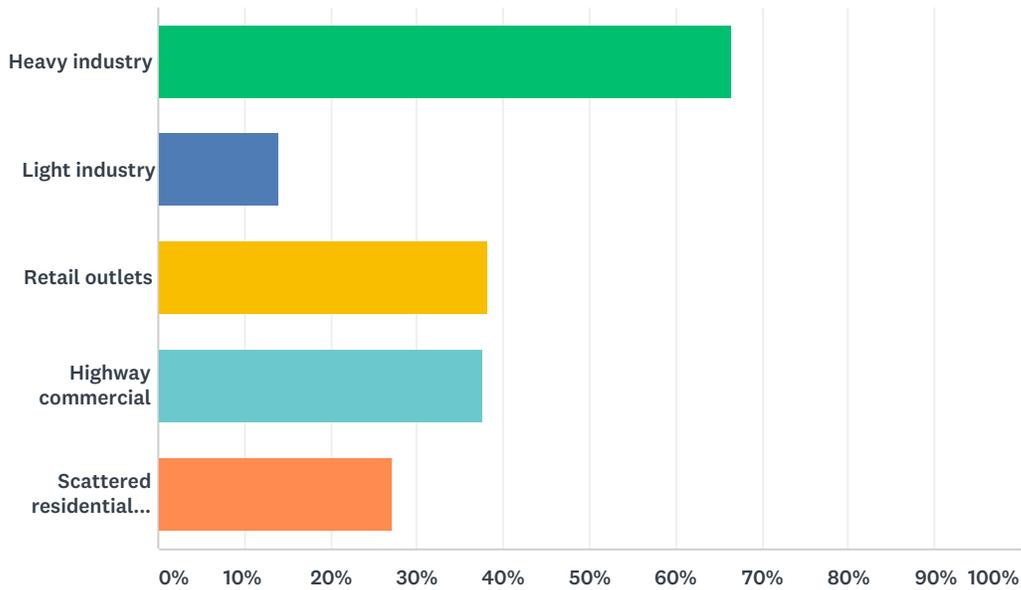
Answered: 615 Skipped: 0



ANSWER CHOICES	RESPONSES	
Agree there is a shortage of housing	20%	120
Disagree that there is a shortage of housing	52%	322
No opinion	28%	173
TOTAL		615

### Q10 Of the following types of new development which would you NOT want to see happen in Clinton County's unincorporated areas? Check all that apply.

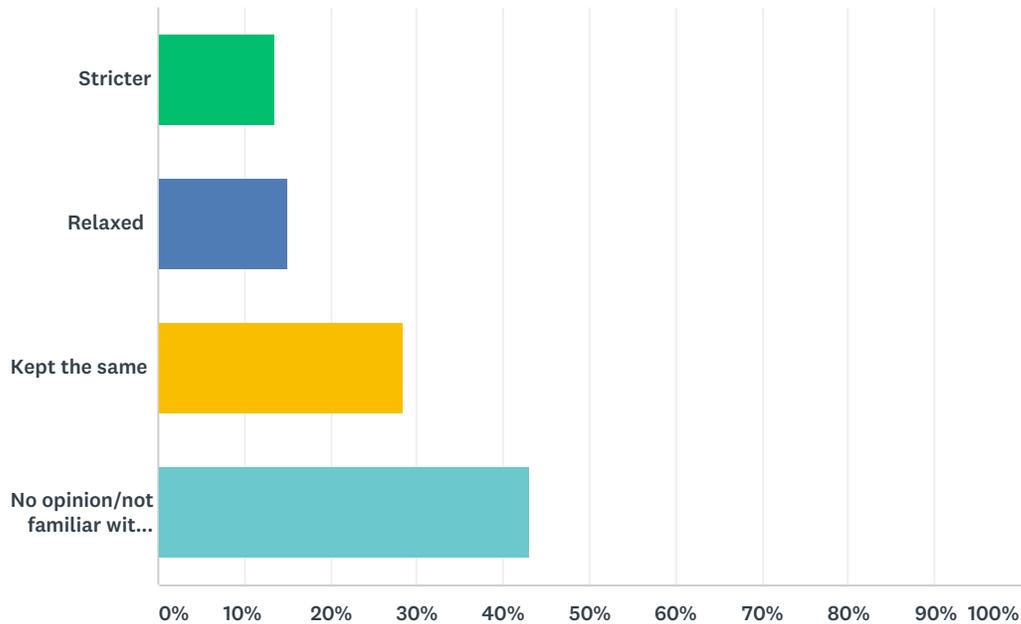
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ANSWER CHOICES	RESPONSES	
Heavy industry	67%	409
Light industry	14%	86
Retail outlets	38%	235
Highway commercial	38%	231
Scattered residential houses	27%	167
Total Respondents: 615		

### Q11 To address future development, Clinton County's existing zoning ordinance - which governs unincorporated areas, but not cities and villages - should be:

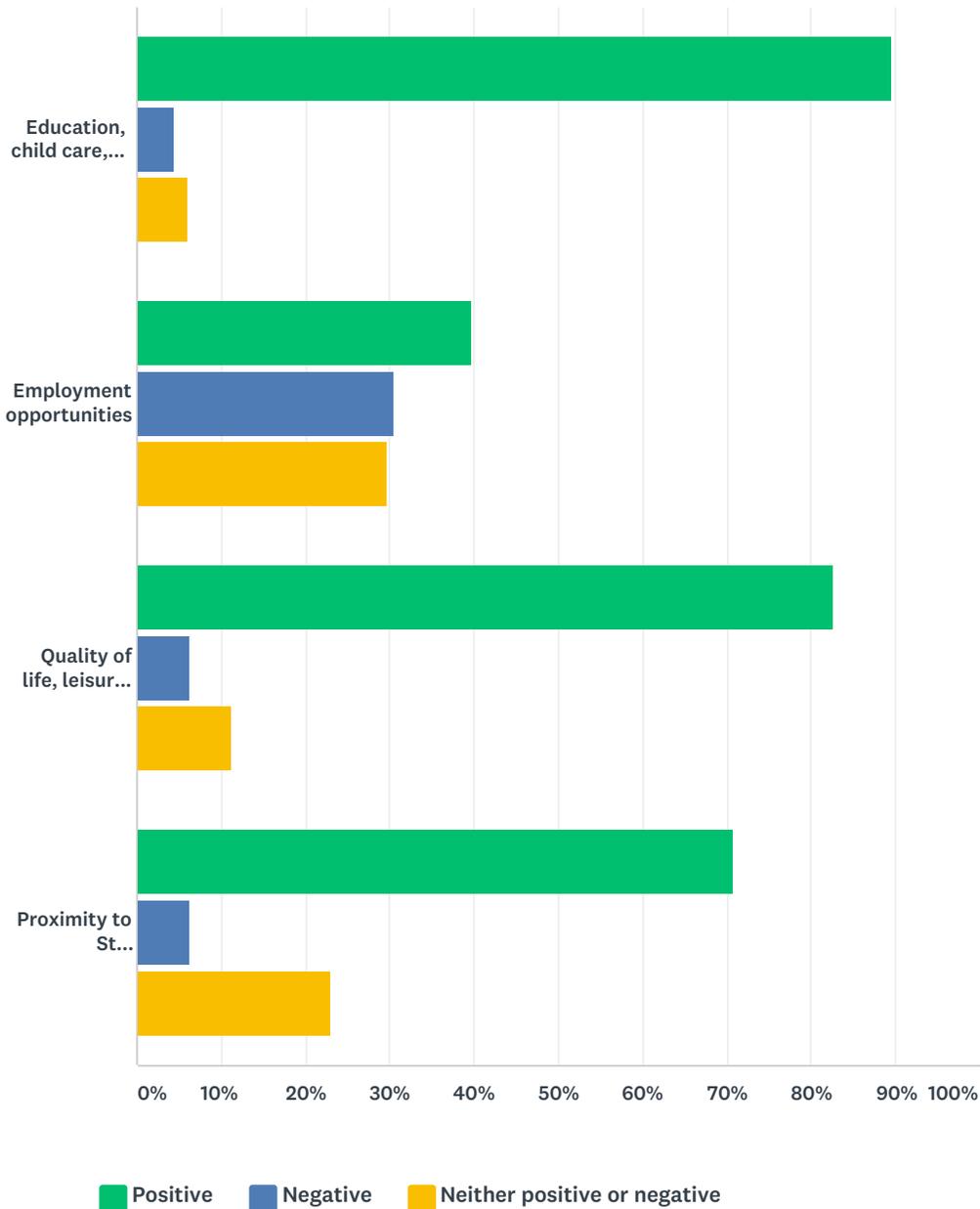
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ANSWER CHOICES	RESPONSES	
Stricter	13%	83
Relaxed	15%	92
Kept the same	28%	175
No opinion/not familiar with the ordinance	43%	265
<b>TOTAL</b>		<b>615</b>

### Q12 A variety of local characteristics influence a person's choice of where to live. What is your opinion of each of the following in influencing someone's decision to live, locate, or invest in Clinton County?

Answered: 615 Skipped: 0



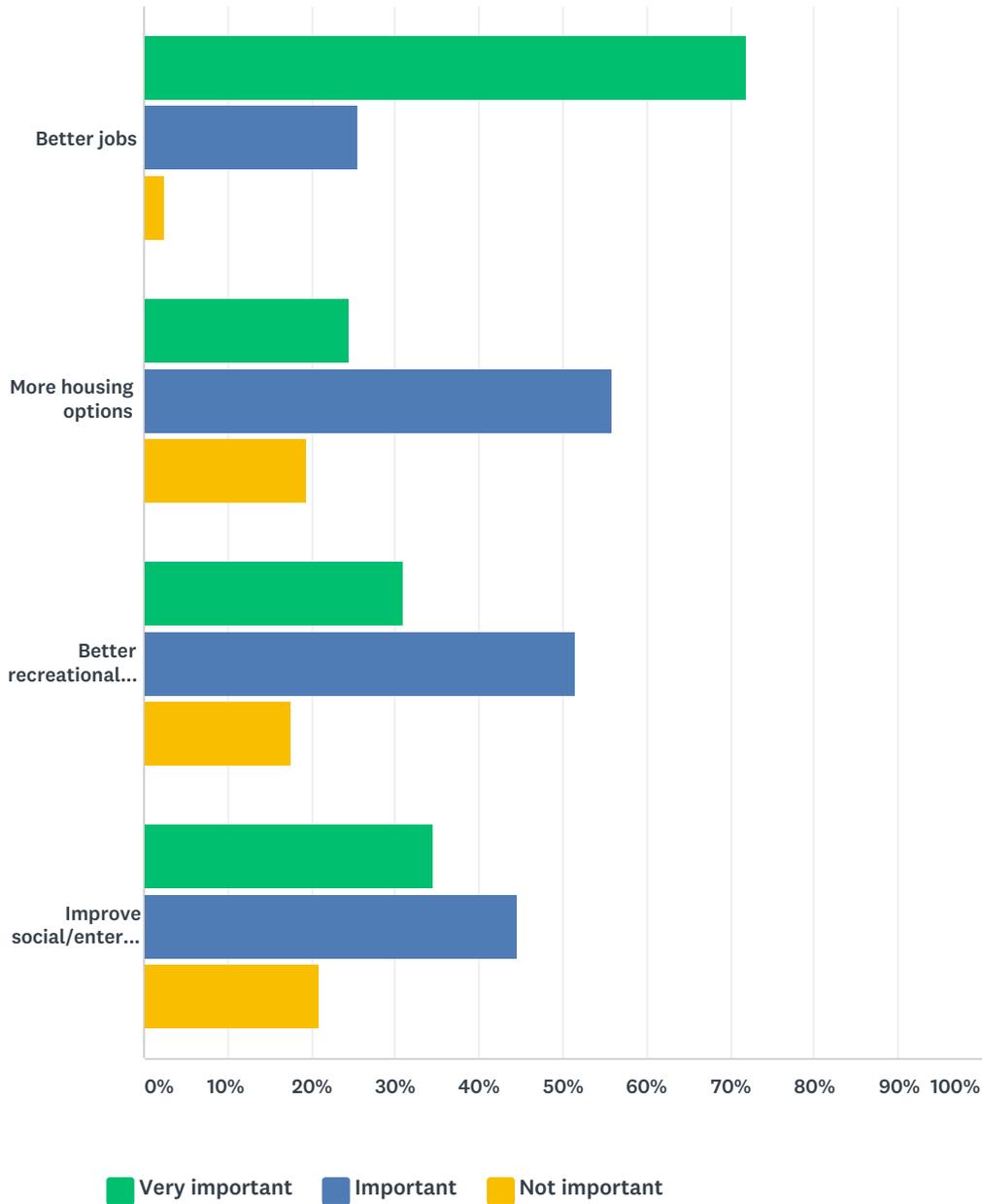
	POSITIVE	NEGATIVE	NEITHER POSITIVE OR NEGATIVE	TOTAL
Education, child care, family friendly	90% 551	4% 27	6% 37	615
Employment opportunities	40% 244	31% 188	30% 183	615
Quality of life, leisure activities	83% 508	6% 38	11% 69	615

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Proximity to St Louis/commuting distance	71%	6%	23%	
	435	39	141	615

### Q13 Rank the following for retaining recent graduates

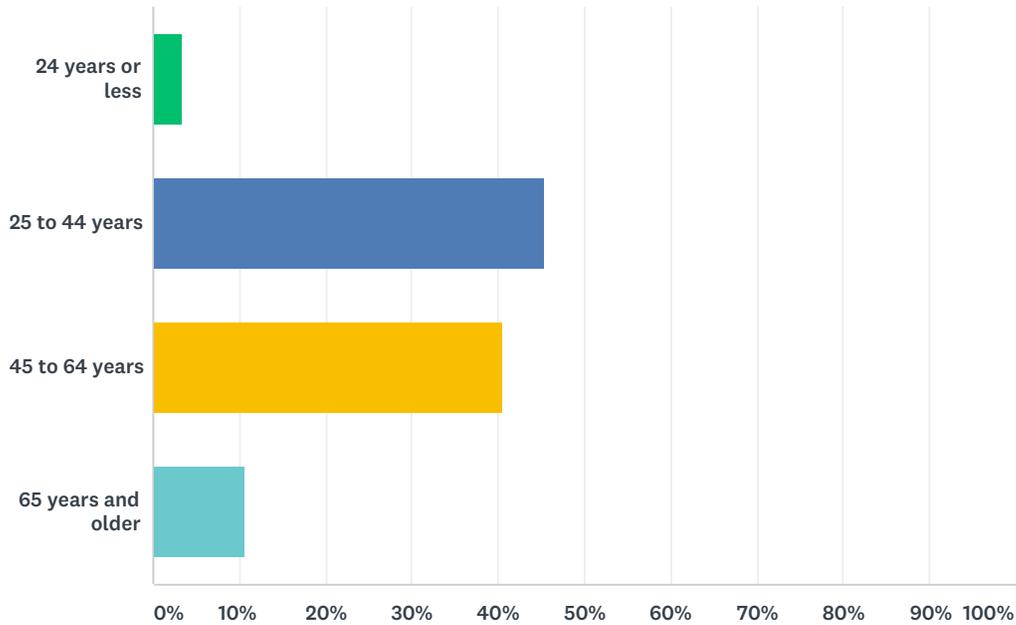
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	VERY IMPORTANT	IMPORTANT	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Better jobs	72% 443	26% 157	2% 15	615	1.30
More housing options	25% 151	56% 344	20% 120	615	1.95
Better recreational opportunities	31% 191	51% 316	18% 108	615	1.87
Improve social/entertainment	34% 212	45% 274	21% 129	615	1.87

### Q14 What age group do you belong to?

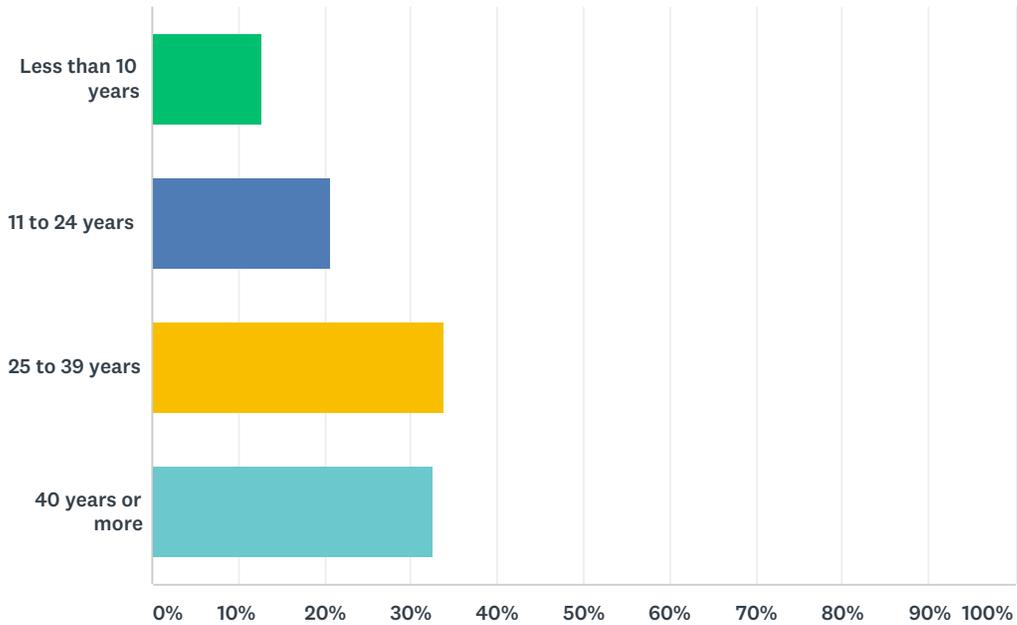
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ANSWER CHOICES	RESPONSES	
24 years or less	3%	20
25 to 44 years	45%	279
45 to 64 years	41%	250
65 years and older	11%	66
TOTAL		615

### Q15 How long have you lived, or owned land in, Clinton County?

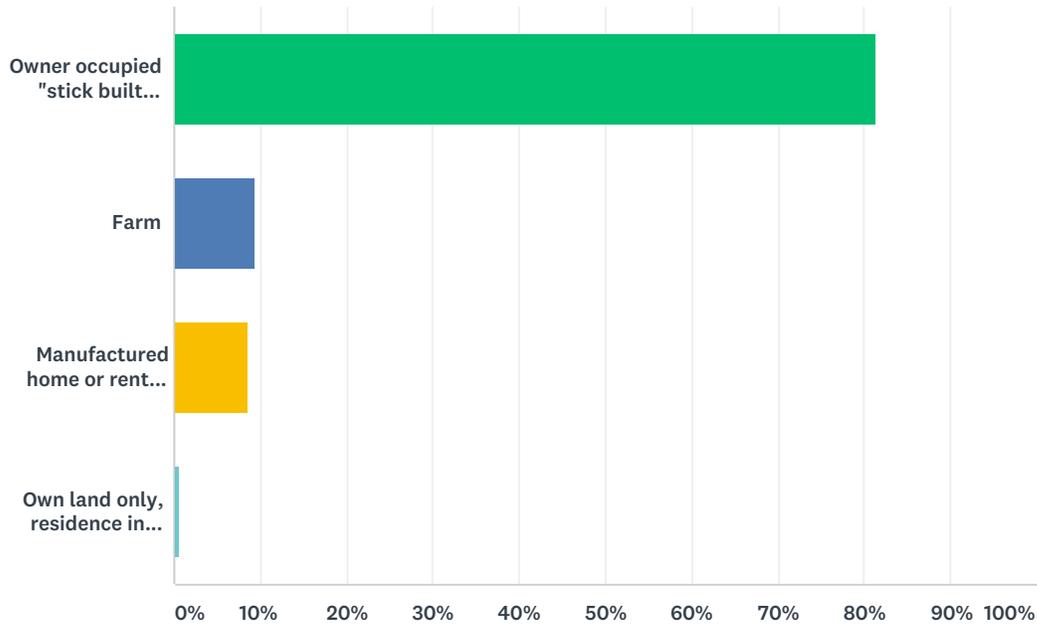
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ANSWER CHOICES	RESPONSES	
Less than 10 years	13%	78
11 to 24 years	21%	128
25 to 39 years	34%	208
40 years or more	33%	201
TOTAL		615

### Q16 Which best describes your primary place of residence?

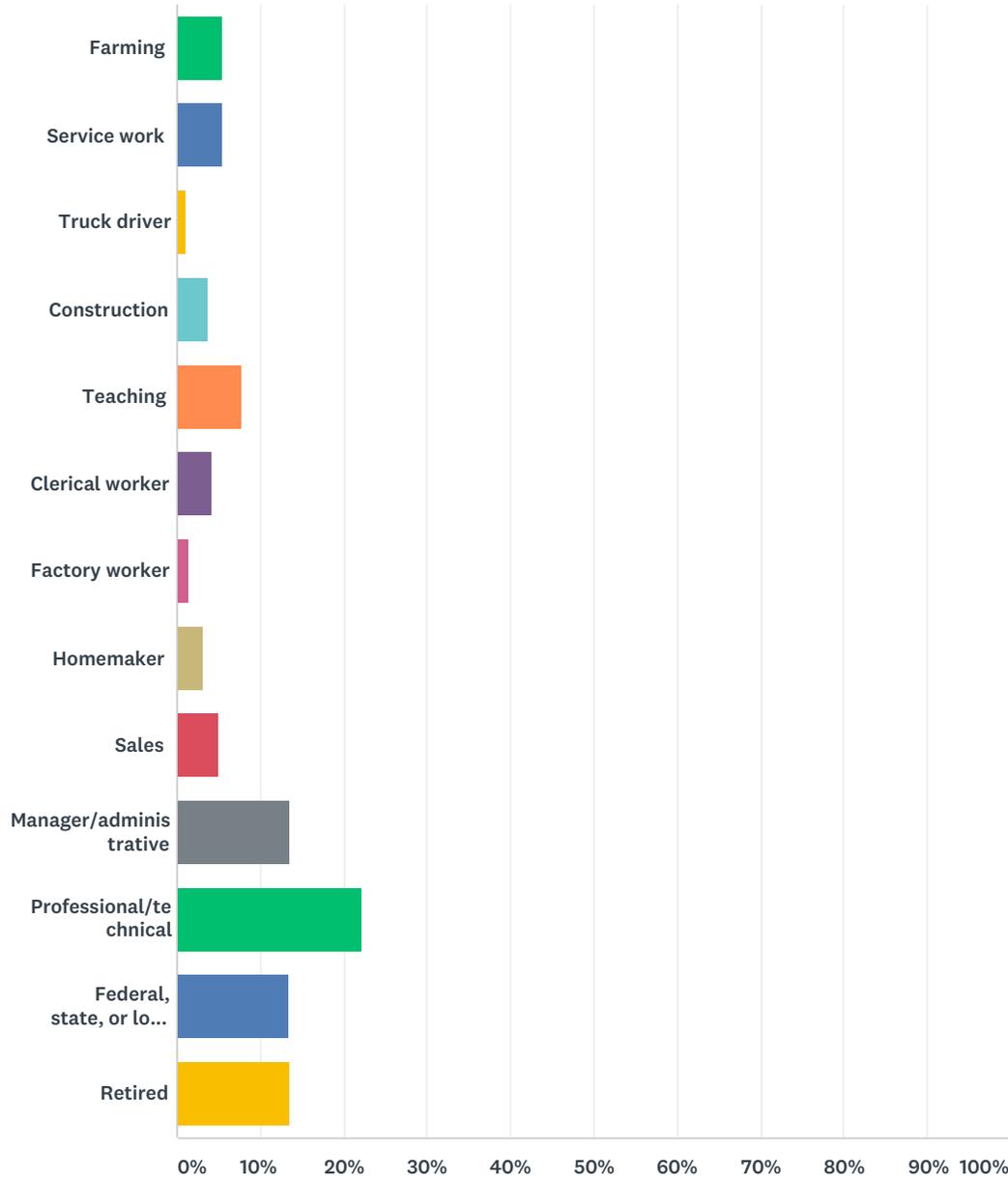
Answered: 615 Skipped: 0



ANSWER CHOICES	RESPONSES	
Owner occupied "stick built" home	81%	500
Farm	9%	58
Manufactured home or rental property	9%	53
Own land only, residence in another county	1%	4
<b>TOTAL</b>		<b>615</b>

### Q17 What is your primary occupational category?

Answered: 615 Skipped: 0

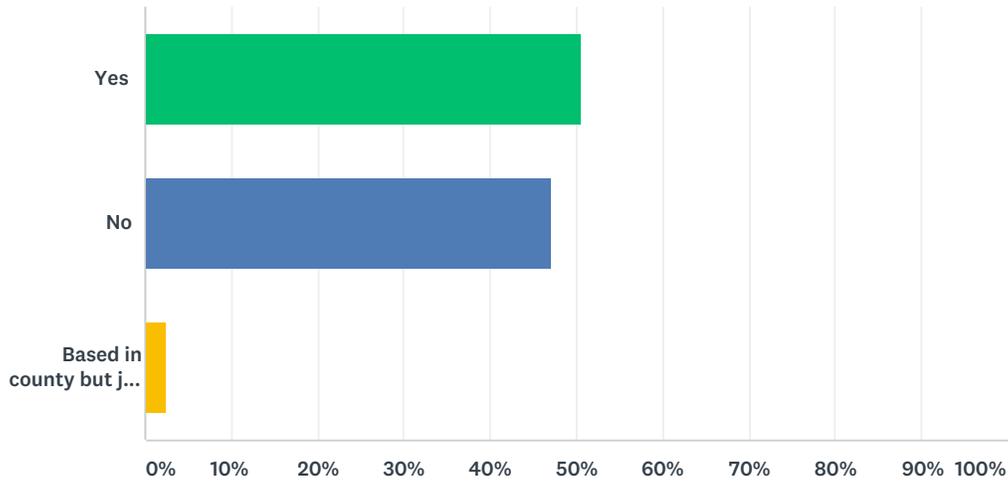


ANSWER CHOICES	RESPONSES	
Farming	6%	34
Service work	5%	33
Truck driver	1%	7
Construction	4%	23
Teaching	8%	48
Clerical worker	4%	26

Factory worker	1%	9
Homemaker	3%	19
Sales	5%	31
Manager/administrative	14%	84
Professional/technical	22%	136
Federal, state, or local government	13%	82
Retired	13%	83
TOTAL		615

### Q18 Is your primary place of employment within Clinton County?

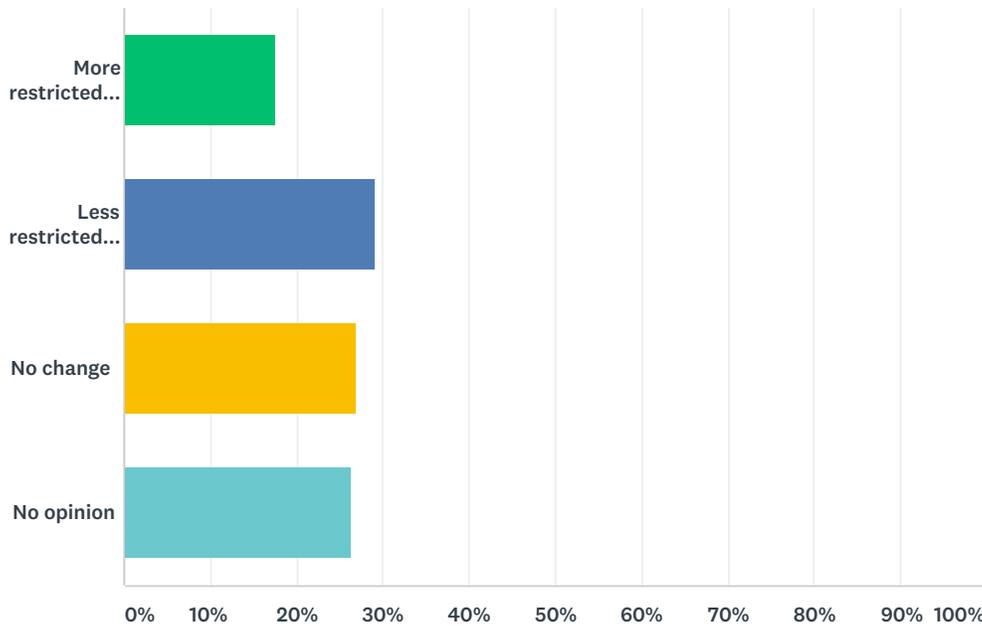
Answered: 615 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	51%	311
No	47%	289
Based in county but job involves travel beyond	2%	15
<b>TOTAL</b>		<b>615</b>

# Q19 Should development be more or less restricted along rural principal highways?

Answered: 613 Skipped: 2



ANSWER CHOICES	RESPONSES	
More restricted along rural principal highways	18%	108
Less restricted along rural principal highways	29%	178
No change	27%	165
No opinion	26%	162
<b>TOTAL</b>		<b>613</b>

# CLINTON COUNTY SWOT ANALYSIS

		POSITIVES	NEGATIVES
<b>INTERNAL FACTORS</b>	<b>STRENGTHS</b>	<p><b>What does the County do well?</b>  <b>What unique resources can the County draw on?</b>  <b>What would others see as your strengths?</b></p>	<p><b>WEAKNESSES</b>  <b>What should be improved? Gaps in services or facilities.</b>  <b>Where do you have fewer resources than other cities?</b>  <b>What are others likely to see as your weaknesses?</b></p>
		<ol style="list-style-type: none"> <li>1. County is financially safe.</li> <li>2. Agriculture is a good performer—Among the top livestock producers</li> <li>3. Safe and desirable communities. Feeling of Security</li> <li>4. Good housing stock—stable communities</li> <li>5. Carlyle Lake and other amenities provide good tourism</li> <li>6. Citizenry is welcoming, hard-working, honest. Culture is strong.</li> <li>7. Good families, churches, values, &amp; ethics.</li> <li>8. Good work ethic is prevalent in the county.</li> <li>9. Low unemployment is prevalent</li> <li>10. Strong Conservationism with land and abundant natural resources</li> <li>11. Good local government. Good public services, strong land use regulation (Zoning &amp; subdivision).</li> <li>12. Good public transit</li> <li>13. Proximity to Scott Air Force Base</li> </ol>	<ol style="list-style-type: none"> <li>1. There is somewhat of a division between the more urban west side of the County versus the predominantly rural east side.</li> <li>2. The small, independent businesses struggle</li> <li>3. General lack of retail businesses and shopping</li> <li>4. Limited job market</li> <li>5. Transportation infrastructure could be better. Lack of 4 lane highways.</li> <li>6. County is close to full employment and there is a lack of available, skilled work force to attract business.</li> <li>7. Significant out-migration of the young adult population is affecting the average income levels, average educational levels, and is aging the general population average.</li> </ol>
<b>EXTERNAL FACTORS</b>	<b>OPPORTUNITIES</b>	<p><b>What good opportunities are open to your County?</b>  <b>What trends or technologies could you take advantage of?</b>  <b>How can the County turn strengths into opportunities?</b></p>	<p><b>THREATS</b>  <b>What trends can harm the County</b>  <b>What are other entities doing that could harm your County?</b>  <b>What threats does the County's weaknesses expose the County to?</b></p>
		<ol style="list-style-type: none"> <li>1. Scott Air Force Base is largest employer in the region.</li> <li>2. Workforce development initiatives locally showing results to help fill "skills gap".</li> <li>3. Healthcare initiatives are strong</li> <li>4. Public transit is available for commuting into and out of County</li> <li>5. Carlyle Lake is a significant resource that should be exploited for leisure, recreation, and tourism. Available developable land south and east of the lake provide good opportunities.</li> <li>6. Agri-tourism opportunities exist and should be exploited.</li> <li>7. Area east of Lake Carlyle is a designated and federally certified "Opportunity Zone" and could attract development. Solar Farms?</li> <li>8. County has two Interstate exchanges that can be exploited for economic development.</li> <li>9. County has an extensive Enterprise Zone.</li> </ol>	<ol style="list-style-type: none"> <li>1. County is economically dependent on Scott Air Force Base, and adverse federal decisions would seriously affect the local economy.</li> <li>2. Scott Air Force Base inflicts strong development pressure, especially on the western and southwestern portions of the County.</li> <li>3. Big business development pressures.</li> <li>4. The State's financial condition is adversely affecting the County and there is no resolution likely in the next several years.</li> <li>5. Shortage of reasonably-priced housing opportunities.</li> <li>6. As with most other counties, the problem with drugs, opioids and other controlled substances exists in the County.</li> <li>7. There has been an increase in homelessness and in undocumented immigrants generally in society at-large.</li> <li>8. Residential development in agricultural areas threatens farmland and puts undue pressure on township roads..</li> </ol>

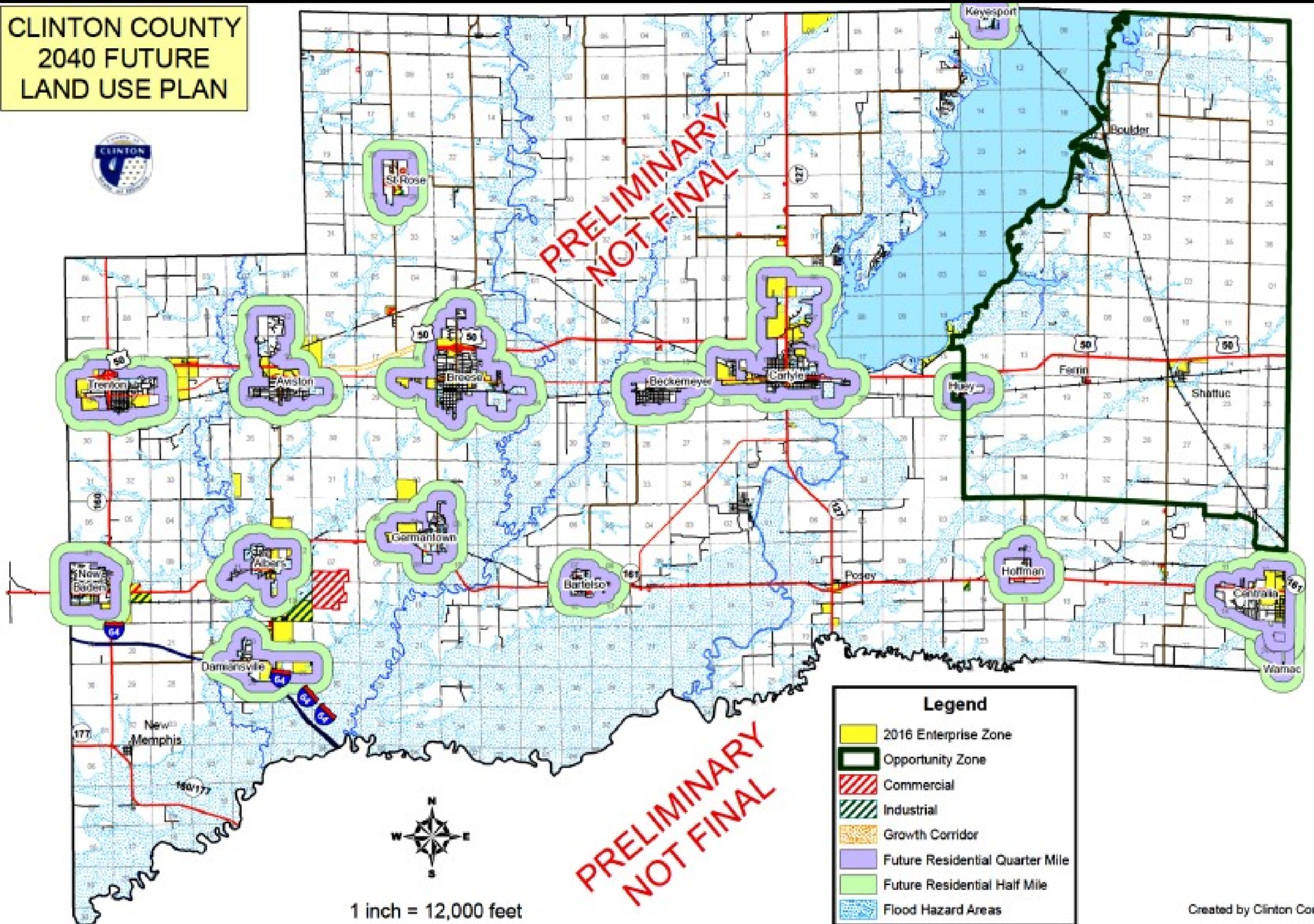
# 2040 CLINTON COUNTY FUTURE LAND USE PLAN AND TRANSPORTATION MAP

## CLINTON COUNTY 2040 FUTURE LAND USE PLAN



PRELIMINARY  
NOT FINAL

PRELIMINARY  
NOT FINAL



**Legend**

- 2016 Enterprise Zone
- Opportunity Zone
- Commercial
- Industrial
- Growth Corridor
- Future Residential Quarter Mile
- Future Residential Half Mile
- Flood Hazard Areas

Created by Clinton County GIS Office

**Illinois Oil & Gas Resources**

Symbols used in the Illinois Oil and Gas Resources Interactive Map (ILOIL)

**Producing Horizons**

<b>Period</b>	<b>Devonian</b>	<b>Ordovician</b>
■ PENNSYLVANIAN	■ New Albany Shale	● Trenton
■ MISSISSIPPIAN	● Lingle	● St. Peter
■ DEVONIAN	● Geneva	
■ SILURIAN	Silurian	<b>Cambrian</b>
■ ORDOVICIAN	● Niagara	● Mt. Simon
■ CAMBRIAN	● St. Clair	

**Other Layers**

<b>Field Type</b>	<b>Base Map Layers</b>
■ GAS	○ Section boundary
■ GAS STORAGE	○ Township boundary
■ OIL	○ County boundary
	— Interstate Highways
	— US Highways
	— State Routes
	○ Counties
	○ 7.5' Quadrangle Outlines
	○ Lakes
	○ State Parks
	○ Municipalities

**Waterflood Units**

■ Waterflood Units

**Samples**

○ Core  
 ○ Sample  
 ● Core Analysis Data

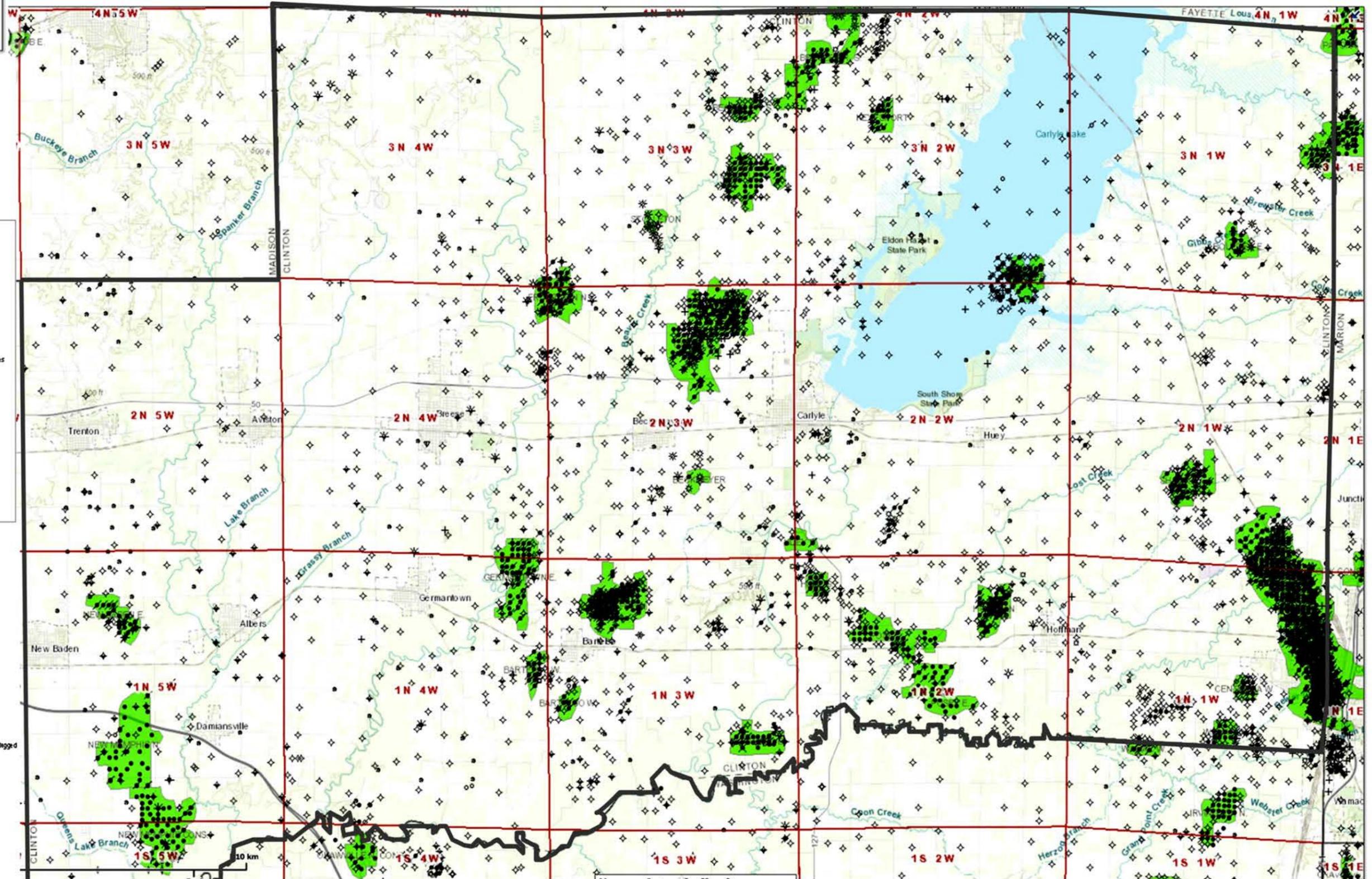
**Structure Contours**

— Base Barlow Structure  
 — Karmak Structure  
 — New Albany Shale Structure

Symbols used in the Illinois Oil and Gas Resources Interactive Map (ILOIL)

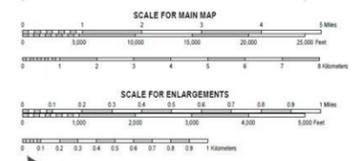
**Oil & Gas Wells**

▲ Conditinal	○ Oil and Gas
▲ Dry and Abandoned	○ Oil and Gas, Plugged
▲ Dry and Abandoned, Gas Slows	▲ Oil, Plugged
▲ Dry and Abandoned, Gas Slows, Plugged	○ Oil Well and Saltwater Disposal
▲ Dry and Abandoned, Oil Slows	○ Oil Well and Saltwater Disposal, Plugged
▲ Dry and Abandoned, Oil and Gas Slows	● Permit
▲ Dry and Abandoned, Oil and Gas Slows, Plugged	● Salt Producer
▲ Dry and Abandoned, Oil Slows, Plugged	● Salt Water Disposal
▲ Dry and Abandoned, No Slows, Plugged	▲ Salt Water Disposal, Plugged
▲ Dry and Abandoned, k ft open break well	▲ Temporarily Abandoned, Oil and Gas Slows
▲ Dry and Abandoned, k ft break well, Plugged	▲ Temporarily Abandoned, Oil and Gas Slows, Plugged
▲ Gas	▲ Unknown
▲ Coaled or Coal Mine Methane	▲ Water Supply
▲ Me Gas Well	▲ Water Supply, Plugged
▲ Gas, Plugged	○ Observation Well
▲ Gas Storage	○ Observation Well, Plugged
▲ Gas Storage, Plugged	▲ Structure or Startgraph to Test
▲ Injectio, Misc. or Unknown	▲ Structure or Start. Test, Plugged
▲ Injectio, Gas	▲ Unknown, Plugged
▲ Injectio, Gas, Plugged	▲ Plugged
▲ Injectio, Misc. or Unknown, Plugged	▲ Temporarily Abandoned
▲ Injectio, Water	▲ Temporarily Abandoned, Plugged
▲ Injectio, Water, Plugged	▲ Temporarily Abandoned, Oil
▲ Injectio, Water and Water Supply, Plugged	▲ Temporarily Abandoned, Oil Plugged
▲ Water Injectio Well, Oil Slows	▲ Hazardous Waste Injectio
▲ Water Injectio Well, Oil Slows, Plugged	▲ Hazardous Waste Injectio, Plugged
▲ Oil Producer	★ Sealed Well Log

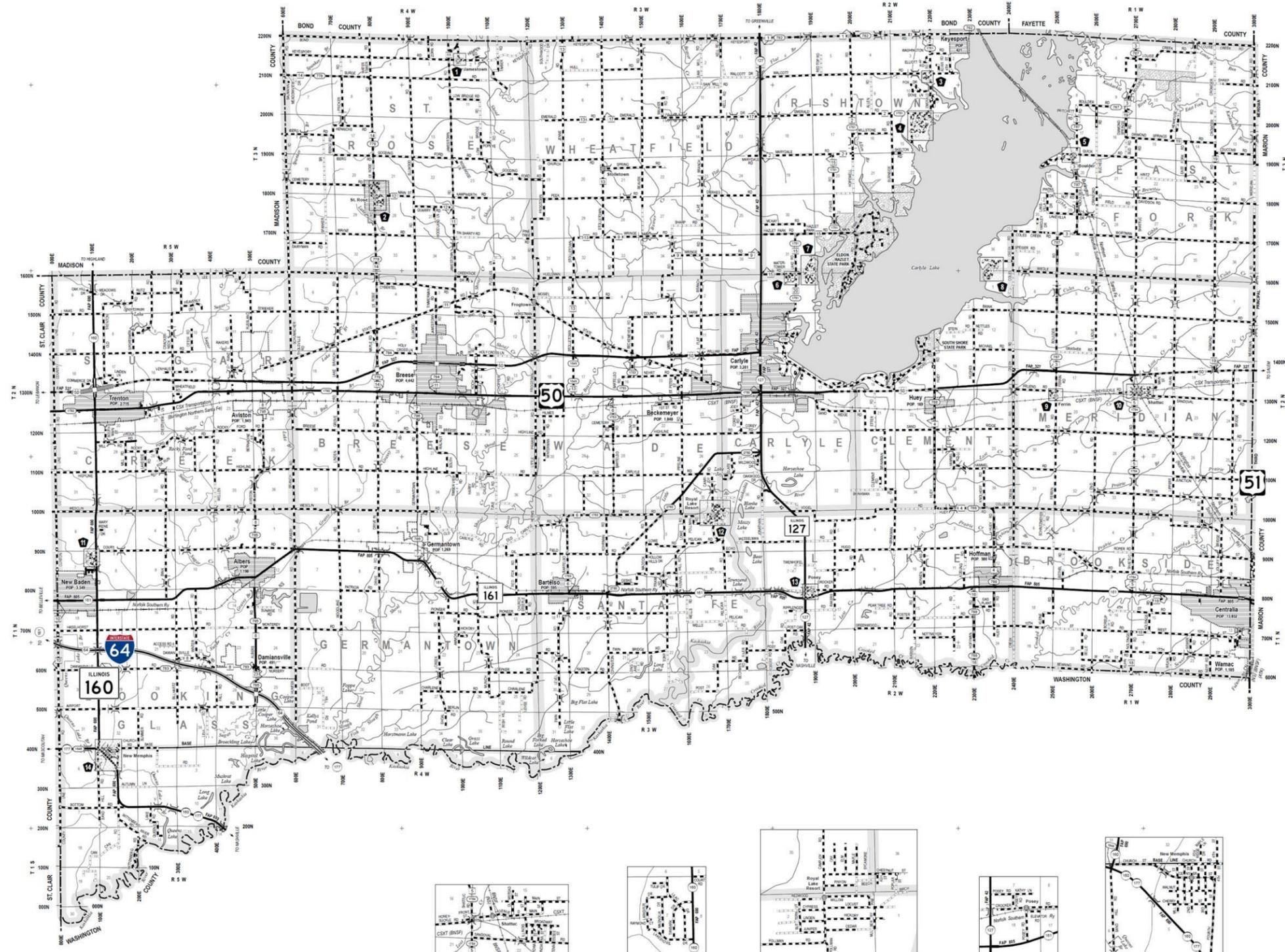
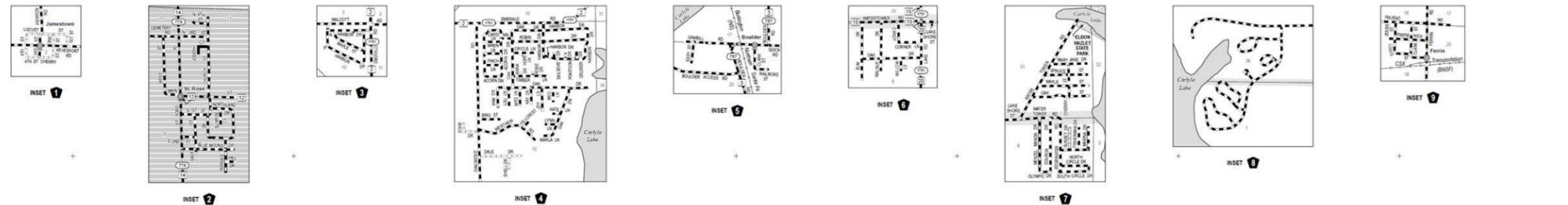


# GENERAL HIGHWAY MAP CLINTON COUNTY ILLINOIS

PREPARED BY THE  
ILLINOIS DEPARTMENT OF TRANSPORTATION  
OFFICE OF PLANNING AND PROGRAMMING  
IN COOPERATION WITH  
U.S. DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION



Mapping & Information Systems



- Legend**
- Interstate, U.S. State Route
  - County Highway Route
  - FA Primary Route
  - FA Secondary Route
  - Paved (Divided - Access Controlled)
  - Bituminous (Divided - Access Controlled)
  - Paved (Divided)
  - Bituminous (Divided)
  - Paved
  - Bituminous (High Type)
  - Bituminous (Low Type)
  - Gravel and Stone
  - Soil Surface
  - Frontage Road
  - Municipal Road
  - Structure
  - Highway Interchange
  - Incorporated City / Town / Village
  - Unincorporated Village
  - County Seat
  - State Boundary
  - County Boundary
  - Civil Township or Road District Boundary
  - Survey Township Line
  - Survey Section Line
  - National Forest Boundary
  - National Forest Purchased Area
  - State Park, Wildlife Area or Forest
  - Railroad
  - Stream
  - Waterway / Lake
  - Toll Ferry
  - Free Ferry
  - Historic Site
  - Rest Area
  - Weight Station
  - Toll Plaza
  - Other Point of Interest
  - State Police District Station
  - Commercial Airport with Scheduled Service
  - General Aviation Airport
  - Military Airport

NOTE: DUE TO MAP SYMBOL CONGESTION NOT ALL ROADS CAN BE SHOWN WITH THEIR SURFACE TYPE.

**DATA SOURCES:**  
 ILLINOIS DEPARTMENT OF TRANSPORTATION  
 ILLINOIS STATE TOLL HIGHWAY AUTHORITY  
 ILLINOIS DEPARTMENT OF NATURAL RESOURCES  
 ILLINOIS STATE GEOLOGICAL SURVEY  
 ILLINOIS COMMERCE COMMISSION  
 UNITED STATES DEPARTMENT OF TRANSPORTATION  
 ILLINOIS HISTORIC PRESERVATION AGENCY  
 UNITED STATES GEOLOGICAL SURVEY  
 ILLINOIS DEPARTMENT OF REVENUE  
 UNITED STATES DEPARTMENT OF COMMERCE  
 ILLINOIS STATE POLICE  
 UNITED STATES DEPARTMENT OF AGRICULTURE  
 (VARIOUS)

FOR DETAILED INFORMATION OF CONGESTED AREAS SEE CITY OR TOWNSHIP MAPS.

POPULATION: 37,762 (2010 CENSUS)  
 TOTAL AREA: 474 SQUARE MILES  
 25,000 FOOT GRID BASED ON ILLINOIS STATE PLANE COORDINATES (NEST ZONE)

THE RURAL REFERENCE SYSTEM USES THE SECTION LINE GRID PROGRESSIVELY NUMBERED SOUTH FROM THE COUNTY'S SOUTHWEST SECTION LINE AND EAST FROM ITS WESTMOST SECTION LINE.



THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S MAPS USE DATA FROM EXTERNAL ELECTRONIC SOURCES THAT ARE NOT CONTROLLED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION. THE DEPARTMENT TAKES NO RESPONSIBILITY FOR THE VIEW, CONTENT, OR ACCURACY FOR ANY SUCH INFORMATION PROVIDED FROM SUCH EXTERNAL SOURCES. THIS PRODUCT IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSIDERED AS A LEGAL DOCUMENT OR SURVEY INSTRUMENT. THE MAPS AND DATA CONTAINED THEREIN ARE TO BE CONSIDERED AS IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. ANY RELIANCE ON THE INFORMATION CONTAINED HEREIN IS AT THE USER'S OWN RISK. THE ILLINOIS DEPARTMENT OF TRANSPORTATION CAN NOT BE HELD LIABLE FOR ANY SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES OR ANY DAMAGES WHATSOEVER RESULTING FROM THE USE OF THIS DATA, PROFITS, WHETHER IN AN ACTION OF CONTRACT, NEGLIGENCE, OR OTHER ACTION, ARISING OUT OF OR FROM THE USE OF THIS DATA.

# ILLINOIS RAILROAD MAP

2012

PREPARED BY THE  
ILLINOIS DEPARTMENT OF TRANSPORTATION  
OFFICE OF PLANNING AND PROGRAMMING

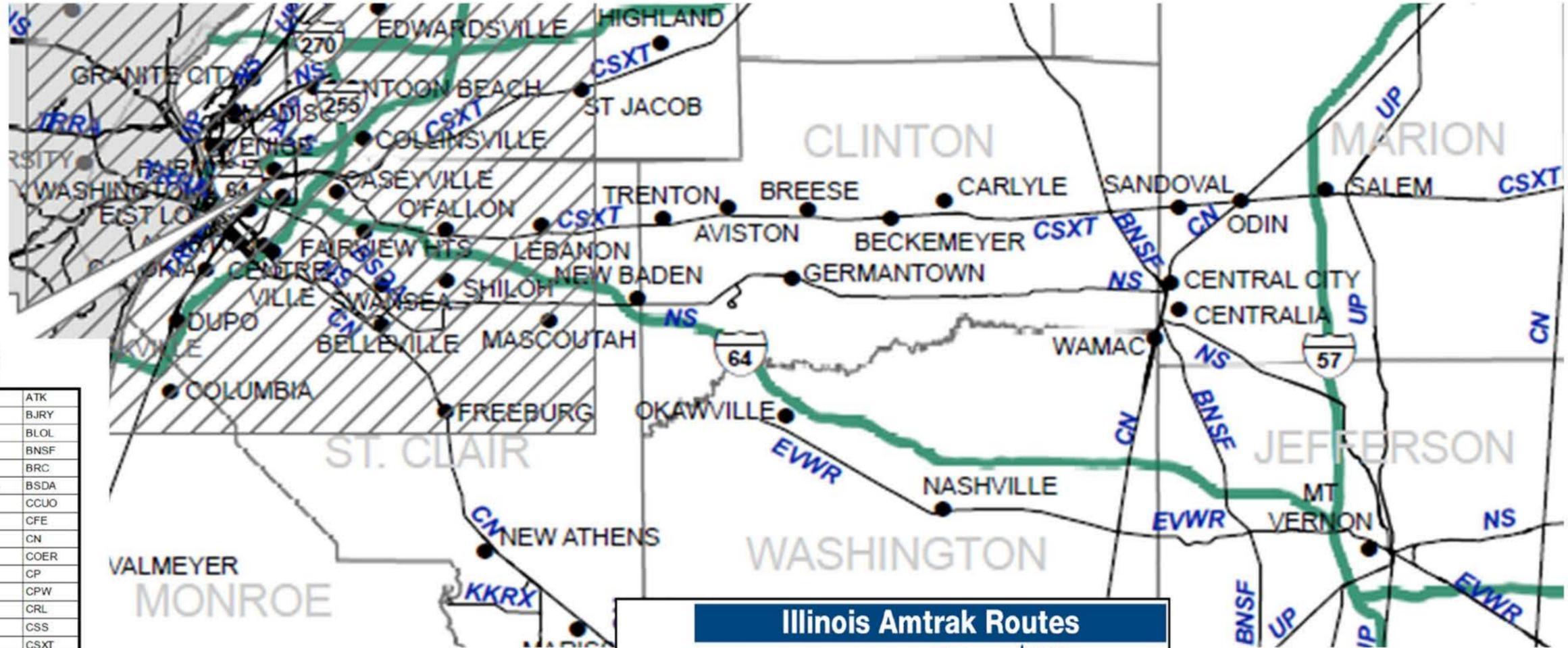
IN COOPERATION WITH  
ILLINOIS COMMERCE COMMISSION



Mapping & Information Systems

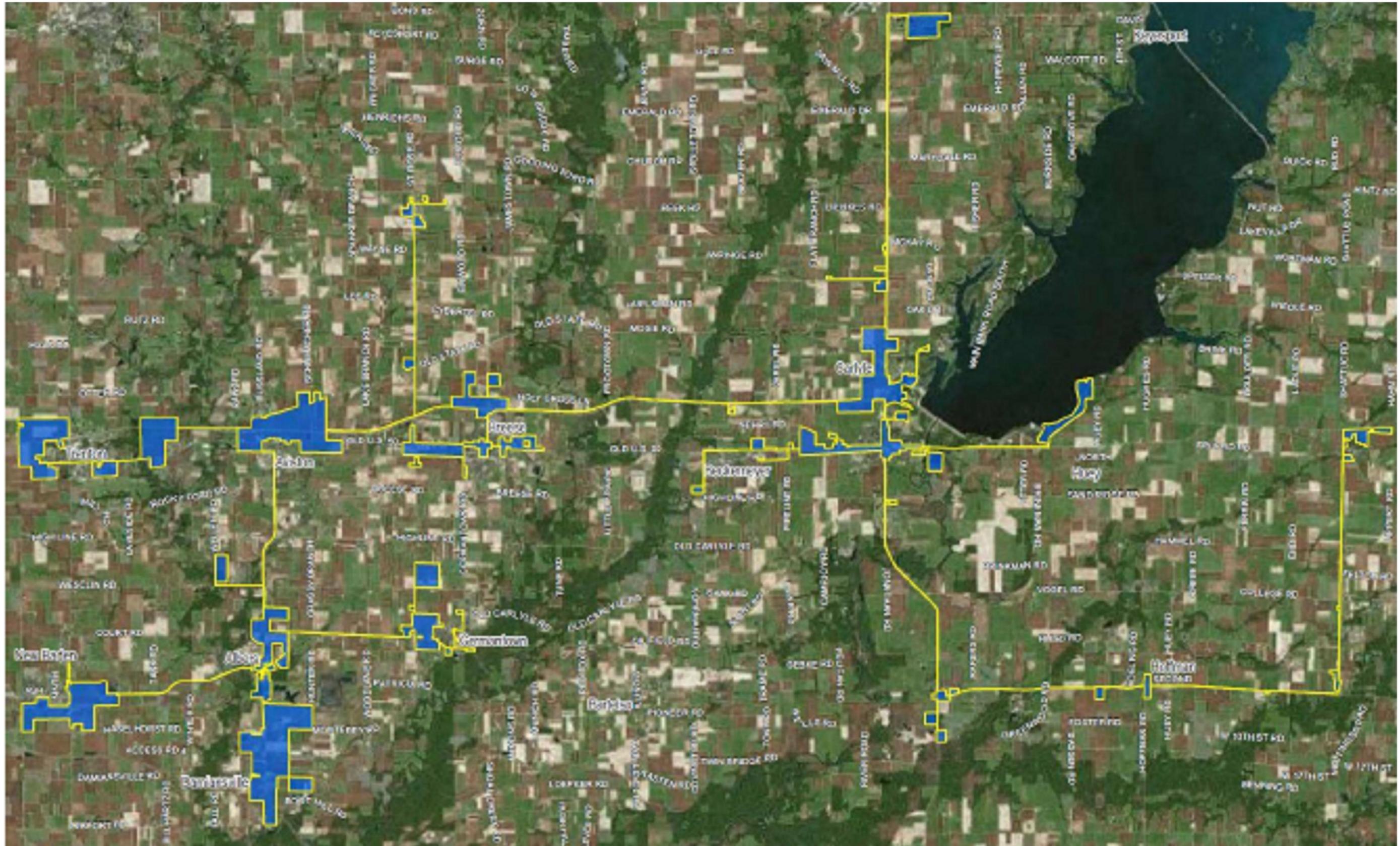
## RAILROADS

** Amtrak (National Railroad Passenger Corporation)	ATK
Burlington Shortline Ry.	BJRY
Bloomer Shippers Connecting Railroad Co.	BLOL
BNSF Ry. Co.	BNSF
Belt Ry. Co. of Chicago	BRC
** Bi-State Development Agency, St. Louis d/b/a MetroLink	BSDA
Chicago-Chemung R.R. Corp.	CCUO
* Chicago, Ft. Wayne & Eastern Railroad Co.	CFE
Canadian National Rys.	CN
Crab Orchard & Egyptian R.R.	COER
Canadian Pacific Ry. Co.	CP
Chicago, Peoria & Western Ry.	CPW
Chicago Rail Link	CRL
Chicago SouthShore & South Bend R.R.	CSS
CSX Transportation, Inc.	CSXT
Chicago Terminal Railroad	CTM
* Coffeen and Western R.R.	CWRC
Decatur Junction Ry. Co.	DT
* Effingham R.R. Co.	EFRR
Eastern Illinois R.R. Co.	EIRC
Evansville Western Railway, Inc.	EVWR
Iowa Interstate R.R., Ltd.	IAIS
Indiana Harbor Belt R.R. Co.	IHB
Illinois & Midland R.R. Inc.	IMRR
The Indiana Rail Road Co.	INRD
Illinois Railway, LLC	IR
* Illinois Western R.R.	ILW
* Joppa & Eastern R.R. Co.	JE
Kankakee, Beavertile and Southern R.R. Co.	KBSR
Kansas City Southern Ry. Co.	KCS
Keokuk Junction Ry.	KJRY
Kaskaskia Regional Port District	KKRX
* Manufacturers' Junction Ry. Co.	MJ
** Northeast IL Regional Commuter Rail Corp. d/b/a METRA	NIRC
Norfolk Southern Ry. Co.	NS
* Port Harbor Railroad (Respondek)	PHRR
* Pioneer Industrial Ry. Co.	PRY
Rochelle R.R. Co.	RRCO
* Riverport Railroad	RVPR
South Chicago & Indiana Harbor Ry. Co.	SCIH
Shelbyville Industrial Railroad	SVIZ
Shawnee Terminal Ry. Co., Inc.	STR
Toledo, Peoria & Western Ry. Corp.	TPW
Terminal R.R. Association of St. Louis	TRRA
Tazewell & Peoria R.R.	TZPR
Union Pacific R.R.	UP
Vandalia R.R. Co.	VRRC
Wisconsin & Southern R.R. Co.	WSOR

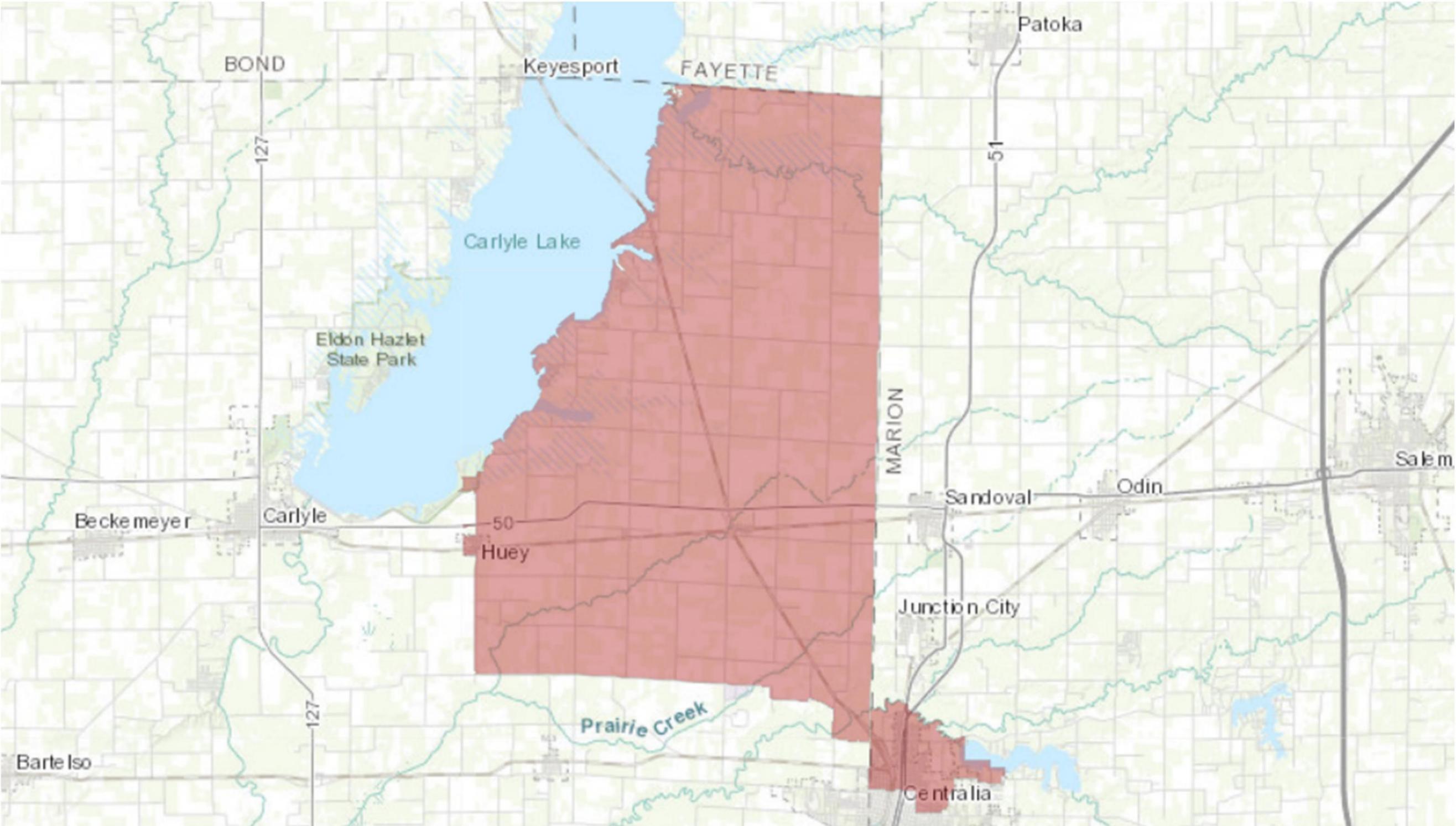


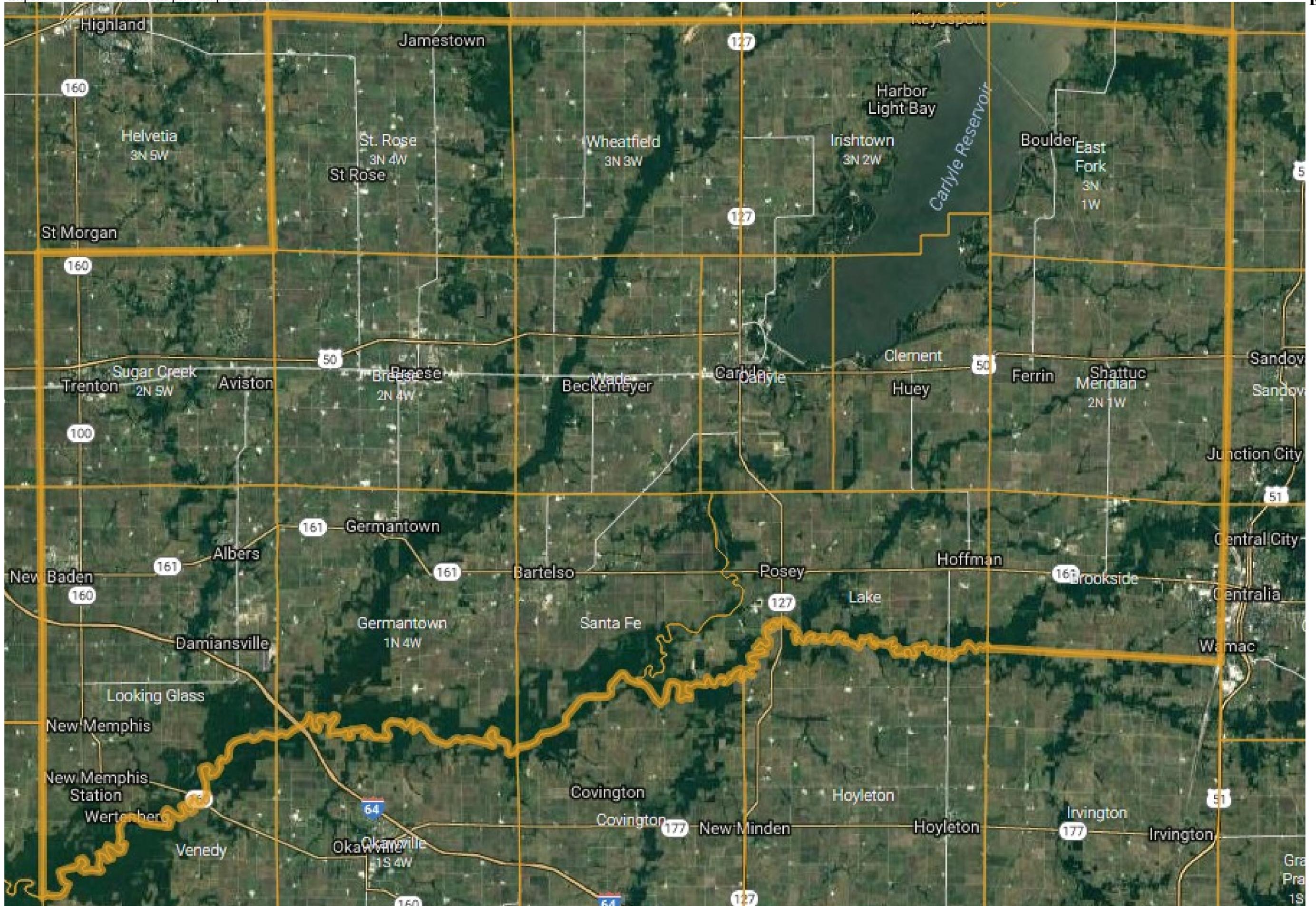
\* Due to congested areas on the map, some rail lines may not be displayed.  
\*\* Passenger/commuter rail lines

# CLINTON COUNTY ENTERPRISE ZONE 2019



# CLINTON COUNTY OPPORTUNITY ZONE





# Coal Mines and Industrial Mineral Mines CLINTON County

For further information contact:  
Prabhu Research Institute  
Illinois State Geological Survey  
University of Illinois at Urbana-Champaign  
815 East Peabody Drive  
Champaign, Illinois 61820-9584  
(217) 333-4147  
http://www.isgs.illinois.edu

This product is under review and may not meet the standards of the Illinois State Geological Survey.

County coal maps and select quadrangle maps available as downloadable PDF files at: <http://www.isgs.illinois.edu>

