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## COMMUNITY INDICATORS REPORT

This Report is a summary of current conditions and recent trends in Tuscola, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the City. This report is included as an appendix to the comprehensive plan so that it may be easily updated from time to time as new data becomes available.

B

C



## About the Data



These indicators utilize a mixture of local, county, state, and federal data sources. The U.S. Census has historically been a key source of data for many community indicators. Much of the information previously collected by the decennial U.S. Census is now collected only by the American Community Survey (ACS). The ACS is an ongoing survey that collects sample data every year and reports estimates of population and housing characteristics. For communities smaller than 20,000 people, the best available estimates are reported as rolling averages over 5-year periods – they indicate average conditions over the reporting period rather than a snapshot of a single point of time. Because the ACS estimates are based on a sample of the population, they include some error. The margin of error is reported for each estimate, and is an indication of how reliable the estimate is. As a general rule, the ACS data is quite reliable at the State level, generally reliable at the County level, and less reliable at the municipal level. The margin of error makes the data much more difficult to interpret. To simplify tables in this plan, the reliability of each value is indicated simply by the formatting of the text. For each ACS estimate, the margin of error is divided by the estimate. If the error is 10% or less than the estimate, the value in the table is bolded and underlined (see sample table below). In graphs, the ACS data exceeding this 10% error threshold will be denoted at the bottom of the graph.

The second important note when using ACS estimates is that they cannot be compared to decennial census

data because they are measured in different ways. While some of the tables in this report show both decennial census data and ACS data, caution should be used when trying to draw conclusions about trends by comparing the two sets of numbers.

This report is a summary of current conditions and recent trends in Tuscola, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the City.



	City		County	
	Number	Percent	Number	Percent
1990	1,242	2.20%	79,364	5.00%
2000	1,389	3.40%	100,601	6.00%
2010	1,435	10.00%	145,452	7.00%
Avg. 2009-2013	378		<b><u>253,053</u></b>	

↑ error exceeds 10%      ↑ error less than 10%

← Census data

← ACS data

## Population & Age Trends

Historically, population trends for the City of Tuscola show a steady increase in population. The City experienced a mini 'boom' between 1990 and 2000 with a 6.82% increase in population. The boom was short lived as the following decade brought Tuscola only a 0.72% increase in residents. A similar pattern occurred in both Douglas County and Illinois.

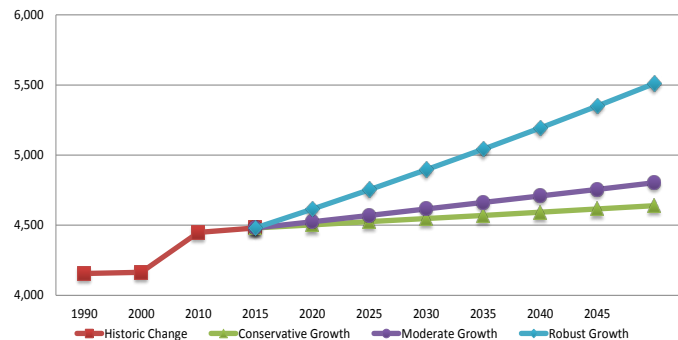
There are many factors to consider and weigh when looking into population forecasts. Illinois provides population forecasts at the State and County level into the year 2025. According to the State, Illinois is anticipating a modest 1% population percent increase every five years. Illinois is also expecting Douglas County to lose less than 1% in its population every five years. These two forecasts, in addition to local social, economic and environmental factors must be considered when projecting the population of Tuscola over the next 30 years.

To help combat the challenge of population forecasting, three scenarios were created. The first is a 'Conservative Growth' scenario in which Tuscola grows at a rate (0.5%) which is half that of the State, but more than the County. The second scenario is a 'Moderate Growth' projection in which Tuscola is more in line with the projected growth of Illinois at 1% every five years. The third is a more arbitrary 'Robust Growth' in which Tuscola would experience a 3% growth in population every five years.

The distribution of age cohorts in Tuscola show an aging population consistent with Central Illinois. The smallest cohort is that of those aged 20-24. The assumption here is that this age range is typically away receiving a higher degree of education and/or training outside of the community. Gender, as to be expected, is split down the middle, with a slight edge to the females (51%).

### Population Projections - 3 Scenarios

Source: 2010 U.S. Census, State of Illinois Data Portal (2015-2025 Projections), MSA Projections



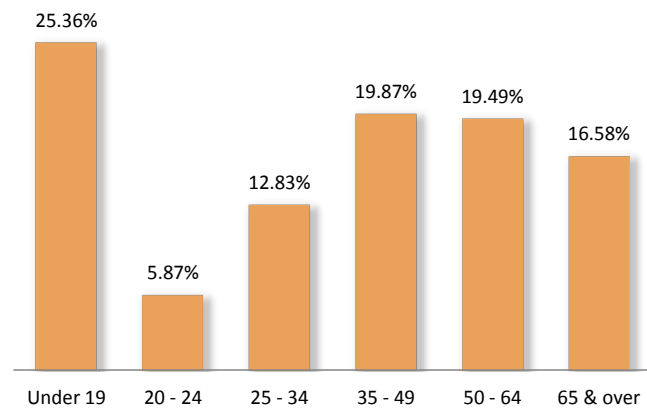
### Population Trends & Projections

Source: 2010 U.S. Census, State of Illinois Data Portal (2015-2025 Projections), MSA Projections - Moderate Growth Scenario

	City of Tuscola	Douglas County	Illinois
1980	4,155	19,774	11,426,518
1990	4,164	19,464	11,430,602
2000	4,448	19,922	12,419,293
2010	4,480	19,980	12,830,632
2015	4,502	19,860	12,978,799
2020	4,525	19,766	13,129,238
2025	4,548	19,711	13,263,654
2030	4,570	19,652	13,396,291
2035	4,593	19,593	13,530,253
2040	4,616	19,534	13,665,556
2045	4,639	19,476	13,802,212

### Age Distribution

Source: 2010 U.S. Census Data





## Household Counts

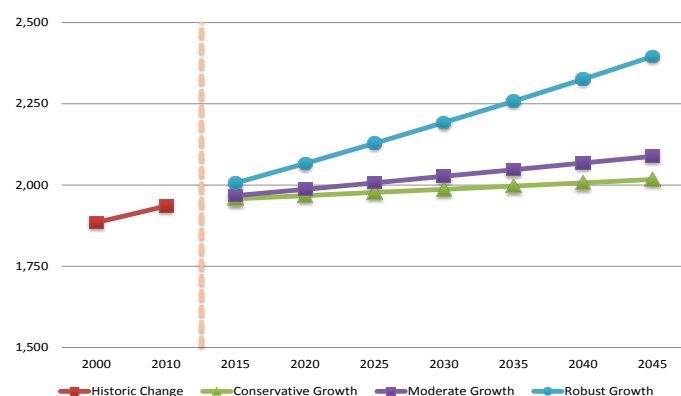
Household trends for the City of Tuscola show a 2.7% increase in households between 2000 and 2010. This occurred despite the decline in total population over that period because average household size dropped from 2.35 to 2.31 over that period.

Looking into the future, three projections are offered based on the three population growth scenarios. All three assume a stabilized average household size of 2.3 persons, consistent with the long-term national trend on household size, which has finally leveled off after six decades of decline explained by fewer children per family, an increase in divorce and single parent households, and an increase in life expectancy. In 2010, Tuscola was below the National average of 2.59 persons per household and the County average of 2.57 with only 2.31 persons per household. This may be attributed to the larger number of seniors and empty nesters.

### Household Projections - 3 Scenarios

Source: US Census Bureau; MSA Forecasts based on projected population growth and 2.3 persons per household.

	Conservative Growth		Moderate Growth		Robust Growth	
	Households	Percent Change	Households	Percent Change	Households	Percent Change
2000	1,885	n/a	1,885		1,885	
2010	1,935	2.7%	1,935	2.7%	1,935	2.7%
2015	1,957	1.2%	1,967	1.7%	2,006	3.7%
2020	1,967	0.5%	1,987	1.0%	2,066	3.0%
2025	1,977	0.5%	2,007	1.0%	2,128	3.0%
2030	1,987	0.5%	2,027	1.0%	2,192	3.0%
2035	1,997	0.5%	2,047	1.0%	2,258	3.0%
2040	2,007	0.5%	2,068	1.0%	2,326	3.0%
2045	2,017	0.5%	2,088	1.0%	2,396	3.0%



## Occupancy & Housing Stock

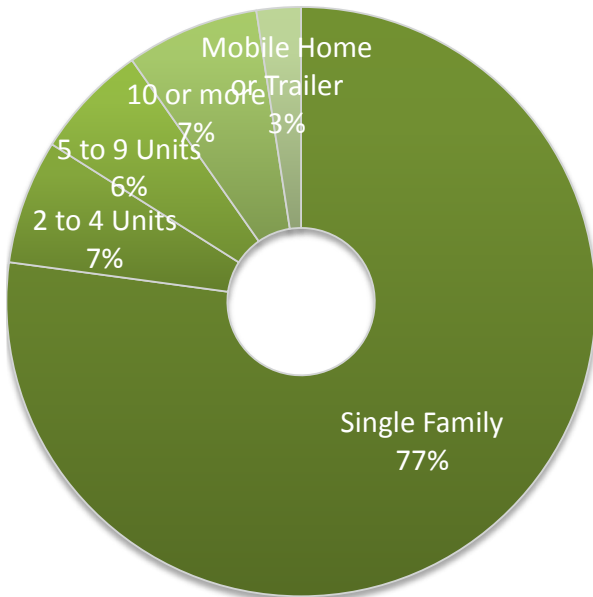
The diversity of Tuscola's housing stock is typical of small towns in the Midwest, with over three-quarters' consisting of single family homes. Multi-family housing in the City has a good mix in the number of units per dwelling with 7% having two to four units, 6% having five to nine units, and 7% having dwelling greater than ten units.

Three-fourths of the City residents live in owner-occupied housing. In correlation with the 2008 housing market crisis, this percentage of vacant units rose at the end of the decade. Additionally, the distribution of vacant units is out of balance and important to note. There is an appropriate balance between the interest of landlords/sellers and the interests of renters/buyers in a healthy market. The healthy balance for owner-occupied homes is typically between 1% and 2%, reflecting the fact that sellers typically live in their homes while they are on the market and units are rarely vacant. A healthy balance for rental units is around 5%, allowing renters options in the market and the ability to move in immediately. The average vacancy rate of 13% for both owner-occupied and rental housing is high for the City despite the circumstances.

Tuscola can showcase a large variety in housing stock through the decades. Housing built in each decade adds variety to the housing stock while new housing will help accommodate the projected population increase in the upcoming decades. It should be noted that the American Community Survey estimates did not pick up any new structures being built after 2010 in Tuscola. However, the City of Tuscola Building Inspectors reported 23 new structures built between 2010 and 2014.

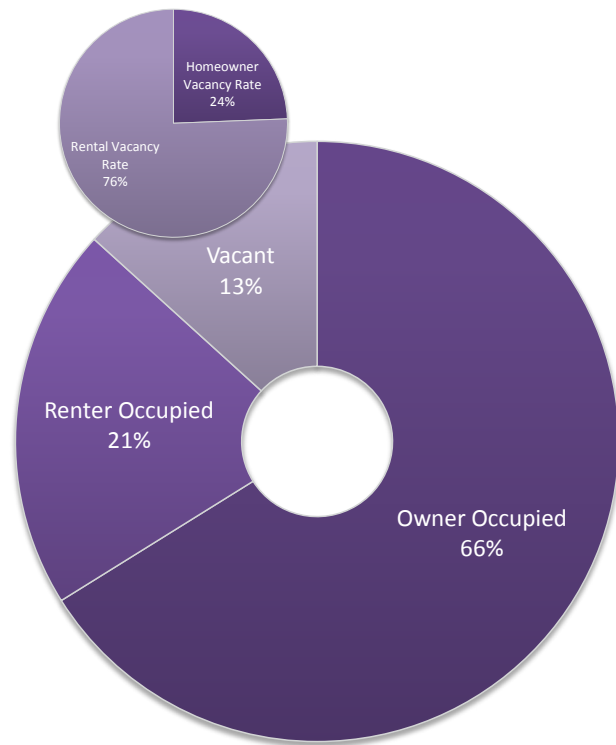
## Unit Type

Source: American Community Survey, 2009-2013 Average



## Unit Occupancy

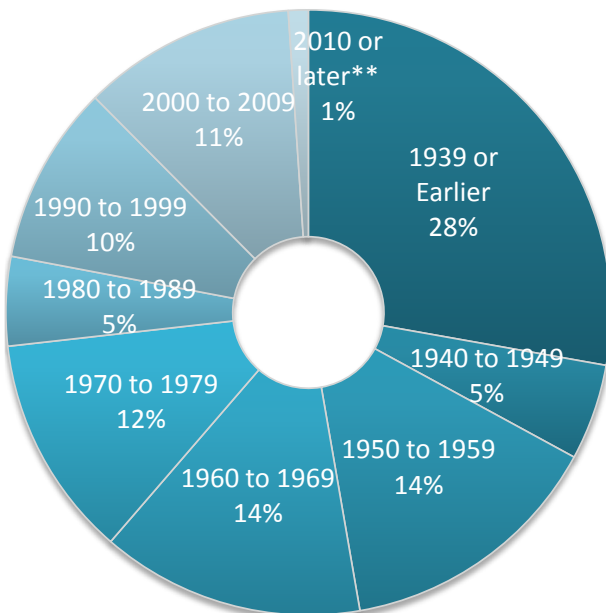
Source: American Community Survey, 2009-2013 Average



## Year Structure Built

Source: American Community Survey \*Error greater than 10% on all data;

\*\*Number provided by the City of Tuscola, IL



## Affordability & Value

Affordable housing opportunities are often provided through the sale of older housing units. Housing is generally considered “affordable” when the owner or renter’s monthly housing costs do not exceed 30% of their gross monthly income. Tuscola appears to be rather affordable for residents as only 23% of Tuscola homeowners pay more than 30% of their gross income. As for renters, it appears to be less affordable as over half (52%) of renters exceeded the “affordable” threshold.

While these numbers are important indicators of affordability, it is also important to note that some residents may consciously choose to devote more than 30% of their income to household and lifestyle expenses.

The median rent of \$741.00 for Tuscola is higher than the County median of \$686.00, but less than Illinois’ median rent of \$890.

The value of a home is also an indicator to the strength of the housing market and in turn, the vitality of the community. The median value of a home in Tuscola is slightly less than one in Douglas County; \$94,900 compared to \$99,300. However, both the City and County lag behind Illinois’ median home value which is nearly double at \$182,300. However, it should be noted that Illinois’ average also includes the Chicago Metro Area housing market which is drastically different than the markets in Central Illinois.

### Selected Monthly Homeowner Costs

Source: American Community Survey, 2009-2013 Average

	Percent
Less than 20%	60%
20% to 24.9%	14%
25% to 29.9%	12%
30% to 34.9%	1%
35% or more	13%
Not computed	0%

### Selected Monthly Costs for Renters

Source: American Community Survey, 2009-2013 Average

	Percent
Less than 15%	19%
15% to 19.9%	7%
20% to 24.9%	16%
25% to 29.9%	7%
30% to 34.9%	5%
35% or more	42%
Not computed	5%
Exceed affordable threshold	47%
<b>Median Rent</b>	<b>\$741</b>

### Value (For Owner Occupied Units)

Source: American Community Survey, 2009-2013 Average

	2009-2013 AVG
Less than \$50,000	10%
\$50,000 to \$99,999	45%
\$100,000 to \$149,999	29%
\$150,000 to \$199,999	8%
\$200,000 to \$299,000	7%
\$300,000 to \$499,999	1%
\$500,000 or more	1%
<b>Median Value</b>	<b>\$94,900</b>



## Subsidized & Senior Housing



**Meadow Green Apartments** 201-207 Luke Street,  
200-206 Nicholas Drive, 209-211 Hanna Court

**Southgate Manor** 112 East Daggy

**Otto Real Estate** 707-715 East Barker



## Housing Programs



Currently, the City does not have any housing assistance programs available.



## Commuting

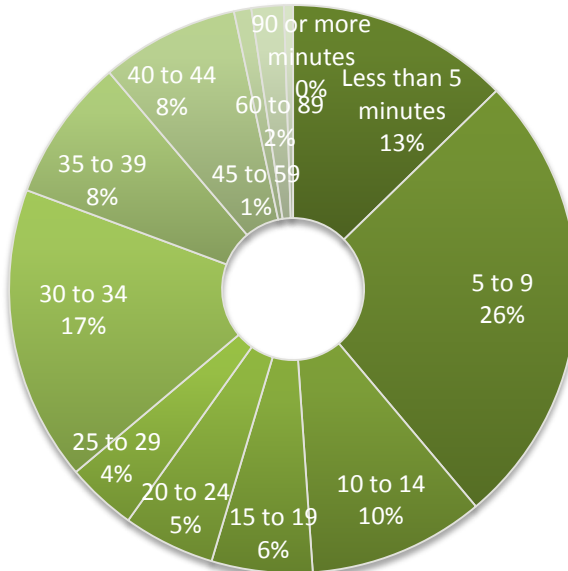
Nearly 50% of the City's commuters age 16 or older work within 14 minutes of their place of employment. Both Tuscola and Douglas County commuters, on average, have a travel time to work of 20.8 minutes, which is eight (8) minutes shorter than the State average commute. A large percentage (64%) of Tuscola workers have a commute that is less than 29 minutes. These times suggest most residents work in the City or in nearby areas.

Approximately 60% of the workforce is employed within Douglas County. The percentage of residents who work out of the county is relatively high (39.1%) and is most likely due to the location of multitude of employers in nearby Champaign, Macon, and Coles Counties.

Commuting in Tuscola is mostly done by car, with 84.3% of commuters traveling in a single occupant vehicle. This number is about 10% higher for Douglas County (74.7%) and Illinois (73.6%). Additionally, 11.3% of commuters in Tuscola carpooled to work, 0.0% walked, 1.6% biked, and 2.8% worked from home.

### Commuting Time to Work

Source: American Community Survey, 2009-2013 Average; \*Error greater than 10% on all data



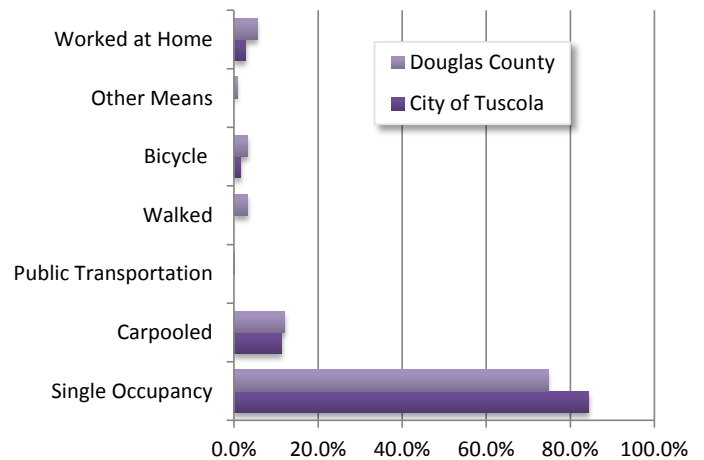
### Place of Commute

Source: American Community Survey, 2009-2013 Average

	City of Tuscola	Douglas County
Within Douglas County	60.0%	<b>58.3%</b>
<i>Within the City</i>	---	---
<i>Outside the City</i>	---	---
Outside of County, Within State	39.1%	41.3%
Outside of State	<b>0.9%</b>	<b>0.4%</b>

### Method of Commute

Source: American Community Survey, 2009-2013 Average



## Major Modes of Travel

### Aviation Service

The privately owned and operated, Tuscola Airport (K96), is located two miles southwest of Downtown Tuscola. It is open to the public 24 hours each day.

- Covers an area of 12 acres
- Elevation of 665 feet
- One (1) lighted runway designated 9/27 with a gravel surface, 2,660ft. by 30ft.
- No air traffic control tower
- Fuel, 100LL, MOGAS
- Private storage and maintenance available

The airport primarily supports single-engine general aviation aircraft, but may also accommodate small twin-engine general aviation aircraft and occasionally business aircraft activity.



As for nearby local airports, Tuscola is 71.4 miles from the Central Illinois Regional Airport in Bloomington; 35 miles from the Decatur Airport in Decatur; 27 miles from Coles County Memorial Airport in Charleston; and 18 miles from Willard Airport in Savoy. For larger airports, it is 2.6 hours from Chicago - O'Hare; 2.5 hours from St. Louis - Lambert; and 2 hours from Indianapolis - International.

### Motor Carrier

All federal, state, county, and local roads are classified into categories under the "Roadway Functional Classification System" based upon the type of service they provide (see *Transportation Facilities Map* on the next page for road classifications in the Plan Area). In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic.

Interstate 57, which runs north and south along the east side of Tuscola, is designated as a Class I Roadway. There is (1) interchange off of I-57 into Tuscola. Additionally, there are two US Routes (Class II) which service Tuscola: US Route 45 runs north and south along the west side of the City and US 36 which runs east to west along the south side of Tuscola. US 36 is the road which the I-57 interchange dissects and serves as the primary commercial corridor for the community.

Additionally, there is one (1) freight terminal, four (4) local carriers, and fourteen (14) interstate carriers located in Tuscola.

### Roadway Improvement Projects

Illinois' Five Year Highway Improvement Program identifies projects by county and project limits. This list provides projects to be completed between 2015 and 2019. Currently, Illinois Department of Transportation (IDOT) does not have any plans for projects within or around Tuscola.

However, due to the location of a private fertilizer plant to be located in Tuscola, IDOT is providing \$12.3 million in state road improvements for the area.

In addition, \$1 million dollars in public infrastructure improvements along the state routes are also planned by IDOT. Specific details on all the improvements have not been released at this time.

## Bike, Pedestrian & Transit Travel



At present, the City of Tuscola does not maintain a citywide transit system, nor are there any plans for the implementation of one.

### Sidewalks, Trails, & Routes

Pedestrians and bicyclists use a combination of roadways, sidewalks, and off-street trails. While many of the City's residential neighborhoods include sidewalks there are some neighborhoods throughout the City where sidewalks are limited. The City's Subdivision Code currently mandates the installation of sidewalks within new subdivisions. The City of Tuscola has one walking path at the north end of Ervin Park on the north side of town. No other trails are planned at this time.

### Transit Service

Currently, Tuscola (and Douglas County) is served by the Central Illinois Public Transit system. This service provides residents with transportation to Champaign, Urbana, Arthur, Arcola, Atwood, Carmargo, Villa Grove, and Newman. To utilize the service, residents must call ahead and arrange the transport.

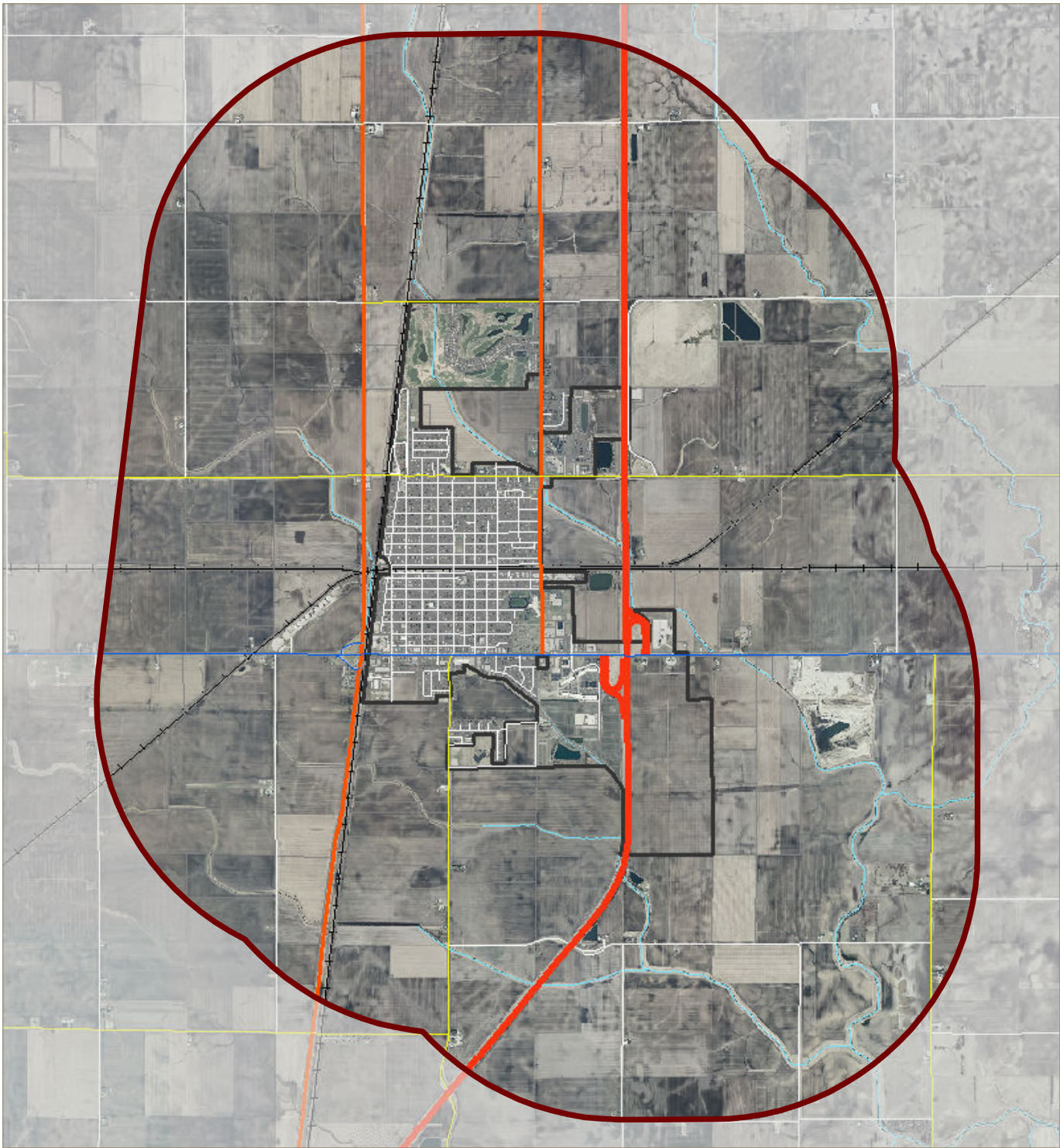
Additionally, Douglas County recently released a Request for Proposals for additional transit services within the County.

### Railroad Service

Tuscola is at the intersection of three Class I mainline railroads: CSX Transportation, Union Pacific, and Canadian National (Illinois Central). These lines are primarily used for industry, not passenger rail.

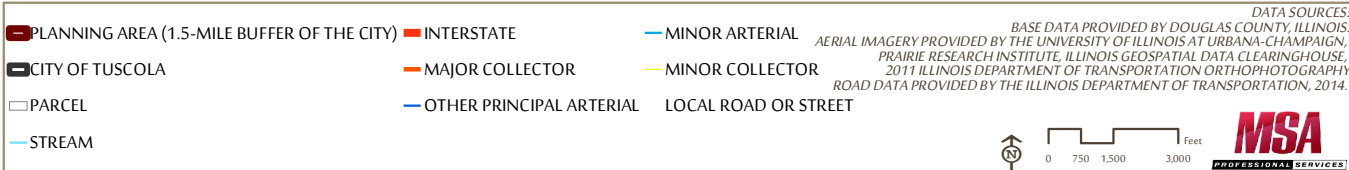
### Vehicular Traffic

Motorized transportation is heavily used daily around and through Tuscola. The map on the opposite page shows the Average Daily Traffic Counts for the Planning Area.



## TRANSPORTATION | EXISTING

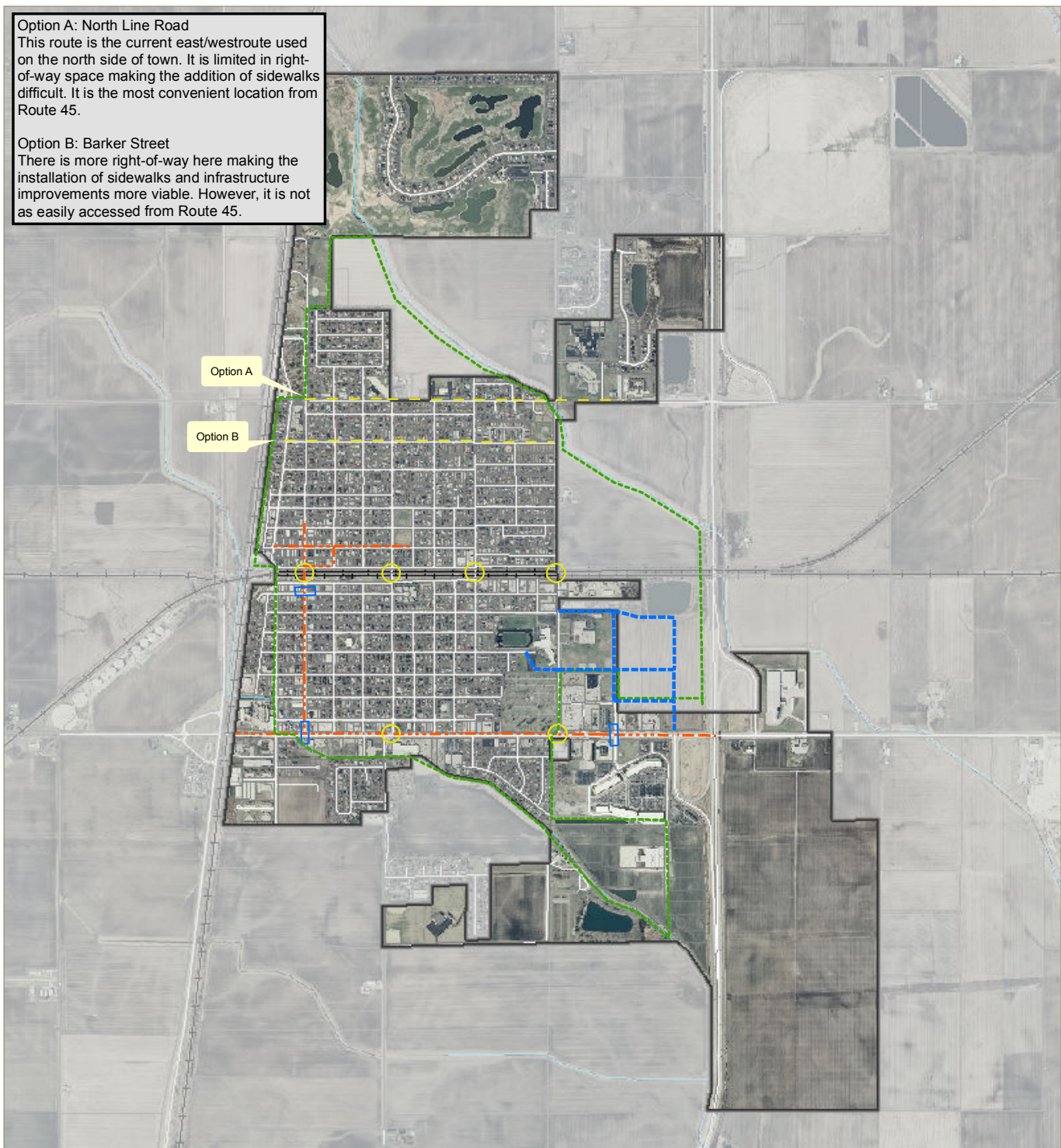
CITY OF TUSCOLA  
DOUGLAS COUNTY, ILLINOIS





**Option A: North Line Road**  
This route is the current east/west route used on the north side of town. It is limited in right-of-way space making the addition of sidewalks difficult. It is the most convenient location from Route 45.

**Option B: Barker Street**  
There is more right-of-way here making the installation of sidewalks and infrastructure improvements more viable. However, it is not as easily accessed from Route 45.



## TRANSPORTATION | FUTURE

CITY OF TUSCOLA  
DOUGLAS COUNTY, ILLINOIS

- CITY OF TUSCOLA — PEDESTRIAN IMPROVEMENTS
- PARCEL
- STREAM
- PEDESTRIAN ENHANCEMENTS
- CORRIDOR ENHANCEMENTS
- PROPOSED MULTI-PURPOSE TRAIL
- GATEWAY
- FUTURE CITY ROADWAY

DATA SOURCES:  
BASE DATA PROVIDED BY DOUGLAS COUNTY, ILLINOIS.  
AERIAL IMAGERY PROVIDED BY THE UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN,  
PRAIRIE RESEARCH INSTITUTE, ILLINOIS GEOSPATIAL DATA CLEARINGHOUSE,  
2011 ILLINOIS DEPARTMENT OF TRANSPORTATION ORTHOPHOTOGRAPHY  
ROAD DATA PROVIDED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, 2014.



## Education & Income

The level of education attained by a community can provide valuable insight into the existing labor force, including availability of skilled and professional workers and demand for training opportunities. The percentage of Tuscola residents 25 years or older who have at least a high school diploma (90.40%) is higher than both Douglas County (83.8%) and Illinois (87.3%). The percentage of residents who have obtained a bachelor's degree (12.4%) is lower than the State (19.5%). This percentage also saw a decrease over the two reporting periods, from just 16.7% in the 2005-2009 sample. While this could be sampling error in the data, it is generally inconsistent with regional and national trends, in which the recession economy encouraged more people to seek and complete post-secondary degrees.

Income is another way to look at the economic vitality of a community. For Tuscola, the per capita income at \$25,282 is higher than the County's \$23,732. The median family (\$66,349) and median household (\$49,865) incomes for Tuscola are roughly the same as the County, but under performing the State as a whole. These lower averages are certainly related to the level of educational attainment and percentage of individuals living below the poverty level. In the City, 10.9% of the population is estimated to be below the poverty level. (*The Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level".*)

### EDUCATIONAL ATTAINMENT\*

Source: U.S. Census Bureau, American Community Survey, 2005-2009 Average & 2009-2013 Average; \*Population 25 years and over

		Avg. 2005-2009	Avg. 2009-2013
Tuscola	HS Grad	<b>34.80%</b>	<b>43.20%</b>
	Some College	<b>23.70%</b>	<b>18.80%</b>
	Associate Degree	<b>9.20%</b>	<b>10.50%</b>
	Bachelor's Degree	<b>14.00%</b>	<b>12.40%</b>
	Graduate/Prof. Degree	<b>8.60%</b>	<b>5.50%</b>
	<b>High School Grad or Higher</b>	<b>90.50%</b>	<b>90.40%</b>
Douglas County	HS Grad	<b>37.5%</b>	<b>37.4%</b>
	Some College	<b>22.4%</b>	<b>22.1%</b>
	Associate Degree	<b>6.7%</b>	<b>7.5%</b>
	Bachelor's Degree	<b>10.9%</b>	<b>11.8%</b>
	Graduate/Prof. Degree	<b>5.2%</b>	<b>4.4%</b>
	<b>High School Grad or Higher</b>	<b>82.6%</b>	<b>83.8%</b>
Illinois	HS Grad	<b>28.1%</b>	<b>27.1%</b>
	Some College	<b>20.6%</b>	<b>21.3%</b>
	Associate Degree	<b>7.2%</b>	<b>7.4%</b>
	Bachelor's Degree	<b>18.6%</b>	<b>19.5%</b>
	Graduate/Prof. Degree	<b>11.2%</b>	<b>12.0%</b>
	<b>High School Grad or Higher</b>	<b>85.7%</b>	<b>87.3%</b>

### INCOME TRENDS

Source: U.S. Census Bureau, American Community Survey, 2009-2013 Average

		Avg. 2009-2013
Tuscola	Per Capita	<b>\$25,282</b>
	Median Family	<b>\$66,349</b>
	Median Household	\$49,865
	Below Poverty	10.9%
Douglas County	Per Capita	<b>\$23,732</b>
	Median Family	<b>\$65,220</b>
	Median Household	<b>\$52,741</b>
	Below Poverty	<b>10.3%</b>
Illinois	Per Capita	<b>\$29,666</b>
	Median Family	<b>\$70,344</b>
	Median Household	<b>\$56,797</b>
	Below Poverty	<b>14.1%</b>

## Existing Labor Force

A community's labor force includes all people over the age of 16 classified as employed or unemployed as well as members of the U.S. Armed Forces. Those not included in the labor force statistics include students, homemakers, retired workers, seasonal workers not currently looking for work, institutionalized people, and those doing only incidental unpaid family work.

As a whole, Tuscola's average unemployment rate is similar to that of the County and State at 8.1%. *(This rate is a reflection of the average unemployment rate over a five year period which included the "Great Recession". It is not an accurate depiction of today's unemployment, but rather a big picture look at trends.)*

Tuscola's labor force overall mimics that of the County and State.

- Not surprisingly, Tuscola's unemployment rate increased since 2000 alongside the County and State. In 2010 the United States was in an economic downturn commonly referred to as the "Great Recession", accounting for the higher unemployment rates to be included in the five-year average.
- Over 80% of workers in Tuscola earn a private wage and salary. And nearly a sixth (13.8%) of the labor force in Tuscola is employed by a Governmental (Local, State or Federal) entity.
- The most common occupational category among Tuscola's residents is "Sales and office occupations" (30.4%) and is closely followed by "Management, business, science, and arts occupations" (28.0%). "Production, transportation, and material moving occupations" (17.0%) and "Service occupations" (16.2%) follow next, respectively. In this regard, Tuscola more closely resembles the State than Douglas County.
- The "industry" that employs the most City residents is "Educational services, and health care and social assistance" category (21.2%) with retail trade not far behind (19.2%). Smaller numbers are employed in "Manufacturing" (15.7%), "Arts, entertainment, and recreation, and accommodation and food services" (11.5%), and "Transportation and warehousing, and utilities" (7.3%). This local employment profile is similar to that of the region.

## Employment Status\*

Source: U.S. Census Bureau, American Community Survey, 2005-2009 & 2009-2013; \*Population 16 years and over.

	City of Tuscola	Douglas County	Illinois
In Labor Force (2009-2013)	<b>3,534</b>	<b>15,408</b>	<b>10,124,119</b>
Unemployment Rate	8.1%	<b>6.4%</b>	<b>10.5%</b>
In Labor Force (2005-2009)	<b>3,452</b>	<b>14,921</b>	<b>9,958,475</b>
Unemployment Rate	5.6%	<b>5.0%</b>	<b>8.0%</b>

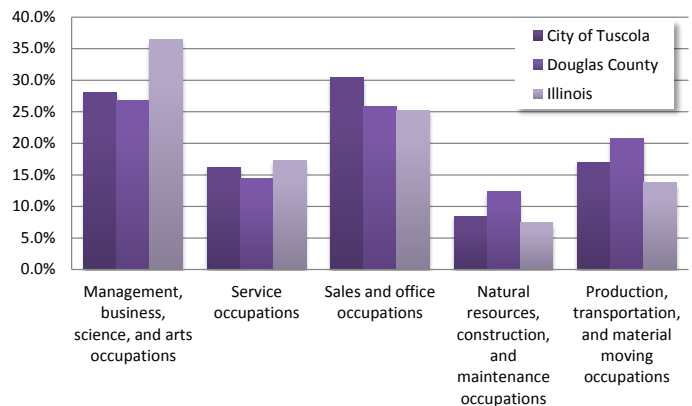
## Class of Worker

Source: U.S. Census Bureau, American Community Survey, 2009-2013

	City of Tuscola	Douglas County	Illinois
Private Wage & Salary	80.0%	<b>71.7%</b>	<b>73.2%</b>
Government Worker	13.8%	14.1%	<b>13.0%</b>
Private Not-for-Profit Worker	4.2%	5.3%	<b>8.9%</b>
Self Employed & Unpaid Family Worker	2.1%	8.8%	<b>4.9%</b>

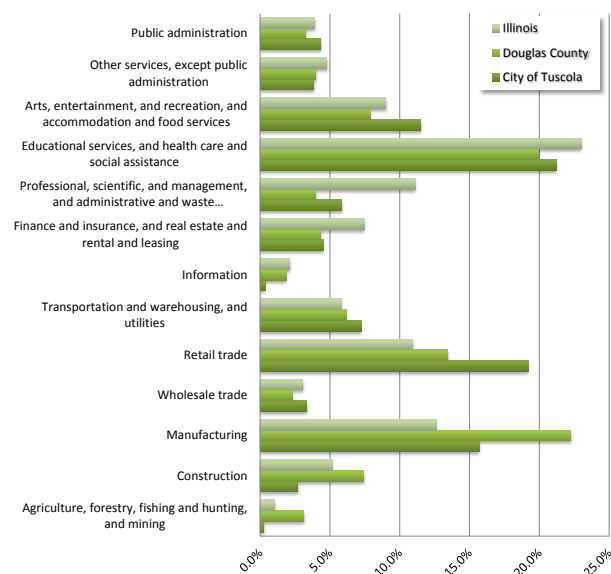
## Occupations

Source: U.S. Census Bureau, American Community Survey, 2009-2013



## Industry

Source: U.S. Census Bureau, American Community Survey, 2009-2013





## Business & Industry



### Industrial Sites

At present, the City of Tuscola does not have an Industrial/Commercial Park, however, there is the opportunity to develop a new business park at the southeast corner of the interchange where 300 acres are available.

### Major Employers

The largest employer is the Cabot Corporation with just over 180 employees. However, if part time employment is considered, the Tanger Outlet Center employs the largest number of employees over the holidays with 486 employed. Other major employers include School District #301, Lyondill Equistar Chemicals, and the Douglas County Government.

## Major Employers & Manufacturers

Source: Illinois Department of Commerce and Economic Opportunity, 2013

Employer	Product/Service	Approximate Employment	Union Affiliation	Year Established
Cabot Corporation	Cab-o-sil	164	Int'l Chem Wo	1958
School District #301	Education	117	84 part time	1901
Tanger Outlet Center	Outlet Center	116	370 part time	1994
Lyondill Equistar Chemicals	Polyethelene, Etc.	100	Oper. Eng	1953
Douglas County Government	Government Services	93	None	1885
Tuscola Health Care Center	Heath Care	60		1974
Panhandle Easter	Natural Gas	35	AFL-CIO	1949
Cargill, Inc.	Elevator/Grain Expor	34	None	1972
City of Tuscola	Municipal Government	27		1857
Northrup King	Sead Bean Processing	15	20 part time	1990





## Employment Projections

The Illinois Department of Employment Security encourages economic growth and stability in Illinois by providing Employment Services to Illinois residents and employers, analyzing and disseminating essential Labor Market Information, and administering Unemployment Insurance programs.

Douglas County falls within the IDES Local Workforce Area 23 (LWA 23).

Statewide, the fastest growing industries are 'Healthcare and Social Assistants' and 'Professional and Business Services'. In LWA 23, the fastest growing industry is 'Biomedical Engineers'. See the chart at right for the top fifteen list. *(Please note, while many sectors in both Industry and Occupations are the fastest growing, they may not employ the most employees.)*

The fastest growing occupations in the state are 'Home and Healthcare', 'Financial/Computer/Mathematical Occupations', 'Healthcare Practitioners & Technical Occupations', 'Healthcare Support', and 'Skilled Labor: Masons/Electricians/Plumbers/Pipefitters/Steamfitters/Mechanics/Welders'. In the LWA 23 many of the fastest growing occupations fall within these categories. Healthcare jobs in general are growing rapidly, both regionally and statewide due in part to the aging population and recent changes in the healthcare system. See the chart at right for a detailed list.

## Employment Projections: Industry Local Workforce Area 23, 2010-2020

Source: Illinois Department of Employment Security, 2010

Standard Occupational Classification (SOC)	Base Employment	Projected Employment	% Change	Annual Compound
Title	2010	2020	2010-2020	Growth Rate
Biomedical Engineers	16.00	28.00	75.00	5.76
Locksmiths & Safe Repairers	6.00	9.00	50.00	4.14
Social Scientists & Related Occs, All Other	5.00	7.00	40.00	3.42
Electromechanical Equipment Assemblers	30.00	42.00	40.00	3.42
Ambulance Drivers/Attendants, Ex EMTs	13.00	18.00	38.46	3.31
Skin Care Specialists	21.00	29.00	38.10	3.28
Interpreters & Translators	28.00	38.00	35.71	3.10
Emergency Medical Techs & Paramedics	268.00	363.00	35.45	3.08
Lay-Out Workers, Metal & Plastic	23.00	31.00	34.78	3.03
Biological Technicians	17.00	22.00	29.41	2.61
Logisticians	55.00	71.00	29.09	2.59
Motorcycle Mechanics	14.00	18.00	28.57	2.54
Medical Scientists, Except Epidemiologists	32.00	41.00	28.12	2.51
Home Health Aides	770.00	986.00	28.05	2.50
Financial Examiners	15.00	19.00	26.67	2.39

## Employment Projections: Occupation Local Workforce Area 23, 2010-2020

Source: Illinois Department of Employment Security, 2010

North American Industrial Classification System (NAICS)	Base Employment	Projected Employment	Change	Annual Compound
Title	2010	2020	2010-2020	Growth Rate
Other Information Services	14	43	29	12.12
Scientific Research & Development Services	20	43	23	7.96
Funds, Trusts & Other Financial Vehicles	6	11	5	6.24
Other Ambulatory Health Care Services	295	453	158	4.38
Computer Systems Design Related Services	74	111	37	4.17
Internet, Web & Data Processing Services	25	36	11	3.73
Computer and Electronic Product Manufacturing	1229	1755	526	3.63
Management, Scientific & Tech. Services	158	223	65	3.52
Employment Services	3473	4892	1419	3.48



## Development Tools

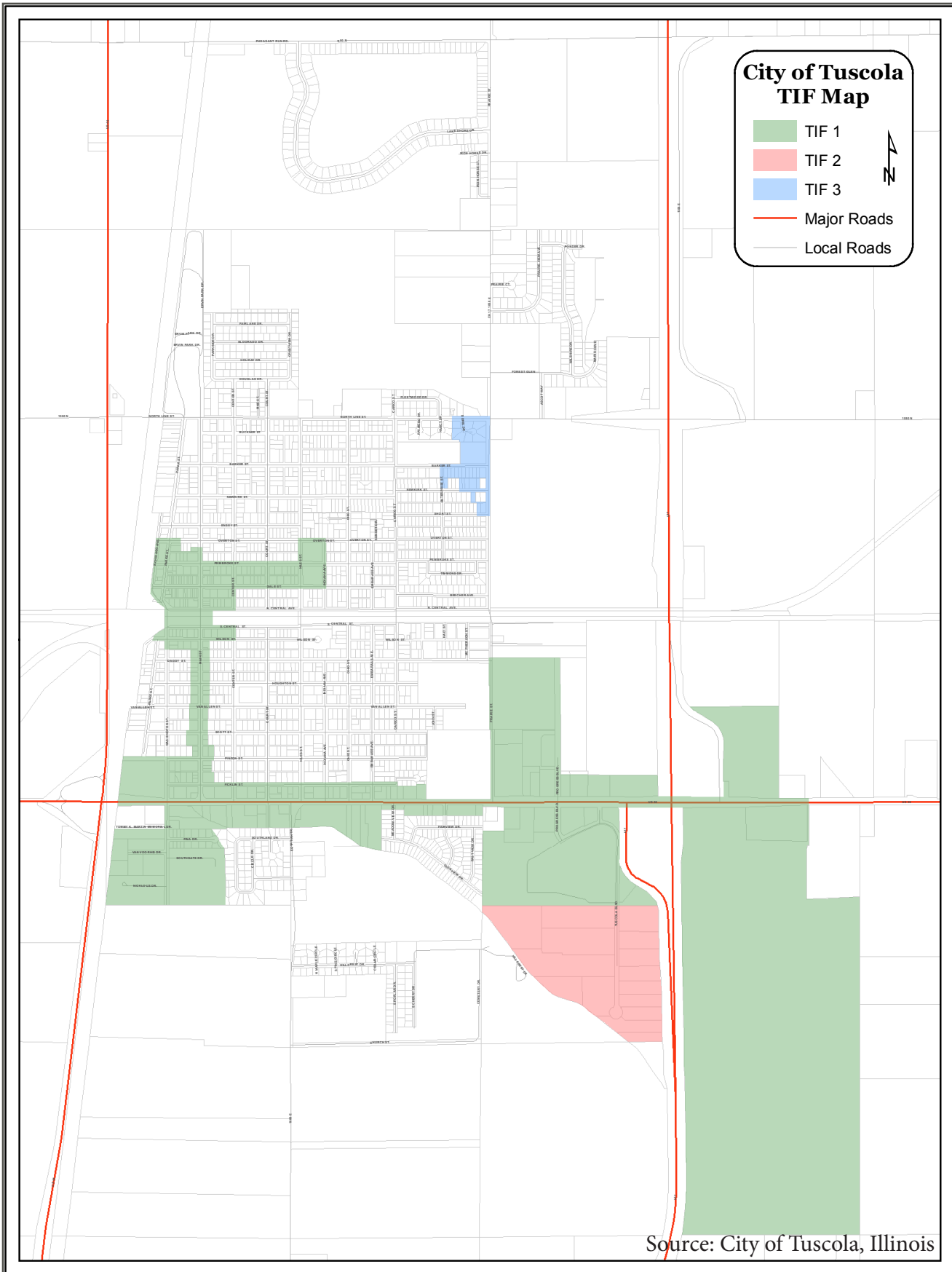


The City of Tuscola employs several tools to support economic development within the City.

The Tuscola Tax Increment Financing (TIF) Districts serve as the entirety of the local incentive package, which are used to promote economic development. Incentives within two (TIF 1& 2) of the three TIF Districts include:

- Property tax rebates
- Land Acquisition
- Infrastructure improvements
- Low interest loans for commercial property improvements

To date, the TIF District incentives have proven to be an effective tool for spurring new retail development and improving the physical condition of the buildings located within the districts.





## Physiography & Open Space

### Physiography

Douglas County lies entirely within the Bloomington Ridged Plain of the Central Lowland physiographic province. The Bloomington Ridged Plain is part of the Wisconsin till plain that is characterized by a series of end moraines and ground moraines. Douglas County also lies entirely within the Illinois and Iowa Deep Loess and Drift major land resource area.

Most of the present surface materials and landforms are the result of glacial ice, running water, and windblown deposits of the most recent glacial stage, the Wisconsin which deposited anywhere from 20 feet to more than 200 feet of drift throughout the county.

The central part of Douglas County is surrounded by glacial moraines from different ice advances and retreats. The Arcola Moraine lies to the south and west, and the Pesotum and West Ridge Moraines are to the north. A large part of Douglas County was covered by a glacial lake between these moraines.

The relief in Douglas County is low on the nearly level and gently sloping, broad uplands. The greatest change in relief is in areas along major drainageways, where stream downcutting has caused 50- to 65-foot drops in elevation from the adjacent uplands. The elevation in the county ranges from about 600 feet to about 720 feet above mean sea level. The highest elevation is near the village of Newman on the West Ridge Moraine. The lowest elevation is where the Embarras River exits the county southwest of Oakland.

### Mineral & Natural Resources

At the time of settlement, about 41,000 acres of the county was forestland. In 2002, about 2,901 acres, or about 0.9 percent of the county, was forestland and pasture forestland. The remaining forestland is typically along the major streams and their tributaries. Much of this land is not tillable because of the slope or the frequency of flooding and is maintained for

conservation reasons. It provides important areas of wildlife habitat.

Gravel, stone, and agricultural lime are quarried from an area just east of Tuscola where limestone bedrock lies near the land surface. Oil and gas fields west of Interstate 57 and in a small area near Murdock have mostly been capped. Natural gas storage areas are located west of Interstate 57.

Coal was a considerable resource in Douglas County until 1991, when the shaft and slope mine near Murdock closed.

### Agricultural Land and Open Space

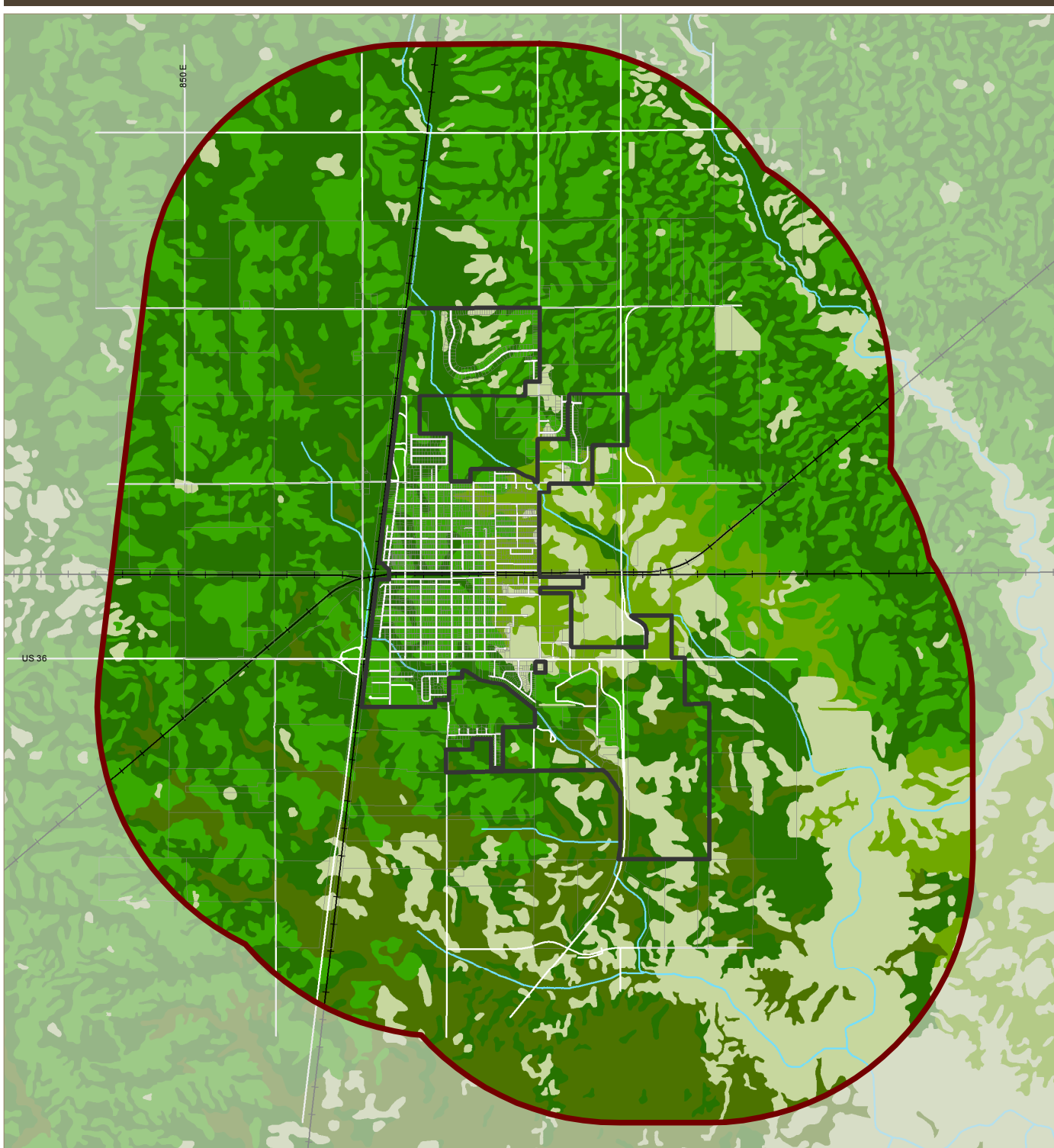
There are approximately 14,225 acres of agricultural land and open space in the planning area which is approximately 91% of the land. The majority of this land is located outside of the City of Tuscola but within the planning area.

### Soils

Soil also is a very valuable natural resource; it provides a growing medium for plants, a surface to build upon, a filter for waste products, a sink for carbon, and storage for excess rainwater. The Land Evaluation score from the Natural Resource Conservation Service, emphasizes farmland productivity for a majority of the soils within the County.

The dominant kinds of parent material in Douglas County are till, loess, outwash, alluvium, colluvium, and lacustrine sediments which were deposited by wind, water, glaciers, or glacial meltwater. In some areas, the materials have been reworked by wind or water after deposition.

*Source: Soil Survey of Douglas County, Illinois, United States Department of Agriculture, Natural Resources Conservation Service, and in cooperation with Illinois Agricultural Experiment Station. 2004.*



## SOILS

CITY OF TUSCOLA  
DOUGLAS COUNTY, ILLINOIS

- PLANNING AREA (1.5-MILE BUFFER OF THE CITY)
- CITY OF TUSCOLA
- PARCEL
- STREAM
- DRUMMER SILTY CLAY LOAM 0-2% SLOPE
- FLANNIGAN SILT 0-2% SLOPE
- MILFORD SILTY CLAY LOAM 0-2% SLOPE
- DRUMMER-MILFORD SILTY CLAY LOAM 0-2% SLOPE
- OTHER SOILS

DATA SOURCES:  
BASE DATA PROVIDED BY DOUGLAS COUNTY, ILLINOIS.  
SOIL DATA PROVIDED BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE.  
AERIAL IMAGERY PROVIDED BY THE UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN,  
PRAIRIE RESEARCH INSTITUTE, ILLINOIS GEOSPATIAL DATA CLEARINGHOUSE,  
2011 ILLINOIS DEPARTMENT OF TRANSPORTATION ORTHOPHOTOGRAPHY





## Water Resources



### Watersheds

Douglas County is fed by two hydraulic watersheds: 1) the Upper Kaskaskia, and 2) the Embarras.

### Surface Water

The Kaskaskia and Embarras Rivers drain most of the county. The Kaskaskia River ultimately drains into the Mississippi River south of St. Louis. The Embarras flows into the Wabash River, which then joins the Mississippi River at the southern tip of Illinois. The flood plains along these rivers and their tributaries are generally flooded annually, and the soils in these areas often have a high seasonal water table. Because the county has such low relief, ponding occurs on many soils. Most areas are sufficiently drained for the commonly grown crops such as corn and soy beans. Subsurface tile drains have been installed in most of the fields, and an extensive system of drainage ditches supplements the natural drainage.

The county has approximately 788 acres of impounded water, and most of this water is in farm ponds. The Kaskaskia and Embarras Rivers provide habitat and opportunities for recreation. The county has another 288 acres of miscellaneous water in the form of settling ponds and wastewater treatment ponds. These areas are not typically considered useful for wildlife habitat or recreation.

### Groundwater

Groundwater is a critical resource, not only because it is used as a source of drinking water, but also because rivers, streams, and other surface water depend on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near the ground surface, or where only a thin layer of soil separates the ground surface from the water table. The county has an abundant supply of groundwater in the sand and gravel deposits in buried valleys and in areas where glacial drift is thick. The municipal water supplies and many rural areas depend on groundwater wells.

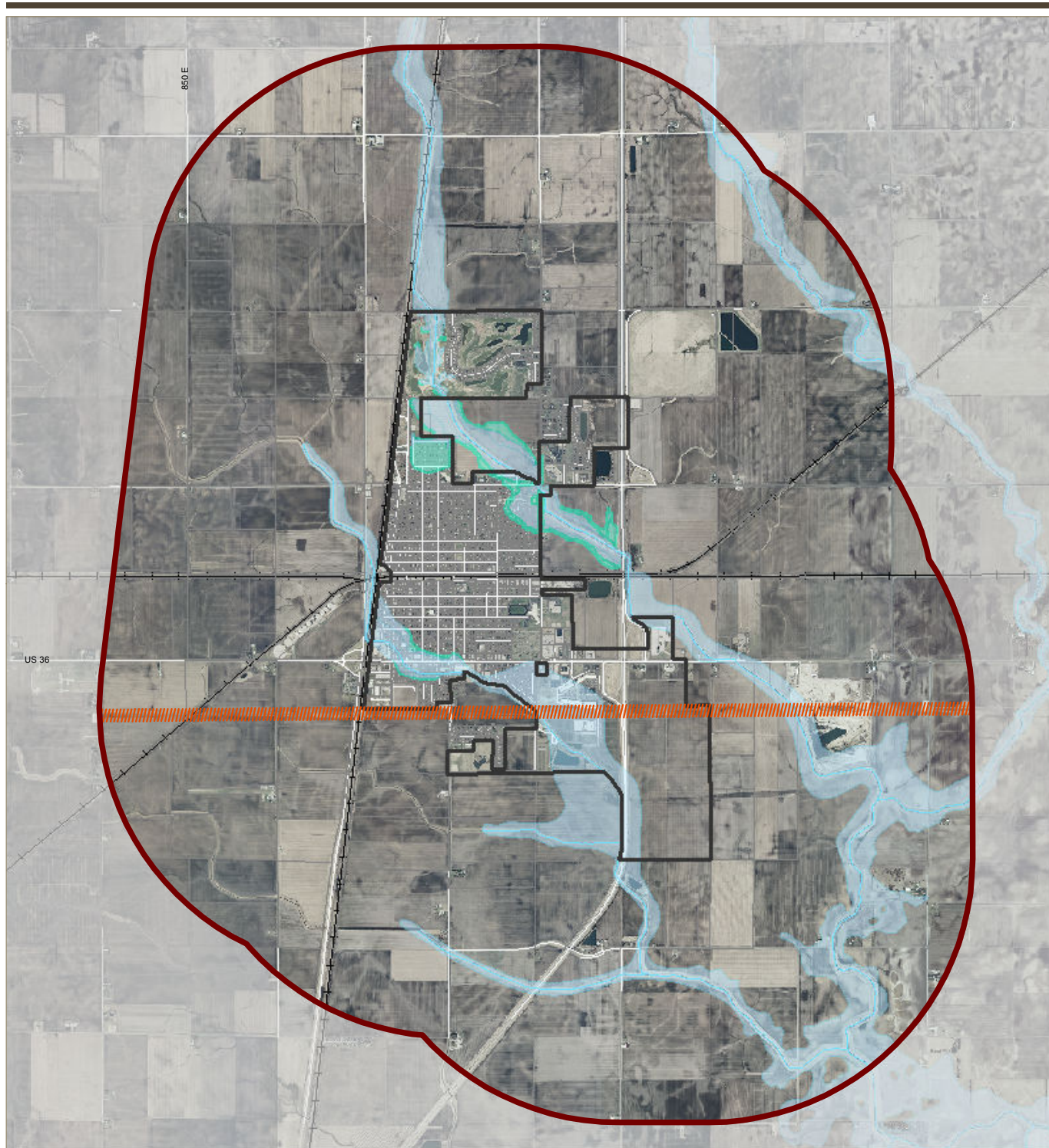
### Floodplains

Federal Emergency Management Agency (FEMA) designated 100- and 500-year floodplains within the planning area are illustrated on the Development Limitations Map. The majority of the floodplain lies along two streams. The first is along the banks of the Hayes Branch Stream which runs northeast to southwest along the northeast corner of Tuscola. The second is along the banks of the Scattering Fork Stream which runs northeast to southwest along the southwest corner of Tuscola.

### Wetlands

There are not many wetlands within Douglas County, however, there are some here and there which include Freshwater Emergent Wetland and Freshwater Forested/Shrub Wetland and follow the streams and rivers within the County. See *Flood Plain - Development Limitations Map*.





## DEVELOPMENT LIMITATIONS

CITY OF TUSCOLA  
DOUGLAS COUNTY, ILLINOIS

- PLANNING AREA (1.5-MILE BUFFER OF THE CITY)
- CITY OF TUSCOLA
- STREAM
- 100-YEAR FLOOD (1.0%)
- 500-YEAR FLOOD ZONE (0.2%)
- PIPELINE
- PARCEL

DATA SOURCES:  
BASE DATA PROVIDED BY DOUGLAS COUNTY, ILLINOIS.  
SOIL DATA PROVIDED BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE.  
AERIAL IMAGERY PROVIDED BY THE UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN,  
PRAIRIE RESEARCH INSTITUTE, ILLINOIS GEOSPATIAL DATA CLEARINGHOUSE,  
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0 750 1,500 3,000 Feet

**MSA**  
PROFESSIONAL SERVICES



## General Facilities



### Health Care Facilities

Carle Clinic, located at the corner of Egyptian Trail and Route 36, and offers seven providers focused in Family Medicine and Midwifery/Women's Services.

Christie Clinic is located at 300 North Main Street and offers Dermatology, Internal Medicine, Foot and Ankle Surgery, OB/GYN and Pediatrics on site.

Tuscola Pain & Wellness, located at 902 South Court, combines chiropractic care as well as whole food supplements.

Sarah Bush Lincoln Convenient Care Clinic starting construction on new facility at corner of Progress Boulevard and Route 36 in July of 2015.

### Police & Emergency Facilities

Law enforcement in the City is provided by the Tuscola Police Department, located at 204 N Parke Street. There are currently seven (7) full time officers and the facility was partially renovated in 2014. The Douglas County Sheriff's Office and County Jail are also located in Tuscola at 920 S Washington Street.

Fire protection is provided by the Tuscola Fire Department which is comprised of municipal, paid on call employees under the direction of the Fire Chief. The department serves an area of 6,000 people over 77 square miles with two (2) stations: 1) 104 E Pinzon Street, and 2) 204 N Parke Street (which may need expanded or replaced in the near future).

The emergency medical system is under contract through the City.

### Government Facilities

- *City Hall, located at 214 N Main Street*
- *City of Tuscola Public Works (Street Department), located at 1010 E Wilson Street*
- *Senior Center, 133 W Sale Street*

- *Community Building, 122 W North Central Street*
- *Douglas County Courthouse, 401 S Center Street*
- *Douglas County Emergency Operation Center, 200 S Prairie Street*
- *U.S. Postal Office, located at 120 E Sale Street*

### Cemeteries

There is one cemetery located within the City of Tuscola.

- *Tuscola Township Cemetery - Prairie & Route 36*

In addition, a new and undeveloped cemetery has been sited at the corner of Church and Cemetery Drive.

### Library Facilities

Tuscola is served by the Tuscola Public Library, located at 112 E Sale Street. They are a part of the Illinois Heartland Library System and is governed by a Board of Directors.

### School Facilities

The City is served by the Tuscola Community Unit School District #301 which is an Early Childhood-12 public school system with three (3) schools. The district operates one (1) elementary school, one (1) middle school, and one (1) high school.

- *North Ward Elementary (Grades Early Childhood - 4th); 1201 N Prairie Street*
- *East Prairie Middle School (Grades 5-8); 409 S Prairie Street*
- *Tuscola Community High School (Grades 9-12); 500 S Prairie Street*



## Nearby Higher Education Facilities

There are six (6) higher education facilities located within fifty miles.

- *University of Illinois at Urbana-Champaign, Urbana, IL (about 23 miles; FT enrollment: 43,603)*
- *Eastern Illinois University, Charleston, IL (about 30 miles; FT enrollment: 9,775)*
- *Millikin University, Decatur, IL (about 36 miles; FT enrollment: 2,340)*
- *Parkland Junior College, Champaign, IL (about 28 miles, FT enrollment:*
- *Lake Land College, Mattoon, IL (about 42 miles; FT enrollment: 18,000)*
- *Richland Community College, Decatur, IL (about 41 miles; FT enrollment: 7,600)*





### Utilities & Services

#### Waste Water & Sanitary Sewer System

The City of Tuscola Wastewater Treatment Plant, located 1100 E County Road 1150 N, was constructed in 1988 and uses a (sprayfield) land application system with 0.5 MGDs. The South Treatment Plant, on Hillcrest Drive, was built in 2003 and uses an oxidation ditch with a daily design flow of 0.75 MGDs. In total, the plants provide the capacity to treat 1.25 million gallons per day. In addition, the City can store 15 million gallons of excess water in the Excess Flow Basin in the event of heavy rains or a temporary shutdown of one of the plants. The city owns and maintains a system of sewer mains and lift stations. The City just finished filing the compliance maintenance annual report in January of 2015 and have not received their scoring. Currently, the City's average wastewater flow is 615,874 gallons per day. Within the City, there is only one private septic system, but 49 can be found in an extra-territorial subdivision. To help with maintenance of the stormwater systems, the City does offer leaf pick-up for residents.

#### Water Supply

The City of Tuscola owns and operates its own water distribution system, which consists of water mains, fire hydrants, and the elevated storage tank. The treated water is purchased from Illinois-American Water Company in Champaign, Illinois, and piped to Tuscola through a 14" water pipeline. The City's current allocation of water is 900,000 gallons per day.

The City recently completed a three year project of converting approximately 2,400 meters to automatic read meters. These meters allow the City to more accurately bill customers and also assist in detecting leaks early which, in turn, saves resident's money.

Water facts:

- 134,342,296 gallons used annually
- 368,061 gallons average daily flow

- 661,232 high daily gallons
- 900,000 daily allocation from Illinois American Water
- 750,000 gallon reserve in water tower

#### Solid Waste & Recycling Facilities

Solid Waste services are contracted out to a private contractor with exclusive contract for residential and commercial collection. The City does not provide any Solid Waste or Recycling services directly. Solid waste is disposed of in Charleston to a transfer station as no landfills are located nearby. There are community recycling drop off centers throughout town.

#### Telecommunications Facilities

Telecommunication is provided by Frontier Communications. They have three (3) cell towers in the community. Cable service is provided by Mediacom LLC. Both companies also provide internet.

#### Power Plant & Transmission Lines

Power (gas & electric) is provided by Ameren Illinois. There is one substation located at the corner of Prairie St. and Route 36.



## Parks & Recreation

In total, the City operates approximately 60 acres of parkland. Based on the National Recreation and Park Association's (NRPA) recommendations, the City currently has a surplus of 19.2 acres using a policy of ten (10) acres per 1,000 people. Assuming the population projections for Moderate Growth (see chart below) and the City doesn't add additional parkland, the City will have a surplus of 15.97 acres by year 2045.

Although the total acreage is an easy indicator that a community has met its recreation and parkland needs, it is not the only indicator. Access to parkland is also an important indicator. Generally speaking, any park is accessible by vehicle; however, walkability is even more important, especially for children and young adults. Therefore, neighborhood parks should be within a 1/4 mile in order to service that neighborhood. As the Parkland Service Map on the next page illustrates, there are many neighborhoods which are not served by designated park space within a quarter mile walking distance.

The **National Recreation and Park Association (NRPA)** recommends 6-12 total acres of parks or recreation space per 1,000 people within a community. NRPA also defines park and open space types, including desirable size, service area, and total acres needed to service a community.

- **Mini Parks** - 2 acres or less in size, servicing 1/8 mile radius (0.25-0.5 acres / 1,000 residents)
- **Neighborhood Playgrounds** - 2-4 acres in size, servicing 1/4 mile radius (0.5-1.5 acres / 1,000)
- **Neighborhood Parks** - 2-10 acres in size, servicing 1/4 mile radius (1.0-2.0 acres / 1,000)
- **Community Play fields/Parks** - 5 acres or more, servicing 1.0 mile radius (5-8 acres / 1,000)

Also shown is a rendering for a potential new park on an existing green space, east of Downtown. The potential for this park was taken into consideration when calculations for park surplus and deficit were done. For more information on the park, please see **Chapter 4 - Land Use**.

### Parkland Needs Forecast, 2010-2045

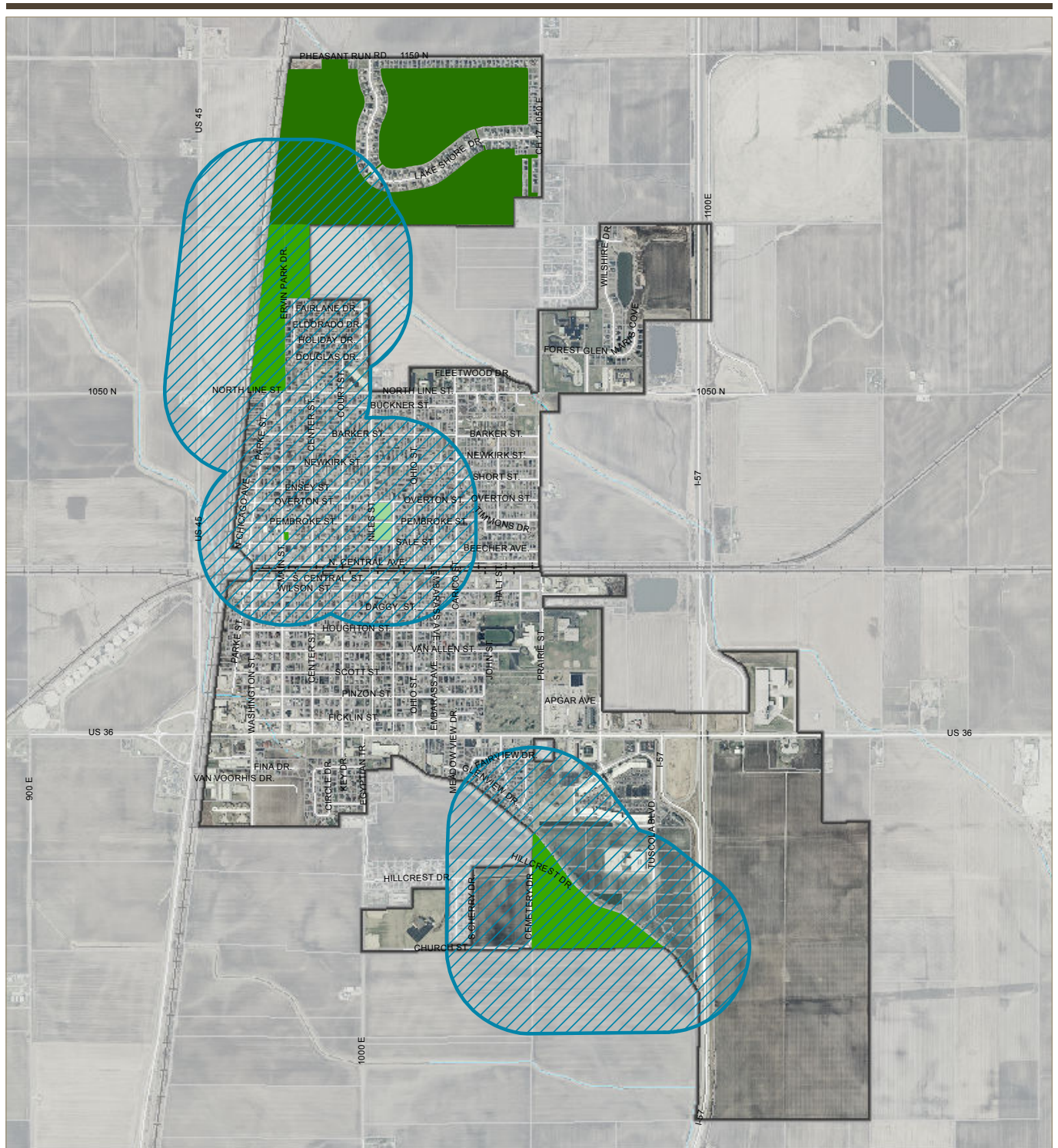
Source: City of Tuscola, MSA Projections

	Conservative			Moderate			Robust		
	2010	2030	2045	2010	2030	2045	2010	2030	2045
Population	4,480	4,570	4,639	4,480	4,662	4,803	4,480	5,042	5,510
Demand (10 acres/1,000)	44.80	45.70	46.39	44.80	46.62	48.03	44.80	50.42	55.10
Total City Operated Supply	64	64	64	64	64	64	64	64	64
<b>Surplus/Deficit (6 acres/1,000)</b>	<b>19.20</b>	<b>18.30</b>	<b>17.61</b>	<b>19.20</b>	<b>17.38</b>	<b>15.97</b>	<b>19.20</b>	<b>13.58</b>	<b>8.90</b>

### Existing Parkland

Source: City of Tuscola

Name	Acres	Amenities
Ervin Park	23.60	Playgrounds, tennis courts, basketball courts, soccer fields, ball diamonds, batting cage, sand and mud volleyball courts, horseshoe pits, walking track, pavilions, picnic areas, and barbecue grills.
Swimming Pool	--	Found within Ervin Park. Full size, full depth swimming pool; Diving area with springboards; Wading pool; Vending machine concessions and Tropical-Sno operation with pavilion seating area; 72' long "tube" water slide.
Festival Park	0.20	Located in Historic Downtown Tuscola. Cedar Victorian Gazebo, ringed with landscaping, benches, antique streetlights, and brick sidewalks.
Wimple Park	37.05	Fishing, walking, pavillion, picnic area, restrooms.
Public Plaza Area	3.20	Currently 2 vacant lots, City is investigating the potential for a plaza/gathering/open space.
<b>SUBTOTAL:</b>	<b>64.05</b>	
Iron Horse Golf Course	178.20	Privately owned 18 hole golf course.
<b>SUBTOTAL:</b>	<b>178.20</b>	
<b>GRAND TOTAL:</b>	<b>242.25</b>	



## PARKLAND

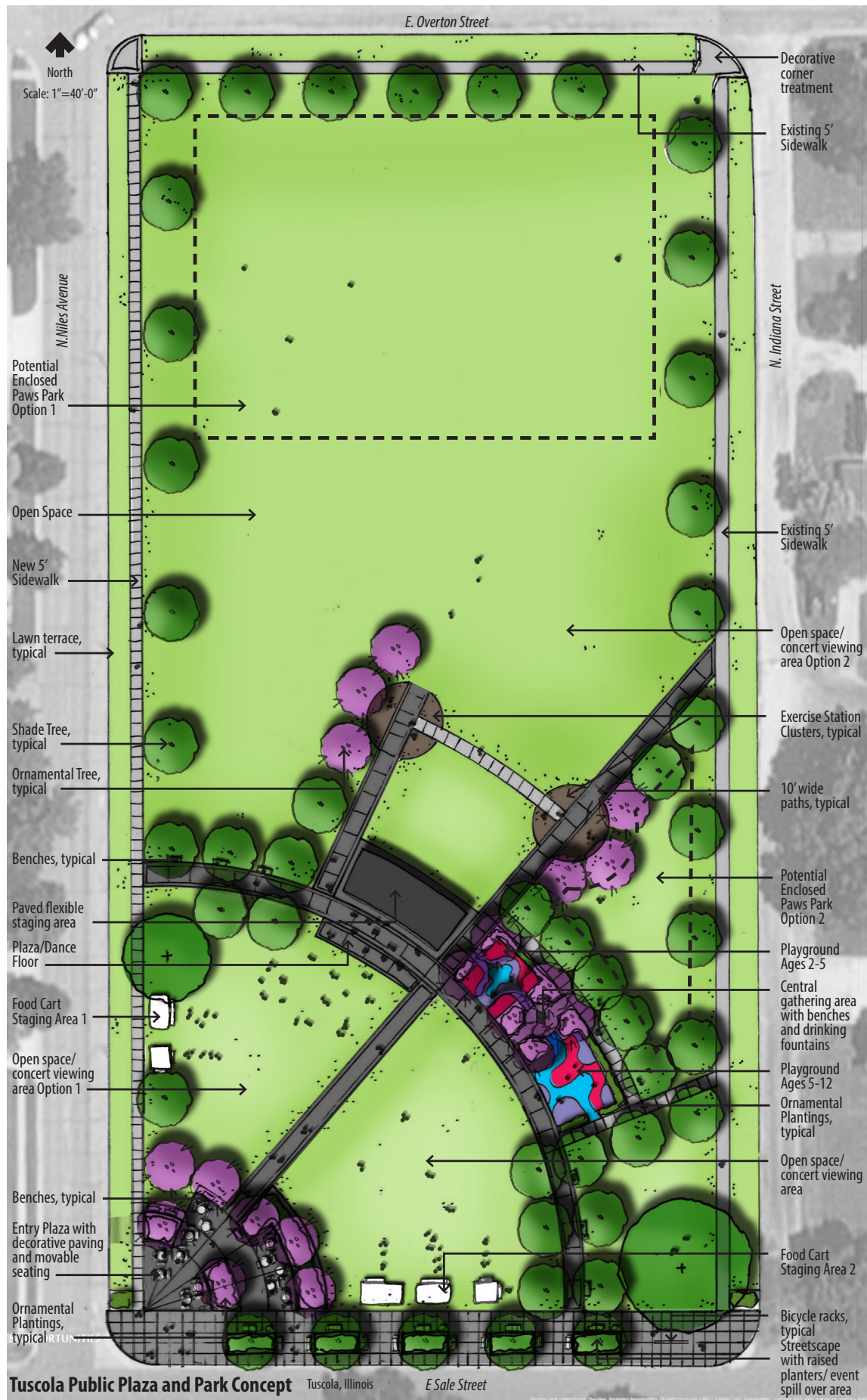
CITY OF TUSCOLA  
DOUGLAS COUNTY, ILLINOIS

- PRIVATE PARKLAND
- PARKS & RECREATION LAND
- OPEN SPACE
- 0.25 MILE WALKING DISTANCE
- CITY OF TUSCOLA
- PARCEL
- STREAM

DATA SOURCES:  
BASE DATA PROVIDED BY DOUGLAS COUNTY, ILLINOIS.  
AERIAL IMAGERY PROVIDED BY THE UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN,  
PRAIRIE RESEARCH INSTITUTE, ILLINOIS GEOSPATIAL DATA CLEARINGHOUSE,  
2011 ILLINOIS DEPARTMENT OF TRANSPORTATION ORTHOPHOTOGRAPHY









## Heritage Planning



### Historic Preservation Commission

The City of Tuscola has many historically and culturally significant features that contribute greatly to the City's identity. However, there is currently no Historic Preservation Commission or organization tasked with overseeing historic resources within Tuscola.

The Illinois Historic Preservation Agency has identified 74 properties within the City which have historic significance, but no official designation has been made (See map at right). Included among these resources is a Carnegie Library, a U.S. Post Office, several churches, and the Cemetery.

Just outside of Tuscola, in Lerna, IL, is the Lincoln Log Cabin State Historic Site. This site preserves the 1840s farm of Thomas and Sarah Bush Lincoln, father and stepmother of President Abraham Lincoln. This is an 86-acre historic site owned and operated by the State of Illinois, Illinois Historic Preservation Agency.

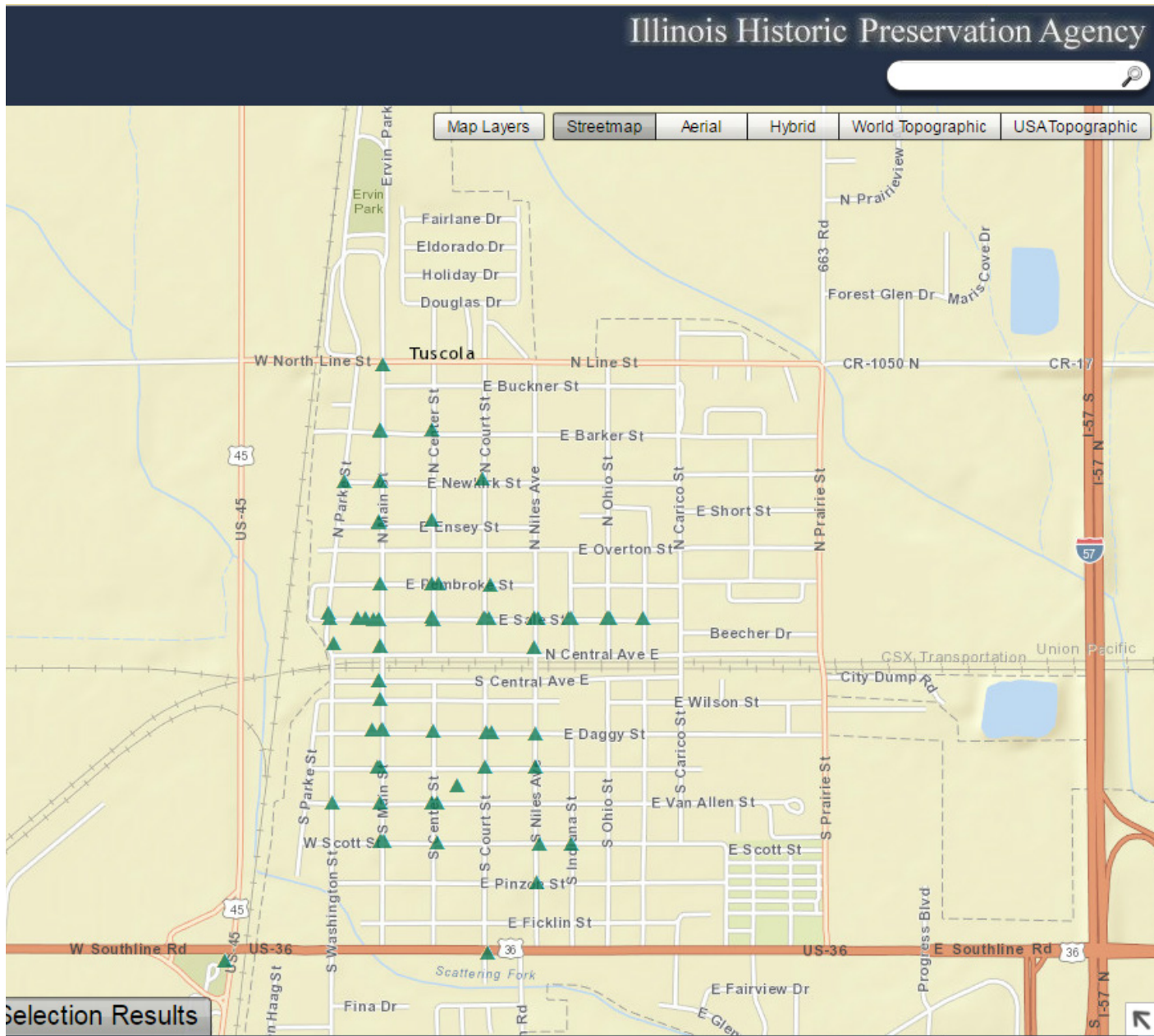
## Downtown Tuscola



While there is no formal group championing only the Downtown, both the City and the Tuscola Chamber and Economic Development, Inc. (TCED), have interest in seeing Downtown Tuscola thrive. These two entities have worked to provide guidance and/or incentives for developers and businesses within the Downtown District.

A plan was created for the District to help guide both public and private development within the Downtown. Below is a bulleted summary.

- Identified existing conditions such as under utilized/unsightly properties and connections from the downtown to other areas of Tuscola.
- Identified potential areas for improvement and redevelopment from both the private and public sectors.
- Introduced the creation of the an historic restoration district.
- Provided a streetscape and facade restoration plan.



Source: Illinois Historic Preservation Agency, Historic Architectural Resources Geographic Information System (HARGIS), December 2015



## Existing Areas of Collaboration



There are a number of entities, both private and public, working together for the betterment and improvement of Tuscola and the Region. Below is a list of partners identified during the Comprehensive Planning Process.

- City of Tuscola (Council, Boards and Commissions, & City Staff)
- Tuscola Chamber and Economic Development, Inc.
- Community Unit School District #301
- Tuscola Community Foundation
- Tuscola Tourism Board
- Douglas County
- Douglas County Farm Bureau
- Soil and Water Conservation District
- Illinois Department of Transportation
- Illinois Environmental Protection Agency
- Illinois Department of Natural Resources
- Natural Resources Conservation Service
- Illinois Historic Preservation Agency
- Illinois Workforce Development
- Land Conservation Foundation
- Drainage Commission
- Local Realtors
- Local Businesses, Developers and Entrepreneurs
- Local groups, clubs and organizations
- Emergency Responders





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## Existing & Projected Land Uses

The City of Tuscola is surrounded by prime agricultural land. While on the surface, this may appear to be the only encumbrance to development as there are no significant wetlands or steep slopes in the area, there are built barriers such as the railroad and I-57 which limit access and hinder development by making utility extensions and access challenging.

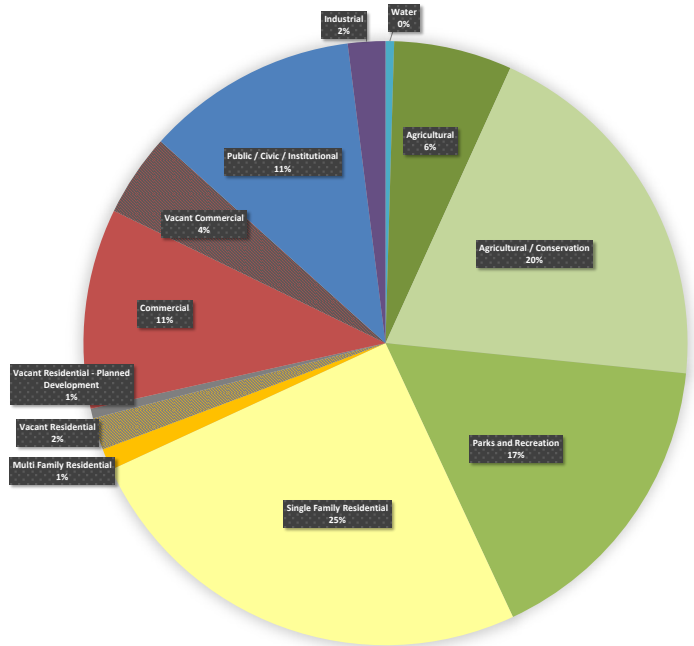
The majority of land within the City limits is used for either agricultural purposes or residential. However, much of the land currently being farmed is slated for future development into commercial, industrial or residential.

The “planning area” identified on the *Existing Land Use Map* is the City limits plus a buffer of one-and-a-half from those limits, corresponding the City’s extraterritorial land use and subdivision review jurisdiction. When this land is taken into account, the major use is agricultural in nature.

When considering annexations and future land use when it comes to growth and development, it is important to looking at the existing land. Based on a conservative growth model, the City currently has and will have a surplus of vacant/available residential land and commercial land. These were based on .66 acres for each new projected household and .02 acres for each new commercial space. If the City wishes to increase and plan for industrial land, they might want to consider adding 2 acres.

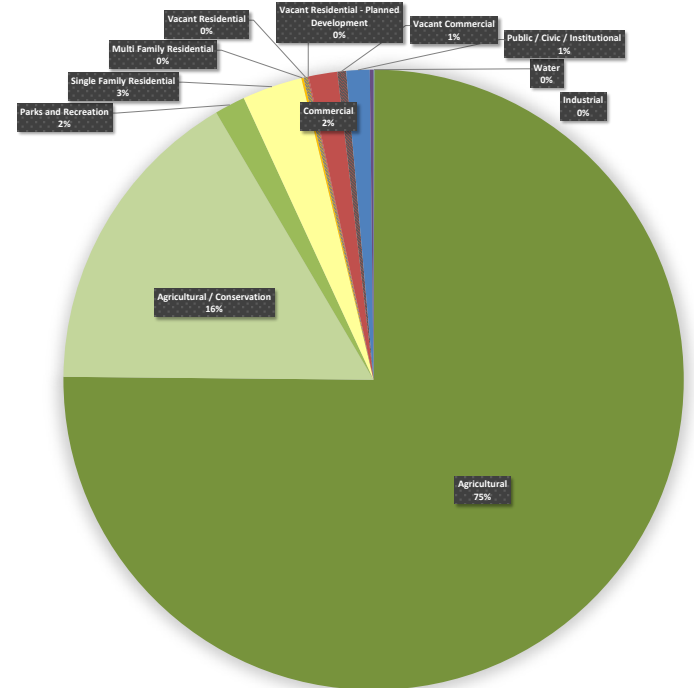
### Existing Land Use - City Limits

Source: MSA Mapping



### Existing Land Use - Planning Area

Source: MSA Mapping

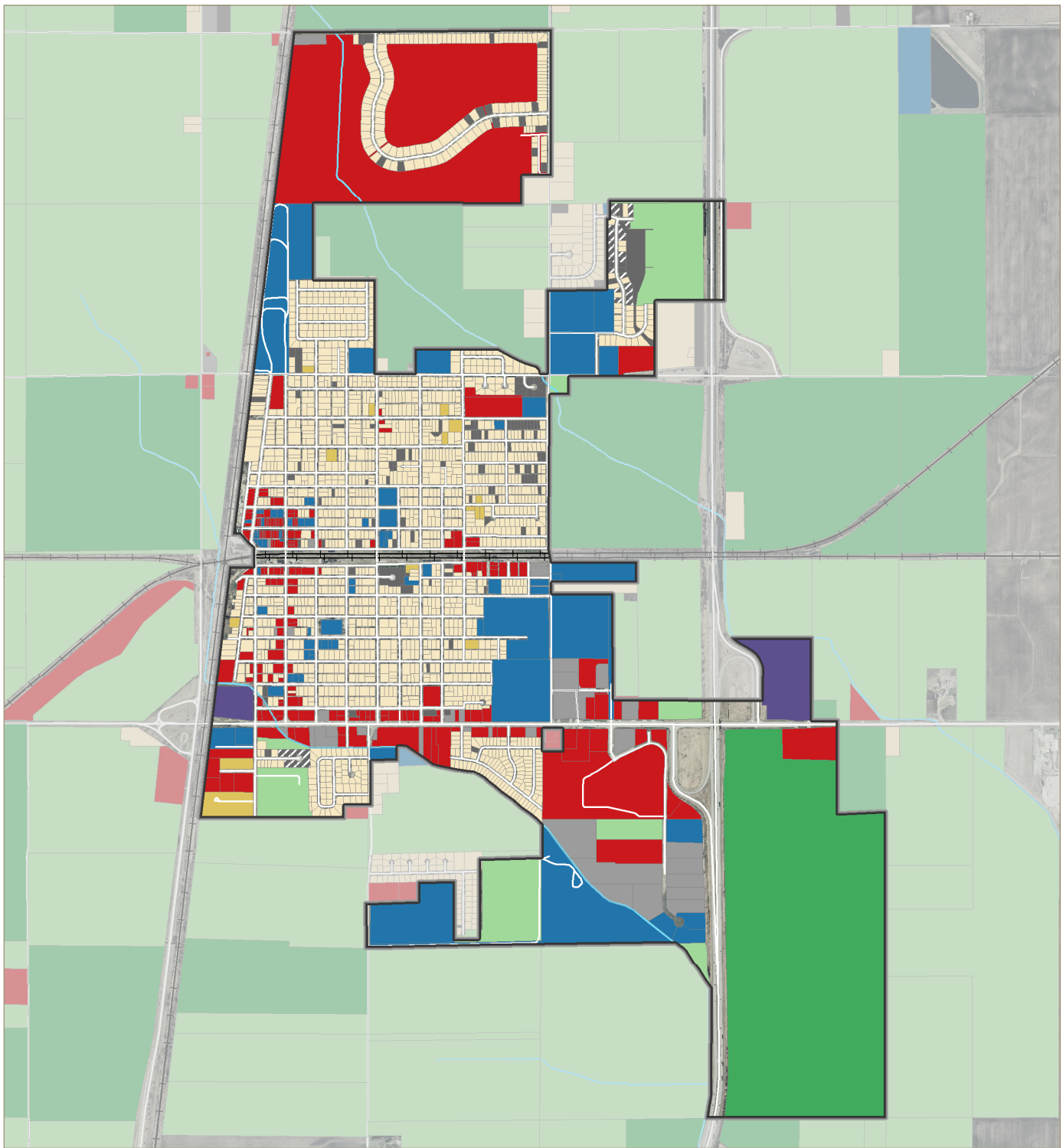


### Projected Land Use Needs, 2014-3045

Source: MSA Predictions

	2010	2015	2020	2025	2030	2035	2040	2045	Change	Existing Vacant/ Available	Surplus/ Deficit
Population	4,480	4,502	4,525	4,548	4,570	4,593	4,616	4,639			
Households	1,935	1,957	1,967	1,977	1,987	1,997	2,007	2,017			
Residential (acres)	396	398	398	399	400	400	401	402	5	34	29
Commercial (acres)	162	165	168	172	175	179	182	186	24	67	43
Industrial (acres)	30	31	31	31	32	32	32	32	2	-	(2)





## EXISTING LAND USE

CITY OF TUSCOLA  
DOUGLAS COUNTY, ILLINOIS

- |   |  |  |
|---|--|--|
| <span style="background-color: red; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> PLANNING AREA | <span style="background-color: green; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> AGRICULTURAL/CONSERVATION  | <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> VACANT RESIDENTIAL; PLANNED DEVELOPMENT |
| <span style="border: 2px solid black; display: inline-block; width: 10px; height: 10px;"></span> CITY OF TUSCOLA                      | <span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> AGRICULTURAL          | <span style="background-color: red; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> COMMERCIAL                                 |
| <span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> PARCEL                               | <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> SINGLE FAMILY RESIDENTIAL | <span style="background-color: gray; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> VACANT COMMERCIAL                         |
| <span style="color: blue;">—</span> STREAM  | <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> MULTI FAMILY RESIDENTIAL  | <span style="background-color: blue; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> PUBLIC/CIVIC/INSTITUTIONAL                |
|   | <span style="background-color: gray; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> VACANT RESIDENTIAL          | <span style="background-color: purple; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> INDUSTRIAL                              |

DATA SOURCES:  
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