

1

2

3

4

5

A

B

Base Map | Planning Area | **2**

Base Map | Inset | **3**

Development Limitations | **4**

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Parkland | **12**

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## MAPS

This Appendix is a compilation of all the maps created for the Comprehensive Plan in a convenient 11x17 printable format.







# BASE MAP | PLANNING AREA

CITY OF TUSCOLA  
DOUGLAS COUNTY, ILLINOIS

- PLANNING AREA (1.5-MILE BUFFER OF THE CITY)
- 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,  
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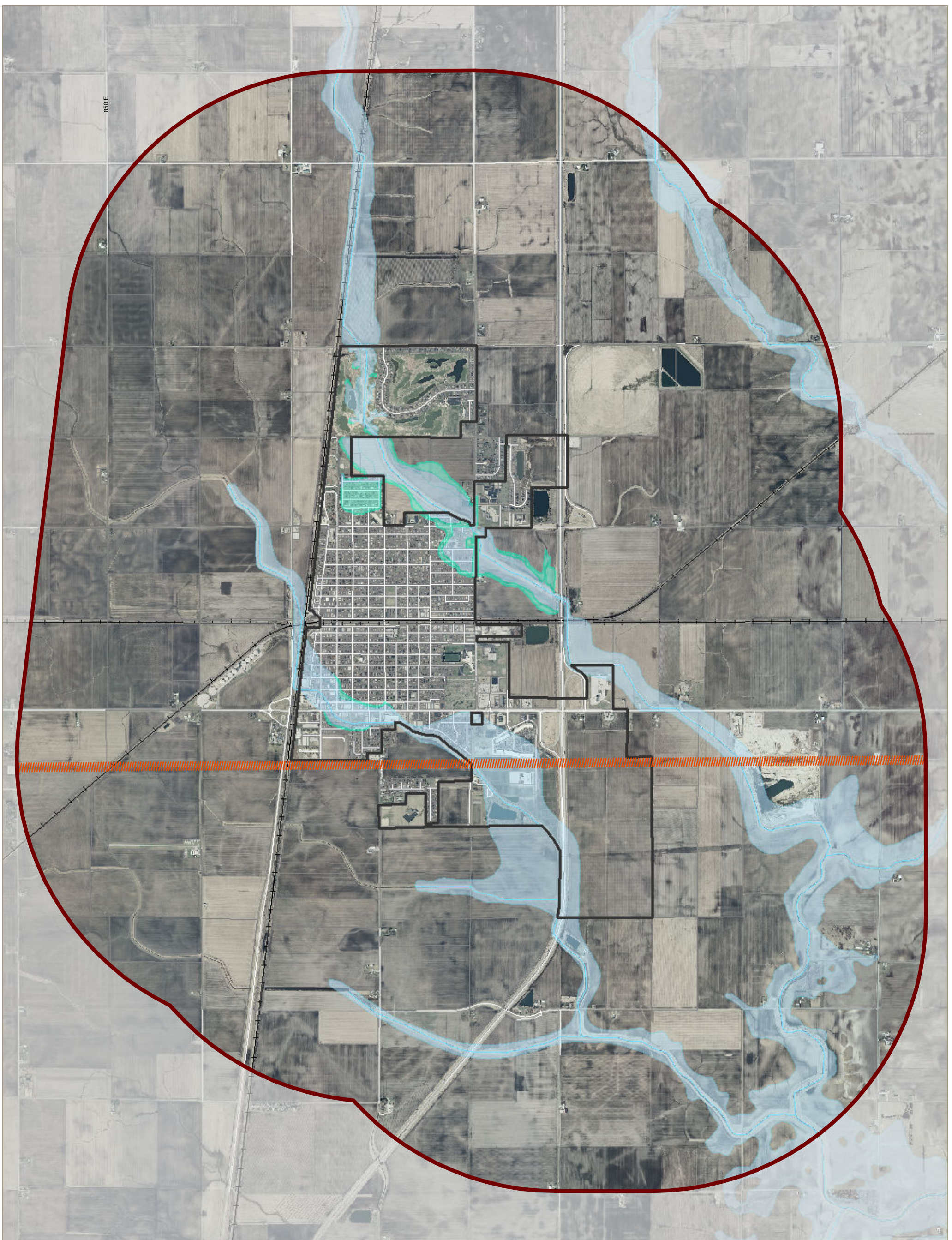
**BASE MAP | INSET** CITY OF TUSCOLA  
DOUGLAS COUNTY, ILLINOIS

- CITY OF TUSCOLA
- PARCEL
- STREAM

DATA SOURCES:  
 BASE DATA PROVIDED BY DOUGLAS COUNTY, ILLINOIS.  
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Feet





# DEVELOPMENT LIMITATIONS

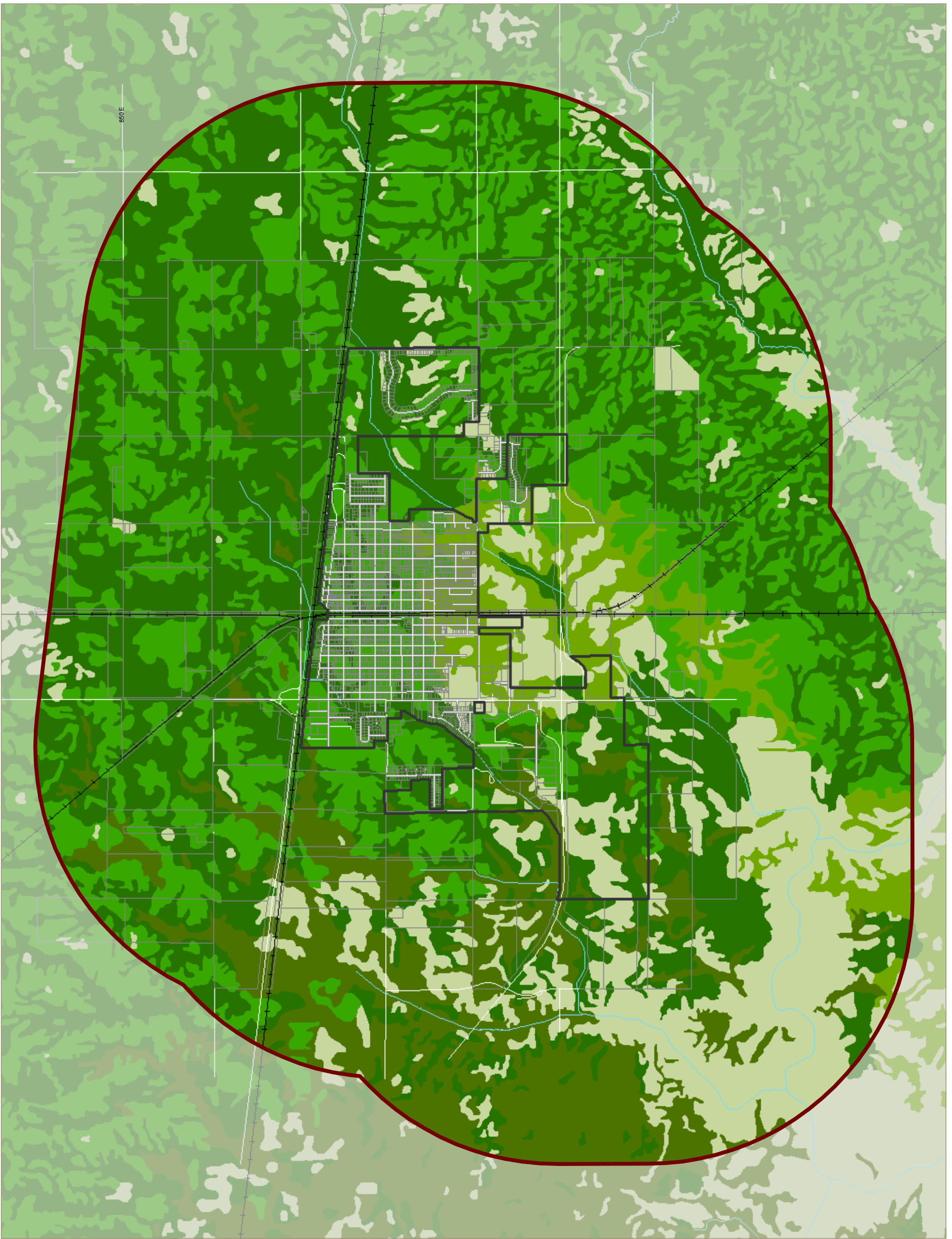
CITY OF TUSCOLA  
DOUGLAS COUNTY, ILLINOIS

- 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,  
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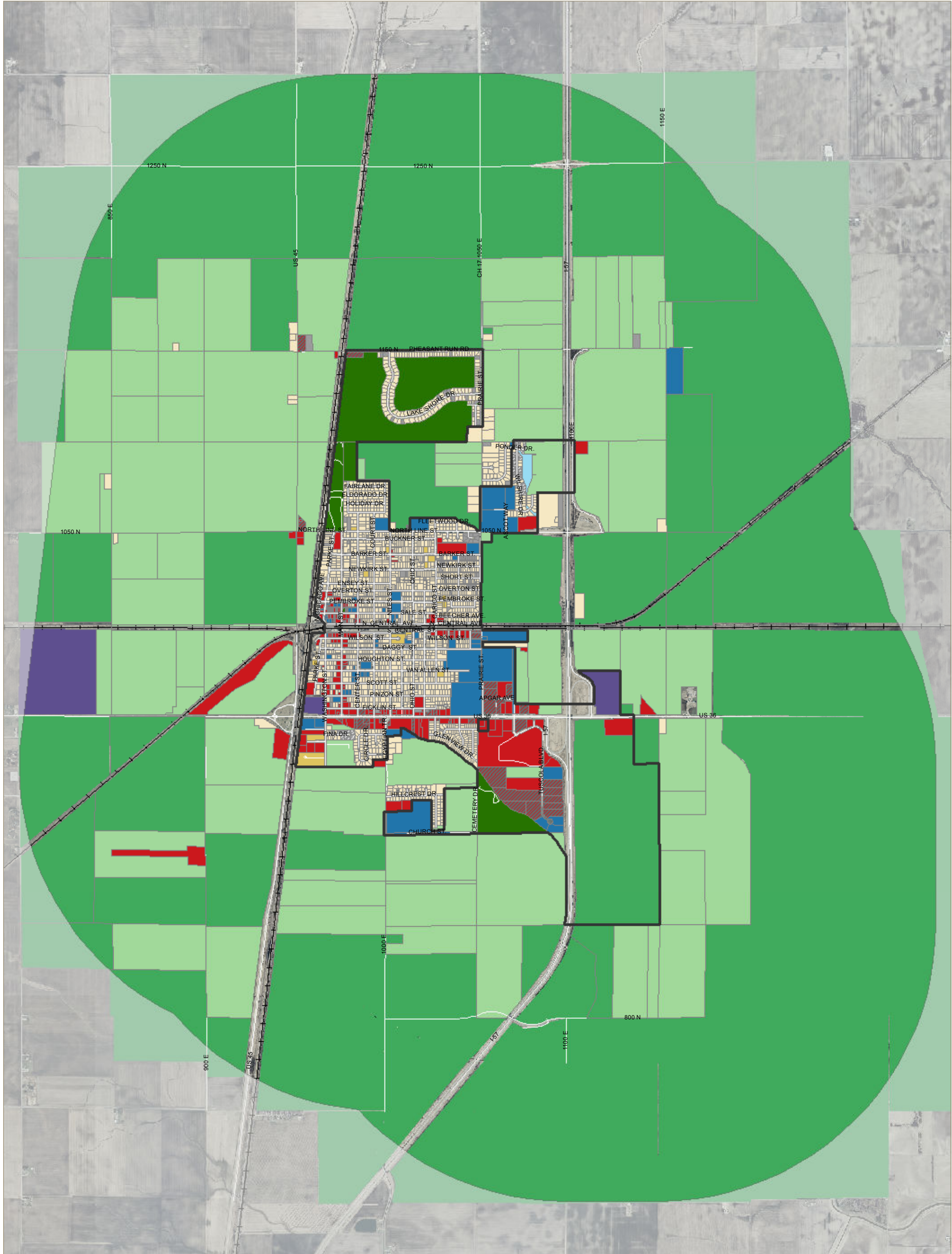


**SOILS** CITY OF TUSCOLA  
DOUGLAS COUNTY, ILLINOIS

- 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,  
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Feet



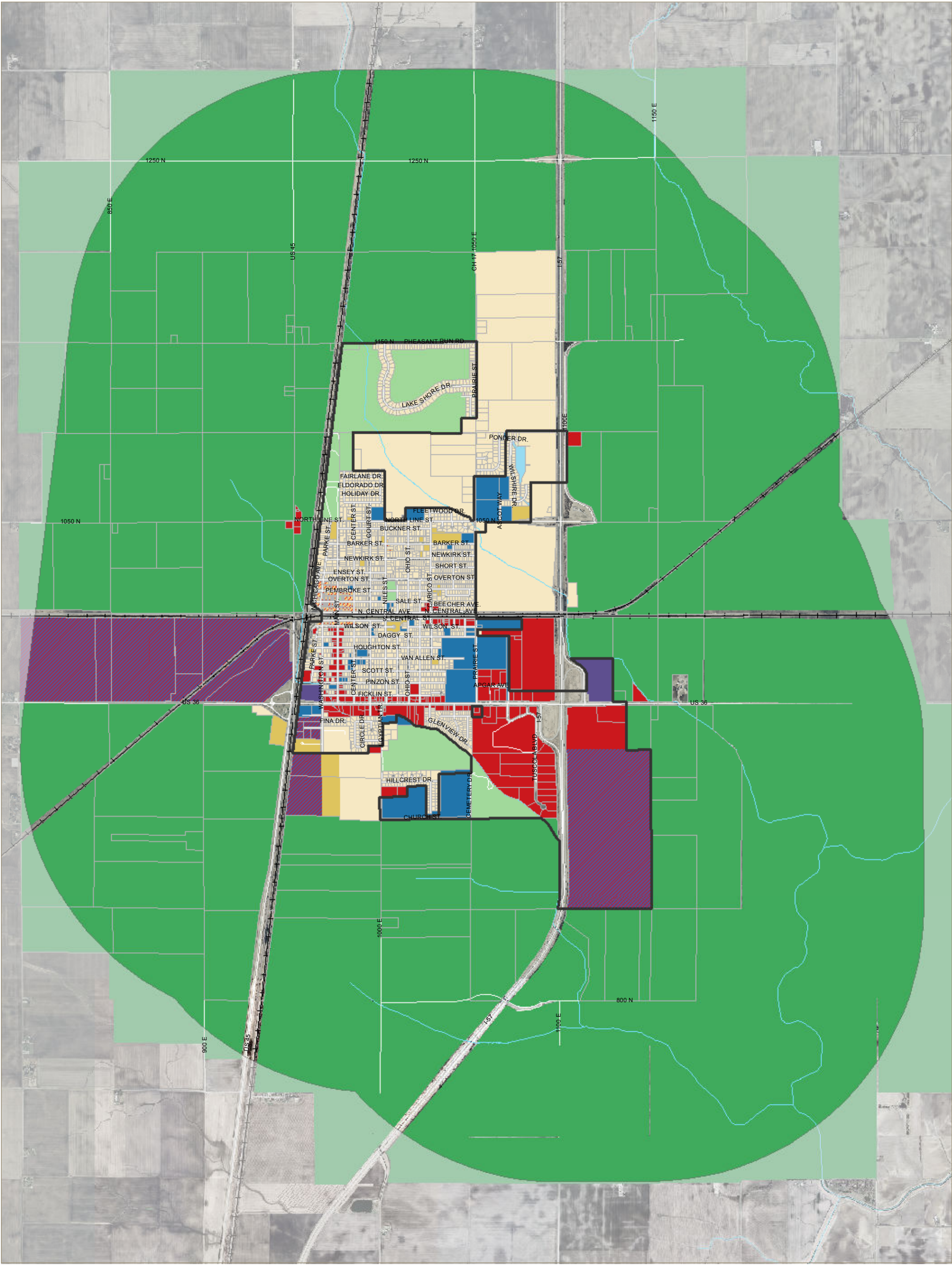
# EXISTING LAND USE

CITY OF TUSCOLA  
DOUGLAS COUNTY, ILLINOIS

- PLANNING AREA (1.5-MILE BUFFER OF THE CITY)
- CITY OF TUSCOLA
- PARCEL
- WATER
- AGRICULTURAL
- AGRICULTURAL/CONSERVATION
- PARKS & RECREATION
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- VACANT RESIDENTIAL
- VACANT RESIDENTIAL; PLANNED DEVELOPMENT
- COMMERCIAL
- VACANT COMMERCIAL
- PUBLIC/CIVIC/INSTITUTIONAL
- INDUSTRIAL

DATA SOURCES:  
BASE DATA PROVIDED BY DOUGLAS COUNTY, ILLINOIS.  
AERIAL IMAGERY PROVIDED BY THE UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN,  
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# FUTURE LAND USE

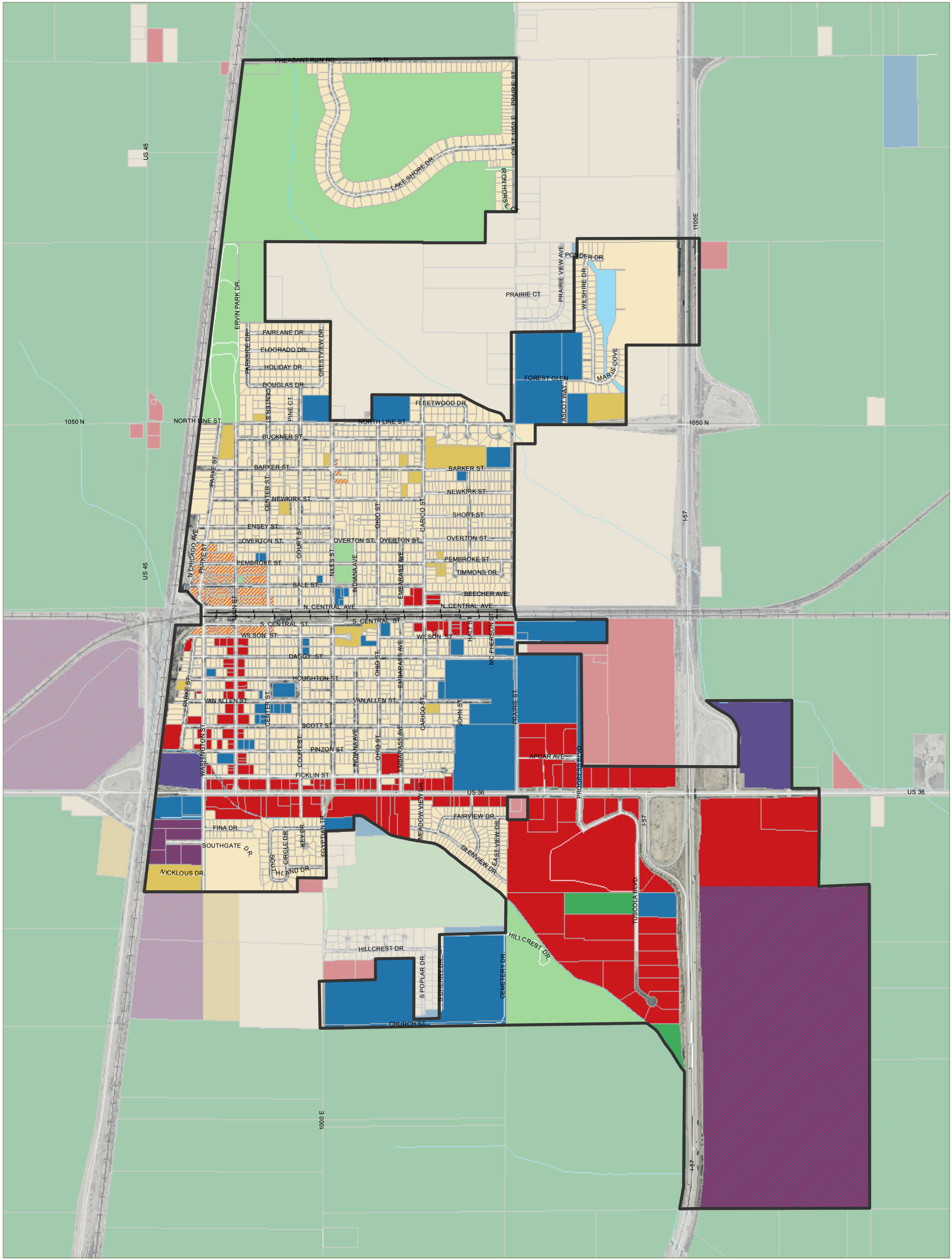
CITY OF TUSCOLA  
DOUGLAS COUNTY, ILLINOIS

- |                 |                                 |                                |                               |
|-----------------|---------------------------------|--------------------------------|-------------------------------|
| CITY OF TUSCOLA | WATER                           | MULTI FAMILY RESIDENTIAL       | COMMERCIAL / LIGHT INDUSTRIAL |
| PARCEL          | AGRICULTURE / CONSERVATION      | MIXED USE                      | INDUSTRIAL                    |
| STREAM          | PARKS & RECREATION              | COMMERCIAL                     |                               |
|                 | MEDIUM-HIGH DENSITY RESIDENTIAL | PUBLIC / CIVIC / INSTITUTIONAL |                               |

DATA SOURCES:  
BASE DATA PROVIDED BY DOUGLAS COUNTY, ILLINOIS.  
AERIAL IMAGERY PROVIDED BY THE UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN,  
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# FUTURE LAND USE | INSET

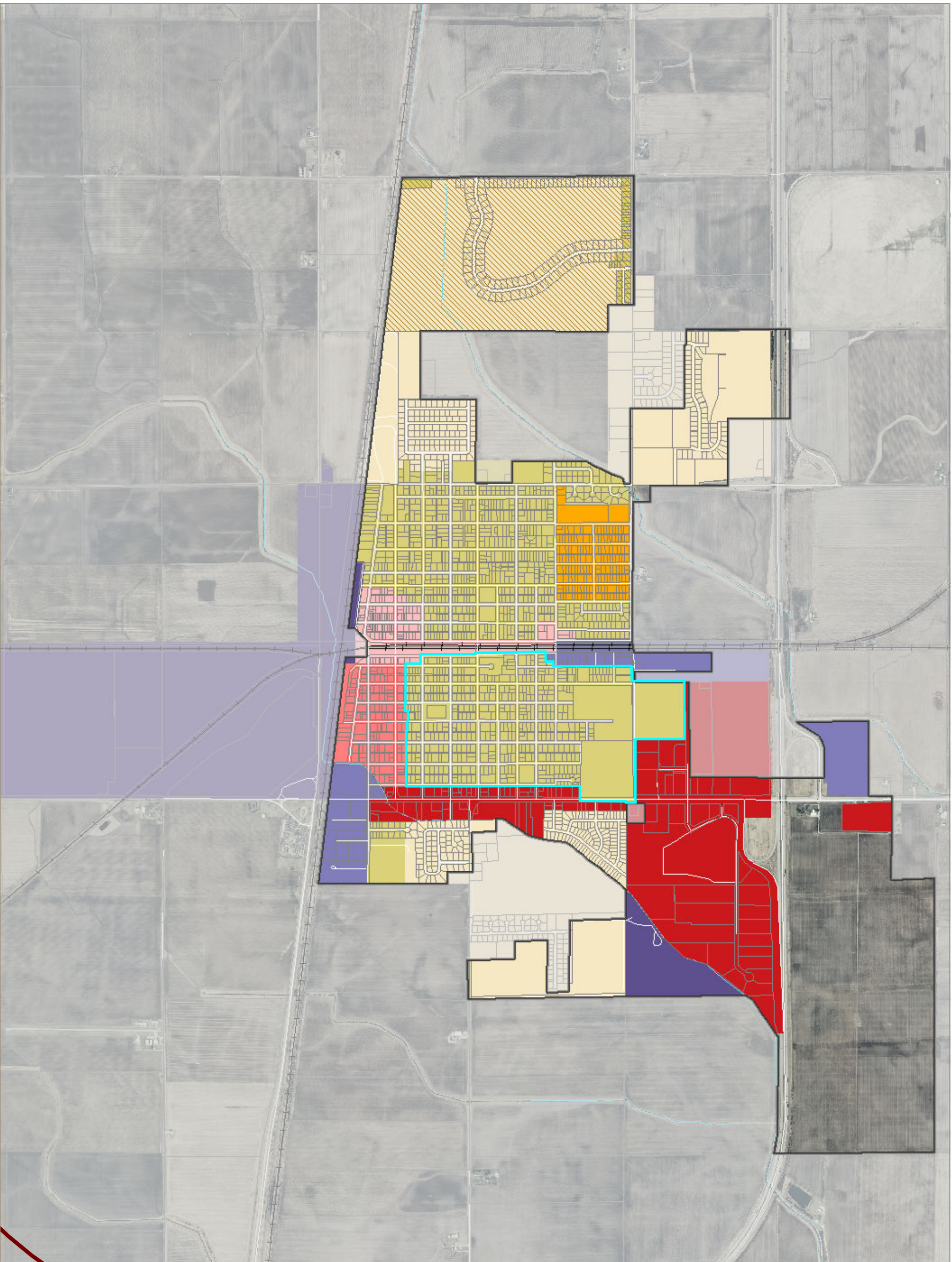
CITY OF TUSCOLA  
DOUGLAS COUNTY, ILLINOIS

- |                                 |                                |                          |                               |
|---------------------------------|--------------------------------|--------------------------|-------------------------------|
| CITY OF TUSCOLA                 | WATER                          | MULTI FAMILY RESIDENTIAL | COMMERCIAL / LIGHT INDUSTRIAL |
| PARCEL                          | AGRICULTURE / CONSERVATION     | MIXED USE                | INDUSTRIAL                    |
| STREAM                          | PARKS & RECREATION             | COMMERCIAL               |                               |
| MEDIUM-HIGH DENSITY RESIDENTIAL | PUBLIC / CIVIC / INSTITUTIONAL |                          |                               |

DATA SOURCES:  
BASE DATA PROVIDED BY DOUGLAS COUNTY, ILLINOIS.  
AERIAL IMAGERY PROVIDED BY THE UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN,  
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# ZONING

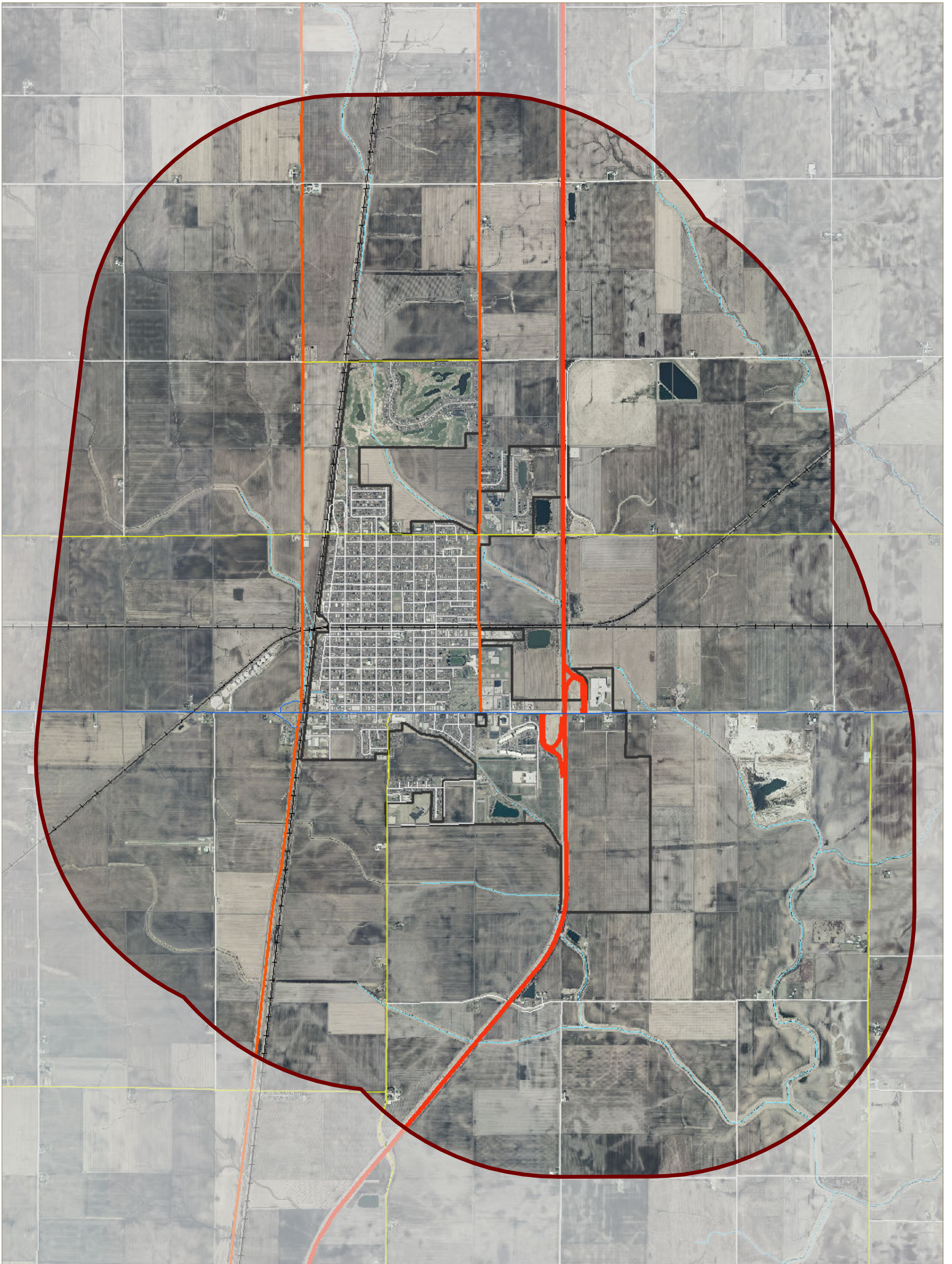
CITY OF TUSCOLA  
DOUGLAS COUNTY, ILLINOIS

- PLANNING AREA
- D-1 SINGLE FAMILY
- D-2 GENERAL RESIDENTIAL
- D-3 MOBILE HOME
- R-1 SINGLE FAMILY RESIDENTIAL - PLANNED
- R-2 MULTI FAMILY RESIDENTIAL - PLANNED
- B-3 CENTRAL BUSINESS
- B-2 GENERAL BUSINESS
- B-1 HIGHWAY BUSINESS
- I-1 LIGHT INDUSTRIAL
- I-2 HEAVY INDUSTRIAL
- TRANSITIONAL
- 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.







# TRANSPORTATION | EXISTING

CITY OF TUSCOLA  
DOUGLAS COUNTY, ILLINOIS

- PLANNING AREA (1.5-MILE BUFFER OF THE CITY)
- CITY OF TUSCOLA
- PARCEL
- STREAM
- INTERSTATE
- MAJOR COLLECTOR
- OTHER PRINCIPAL ARTERIAL
- MINOR COLLECTOR
- LOCAL ROAD OR STREET
- MINOR ARTERIAL

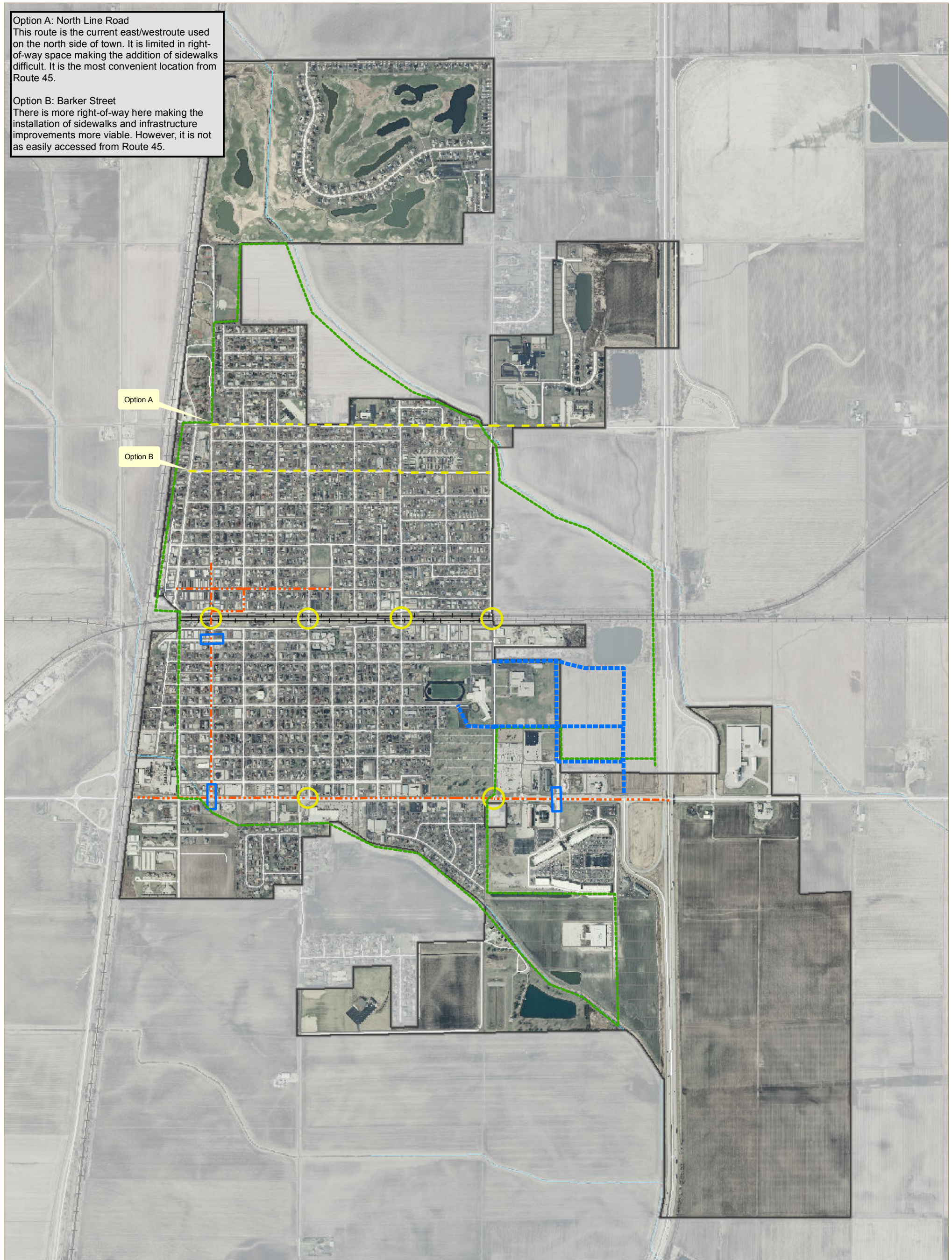
DATA SOURCES:  
 BASE DATA PROVIDED BY DOUGLAS COUNTY, ILLINOIS.  
 AERIAL IMAGERY PROVIDED BY THE UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN,  
 PRAIRIE RESEARCH INSTITUTE, ILLINOIS GEOSPATIAL DATA CLEARINGHOUSE,  
 2011 ILLINOIS DEPARTMENT OF TRANSPORTATION ORTHOPHOTOGRAPHY  
 ROAD DATA PROVIDED BY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





**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

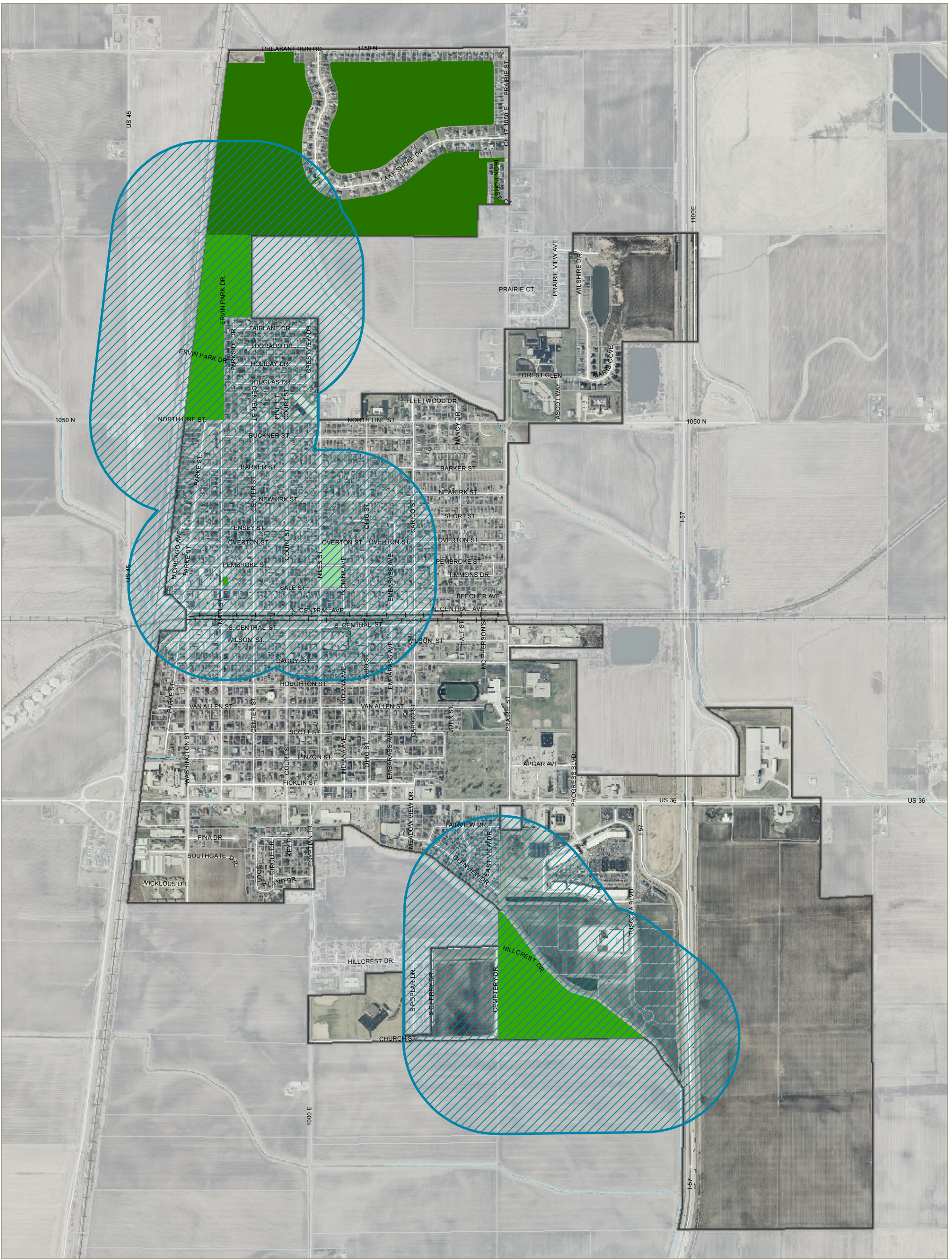
CITY OF TUSCOLA  
 DOUGLAS COUNTY, ILLINOIS

- CITY OF TUSCOLA
- PEDESTRIAN IMPROVEMENTS
- GATEWAY
- PARCEL
- PEDESTRIAN ENHANCEMENTS
- CORRIDOR ENHANCEMENTS
- STREAM
- PROPOSED MULTI-PURPOSE TRAIL
- 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.







# 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,  
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E. Overton Street



North

Scale: 1"=40'-0"

Decorative corner treatment

Existing 5' Sidewalk

N. Niles Avenue

N. Indiana Street

Potential Enclosed Paws Park Option 1

Open Space

New 5' Sidewalk

Lawn terrace, typical

Shade Tree, typical

Ornamental Tree, typical

Benches, typical

Paved flexible staging area

Plaza/Dance Floor

Food Cart Staging Area 1

Open space/  
concert viewing area Option 1

Benches, typical

Entry Plaza with decorative paving and movable seating

Ornamental Plantings, typical

Existing 5' Sidewalk

Open space/  
concert viewing area Option 2

Exercise Station Clusters, typical

10' wide paths, typical

Potential Enclosed Paws Park Option 2

Playground Ages 2-5

Central gathering area with benches and drinking fountains

Playground Ages 5-12

Ornamental Plantings, typical

Open space/  
concert viewing area

Food Cart Staging Area 2

Bicycle racks, typical  
Streetscape with raised planters/ event spill over area

### Tuscola Public Plaza and Park Concept

Tuscola, Illinois

E Sale Street

Source: Urban Design Studio, OpenEye, EarthEye Group/2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100