



VILLAGE OF DUNLAP COMPREHENSIVE PLAN

December 2011

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Table of Contents

Baseline Information

Introduction.....	4
Land Use.....	7
Population.....	20
Agriculture and Natural Resources.....	34
Transportation.....	40
Economic Development and Education.....	42
Community Utilities and Facilities.....	50
Public Safety.....	54
Parks and Recreation.....	56
Community Survey.....	59

Goals and Action Items..... 62

Community Spirit.....	63
Downtown Business District.....	64
Economic Development.....	65
Education.....	66
Infrastructure.....	67
Land Use.....	69
Parks and Recreation.....	70
Transportation.....	71
Village Services.....	72

Future Land Use..... 73

List of Charts

Chart 1. Dunlap Population Change 1980 – 2010.....	20
Chart 2. Population Projections for Dunlap in 2030.....	22
Chart 3. Age of Dunlap’s Population by Gender, 2010.....	23
Chart 4. Residence in 1995 for Residents of Dunlap and Comparison Geographies....	25
Chart 5. Residence One Year Ago for Residents of Dunlap and Comparison Geographies.....	26
Chart 6. Foreign-Born Residents in Dunlap and Comparison Geographies, 2000.....	27
Chart 7. Education for Dunlap and Comparison Geographies, 2000.....	28
Chart 8. Education for Dunlap and Comparison Geographies, 2005-2009 American Community Survey Estimates.....	29
Chart 9. Median Household Income of Dunlap and Comparison Geographies, 2000...	30
Chart 10. Median Household Income of Dunlap and Comparison Geographies, 2005-2009 American Community Survey Estimates.....	30

Chart 11. Median Housing Value for Dunlap and Comparison Geographies, 2000.....	31
Chart 12. Median Housing Value for Dunlap and Comparison Geographies, 2005-2009 American Community Survey Estimates.....	31
Chart 13. Median Rent for Dunlap and Comparison Geographies, 2000.....	32
Chart 14. Median Rent for Dunlap and Comparison Geographies, 2005-2009 American Community Survey Estimates.....	32
Chart 15. Change in School District 323 Enrollment, 2000 to 2010.....	48

List of Maps

Map 1. Current Land Use in Dunlap.....	8
Map 2. Dunlap’s Extraterritorial Jurisdiction Area.....	10
Map 3. Overlap between Dunlap ETJ and Peoria ETJ.....	12
Map 4. Peoria County Future Land Use Form Map.....	14
Map 5. City of Peoria Future Land Use Map.....	16
Map 6. Zoning in Dunlap.....	17
Map 7. Zoning In Dunlap’s ETJ.....	18
Map 8. Natural Resource Areas In and Around Dunlap.....	36
Map 9. Elevation Relief In and Around Dunlap.....	38
Map 10. Future Land Use in Dunlap.....	79

List of Tables

Table 1. Current Land Use in Dunlap.....	7
Table 2. Dunlap Population by Race and Hispanic or Latino Origin.....	24
Table 3. Housing Occupancy and Tenure in Dunlap.....	33
Table 4. Housing Type (units in structure) in Dunlap.....	33
Table 5. Occupation of Employed Dunlap Residents, 2000.....	42
Table 6. Occupation of Employed Dunlap Residents, 2005-2009 American Community Survey Estimates.....	42
Table 7. Industry of Employed Dunlap Residents, 2000.....	43
Table 8. Industry of Employed Dunlap Residents, 2005-2009 American Community Survey Estimates.....	43
Table 9. Future Employment Projections for Peoria County in 2016.....	45
Table 10. Change in School District 323 Enrollment, 1990 to 2000.....	48

INTRODUCTION

What is a comprehensive plan?

The best description of a comprehensive plan is the name itself. Local governments such as the Village of Dunlap must serve many functions and address many different issues to become vibrant, attractive places and help residents attain a high quality of life. Planning is necessary to achieve these outcomes. Thus, a comprehensive plan is a document created by a local government that addresses a variety of community topics and concerns and puts forth recommendations for community improvement. This particular plan addresses the future of Dunlap for the next twenty years.

Historically, comprehensive plans are closely associated with recommending desired changes in land development. While future land use is an important topic that comprehensive plans address, it is just one topic. A comprehensive plan can address a variety of issues, and it should address the issues that are of greatest concern to an individual community. Therefore, a “one size fits all” approach to comprehensive planning does not work; a useful, well developed comprehensive plan addresses a community’s most pressing issues in order to reflect the unique situation of that community.

Because a comprehensive plan is a document focused on community improvement, it outlines a vision for what the community wants to be in the future. This vision is expressed through the statement of **goals**. Goals are broad aims that the community wants to achieve in the future. When goals are accomplished, community improvement is realized.

Because goals are broad aims, specific tasks need to be identified that, when accomplished, will lead to the achievement of goals. The specific tasks that result in the achievement of goals are **action items**. The goal-action item framework employed in this comprehensive plan identifies the individual steps the village needs to take to achieve significant change and village improvement.

As discussed above, a comprehensive plan addresses land use and the land use impacts of relevant topic areas such as parks and recreation and economic development. A vital product of a comprehensive planning process is the **future land use map** that identifies the areas within and near the community where specific land uses are proposed to achieve an orderly development pattern. This comprehensive planning process yielded a future land use map for Dunlap.

Why did Dunlap create this comprehensive plan?

The reason that Dunlap created this comprehensive plan is simple: village officials want Dunlap to be a great place to live, work, and visit. The more appropriate question may be *why is Dunlap creating this comprehensive plan now?* To answer that question, the village’s current situation must be placed in historical context.

Alva Dunlap is credited as the founder of Dunlap. A native of Sandy Creek, New York, he settled with his family in 1837 at the site of what is now the Prospect United Methodist Church next to Central Park. Dunlap owned 840 acres, and 40 acres of his property became the Town of Dunlap, officially established in 1871. Dunlap was not incorporated as a village until 1952, and the village adopted a comprehensive plan in 1984. The village's population in 1990 was 851, so historically, Dunlap has been a slow growing rural community.

That has changed over the last two decades. Due to geographic and political constraints, the City of Peoria has grown to the northwest toward Dunlap, and as land has been developed within the boundaries of Dunlap School District 323, property values have increased, resulting in District 323 becoming one of the region's most desirable school districts. These forces have contributed to making Dunlap a more attractive place to live, and population growth in the village confirms this fact. In 2000 the village population was 926 – having grown by 9 percent since 1990 – but the 2010 population was 1,386. The population of Dunlap grew by 50 percent in the first decade of the 21st century.

The City of Peoria continues to grow to the northwest, and School District 323 remains very strong, so Dunlap will continue to be an attractive place for new development. This situation prompts the following questions: *What areas should be developed for new homes? What areas should be developed for other uses such as businesses and parks? How can utilities be efficiently provided to serve new growth?* This comprehensive plan provides answers to these questions and other questions to help the Village of Dunlap manage growth wisely and be an attractive place to live, work, and visit.

How was this comprehensive plan developed?

The Village of Dunlap decided to develop a comprehensive plan in May 2010 and hired Tri-County Regional Planning Commission (TCRPC) to facilitate the comprehensive planning process. The village established a Comprehensive Plan Committee (CPC) comprised of trustees, community leaders, and representatives of key organizations; the committee began holding monthly meetings with TCRPC staff in August 2010.

The first phase of the planning process consisted of collecting baseline information to determine existing conditions in Dunlap. TCRPC staff collected data and worked with University of Illinois Extension to develop a community survey that was posted on the village's website and made available at the Dunlap Public Library. The survey was completed by 181 respondents and provided residents' opinions on community services, village issues, the downtown business district, economic development, parks and recreation, and transportation. An open house was held in December 2010 to allow residents to come review the baseline information, meet with committee members and TCRPC staff, and offer input.

The second phase of the planning process consisted of identifying the plan's goals and action items. Using the baseline information, the CPC identified goals and action items for nine different topic areas:

Community Spirit

Downtown Business District

Economic Development

Education

Infrastructure

Land Use

Parks and Recreation

Transportation

Village Services

The committee also developed the future land use map. After the goals, action items and future land use map were completed the final document was compiled and presented to the public on the village website and at a public meeting. Residents submitted comments, and after the feedback was reviewed by the CPC, the final document was revised and submitted to the Board of Trustees for formal adoption.

How is the comprehensive plan organized?

The comprehensive plan is divided into three sections: Baseline Information, Goals and Action Items, and Future Land Use. The baseline information section contains data collected by TCRPC staff, information provided by CPC members, and the results of the community survey. The synthesis of this information describes the existing conditions and trends affecting the village. The Goals and Action Items section contains the plan's broad aims and the specific tasks to be completed to achieve those aims; the goals and action items were developed based on the baseline information and the unique perspectives and expertise of the CPC members. The Future Land Use section contains the future land use map and a narrative describing how future land development is proposed to occur in and around Dunlap.

An important note is that neither the comprehensive plan nor the future land use map hold the force of law; they are advisory documents intended to guide village policy and land development. So, the future land use map does not prescribe how land will be developed in the future. Rather, the future land use map shows how land should be developed to establish an orderly development pattern based on the impacts that land development will have on the natural environment, the transportation system, and agricultural lands.

LAND USE

Dunlap Proper

Open space, public uses and residential uses are the predominant land uses in the Village of Dunlap (Table 1). The majority of open space in the village is undeveloped land along Kickapoo Creek in the village's southeast corner that was recently annexed. Other open space uses include North Park, the Rock Island Trail, and Copperfield Park.

The largest public uses are Dunlap High School, Dunlap Middle School, and Dunlap Valley Middle School. Dunlap Grade School, Dunlap Library, and Central Park are located along First Street between Ash Street and Legion Hall Road north of the Dunlap High School/Dunlap Middle School property. The former Pioneer Junior High School owned by School District 323 and a Dunlap Fire Protection District station are located in Dunlap along Route 91.

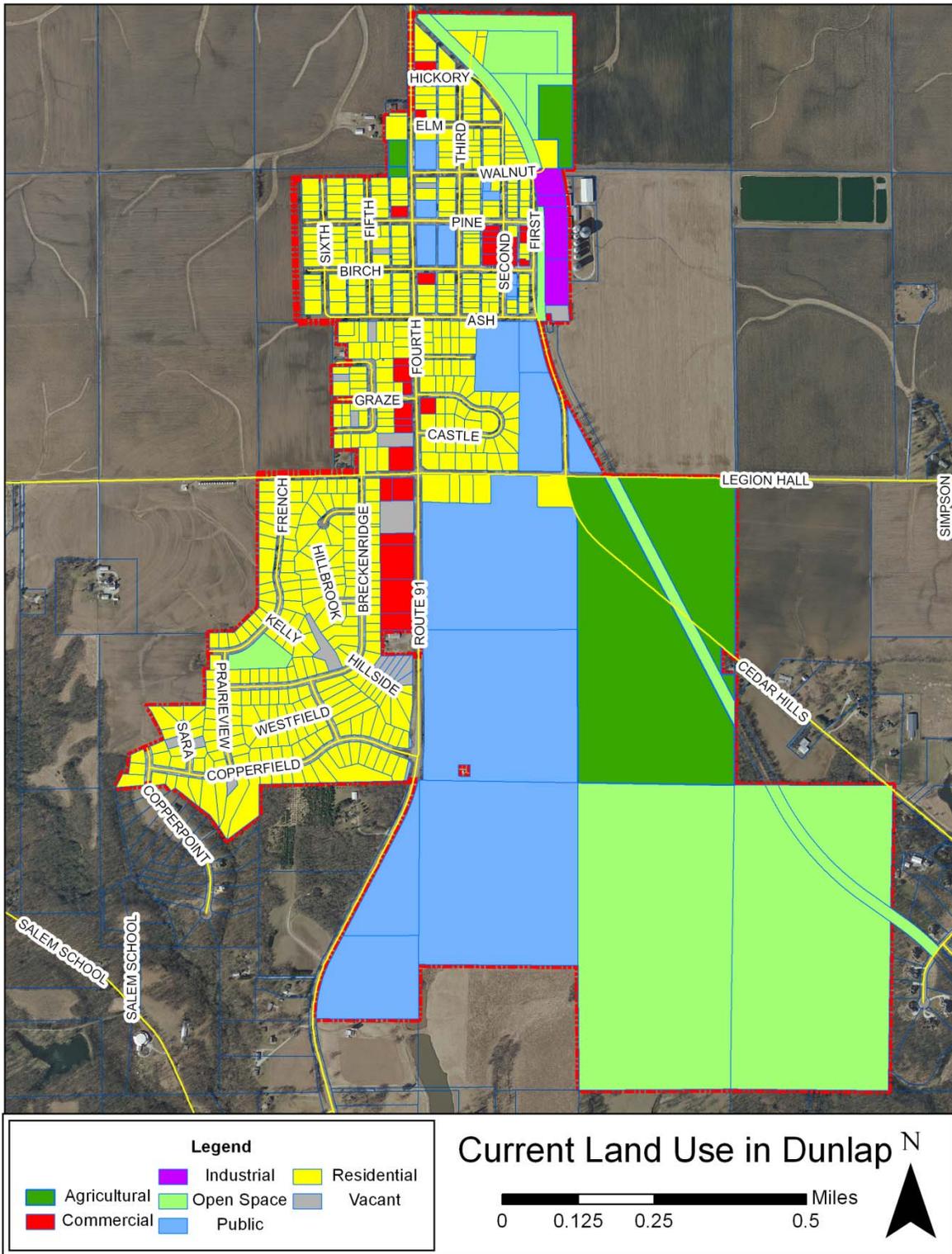
Nearly one-fourth of all land in the village is used for residential purposes. The majority of parcels located north of Legion Hall Road are residential, and the vast majority of parcels located southwest of the intersection of Route 91 and Legion Hall Road are residential properties located within Copperfield, the village's newest residential subdivision.

Table 1. Current Land Use in Dunlap.

Land Use	Acres	Percentage
Agriculture	83.32	13.3%
Commercial	14.23	2.3%
Industrial	5.87	0.9%
Open Space	192.56	30.7%
Public	170.50	27.2%
Residential	153.26	24.4%
Vacant	8.22	1.3%
Total	627.96	100.0%

Commercial land uses are concentrated in two areas: along Route 91 and within the downtown business district along Second Street between Pine Street and Ash Street. The commercial parcels along Route 91 are largely centered near Legion Hall Road and consist of restaurants, a gas station, and businesses that are similar in nature to light industrial uses. The downtown business district consists of a post office, a Better Banks branch office, two restaurants, Village Hall, and other businesses such as a clock shop and a wedding chapel. The downtown business district is two street blocks in length. Current land use in the village is shown in Map 1.

Map 1. Current Land Use in Dunlap.



Very little industrial land is located in Dunlap. The only industrial property of note is the land adjacent to the Monica Elevator Company property, an agricultural processing facility notable for its large grain elevators located at the eastern edge of the village north of Ash Street. This is a significant point because industrial property – and its higher tax rate – contributes to a healthier and more balanced tax base.

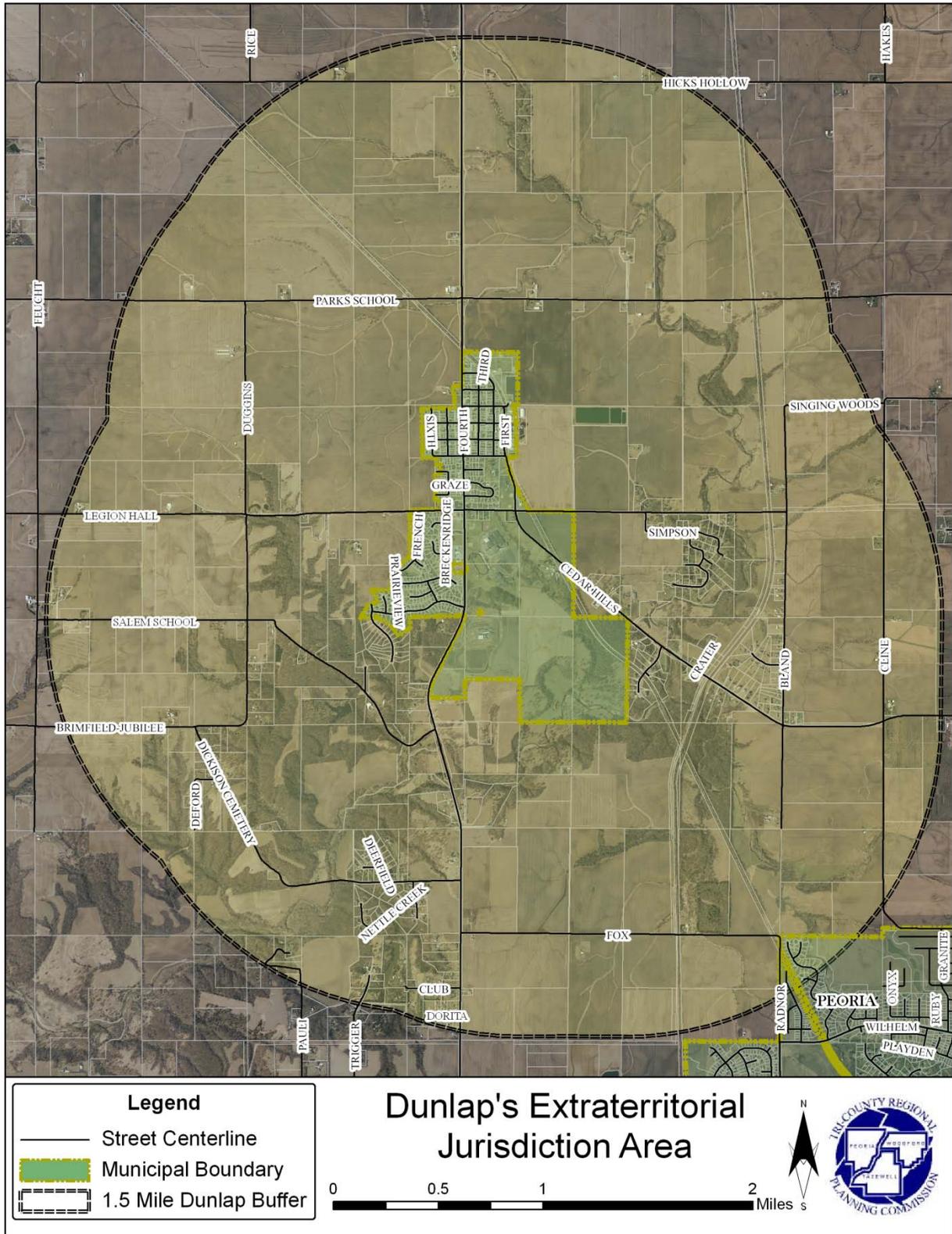
A notable land use feature in Dunlap is the Rock Island Trail, a multi-use trail owned by the Illinois Department of Natural Resources that runs from Peoria to the Stark County community of Toulon. The trail crosses Cedar Hills Drive and Legion Hall Road before entering Dunlap from the east. The trail runs over Dunlap streets between Ash Street and Hickory Street before it resumes, crosses Route 91, and exits Dunlap to the northwest. The Rock Island Trail is a popular recreational facility that brings some visitors to the village.

Extraterritorial Jurisdiction

The area within 1.5 miles of the village boundaries is called the extraterritorial jurisdiction area, or ETJ. The ETJ is important because Dunlap – as a result of having a comprehensive plan – can elect to require subdivisions developed within this area to conform to the village’s subdivision ordinance. Municipalities in Illinois that have a comprehensive plan are given this right in order to have some control over development that may be annexed into the community at a later date. Thus the village has “subdivision control” over its ETJ.

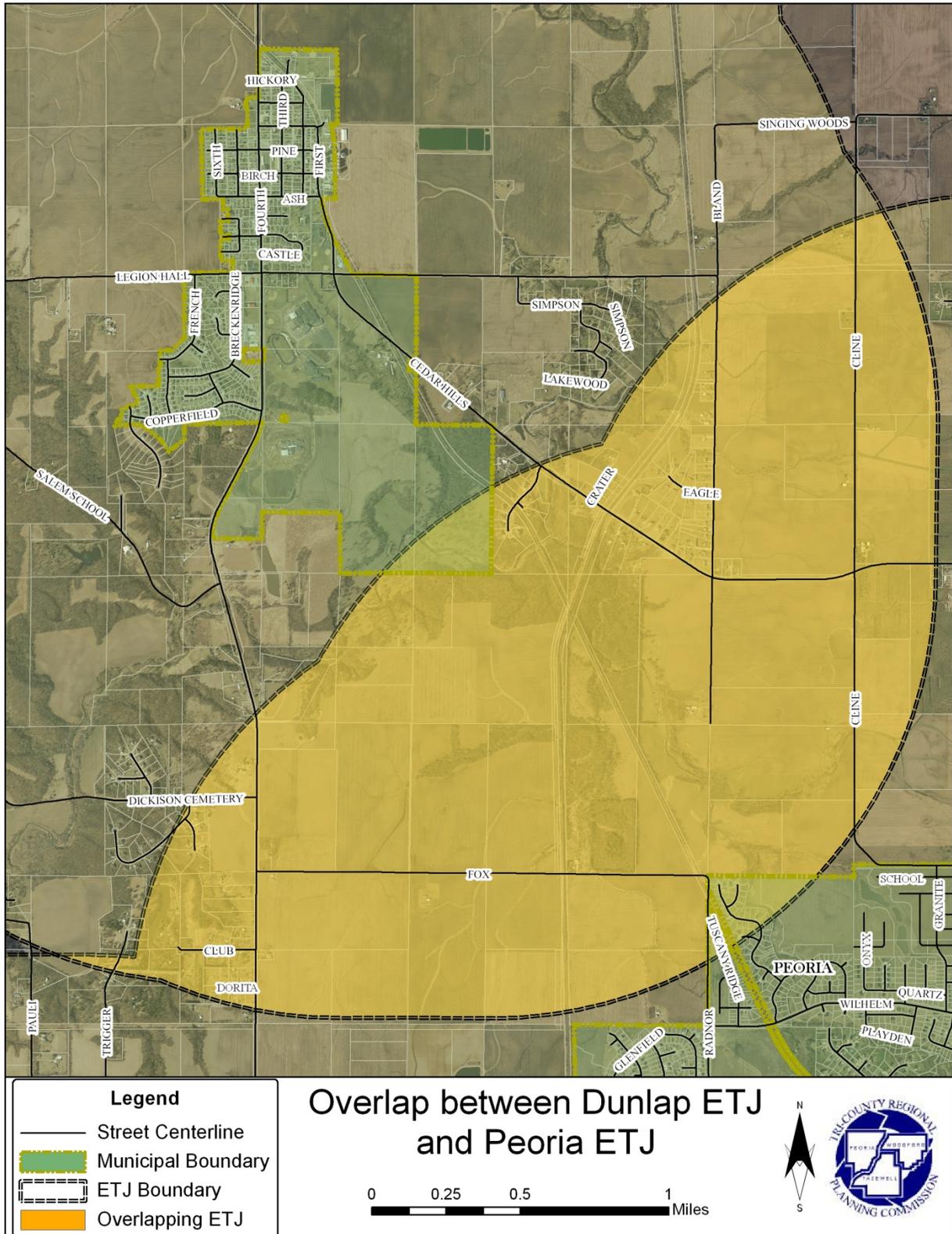
Dunlap’s ETJ is shown on Map 2 and consists primarily of agricultural uses with some residential uses. Land to the north and west of Dunlap is predominantly used for agriculture. Large-lot residential development is located south of Dunlap near the ETJ boundary on the west side of Route 91. Additional large-lot residential development is located within the ETJ east of Dunlap off of Legion Hall Road and Cedar Hills Drive.

Map 2. Dunlap's Extraterritorial Jurisdiction Area.



Dunlap's ETJ recently expanded as a result of annexations completed in the spring of 2011. Property southeast of the village proper between the Dunlap High School complex and the Rock Island Trail was annexed, expanding the village's ETJ to the southeast. As a result, the ETJ now overlaps a portion of the City of Peoria. Dunlap and Peoria do not currently coordinate on land development in this area. However, their ETJ's overlap (Map 3), so the two communities should coordinate in the future to ensure that new development in this area is well managed and follows a sound growth pattern.

Map 3. Overlap between Dunlap ETJ and Peoria ETJ.

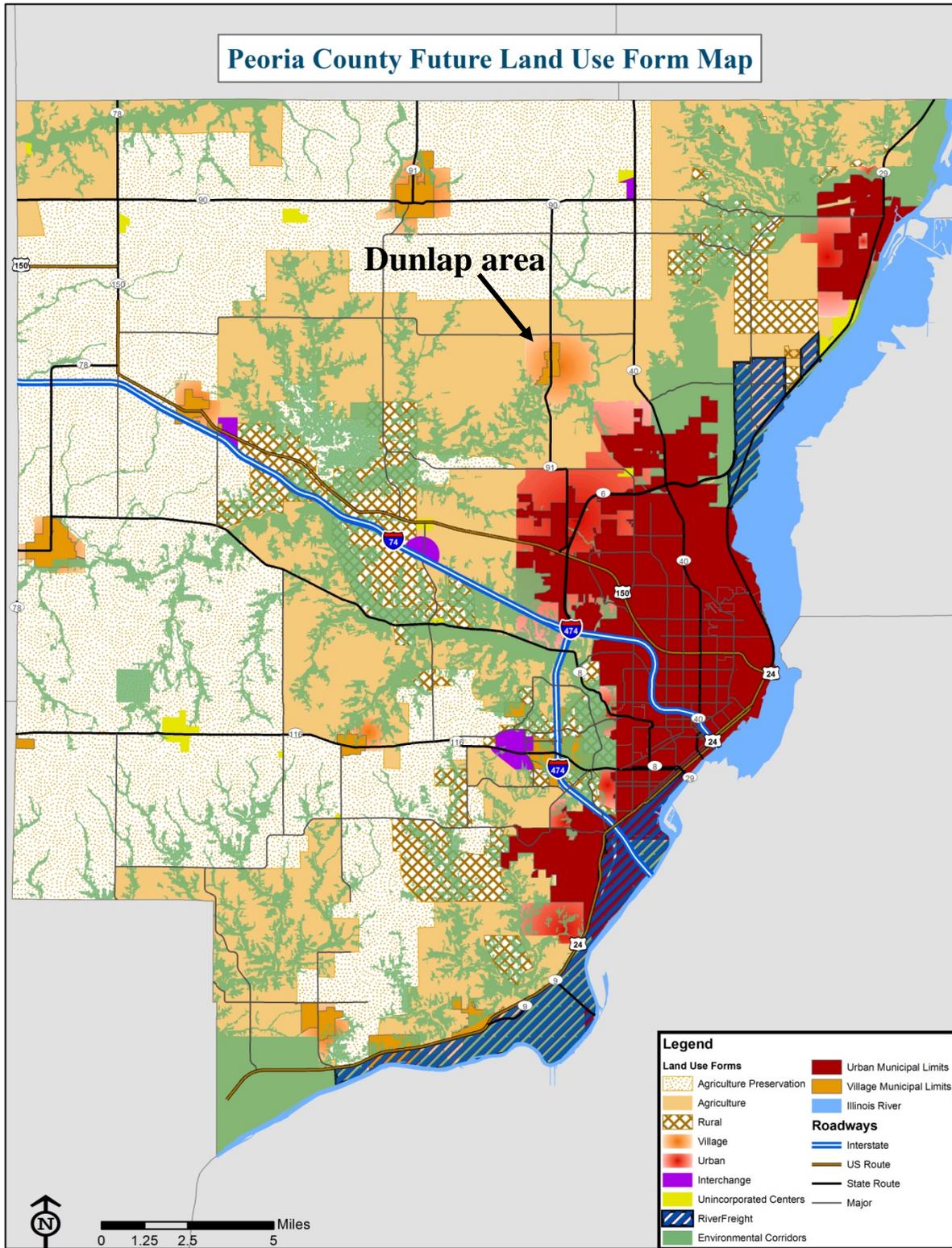


*Existing Future Land Use Plans*Peoria County

Peoria County adopted a new comprehensive land use plan in August 2009. This plan includes a future land use map that shows desirable land use forms throughout the entire county. By revolving around forms rather than specific uses, the future land use map acknowledges changing development patterns and allows for a range of land uses rather than strictly specifying individual land uses.

Peoria County's future land use map is shown below (Map 4). The map identifies land immediately surrounding Dunlap as being within the "Village" land use form. According to the County's comprehensive land use plan, the Village land use form can accommodate a wide range of uses, from agriculture to residential to commercial to industrial, with the exception of mineral extraction. This land form classification reflects the acknowledgement that some land in this area will be developed while other land will remain in agricultural use.

Map 4. Peoria County Future Land Use Form Map.

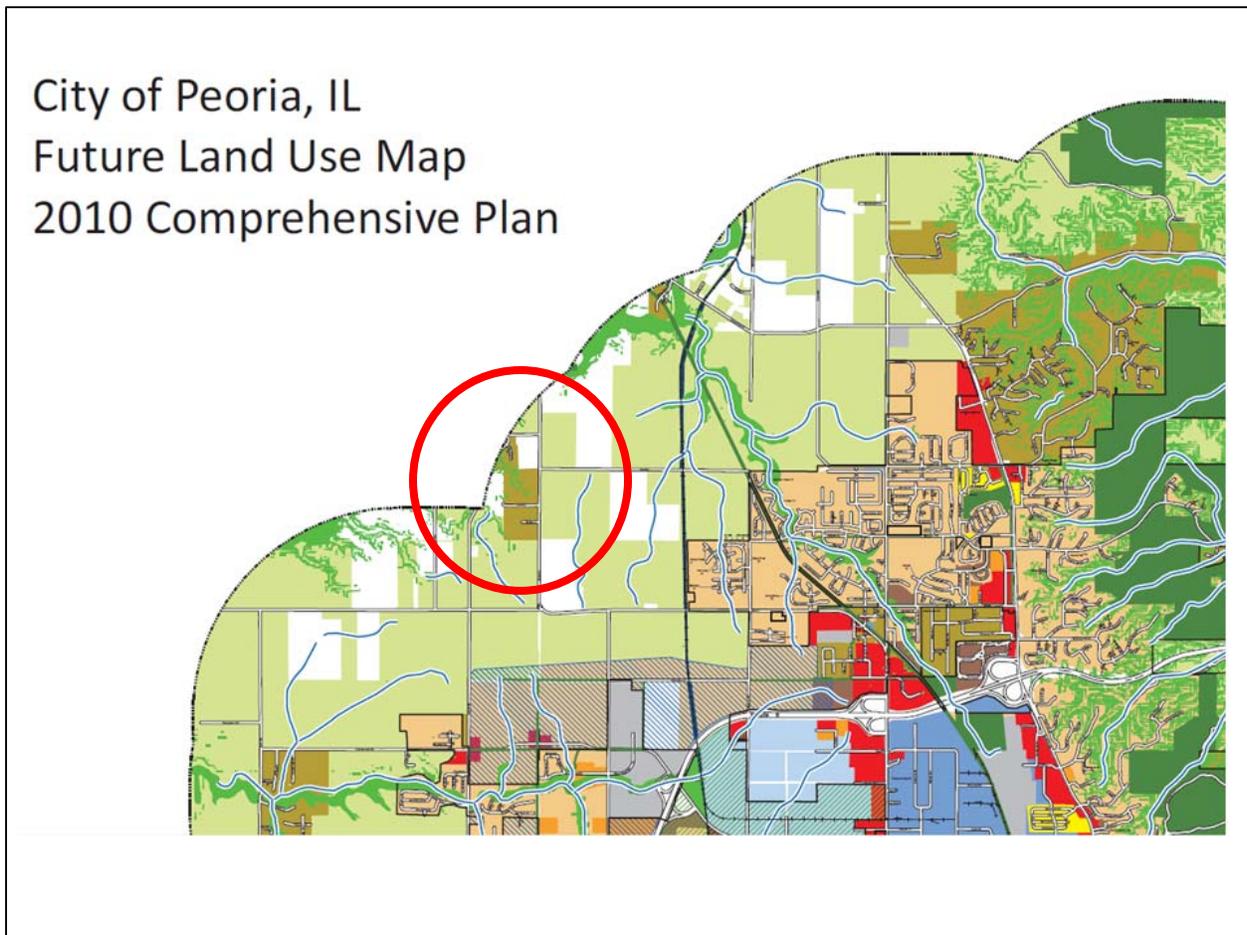


The immediate area surrounding Dunlap classified as within the Village land use form is bounded by Parks School Road to the north, Kickapoo Creek to the east and south, and the wooded ravines west of Copperfield to the west. Land north of the City of Peoria between the Rock Island Trail and Route 40 is classified as within the “Urban” land use form. All other land in the general area is within either the “Agriculture” or “Environmental Corridor” land use forms.

City of Peoria

The City of Peoria adopted a new comprehensive plan and future land use map (Map 5) in April 2011. The City of Peoria identifies land within its ETJ between Peoria and Dunlap as being used for agriculture; it does not classify any of this land for future development. However, based on the recent trend of residential development occurring in northwest Peoria, it is likely that additional land will be developed in this area that will be annexed into Peoria. Therefore, the Village of Dunlap and City of Peoria should coordinate on development matters in this area where their ETJs overlap so that development in this area is well planned and follows a sound pattern.

Map 5. City of Peoria Future Land Use Map.



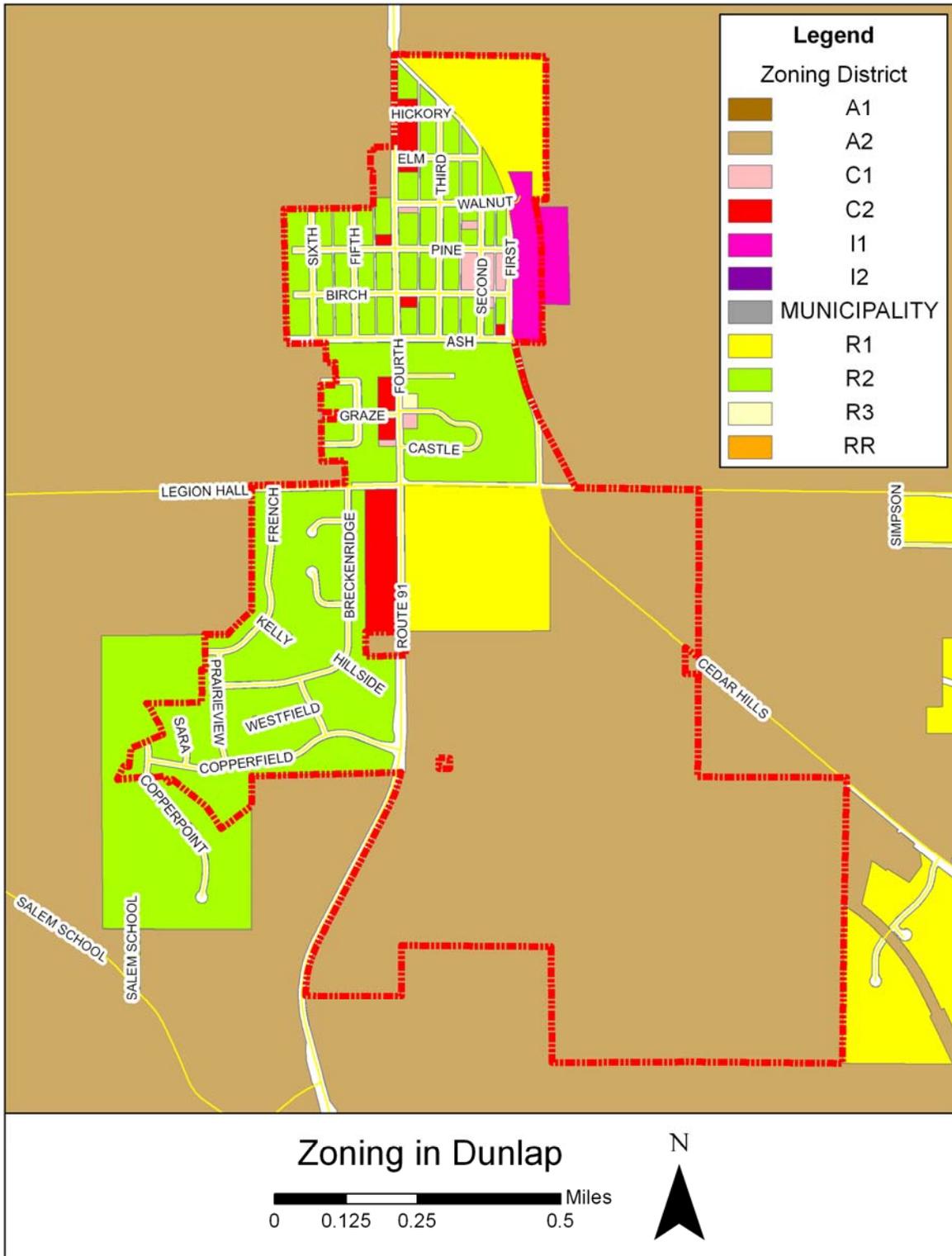
Note: This map shows the area between Peoria and Dunlap. The area in brown at the edge of the mapped area surrounds Club Road and Dorita Lane. The hatched area is a growth area and the light green areas are slated to be used for agriculture.

Zoning

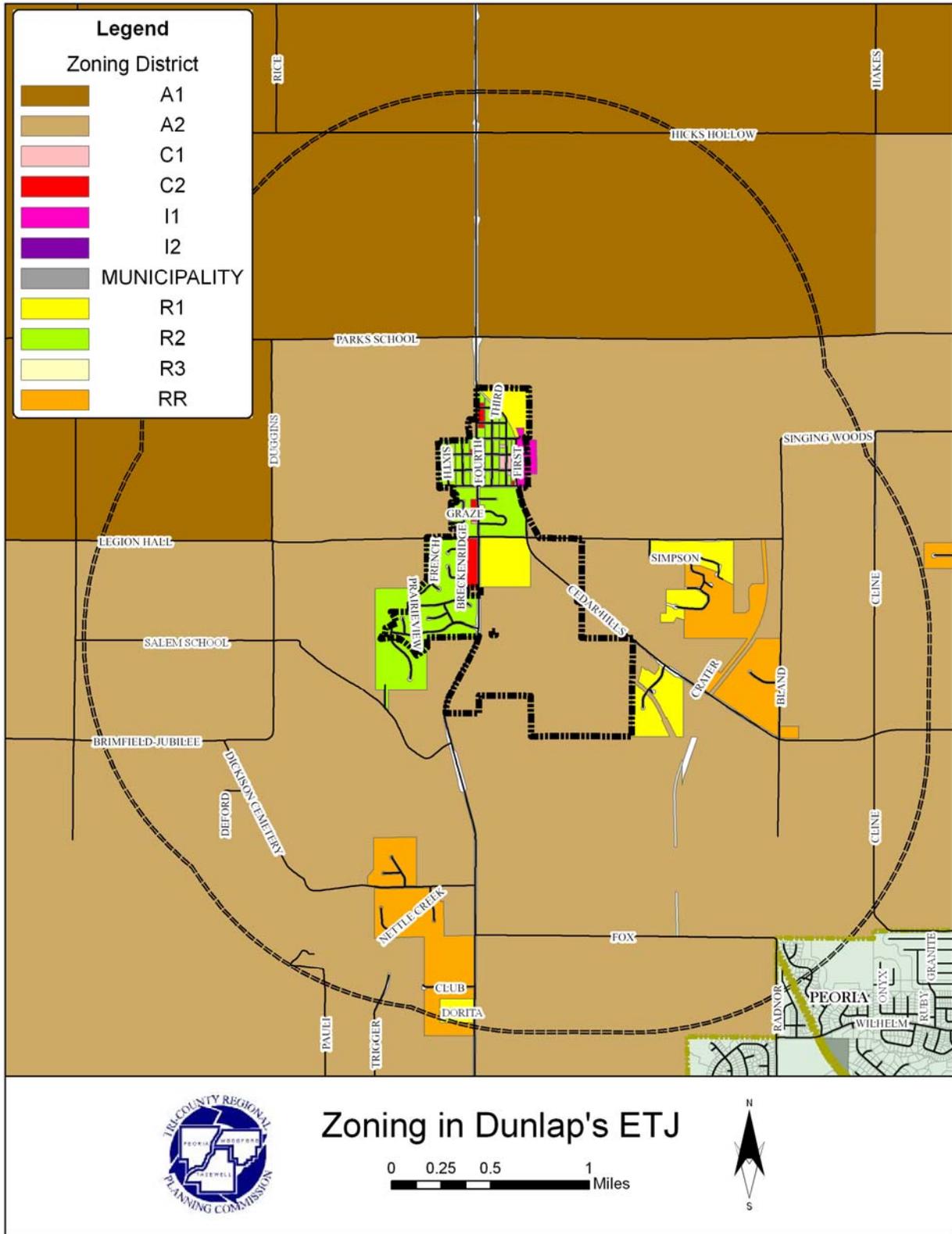
Dunlap does not have its own zoning ordinance; the Peoria County zoning ordinance serves as the village's zoning ordinance, and zoning in the village is administered by Peoria County. Map 6 shows the zoning districts of property within the village. The majority of the village is zoned R2 for residential development. Parcels within and near the downtown business district are zoned C1 for commercial development, and several parcels along Route 91 are zoned C2 for additional commercial development. The property along First Street near the Monica Elevator Company facility is zoned I1 for industrial uses, and North Park and Dunlap High School are zoned R1.

The vast majority of land within Dunlap's ETJ is in either the A1 zoning district or A2 zoning district and is targeted for agricultural and large-lot residential uses. Residential subdivisions along Route 91, Cedar Hills Drive and Legion Hall Road are zoned either R1 or RR for denser residential development.

Map 6. Zoning in Dunlap.



Map 7. Zoning In Dunlap's ETJ.



Subdivision Ordinance

Dunlap has a subdivision ordinance that took effect in September 2003. The ordinance lists requirements for the design of streets and blocks and the provision of a suitable water supply, wastewater management system, and stormwater management system. One important note is that the subdivision ordinance requires curbs and gutters for stormwater management and does not discuss alternative management practices that use vegetative material to filter pollutants and absorb runoff. These practices are used in conservation subdivisions and residential subdivisions that utilize low impact development practices. The subdivision ordinance would need to be amended to allow conservation subdivisions and low impact development practices.

Annexation Initiative

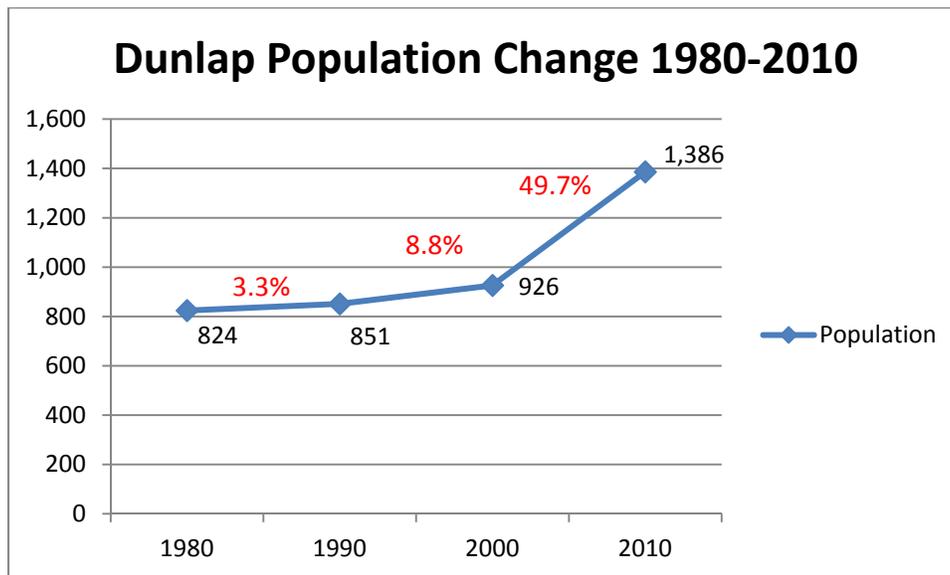
Dunlap has begun an annexation initiative to expand the village's corporate area. Nearly 2,500 acres have already been annexed or pre-annexed by the village. These parcels are located to the south and east of the village proper, and a substantial portion of this property is located either within the City of Peoria's ETJ or the area of overlap between Dunlap's ETJ and Peoria's ETJ. The two communities should coordinate on land use matters in the future to ensure that new development in this area is well planned and developed in an orderly fashion.

POPULATION

Recent Growth

Dunlap is in the midst of a tremendous growth period (Chart 1). After witnessing a steady population increase during the 1980s and 1990s, the population exploded over the last decade, rising from 926 residents in 2000 to 1,386 residents in 2010. This represents a 50% population increase over the last ten years.

Chart 1. Dunlap Population Change 1980 – 2010.



The substantial growth occurring in Dunlap is the result of several factors. First, Dunlap and its surrounding area have become more accessible to services and places of employment as the City of Peoria has grown to the northwest and new development has occurred. Second, Dunlap and its surrounding area are within School District 323, a well regarded school district that is attractive to families with young children. Third, Dunlap has a favorable attitude toward growth. Much of the growth during the last decade occurred in Copperfield, a new residential subdivision developed on land that was annexed by Dunlap that expanded the village's boundaries to the southwest.

Projecting Dunlap's Population in the Future

Dunlap's population has grown rapidly in recent years, but how will the population change in the future? While the answer cannot be known with absolute certainty, projecting future population change is useful because the estimate will provide a sense of how land development should be addressed to accommodate either a growing population or a declining population in the future.

A common method of projecting future population is the cohort-component method. The cohort-component method involves dividing a population into age cohorts and using birth rates, death

rates and migration rates to project the population change from one age cohort to the next age cohort. Dunlap is a rather small community, and because the rates that would have been used in the cohort component method reflect population dynamics for a larger area such as Peoria County or the State of Illinois, simpler projection methods were used to forecast Dunlap's future population.

Five different projections were developed for Dunlap's future population. Two projections were based on simple assumptions of future growth and three projections were based on the enrollment of School District 323, a major driver of growth in Dunlap.

The projections based on simple assumptions of future growth assumed exponential population growth and linear population growth. The exponential projection assumed that Dunlap's population would increase every ten years by the same percentage that it did between 2000 and 2010: 50 percent. This projection yields a population of 3,106 in 2030. The linear projection assumed that Dunlap's population would increase every ten years by the same amount that it did between 2000 and 2010: 460 residents. This projection yields a population of 2,306 in 2030.

The other three projections were based on the relationship between the village's total population and School District 323 enrollment in order to base future population estimates on an established driver of growth. An analysis of Dunlap's population growth and the enrollment growth of School District 323 revealed that district enrollment has grown faster than Dunlap's population. Specifically:

- In 2000, the ratio of Dunlap's population to School District 323 enrollment was 0.42 (926 residents and 2,206 students);
- In 2010, the ratio of Dunlap's population to School District 323 enrollment was 0.383 (1,386 residents and 3,619 students).

Using this information, three different projections were developed:

- One assuming the proportion of village population to district enrollment in 2030 will be the same as the proportion in 2000 (0.42);
- One assuming the proportion of village population to district enrollment in 2030 will be the same as the proportion in 2010 (0.383);
- One assuming the proportion of village population to district enrollment will continue to decrease at the same rate over time, resulting in a proportion of 0.309 in 2030.

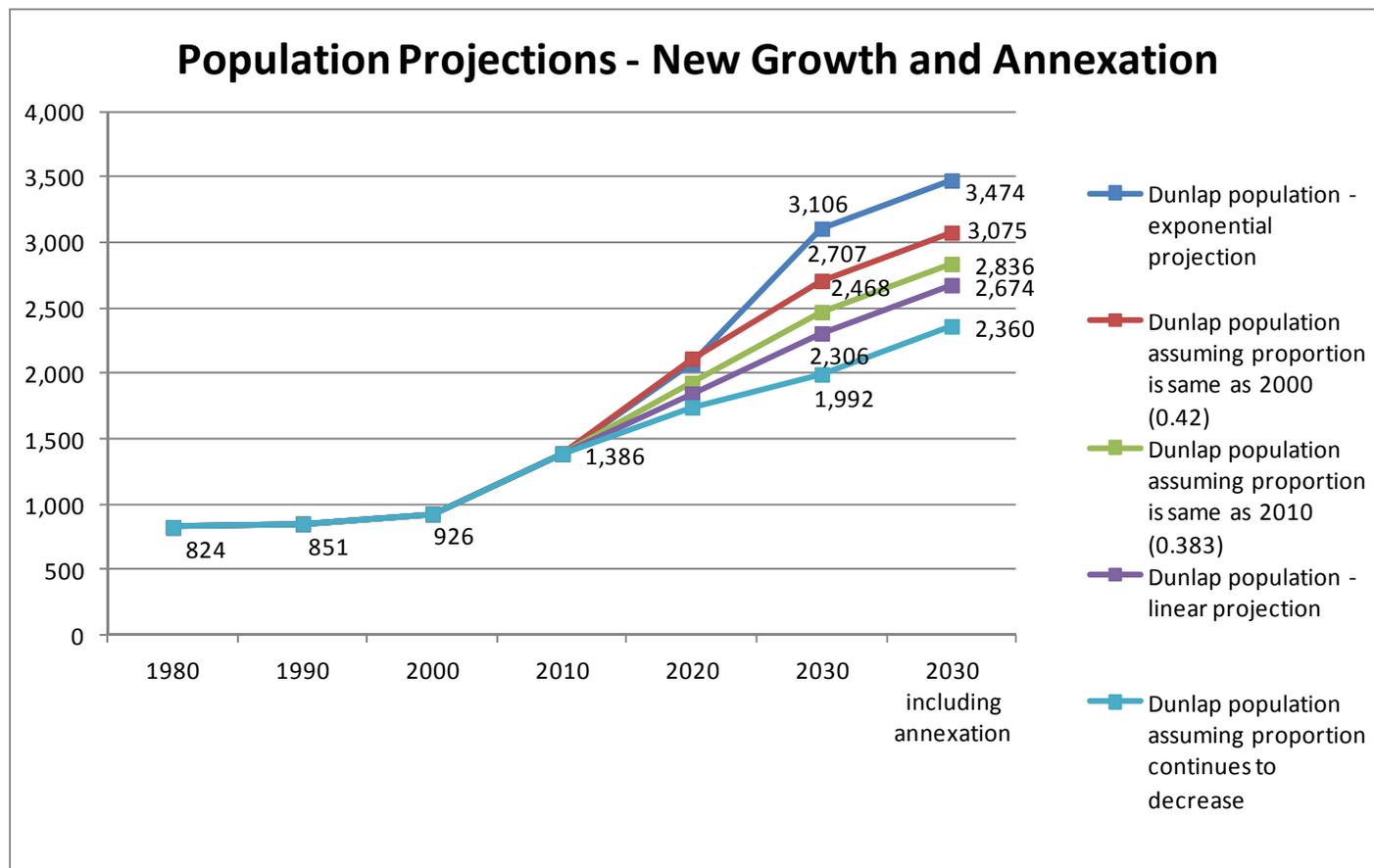
The future enrollment of School District 323 was projected assuming that enrollment would continue to grow at the same rate that it did between 2000 and 2010; this yields a projected 2030 enrollment of 6,445. Based on this assumption:

- The projection assuming a proportion of 0.42 forecasts a 2030 population of 2,707;
- The projection assuming a proportion of 0.383 forecasts a 2030 population of 2,468;
- The projection assuming a decreasing proportion forecasts a 2030 population of 1,992.

Projecting Dunlap's future population must account for individuals living outside Dunlap who will become village residents after their property is annexed. It is estimated that 130 households will be annexed, and using Dunlap's 2010 average household size of 2.83, an estimated 368 residents will be annexed into the village.

Chart 2 below shows the five different projections including residents to be annexed:

Chart 2. Population Projections for Dunlap in 2030.



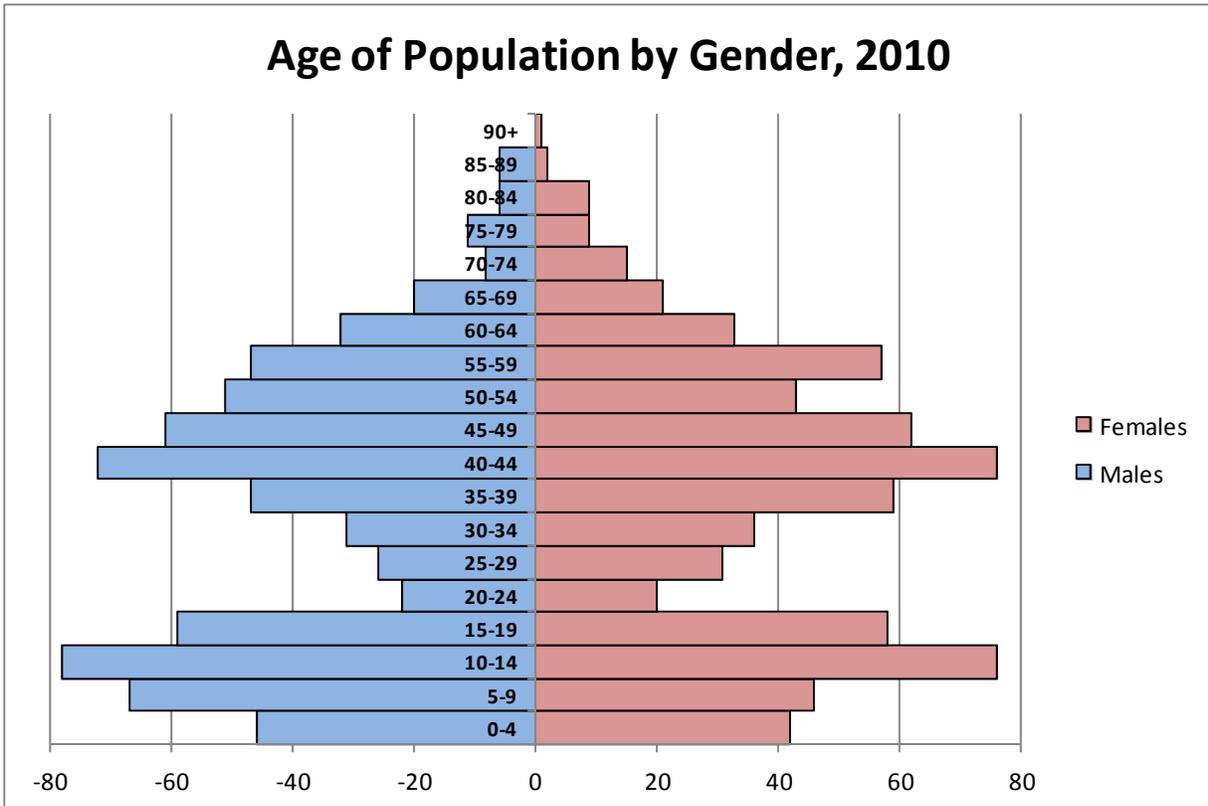
The CPC decided to use the exponential projection of 3,474 residents in 2030 for planning purposes. The future land use estimates included in this plan assume this projected population.

Age

According to recent U.S. Census data, Dunlap has relatively high numbers of middle-age adults and children. According to population data from the 2010 Census, the only age groups that have more than 100 individuals are 5-9 (113 residents), 10-14 (154 residents), 15-19 (117 residents), 35-39 (106 residents), 40-44 (148 residents), 45-49 (123 residents), and 55-59 (104 residents). These relatively higher amounts of middle-age adults and children suggest that families comprise

a significant portion of Dunlap's population. Chart 3 is a population pyramid that shows a breakdown of Dunlap's 2010 population by age and gender. The bulges in the pyramid show the relatively high numbers of middle-age adults and children.

Chart 3. Age of Dunlap's Population by Gender, 2010.



The median age of Dunlap's population increased from 34.8 in 2000 to 37.4 in 2010. This indicates that the population is getting older as a whole, reflecting the national demographic trend.

However, the percentage of households with one or more individuals 65 years and older decreased between 2000 and 2010. In 2000, 64 households were in this category, representing 19 percent of all village households. While the number of households with one or more individuals 65 years and older increased to 74 households in 2010, this figure represented just 15.1 percent of all village households in 2010. This suggests that while the population is getting older, there has not been a significant influx of senior citizens that has moved to the village.

Race

As Dunlap's population has grown, its racial diversity has increased. Table 2 compares the racial composition of Dunlap's population from 2000 to 2010. Of note is that the percentage of the population that is white decreased from 98 percent to 92 percent over the last decade. Also

noteworthy is that the percentage of the population that is Asian increased nearly fourfold, from 1.5 percent to nearly 6 percent. One hypothesis for this increase is that professionals of Asian descent who have relocated to Peoria for work find Dunlap an attractive place to live.

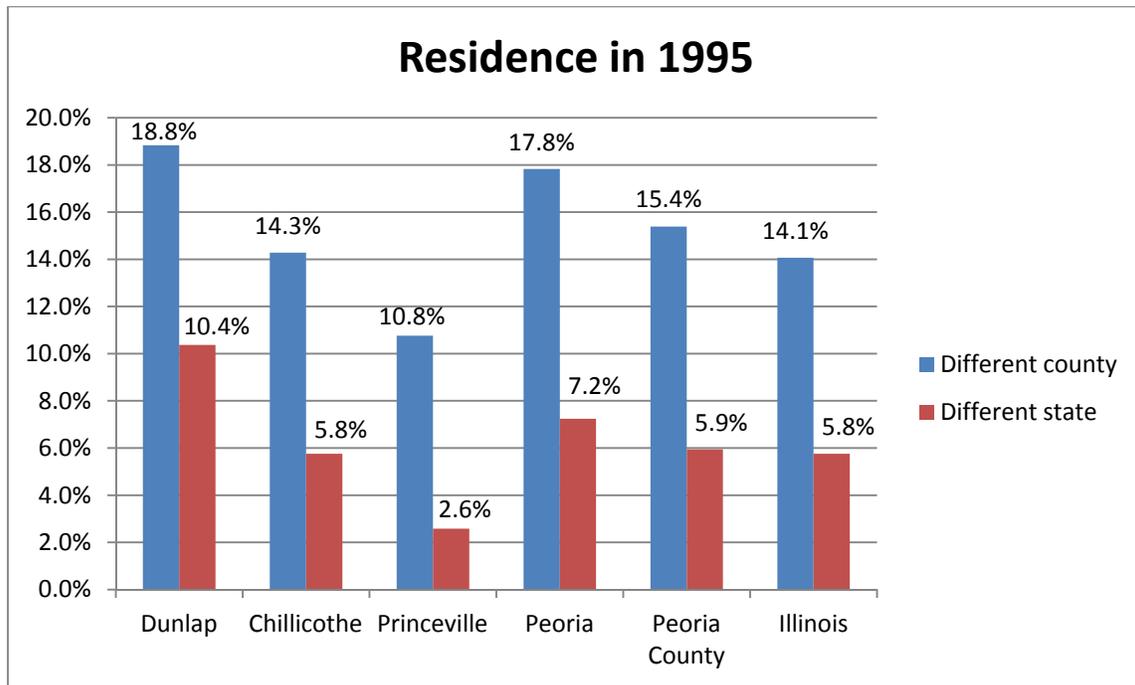
Data about the Hispanic and Latino population is also included in the table. The percentage of Dunlap's population that is Hispanic or Latino essentially held steady between 2000 and 2010.

Table 2. Dunlap Population by Race and Hispanic or Latino Origin.

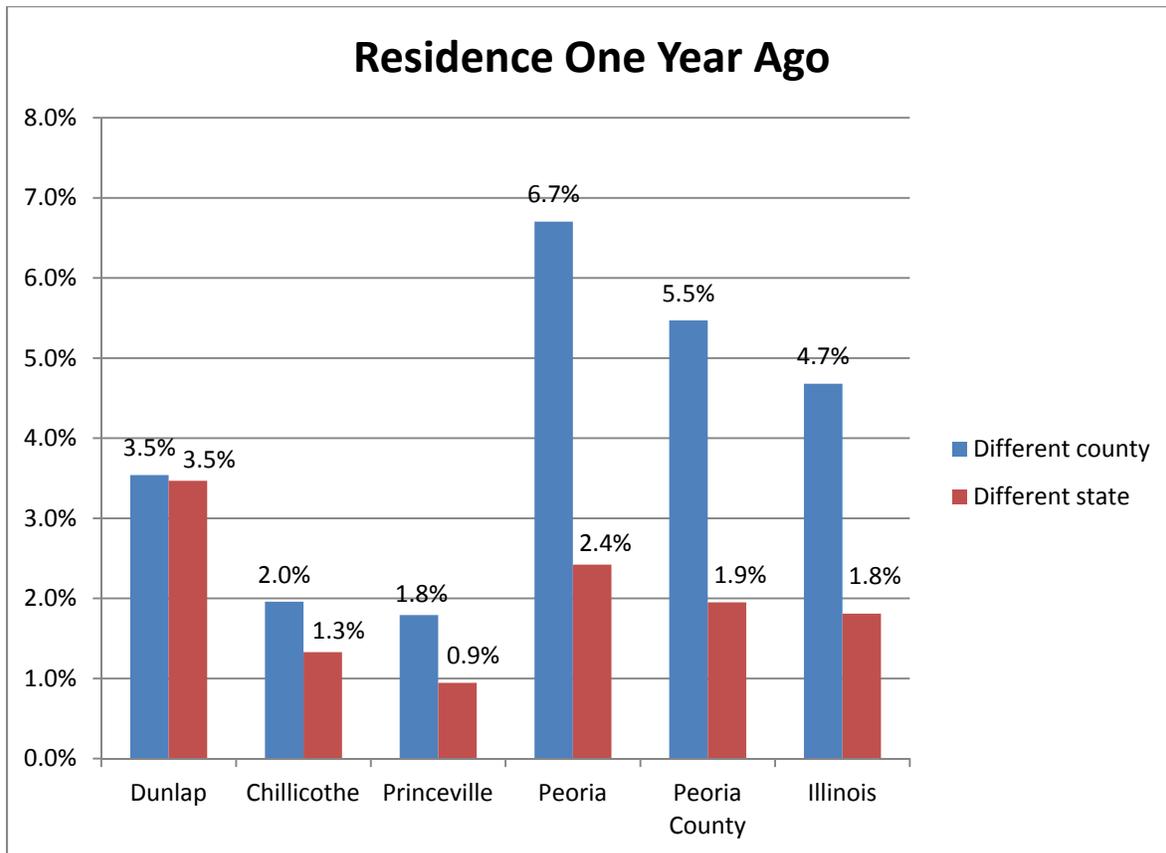
Race	2000		2010	
	Total	Percentage	Total	Percentage
Total population	926		1,386	
One race	924	99.8%	1,372	99.0%
White alone	903	97.5%	1,278	92.2%
Black or African American alone	5	0.5%	13	0.9%
American Indian and Alaskan Native alone	2	0.2%	1	0.1%
Asian alone	14	1.5%	80	5.8%
Two races	2	0.2%	12	0.9%
White; Asian	2	0.2%	9	0.6%
White; African American			2	0.1%
African American; American Indian			1	0.1%
Three races			2	0.1%
White; African American; American Indian			2	0.1%
Hispanic or Latino				
Total population	926		1,386	
Hispanic or Latino	12	1.3%	17	1.2%
Not Hispanic or Latino	914	98.7%	1,369	98.8%

Mobility

As suggested above, Dunlap appears to be an attractive place for individuals to live after relocating to the Peoria area, and data from the 2000 Census supports this assertion. Chart 4 shows the percentage of residents that lived in Dunlap in 2000 but lived in a different county or state in 1995. This same data for other local communities, Peoria County and the State of Illinois is also presented. Dunlap had a higher percentage of residents that lived in a different county or state in 1995 than any of the comparison geographies. This further suggests that Dunlap is an attractive place for individuals to settle after moving to the Peoria area.

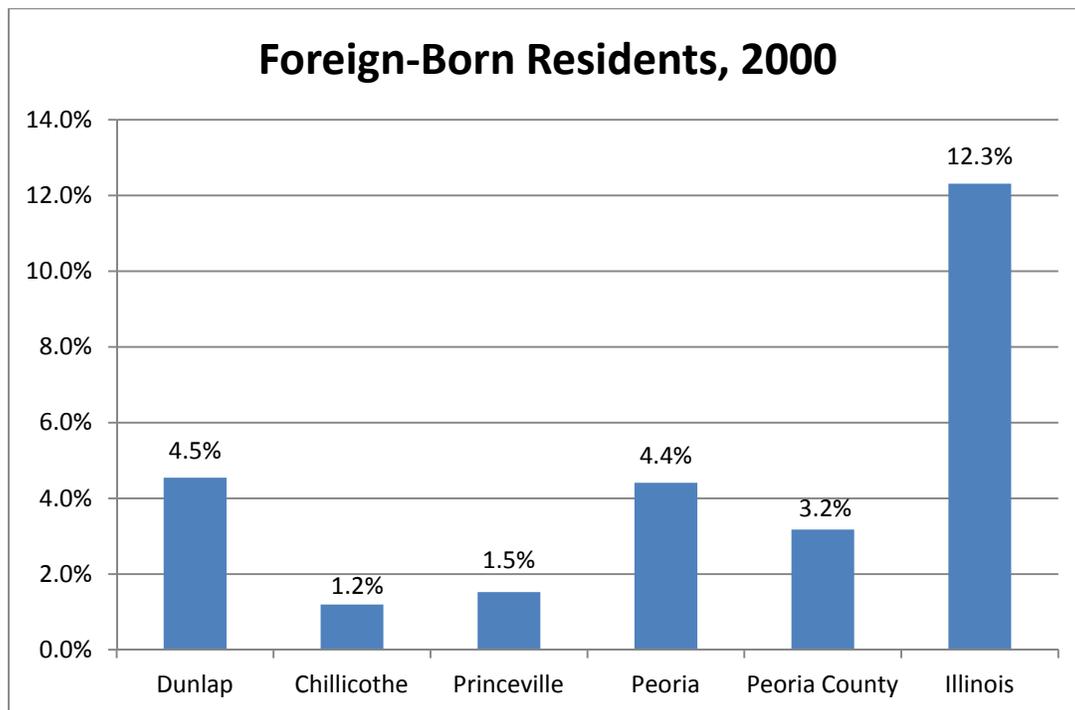
Chart 4. Residence in 1995 for Residents of Dunlap and Comparison Geographies.

More recent data about place of residence comes from the American Community Survey (ACS), a Census Bureau program that produces estimates – not total counts - of different demographic statistics. According to the 2005-2009 5-Year Estimates, Dunlap had a higher percentage of residents that lived in a different county one year ago than Chillicothe and Princeville, and the village had a higher percentage of residents that lived in a different state one year ago than all comparison geographies. These data continue to support the claim that Dunlap is an attractive place for individuals to settle after moving to the Peoria area.

Chart 5. Residence One Year Ago for Residents of Dunlap and Comparison Geographies.

Place of birth statistics also support the contention that Dunlap is an attractive place for individuals relocating to the Peoria area. In 2000, 4.5 percent of Dunlap residents were born in a foreign country (Chart 6). This percentage was slightly more than the City of Peoria (4.4 percent) and Peoria County (3.2 percent). While none of these percentages are very high, this statistic indicates that Dunlap has a more diverse population than other local communities and could have higher growth if it continues to attract individuals from outside the United States.

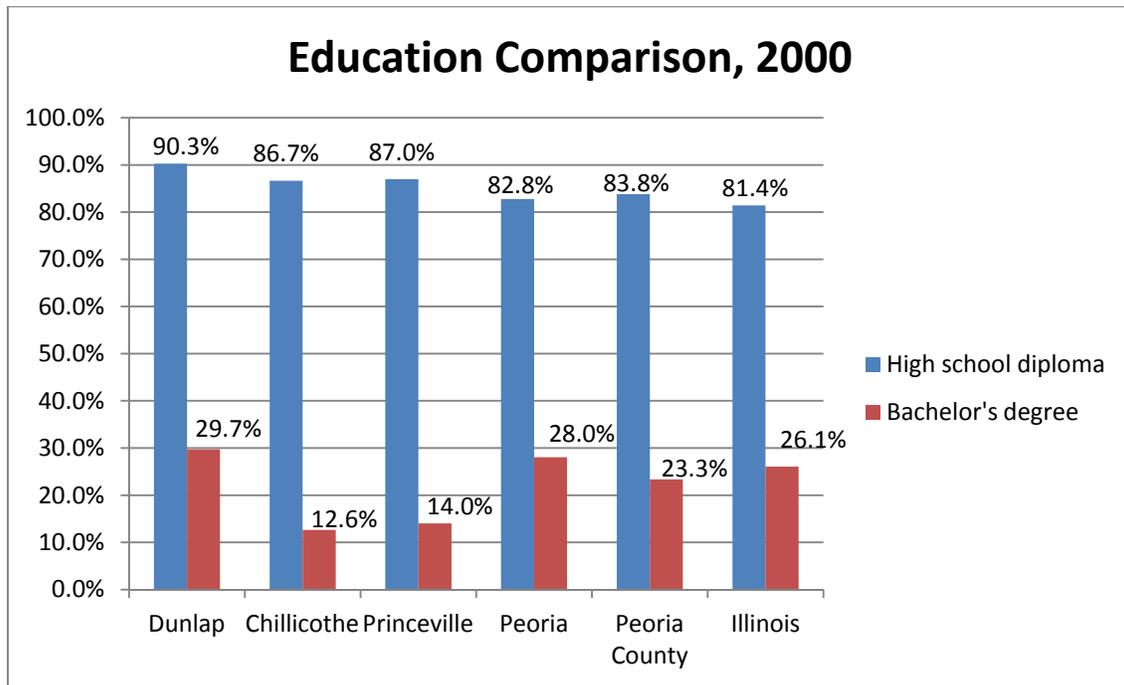
According to the 2005-2009 ACS 5-Year Estimates, 3 village residents, or 0.2 percent of Dunlap's population, were born in a foreign country. This stands in stark contrast to the 2000 data and seems to run counter to the racial data from the 2010 Census, so it appears this estimate is not accurate. Dunlap can be considered an attractive place for individuals moving to the Peoria area.

Chart 6. Foreign-Born Residents in Dunlap and Comparison Geographies, 2000.

Education

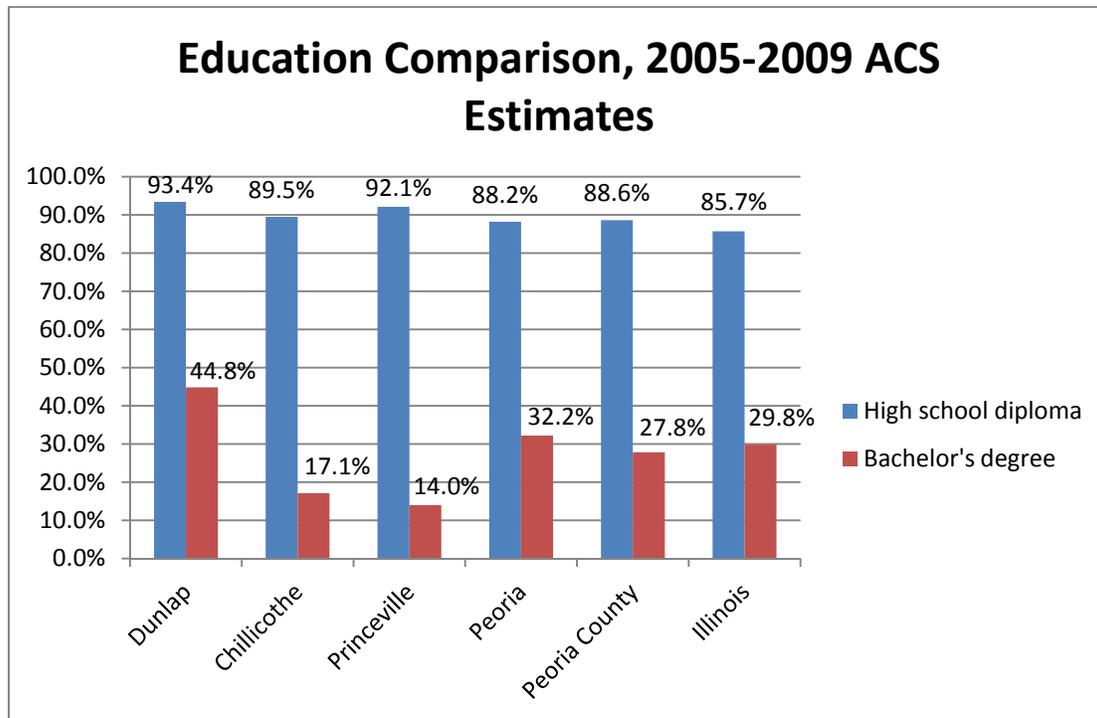
Overall, the population of Dunlap is better educated than other local communities. According to the 2000 Census, 90 percent of Dunlap residents 25 years and older had at minimum a high school diploma; the figures for comparison geographies ranged from 87 percent in Princeville to 81 percent for the State of Illinois (Chart 7). The 2005-2009 ACS 5-Year Estimates also show that Dunlap has a higher percentage of residents with a high school diploma than the comparison geographies (Chart 8).

Chart 7. Education for Dunlap and Comparison Geographies, 2000.



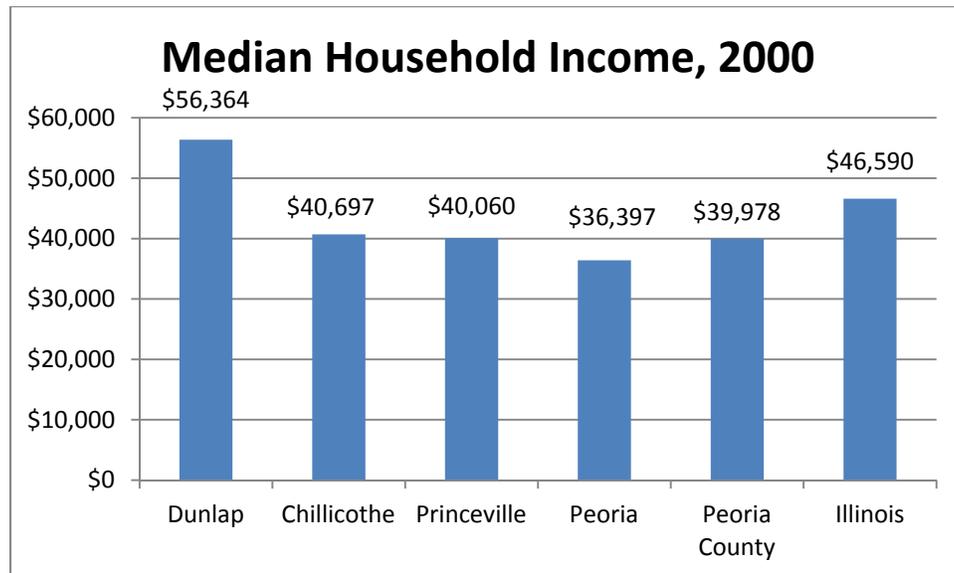
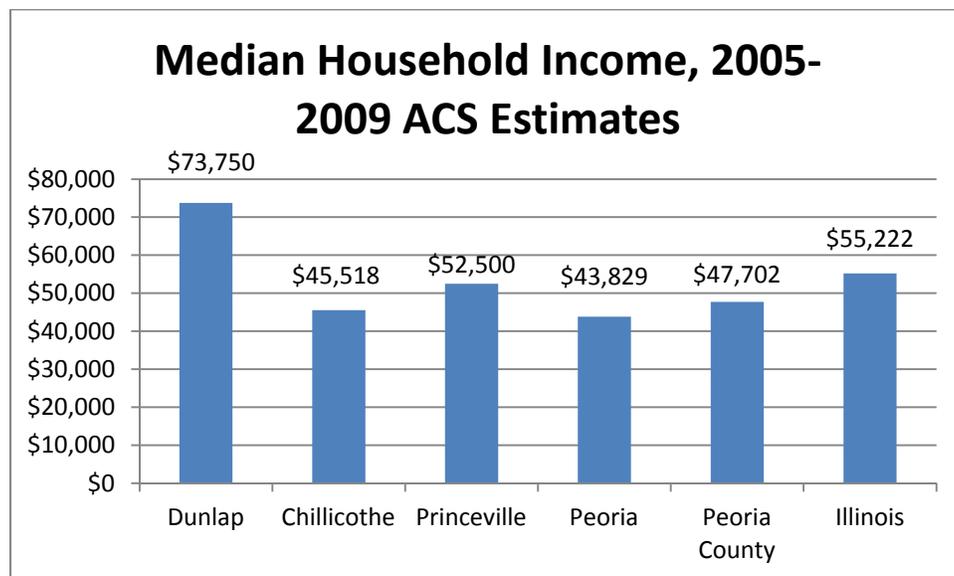
Dunlap also has a higher percentage of residents that possess a bachelor's degree or graduate degree. According to the 2000 Census, nearly 30 percent of residents 25 years and older had obtained either a bachelor's degree or graduate degree; the figures for comparison geographies ranged from 28 percent in the City of Peoria to 13 percent in Chillicothe. According to the recent ACS estimates, nearly 45 percent of Dunlap residents 25 years and older have either a bachelor's or graduate degree. This statistic can help Dunlap provide suitable services such as recreational activities; it also indicates that the village has a substantial amount of intellectual capital that can be tapped into for various endeavors such as the current Marketing Committee effort.

Chart 8. Education for Dunlap and Comparison Geographies, 2005-2009 American Community Survey Estimates.

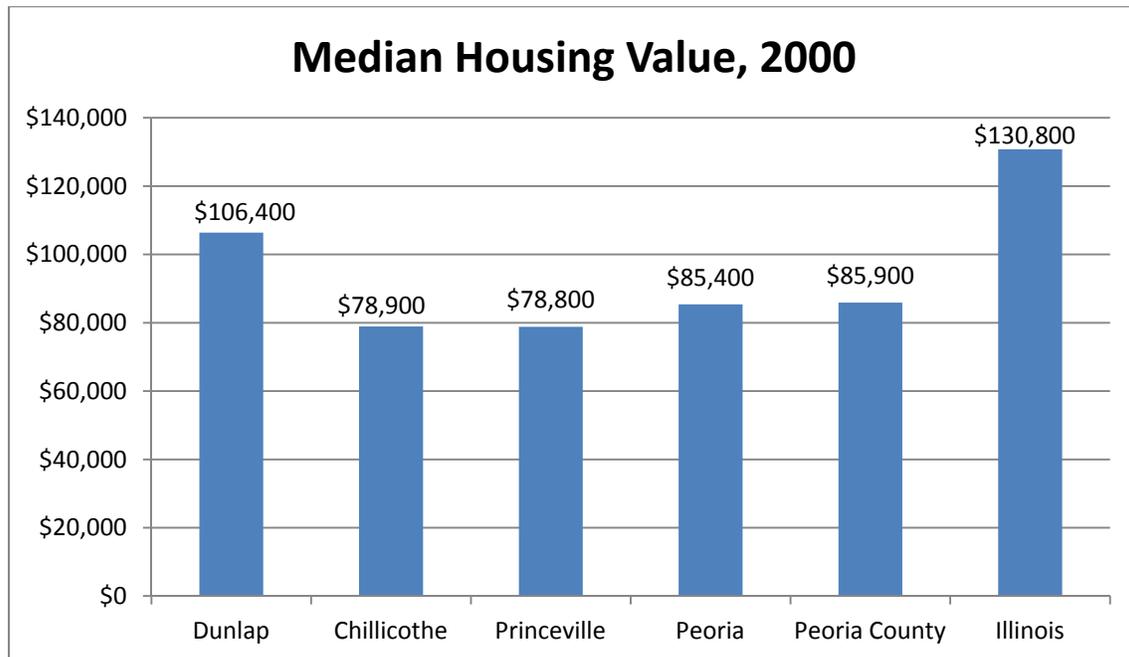
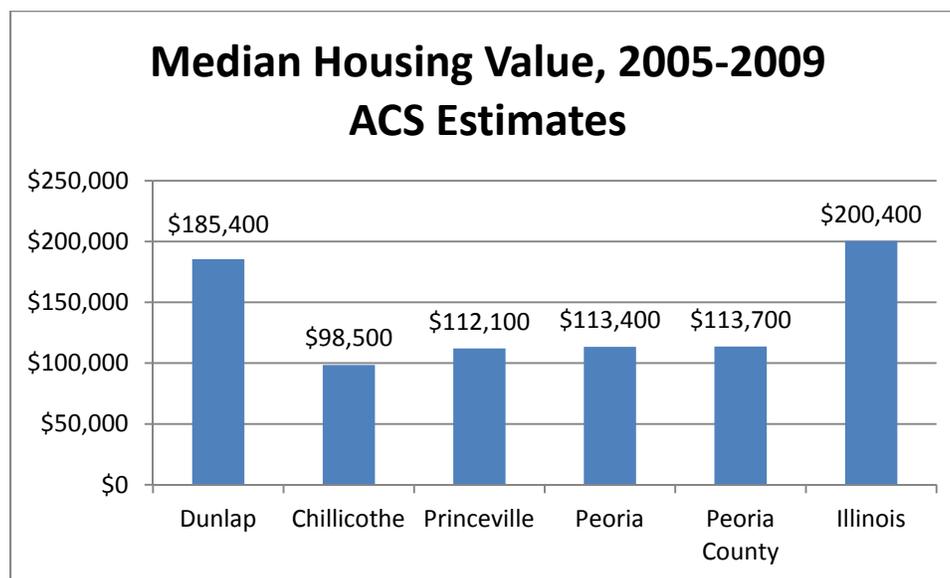


Income and Housing Value

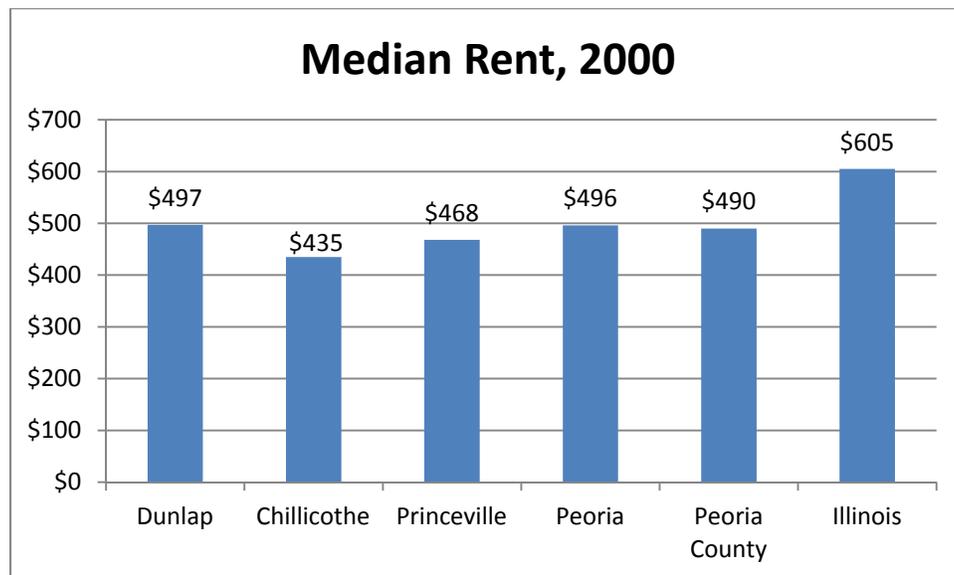
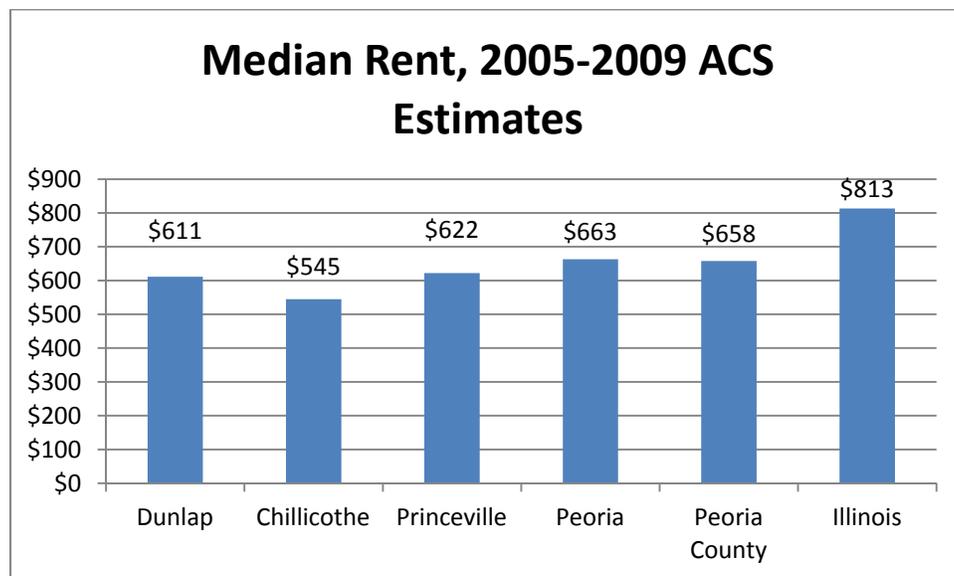
The median household income in Dunlap was substantially higher than the median incomes for the state, county, and nearby communities according to both the 2000 Census and the 2005-2009 ACS Estimates. Charts 9 and 10 below present the median household income data for Dunlap and comparison geographies from both sources.

Chart 9. Median Household Income of Dunlap and Comparison Geographies, 2000.**Chart 10. Median Household Income of Dunlap and Comparison Geographies, 2005-2009 American Community Survey Estimates.**

The median housing value in Dunlap was also high according to the 2000 Census and the recent ACS estimates. Charts 11 and 12 present this data for Dunlap and comparison geographies. Although Dunlap's median housing value was not as high as the median housing value for the entire state – likely due to extremely high housing values in the Chicago area – it was higher than other comparison geographies.

Chart 11. Median Housing Value for Dunlap and Comparison Geographies, 2000.**Chart 12. Median Housing Value for Dunlap and Comparison Geographies, 2005-2009 American Community Survey Estimates.**

The median rent in Dunlap was rather high in comparison to other geographies according to the 2000 Census but rather low according to the recent ACS estimates. Charts 13 and 14 below present this data.

Chart 13. Median Rent for Dunlap and Comparison Geographies, 2000.**Chart 14. Median Rent for Dunlap and Comparison Geographies, 2005-2009 American Community Survey Estimates.**

Overall, these data show that Dunlap is a relatively wealthy community in Peoria County. This determination can assist Dunlap in recruiting appropriate types of businesses and developing suitable parks and recreation programming.

Housing

The number of housing units in Dunlap grew substantially between 2000 and 2010 as a result of the development of the Copperfield subdivision. The vast majority of housing units are occupied, and in 2010, 80 percent of occupied units in the village were owner occupied. Table 3 presents data about housing occupancy and tenure from 1990 to 2010.

Table 3. Housing Occupancy and Tenure in Dunlap.

	1990		2000		2010	
	Total	Percentage	Total	Percentage	Total	Percentage
Total Housing Units	312	100.0%	350	100.0%	505	100.0%
Occupied Housing Units	299	95.8%	337	96.3%	490	97.0%
Owner occupied	218	72.9%	258	76.6%	393	80.2%
Renter occupied	81	27.1%	79	23.4%	97	19.8%

According to the 2000 Census, nearly 84 percent of housing units were single-family detached units, a slight increase from 1990. The percentage of housing units that were duplexes stayed about the same and the percentage of housing units in multi-family structures declined slightly from 1990 to 2000. Table 4 presents data about housing type in Dunlap.

Table 4. Housing Type (units in structure) in Dunlap.

Units in Structure	1990		2000	
	Number	Percent	Number	Percent
Total housing units	312	100.0%	342	100.0%
1-unit, detached	249	79.8%	286	83.6%
1-unit, attached	9	2.9%	3	0.9%
2 units	24	7.7%	26	7.6%
3 - 4 units	12	3.8%	17	5.0%
5 - 9 units	16	5.1%	10	2.9%
10 - 19 units	1	0.3%	0	0.0%
Mobile home or trailer	1	0.3%	0	0.0%

Housing type data from the recent ACS estimates showed that 89 percent of units were single-family detached units with just 6 percent of units being duplexes. While this data can't be directly compared to the 1990 and 2000 Census data, an increase in single-family detached units over the last decade is reasonable given the development that occurred in Copperfield.

AGRICULTURE AND NATURAL RESOURCES

Agriculture

Agriculture is an important industry in greater Dunlap. The vast majority of land within Dunlap's ETJ to the northwest and northeast is used for agriculture, and cropland exists southwest and southeast of Dunlap among wooded areas and large-lot residential properties. Residents that live along Dunlap's perimeter have views of cropland from their properties, and the grain elevators of the Monica Elevator Company along the eastern edge of Dunlap are defining features of the surrounding landscape. Although Dunlap is a growing community, agriculture continues to define the village.

Agriculture in the Dunlap area is characterized by corn and soybean production. There is little animal agriculture in the area. The animal operations that do exist consist of small herds of livestock; there are no large commercial livestock operations near Dunlap. There are an increasing number of "truck gardens" near Dunlap. Truck gardens refer to small operations that produce specialty crops such as fruits and vegetables for direct sale through farmers' markets and other outlets.

The practice of agriculture near Dunlap reflects the practice of agriculture in Peoria County as a whole. According to the Peoria County Farm Bureau, corn and soybeans are the primary cultivated crops in the county with wheat a distant third. Oats, vegetables, cattle, hogs, dairy products, sheep and wool, and poultry are other farm products found in the county.

The predominant soil associations in the area surrounding Dunlap are Ipava-Tama-Elkhart, Warsaw-Dickinson-Plainfield, and Rozetta-Keomah-Sylvan. The Ipava-Tama-Elkhart soil association is mostly located in the northern half of Dunlap's ETJ and is used mainly for cultivated crops such as corn, soybeans and small grain. The Warsaw-Dickinson-Plainfield soil association surrounds Kickapoo Creek, and most areas of this association are used for cultivated crops. The Rozetta-Keoman-Sylvan soil association is mostly located in the southern half of Dunlap's ETJ surrounding the Warsaw-Dickison-Plainfield soil association and mostly used for cultivated crops, pasture or hay. In general, the soils near Dunlap are very productive.

According to the Peoria County Comprehensive Plan completed in 2009, there are several major trends impacting the practice of agriculture in the County:

- The total amount of land used for agriculture is decreasing;
- The total amount of workers employed in production farming is decreasing;
- The number of farms is decreasing; and
- The average size of farms is increasing.

As fewer individuals enter farming as a profession and smaller farms become less economically viable, these trends should continue in the future. These trends, combined with the conversion of agricultural land to residential, institutional, recreational, and other uses, indicate that agricultural land can be expected to decrease in Peoria County and near Dunlap in the future.

Despite these trends, agriculture is important to residents that live within and near Dunlap. A community survey completed by 181 respondents was conducted as part of this planning process, and the following responses provide information about the significance of agriculture to the village:

- In response to “What priority should be given to the following issues for Dunlap?”, 58.2% of respondents rated “preserving agricultural land” as either very high priority or high priority; this issue had the 6th highest priority of the 14 choices;
- In response to “How important are the following economic development programs for Dunlap?”, 58.9% of respondents rated “preserve and promote agriculture/agribusiness” as either very high priority or high priority; this issue had the 4th highest priority of the 6 choices;
- In response to “What are the three things you like best about Dunlap?”, 47 responses pertained to “rural atmosphere/quiet.” This was the 3rd highest response to this open-ended question.

Although Dunlap seeks to grow, agriculture remains a significant industry that not only has value for the surrounding area but positively impacts the village itself, as alluded to by the preceding survey response. Thus, a balance will need to be struck between new development and agricultural protection in the future as the village grows.

Natural Resources

Map 8 on Page 36 shows natural resource areas within the village and the ETJ. A varied landscape surrounds Dunlap, and identifying significant natural resource areas worthy of protection is an important part of the planning process.

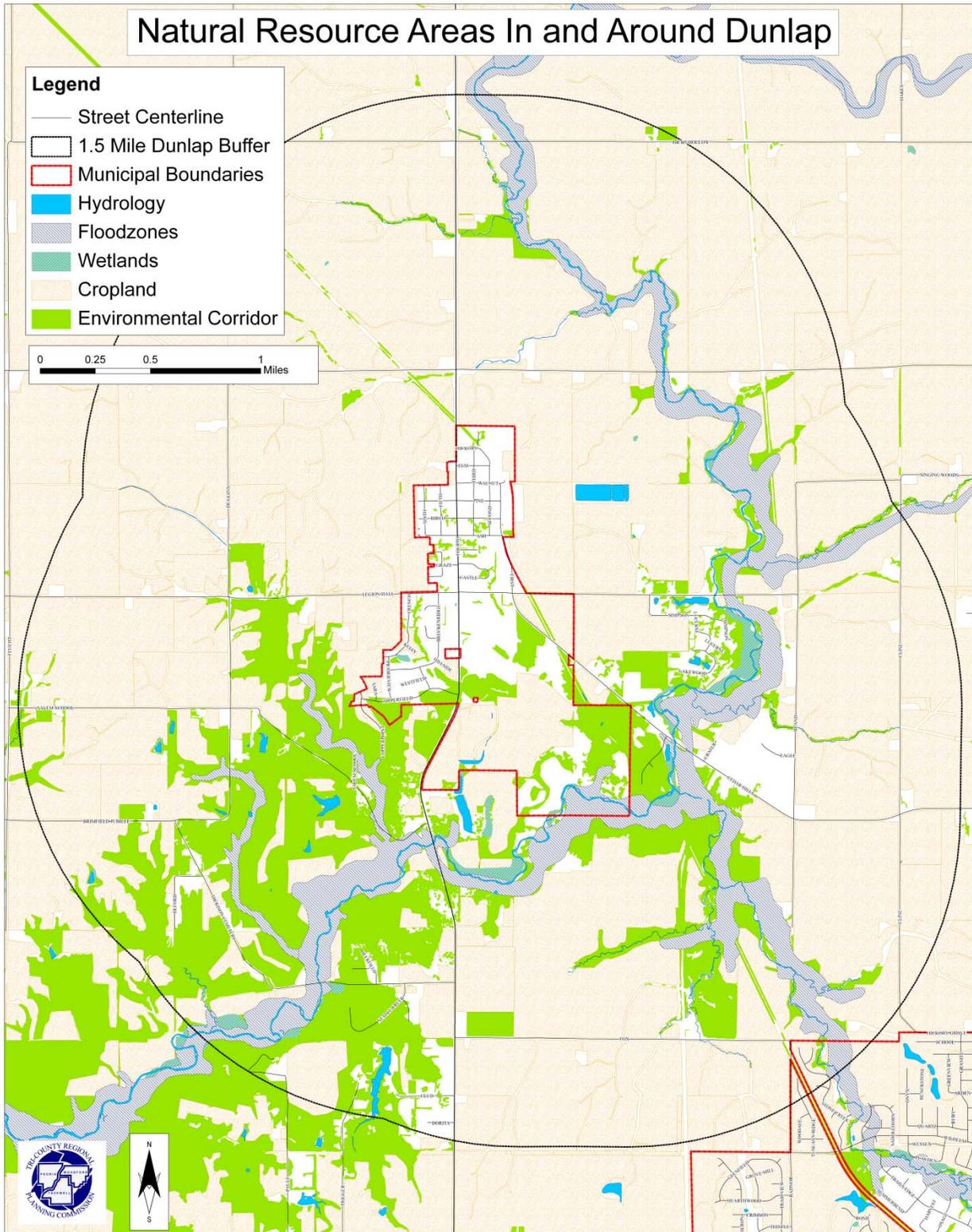
Cropland

As mentioned above, the majority of land within Dunlap’s ETJ is used for agricultural production. The largest expanse of continuous agricultural land is located northwest of Dunlap. Much cropland exists to the east, but it is divided by Kickapoo Creek, a Kickapoo Creek tributary, and wooded areas that run along the creeks. The southwest quadrant of Dunlap’s ETJ has some cropland but is dominated by wooded areas that extend from Kickapoo Creek.

Wooded Land

Some patches of wooded land exist along Kickapoo Creek northeast of Dunlap. Larger patches of wooded land exist along a Kickapoo Creek tributary southeast of Dunlap, and large swaths of wooded land exist southwest of Dunlap between Route 91 and the curve of Brimfield-Jubilee Road and Duggins Road. Sites suitable for residential development that are located near wooded areas are possible locations for conservation subdivisions. A conservation subdivision is a residential development type in which natural areas such as wooded land and wetlands are preserved to provide recreational and environmental benefits.

Map 8. Natural Resource Areas In and Around Dunlap.



Surface Water

The dominant water feature in the Dunlap area is Kickapoo Creek. Kickapoo Creek flows around Dunlap to the east and south. The creek winds its way south from a point near the intersection of Route 91 and Hicks Hollow Road north of Dunlap to a point near the village's southeast corner. The creek then turns west, and a small segment flows within the village boundaries before it crosses Route 91 south of the village and winds its way southwest. A small tributary of Kickapoo Creek flows southeast from near the village's southeast corner into the City of Peoria.

The stewardship of Kickapoo Creek will be important as new development occurs to the south of Dunlap within the Kickapoo Creek Watershed. The creek is classified as an impaired water body by the Illinois Environmental Protection Agency. An impaired water body has a quantity of pollutants that does not fully support certain uses of the water body. The impaired use of Kickapoo Creek is fish consumption, so fishing is negatively impacted by the water quality of Kickapoo Creek.

Stormwater management will be an important activity to help improve the water quality of Kickapoo Creek. Runoff from new development that is routed to Kickapoo Creek can be addressed so that pollutants are filtered and the quantity of runoff is reduced, thus decreasing the quantity of pollutants that reach the creek. The use of stormwater management best management practices (BMPs) and the development of conservation subdivisions are ways that stormwater runoff can be addressed to improve the water quality of Kickapoo Creek.

Wetlands

Patches of wetlands are located all along Kickapoo Creek within Dunlap's ETJ, including along the segment of Kickapoo Creek that passes inside the village boundaries. Many of these wetland areas are located within flood zones. Wetlands filter pollutants from stormwater runoff and can help prevent flooding, so they should be preserved in order to allow these environmental functions to continue.

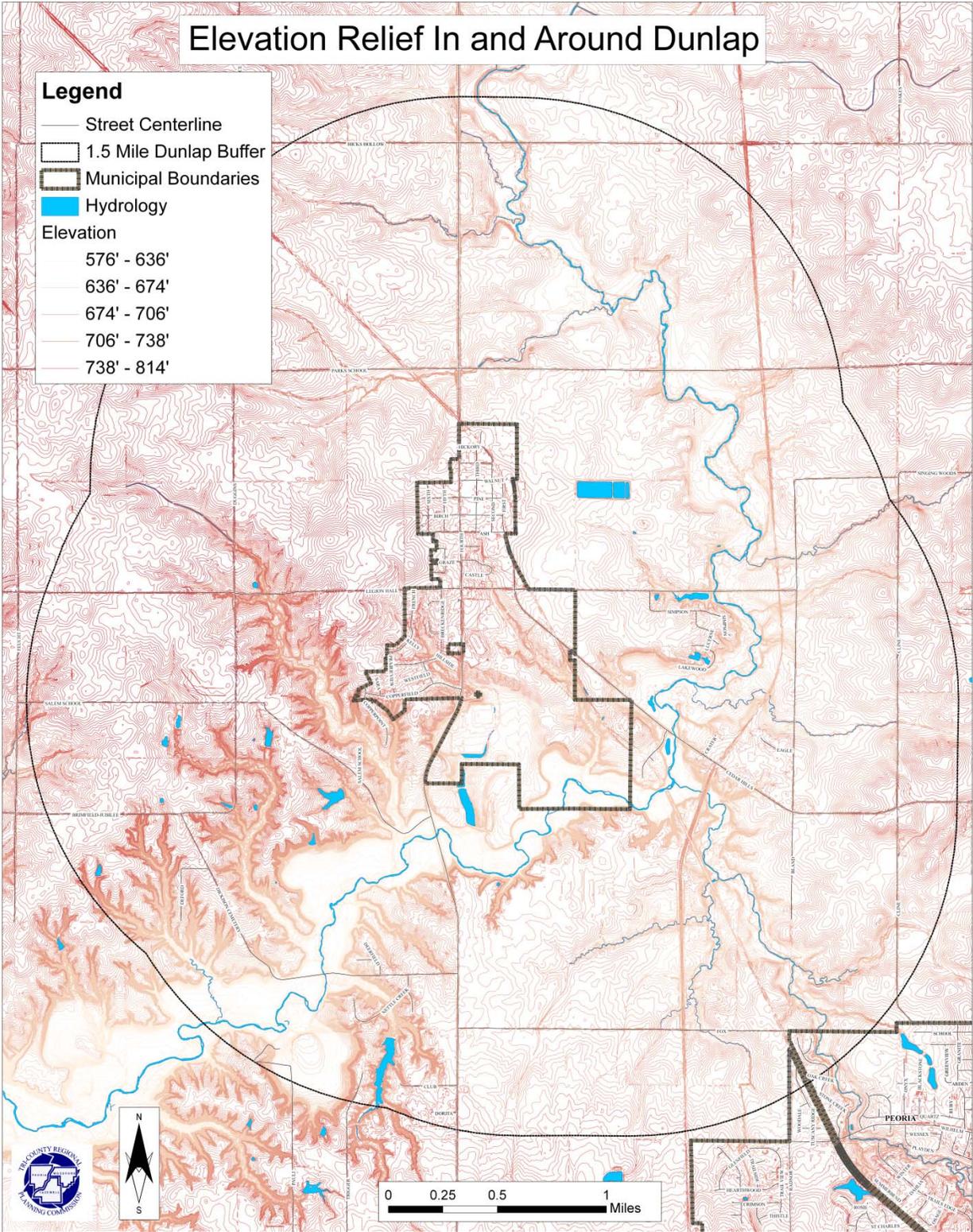
Flood Zones

Flood zones exist as narrow strips of land all along Kickapoo Creek, along the Kickapoo Creek tributary to the southeast, and within the wooded areas southwest of Dunlap. Some property within Dunlap near the village's southeast corner is inside a flood zone. Development should not occur on land within flood zones to promote public safety and avoid property damage.

Steep Slopes

Map 9 below shows elevation contours within Dunlap and its ETJ. The land with the most varied terrain is located southwest of Dunlap among the large patches of wooded area. Two notable ravines oriented northwest to southeast are located in this area; one of these ravines is located just beyond the Copperfield subdivision. These ravines are constraints to development in this area.

Map 9. Elevation Relief In and Around Dunlap.



Other areas within Dunlap and its ETJ, such as land along Kickapoo Creek, contain steep slopes. Development near steep slopes should be avoided in order to prevent soil erosion. Stormwater runoff from new development can rush down steep slopes and erode soil, resulting in the sedimentation of water bodies and the compromising of the structural integrity of house foundations and outbuildings. Therefore, steep slopes should be protected.

Rock Island Trail

The Rock Island Trail is a natural area that serves as an important village amenity. Built on a former railroad between Peoria and Rock Island, the trail runs 26 miles from Alta to Toulon and passes through Dunlap. The trail approaches Dunlap from the southeast, running northwest and crossing Cedar Hills Drive and Legion Hall Road near the Dunlap High School complex. The trail runs behind Dunlap Public Library and enters the village near the intersection of Ash Street and First Street. It passes over village streets before resuming near North Park and exits Dunlap at the village's northern boundary as it crosses Route 91.

The trail is used by bicyclists, runners and walkers for recreation. Although it is not a primary transportation route, it creates opportunities for village improvement in the future. First, the trail could serve as the backbone of a larger trail network if additional trails are built as residential development occurs to the east and southeast of Dunlap. Second, there are no public facilities for trail users in Dunlap, so provision of new facilities would enhance the trail at Dunlap and could attract more users. The third opportunity is to spotlight the trail when marketing the village to prospective businesses and residents. The trail is managed by the Illinois Department of Natural Resources, so coordination with this agency will be key to realizing these opportunities.

The community survey revealed that respondents recognize the Rock Island Trail as an important community amenity. The following survey results pertain to the trail:

- In response to “What are the three things you like best about Dunlap?”, 14 responses pertained to “parks/Rock Island Trail.” This was the 7th highest response to this open-ended question.
- In response to “What priority should be given to the following issues for Dunlap?”, 39.5% of respondents rated “connecting new residential areas with the Rock Island Trail” as either very high priority or high priority; this issue had the 9th highest priority of the 14 choices.
- In response to “What improvements should be made to parks and recreation facilities in Dunlap?”, 3 responses pertained to Rock Island Trail improvements. This tied for being the 6th highest response to this open-ended question.

TRANSPORTATION

Motorized

The primary motorized transportation route in Dunlap is Illinois Route 91. This two-lane highway runs north-south and essentially bisects Dunlap. It is the only state highway in Dunlap.

Legion Hall Road is the primary east-west thoroughfare in Dunlap, and its intersection with Route 91 is the heaviest-traveled intersection in Dunlap. This intersection is a four-way stop; the fact that this intersection does not have a stoplight speaks to the relatively low traffic volumes in Dunlap. Legion Hall Road provides access to points west, but it ends at Bland Road about one mile east of the village boundaries. Cedar Hills Drive is the primary thoroughfare that provides access to the east. It intersects Legion Hall Road approximately one-quarter mile east of Route 91 and runs southeast, providing access to Route 40 east of Dunlap.

Vehicular access through Dunlap will be improved by the planned upgrade of a 1.1-mile stretch of Route 91 from Legion Hall Road to north of Dunlap. The upgrade will add a center turn lane and include road resurfacing, the installation of curb and gutter and a storm sewer, and the addition of a bike lane on each side. The project is included in the Illinois Department of Transportation's Proposed Highway Improvement Program for fiscal years 2012 through 2017 and is planned to cost \$5.5 million.

Dunlap's street network consists primarily of local streets that provide direct access to homes and businesses. Traffic flow is efficient, so no major improvements to this network are needed.

Two transportation issues that should be addressed in the future are engine braking and appropriate street design. Because Route 91 passes through Dunlap, large trucks pass through the village and sometimes use engine brakes to slow, causing substantial noise. The village should prohibit engine braking within its limits to reduce noise. The other issue to be addressed in the future is ensuring a suitable street network serves new development. When new residential subdivisions are planned, access to major roadways and other developed areas should be considered to ensure that new streets are designed to foster efficient traffic flow and provide suitable access for emergency vehicles.

Non-Motorized

The primary forms of non-motorized transportation are walking and bicycling. While the automobile is the primary form of transportation in the village, Dunlap's small size and compact arrangement make walking and bicycling feasible transportation options within the village. Improvements can be made to the transportation network to better enable walking and bicycling in Dunlap.

The community survey provided the following opinions about non-motorized transportation in the village:

- In response to “If safe pedestrian and bicycle transportation options were available, would you/your child walk and/or bike to school?”, 67% of respondents answered “Yes;”
- In response to “What are the top three challenges facing Dunlap?”, 3 responses pertained to “bicycle access.” This tied for the 13th highest response to this open-ended question;
- In response to the open-ended question “If you could change three things about Dunlap, what would you change?”, 16 responses pertained to “sidewalks and curbs” (4th highest response) and 5 responses pertained to “better student pedestrian access” (tied for 13th highest response).

Pedestrian access is somewhat limited because sidewalks do not exist in all parts of the village. The village has a sidewalk program in which it shares the cost of concrete with a property owner to install a sidewalk in front of a house. The village would like to expand this program to repair old sidewalks and build new sidewalks. The village should also ensure that sidewalks are installed when new areas of the village are developed.

Bicycle access is provided via the existing street network, and because village streets have low speed limits and are lightly traveled, bicycling in the village is generally safe. The new bike lanes to be installed on Route 91 as part of the highway’s upgrade will substantially improve bicycle access along the highway. The Rock Island Trail provides bicycle access to areas northwest and southeast of Dunlap, but the trail is primarily used for recreation.

The most significant areas of the non-motorized transportation network that should be addressed involve student access to Dunlap Grade School and Dunlap Valley Middle School. The village has applied for a grant from IDOT through its Safe Routes To School program to improve pedestrian access to Dunlap Grade School from Copperfield along Legion Hall Road. Still to be addressed is improving pedestrian access between Copperfield and Dunlap Valley Middle School. This particular situation is more difficult to address because Dunlap Valley Middle School is located slightly south of Copperfield across Route 91 where the speed limit is fairly high. The sloping terrain at this site also makes pedestrian access difficult to address. Possible options for addressing this issue should be examined in the future.

ECONOMIC DEVELOPMENT AND EDUCATION

Employment

Because of Dunlap's relatively small size, there is little formal data available that describes the employment characteristics of village residents and the village itself. Available data from the U.S. Census and the community survey must be combined with observation of existing conditions and local knowledge to reach sound conclusions about employment in the village.

Employment of Village Residents

Tables 5, 6, 7 and 8 below provide information about the occupation and industry, respectively, of Dunlap residents from the 2000 Census and the 2005-2009 ACS 5-Year Estimates. The occupation and industry categories are both rather broad and can be interpreted differently by individuals, so it is difficult to reach sound conclusions from this data. Again, it is important to note that this data is for *Dunlap residents only*, so it provides information about the types of jobs worked by Dunlap residents, not the types of jobs that exist in the village.

Table 5. Occupation of Employed Dunlap Residents, 2000.

Occupation	No. of Employees	Percent
Management, professional and related occupations	168	36.7%
Sales and office occupations	129	28.2%
Service occupations	70	15.3%
Production, transportation, and material moving occupations	55	12.0%
Construction, extraction and maintenance occupations	36	7.9%
Total (employed civilian population 16 years and over)	458	100.0%

Table 6. Occupation of Employed Dunlap Residents, 2005-2009 American Community Survey Estimates.

Occupation	No. of Employees	Percent
Management, professional and related occupations	320	50.2%
Sales and office occupations	150	23.5%
Service occupations	65	10.2%
Production, transportation, and material moving occupations	62	9.7%
Construction, extraction, maintenance, and repair occupations	38	6.0%
Farming, fishing, and forestry occupations	2	0.3%
Total (employed civilian population 16 years and over)	637	100.0%

Table 7. Industry of Employed Dunlap Residents, 2000.

Industry	No. of Employees	Percent
Educational, health and social services	93	20.3%
Manufacturing	89	19.4%
Finance, insurance, real estate, and rental and leasing	48	10.5%
Retail Trade	40	8.7%
Professional, scientific, management, administrative, and waste management services	40	8.7%
Arts, entertainment, recreation, accommodation and food services	35	7.6%
Wholesale Trade	26	5.7%
Other services (except public administration)	25	5.5%
Construction	24	5.2%
Public administration	18	3.9%
Transportation and warehousing, and utilities	14	3.1%
Agriculture, forestry, fishing and hunting, and mining	4	0.9%
Information	2	0.4%
Total	458	100.0%

Table 8. Industry of Employed Dunlap Residents, 2005-2009 American Community Survey Estimates.

Industry	No. of Employees	Percent
Educational services, and healthcare and social assistance	184	28.9%
Manufacturing	138	21.7%
Retail Trade	69	10.8%
Professional, scientific, and management, and administrative and waste management services	52	8.2%
Construction	47	7.4%
Finance and insurance, and real estate and rental and leasing	44	6.9%
Arts, entertainment, and recreation, and accommodation and food services	33	5.2%
Other services, except public administration	28	4.4%
Wholesale Trade	20	3.1%
Transportation and warehousing, and utilities	11	1.7%
Information	6	0.9%
Agriculture, forestry, fishing and hunting, and mining	5	0.8%
Public administration	0	0.0%
Total (employed civilian population 16 years and over)	637	100.0%

The most telling statistic pertaining to employment of village residents is the village's median household income. As presented on Page 30, Dunlap's median household income according to the 2005-2009 ACS 5-Year Estimates is \$73,750, a value substantially higher than that of neighboring communities, Peoria County, and the State of Illinois. The conclusion that can be drawn from this statistic is that the incomes of Dunlap residents are generally higher than the incomes of residents of other communities, indicating that in general, Dunlap residents possess well paying jobs.

Employment Opportunities Within Dunlap

Given the small size of the village, it is not surprising that there is not a substantial number of jobs available in Dunlap. The commuting pattern of Dunlap residents is evidence of this. According to the 2000 U.S. Census, the mean travel time to work of Dunlap residents was 19.6 minutes, indicating that residents have fairly lengthy commutes to reach their places of employment. Also, of the 155 individuals that completed the community survey that did not report themselves as either a student, retired, or unemployed, 34 reported they either work in Dunlap or at home while 101 respondents reported they work in Peoria, Peoria County outside of Peoria, or outside Peoria County. Clearly it is common for Dunlap residents to work outside the village.

No formal list of major employers in Dunlap exists, but the obvious largest employer in the village is School District 323. Dunlap High School, Dunlap Middle School, Dunlap Valley Middle School, and Dunlap Grade School are located in the village, and the administrative, teaching, and support positions that exist at these schools comprise the largest amount of jobs offered by a single employer in the village.

Other employers in the village primarily consist of small businesses or business branches. These businesses are located in two primary areas: along Route 91 and within the downtown business district. Restaurants and service businesses are examples of the employers located along Route 91. The Better Banks branch and the U.S. Post Office are examples of the employers located within the downtown business district.

Future Employment In Dunlap

Again, because of Dunlap's small size, there are no formal employment projections available from the Illinois Department of Employment Security (IDES), the state agency that provides employment projections for counties and metropolitan areas in Illinois. To develop an adequate assessment of future employment opportunities in Dunlap, existing conditions in the village have to be considered and realistic future changes have to be identified.

The smallest relevant geographic area for which IDES provides employment projections is Peoria County. The projections by industry for 2016 are below in Table 9. These projections are based on employment totals in 2006, prior to the recession that occurred in 2008, so the total change in each industry cannot be considered reliable. However, the projection does give an understanding of the sectors that may grow and the sectors that may decline in the future. Not

surprisingly, services sectors such as Educational and Health Services, Leisure and Hospitality, and Other Services, which includes jobs in repair, maintenance, and civic and professional organizations, are projected to have the highest growth. Although these projections are for all of Peoria County, they give some sense of the types of businesses that could be started in or attracted to Dunlap.

Table 9. Future Employment Projections for Peoria County in 2016.

Industry	2006	2016 Projected	Total Change	Percentage Change
Self-employed and unpaid family workers	3,607	3,818	211	5.8%
Agricultural Production, total	931	862	-69	-7.4%
Natural Resources and Mining	10	9	-1	-10.0%
Construction	4,450	4,876	426	9.6%
Manufacturing, Total	11,326	10,459	-867	-7.7%
Trade, Transportation, and Utilities	18,588	19,711	1,123	6.0%
Information	2,131	2,055	-76	-3.6%
Financial Activities	5,652	5,955	303	5.4%
Professional and Business Services	15,992	17,679	1,687	10.5%
Educational and Health Services	27,361	33,760	6,399	23.4%
Leisure and Hospitality	8,934	10,464	1,530	17.1%
Other Services	5,524	6,235	711	12.9%
Government, Total	6,493	6,734	241	3.7%
<i>Total</i>	<i>110,999</i>	<i>122,617</i>	<i>11,618</i>	<i>10.5%</i>

Developing some understanding of future employment in Dunlap is important because economic changes impact land use. If new businesses are started in Dunlap or existing businesses relocate to the village, a suitable supply of land at appropriate locations with adequate infrastructure is needed. On the other hand, if businesses cease operations or move out of Dunlap, plans should be in place for how to reuse vacant property.

The current population of Dunlap as of the 2010 Census is 1,386, and as discussed in the Population section on Page 20, the projected 2030 population developed for this plan is 3,474. While population growth of this magnitude will be significant, Dunlap will remain a rather small community, so the likely impact of this population growth is an increase in small businesses that provide specific services to village residents. Restaurants, bank branches, dry cleaning services, and flower shops are examples of the types of businesses that could find conditions in a growing Dunlap suitable for business startup. Businesses that begin operations in Dunlap or relocate to Dunlap will be those that can be profitable by serving a relatively small customer base that consists of residents that live both within Dunlap and in the area immediately surrounding the village.

The other potential area of economic growth in Dunlap is the education sector. School District 323 is growing rapidly; Dunlap Middle School and Dunlap Valley Middle School were recently constructed in the village, leading to an increase in the number of educational jobs within the village itself. School District 323 is well regarded in the Peoria area, so enrollment should continue to grow as families continue to choose to live within its boundaries. The district is currently constructing a new grade school, Hickory Grove Elementary School, at the intersection of Allen Road and Hickory Grove Road near the edge of the City of Peoria approximately 2 miles from the village. However, as additional school space is needed and the population of the village increases, it is possible that a new school could be built in Dunlap or expansions of existing schools in Dunlap could occur. This would result in an increase in jobs and could make small businesses more profitable if they can draw business from a larger employee base in the village.

Overall, the village should be prepared for an increase in commercial business activity. As a result, suitable land for small businesses that can provide specific services is identified in the future land use map on Page 79.

Commercial Uses

As discussed earlier, commercial uses in Dunlap consist of small businesses located along Route 91 and within the downtown business district. The results of the community survey indicate that respondents want to see more businesses in Dunlap:

- In response to “What priority should be given to the following issues for Dunlap?”, 75.6% of respondents listed “Bringing in new businesses” as “high” or “very high,” the 2nd highest of the 14 listed items;
- In response to “What other important issues not listed here need to be addressed to improve Dunlap?”, 13 responses pertained to “village businesses.” This tied with “parks” as the highest response to this open-ended question;
- In response to “What are the top three challenges facing Dunlap?”, 52 responses pertained to “attracting new businesses,” the highest response to this open-ended question;
- In response to “If you could change three things about Dunlap, what would you change?”, 40 responses pertained to “more businesses,” the highest response to this open-ended question.

Respondents also have a preference for the types of businesses they would like to see in Dunlap:

- In response to “How important is it to have the following types of businesses within Dunlap?”, 5 of the 16 listed items were listed by more than 60 percent of respondents as either “critical,” “very important,” or “important”: variety of restaurants (85.2 percent), grocery store (78.4 percent), automobile service and repair (63.6 percent), pharmacy (60.6 percent), and financial institutions (60.1 percent). The next highest item received a response of 47.3 percent;

- In response to “What kind of new retail businesses would attract you to downtown Dunlap more often?”, the top three responses to this open-ended question were restaurants (62 responses), grocery store (29 responses), and specialty shops (25 responses).

It is clear that respondents want more businesses in Dunlap, but Dunlap is a relatively small community, and prospective businesses that will be successful in Dunlap are those that can be profitable serving a customer base that consists of the village and the surrounding area. As the village grows, the customer base will expand, and if customers regularly patronize Dunlap businesses, additional businesses will likely be developed in Dunlap.

Industrial Uses

The only industrial land in the village is located at the eastern edge of the village. Industrial growth is desired for the village because of its impact on the employment base and the property tax base, so suitable land for industrial use has been identified in the future land use map on Page 79. The village will have to actively market the land to recruit a new or existing industrial business to locate at the property.

Education

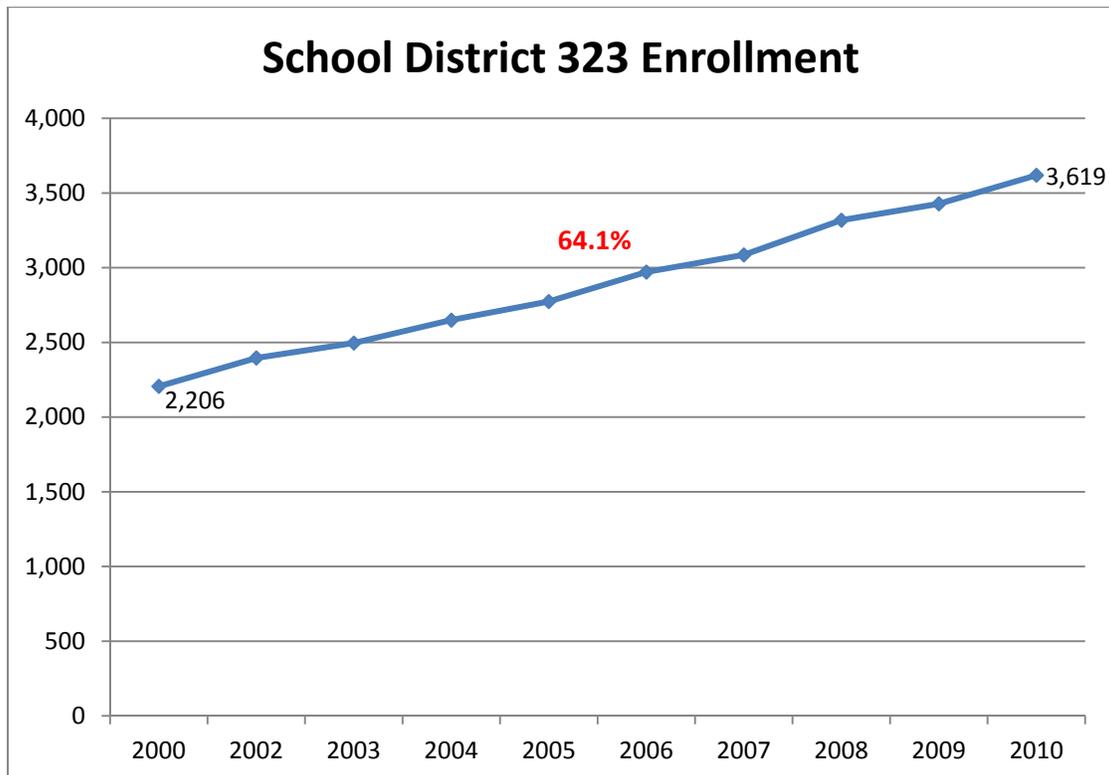
The Village of Dunlap is served by Dunlap School District 323. The district’s boundaries reach as far as Lakeshore Drive located just south of Route 90 to the north, the Illinois River bluffs east of Route 40 to the east, a point near Interstate 74 west of Route 6 to the south, and Mendenhall Road and Corney Road to the west. As a result, the district encompasses a portion of the City of Peoria in addition to Dunlap.

School District 323 has one of the finest reputations in the Peoria area. With natural, topographic, and municipal barriers in all other directions, the City of Peoria has grown to the northwest into the district, so new residential, commercial and industrial development has occurred within the district. This new development – which includes industrial development along Allen Road and new commercial development along Allen Road and along Route 150, such as The Shoppes of Grand Prairie – has strengthened the property tax base, making the District more attractive to potential residents. This is the cycle that has fueled the District’s explosive growth in recent years.

The district’s substantial growth, shown below in Table 10 and Chart 15, has occurred over the last two decades. Between 1990 and 2000, enrollment grew 29% from 1,705 students to 2,206 students. But from 2000 to 2010, enrollment grew 64% from 2,206 students to 3,619 students. Over the entire span, enrollment more than doubled, growing 112% from 1990 to 2010. The Village of Dunlap experienced a corresponding population rise, growing 9% between 1990 and 2000, 50% between 2000 and 2010, and 63% over both decades combined. The presence of School District 323 is the most important factor driving growth within and toward the village.

Table 10. Change in School District 323 Enrollment, 1990 to 2000.

	1990	2000	2002	2003	2004	2005	2006	2007	2008	2009	2010
District 323 enrollment	1,705	2,206	2,396	2,496	2,649	2,774	2,971	3,086	3,318	3,428	3,619
Percentage Growth since 1990		29.4%	40.5%	46.4%	55.4%	62.7%	74.3%	81.0%	94.6%	101.1%	112.3%
Percentage Growth since 2000			8.6%	13.1%	20.1%	25.7%	34.7%	39.9%	50.4%	55.4%	64.1%

Chart 15. Change in School District 323 Enrollment, 2000 to 2010.

Residents who responded to the community survey recognize the importance of School District 323 to Dunlap’s future. The following responses demonstrate the overall value that residents place on the District:

- In response to the question, “What priority should be given to the following issues for Dunlap?”, 78% of respondents rated “Supporting School District #323 to maintain educational and extracurricular programs” as either very high priority or high priority, the top response of 14 possible choices;
- In response to the question, “What are the three things you like best about Dunlap?”, 74 individuals included “schools” in their response, the 2nd highest response to this open-ended question;

- In response to the question, “What are the top three challenges facing Dunlap?”, 29 responses pertained to “maintaining quality schools as enrollment grows,” the 3rd highest response to this open-ended question;
- In response to the question, “If you could change three things about Dunlap, what would you change?”, 5 responses pertained to “growth of schools,” the 13th highest response to this open-ended question.

While there are some concerns about the growth rate of the district, it is clear that respondents to the community survey place great importance on the well being of the district and a healthy relationship between the village and the district. School District 323 is one of the village’s most important assets, and the village should maintain a strong working relationship with the district and do what it can to enhance and strengthen the district in the future.

COMMUNITY UTILITIES AND FACILITIES

Quality infrastructure is needed for the construction of new residences and the development of new businesses, and plans for providing infrastructure to designated growth areas must be in place to allow the village to be prepared to serve new development. Therefore, a review of existing infrastructure systems and the identification of how future infrastructure systems will be provided are needed to ensure Dunlap can accommodate future growth.

Water

Dunlap has a municipal water system. The village purchases water from Illinois-American and distributes it to village properties via its water tower and mains. The water from Illinois-American comes from a dedicated line to the east along Cedar Hills Drive. This is the only connection the village has with Illinois-American's system.

While the system functions well, the village would like to replace water mains within its system before they suffer significant deterioration. This work should be planned for in the near future.

Respondents to the community survey are generally pleased with the village's water system. Of the 112 respondents who reported being served by the village's system, 71% said they are either "very satisfied" or "satisfied" with the system.

New development will be served by water supply infrastructure that will become part of the village's water system. The Dunlap subdivision ordinance requires developers to install water supply infrastructure that will be connected to the village's water supply system. Once residential properties are occupied, the village oversees the infrastructure and landowners are billed by the village for water service. This is the scenario that occurred in Copperfield: the private developer constructed the infrastructure system and the village now operates the system.

For existing properties that are annexed into the village, it is likely that existing water service will remain. For example, properties that are served by private wells will continue to be served by private wells. It is possible that the village could extend its water system to serve existing properties, but the cost of such an expansion would likely be significant.

The idea has been raised to approach Illinois-American about extending its water main along Route 91 farther to the north, enabling the village to have a second connection to Illinois-American's system. It is possible that new development will occur along Route 91 south of Kickapoo Creek, although at this time other areas located closer to the village are likely to be developed first. Nevertheless, this idea should be explored to prepare for the possibility of serving new development and improving the village's existing system.

Wastewater

Dunlap also has a municipal wastewater system. The village operates a sanitary sewer system, and the sewer lines are cleaned by village staff, so there are no major sewer line problems that

need to be addressed. Overall, respondents to the community survey are satisfied with the village's sewer system. Of the 116 respondents that reported being served by the system, 78% said they are either "very satisfied" or "satisfied" with the system.

The major issue pertaining to Dunlap's sanitary sewer system is the wastewater treatment plant. The plant, located east of the village, is nearing maximum capacity, so a major improvement is needed before the village can accommodate much additional growth. Given the need for additional sanitary sewer capacity, the village has two options for providing sanitary sewer service in the future: upgrading its existing treatment plant or using the treatment plant planned to be built by the Greater Peoria Sanitary District (GPSD). There are costs and benefits associated with both approaches:

- *Upgrading the existing treatment plant:* This option would enable the village to accommodate additional growth, but the village would bear the cost of this improvement. If the village continues to provide sanitary sewer service independent of GPSD, the village could establish its own sanitary district for providing sewer service in the future.
- *Using the GPSD treatment plant:* A site has been identified for a new treatment plant southwest of the village near Kickapoo Creek. However, the proposal is under review by the State of Illinois, and there is no timetable for construction. The village may bear some share of the cost of construction of the plant or sewer trunk lines if a cost-sharing agreement between different entities is sought, but no funding proposals have been advanced at this time.

Detailed cost estimates of pursuing these different options need to be developed so that the village understands the various fiscal impacts. For example, the GPSD treatment plant would not be able to serve the area along Route 91 south of Kickapoo Creek, and extending sewers over long distances will require additional investment from developers or property owners. Therefore, a more detailed examination of the cost and feasibility of both options is needed.

The expectation moving forward is that sanitary sewers will serve new development in Dunlap. If a geographic or topographic constraint prevents the establishment of sanitary sewer service in an area, one option that could be considered is developing a community treatment system. A community treatment system serves multiple properties by collecting wastewater in a communal septic tank before additional treatment occurs. Use of a community treatment system eliminates the need for many individual septic tanks and allows for smaller-sized lots, which will be more affordable to prospective village residents. However, this option should only be examined after it is determined that sanitary sewer service cannot be provided for an area.

The method by which sewer service will be provided to serve new development is a crucial decision that must be made by the village in the near future. Moving forward, Dunlap should maintain communication with GPSD about the proposed treatment plant and identify the costs of both using the GPSD treatment plant and upgrading its existing treatment plant in order to make a sound decision for future growth.

Stormwater

The majority of the village does not have a storm sewer system consisting of curbs and gutters. Culverts and swales are used in the older parts of the village to control stormwater runoff. Curbs and gutters are present in Copperfield, and Dunlap's subdivision ordinance prescribes the use of curbs, gutters, and storm sewers, so future subdivisions will be equipped with a stormwater drainage system.

Overall, the village's stormwater management system works well. Village staff works to keep culverts clear, and there are no major drainage issues in the Village. Drainage problems along Route 91 will be addressed as part of the project to upgrade the highway; curbs and gutters will be installed along Route 91.

The community survey addressed the possibility of developing a storm sewer system in the village. Residents were asked what priority should be given to developing a storm sewer system. Of 175 respondents, 38% said this issue is "very high priority" or "high priority."

While the subdivision ordinance prescribes the use of a curb and gutter system to control stormwater runoff from future developments, the village may want to consider alternative management techniques that improve the quality and reduce the quantity of stormwater runoff. A conventional curb and gutter system is sufficient for directing runoff away from streets and driveways but does little to improve quality or reduce quantity. Stormwater runoff can impact the water quality of creeks and streams such as Kickapoo Creek, and the United States Environmental Protection Agency has recently required municipal governments in the Peoria area to make changes to their stormwater management programs in an effort to improve water quality. It is possible that Dunlap may have to comply with these federal regulations in the future, so allowing for alternative management techniques such as bioswales and vegetated filter strips in the subdivision ordinance would be beneficial.

Dunlap Public Library

The Dunlap Public Library is a highly valued community facility. According to the community survey, 78.9% of respondents reported being "very satisfied" or "satisfied" with the library. The library received the 3rd highest rating, with just electricity (79.9%) and fire protection (79.6%) rating slightly higher.

The library building itself opened in October 2008 and replaced a building that had been in use since 1962. The library building offers Internet access and includes an adult reading area, a children's area, and a community meeting room. The library is located at the eastern edge of Dunlap near Dunlap Grade School and the Rock Island Trail. The land to the east is used for agricultural production, but as Dunlap grows, this land will be particularly valuable for residential development because of its close proximity to these amenities.

The Dunlap Public Library is truly a community amenity, and its location within the physical fabric of the village could help attract prospective residents to move to Dunlap. The village

should maintain its strong relationship with the Dunlap Public Library District so that future changes to the village and the library can be beneficial for both entities.

Other Services

The community survey addressed other common services not provided by the village to identify any issues that may need to be addressed. Respondents were asked to select their level of satisfaction with the particular service and were offered five choices: Satisfied, Neutral, Dissatisfied, Very Dissatisfied, and Don't Know. Not all survey respondents answered this question for each service, so the number of responses to these questions varies from 175 to 181. The following responses were obtained:

Electricity: 79.9% of respondents are “very satisfied” or “satisfied” with this service;
Natural Gas: 73.1% of respondents are “very satisfied” or “satisfied” with this service;
Telephone: 54.8% of respondents are “very satisfied” or “satisfied” with this service;
Internet: 46.6% of respondents are “very satisfied” or “satisfied” with this service;
Cable Television: 29.8% of respondents are “very satisfied” or “satisfied” with this service.

In response to these findings, the Comprehensive Plan Committee discussed possible alternative options for Internet access in the village. Action items were developed to address this issue. These action items are listed in the *Goals and Action Items* section that begins on Page 62.

PUBLIC SAFETY

The safety of residents is a very important issue addressed by local governments. Residents should feel safe living their everyday lives and should be assured that when emergency situations arise, they will receive help in a timely fashion. To that end, an assessment of public safety services offered in Dunlap is needed so that any necessary improvements to further protect village residents can be identified.

Police Protection

Dunlap does not have its own police department. The Peoria County Sheriff's Office provides police protection for the village. Officers regularly drive through the village on patrol, and the Sheriff's Office also responds to emergency calls. Officers on patrol use a Dunlap Fire Department station for breaks, helping them to maintain a presence in the Dunlap area.

The community survey indicated that while respondents are generally satisfied with police protection in Dunlap, improving police protection is an important issue for some:

- In response to the question, "Please select your level of satisfaction concerning community services in Dunlap," 51% of respondents said they are "very satisfied" or "satisfied" with "law enforcement," the 11th highest response of the 17 choices;
- In response to the question, "What are the three things you like best about Dunlap?", 24 responses pertained to "Low Crime/Safety," the 6th highest response to this open-ended question;
- In response to the question, "What are the top three challenges facing Dunlap?", 12 responses pertained to "Police Protection," the 11th highest response to this open-ended question;
- In response to the question, "If you could change three things about Dunlap, what would you change?", 5 responses pertained to "Improved Police Protection," tied for the 13th highest response to this open-ended question.

The police protection services offered by the Peoria County Sherriff's Office serve Dunlap well, but as the village grows, providing additional police protection may be worth consideration. In looking at nearby communities, Princeville also is served by the Peoria County Sherriff's Office whereas Chillicothe has its own police department. Princeville's 2010 population was 1,738 and Chillicothe's 2010 population was 6,097. As Dunlap's population increases, the number of crimes that occur and emergency calls that are received should be reviewed regularly to determine if additional police protection is needed to serve a growing population.

Fire Protection

The village does not have its own fire department. The Dunlap Fire Protection District, a volunteer unit, serves the village and the surrounding area. The district serves an area of approximately 52 square miles and has 35 volunteer firefighters. The district does not provide ambulance service.

The number of calls to which the district responded increased from 330 in 2009 to 344 in 2010. The majority of calls in each year were EMS-basic life support response calls; these accounted for 52 percent of all calls in 2009 and 63 percent of all calls in 2010. The next most common call in each year was vehicle accidents without extrications; these accounted for 21 percent of all calls in 2009 and 12 percent of all calls in 2010. Just 6 percent of all calls in both 2009 and 2010 were working structural fires, vehicle fires or vegetation fires. No civilian or firefighter fire-related injuries or fatalities were reported in either year. The district's average response time is four to five minutes, and the response time for the outlying areas of the service area is approximately 10 minutes.

Respondents to the community survey indicated high satisfaction with the district. When asked to select their level of satisfaction concerning specific community services, 79.6 percent of respondents indicated being "very satisfied" or "satisfied" with fire protection services. This was the second highest response to this question; 79.9% of respondents are "very satisfied" or "satisfied" with electric service.

As indicated by the community survey and the relatively low response times, the Dunlap Fire Protection District provides sufficient service to the village and the surrounding area. The village should maintain its positive working relationship with the district and provide the district with relevant information so that appropriate decisions pertaining to district personnel and facilities can be made as additional growth occurs in the village and the district's service area.

Ambulance Services

Advanced Medical Transport (AMT) provides ambulance service for the village. AMT was formed by OSF Saint Francis Medical Center, Methodist Hospital and Proctor Hospital in 1991 and operates the largest ambulance fleet in central Illinois. AMT reports that an ambulance generally arrives on scene in 5 minutes system-wide and in less than 9 minutes at least 90 percent of the time. According to the community survey, 44 percent of respondents reported being "very satisfied" or "satisfied" with ambulance service, ranking 13th among the 17 choices. However, 51 percent of respondents reported being neutral or not having knowledge of the effectiveness of ambulance service. As is the case with police protection and fire protection, the village should maintain a positive working relationship with AMT to ensure appropriate decisions pertaining to ambulance service are made as the village grows.

PARKS AND RECREATION

The quality of parks and recreation in a community is very important, and it may be even more important in Dunlap. Given the popularity of School District 323, families with children figure to be a demographic that will be attracted to live in Dunlap in the future. Excellent park facilities and recreation programming are attributes that will further attract future residents and serve existing residents.

Existing Facilities

The Village of Dunlap currently has three park facilities: North Park, Central Park, and Copperfield Park.

North Park is located at the northeast corner of the village and is geared toward active recreation. It contains a football field, baseball diamonds, and a basketball court. The park is used primarily for organized youth sports activities operated by the Dunlap Recreation Association and Dunlap teams in the Junior Football League of Central Illinois.

Central Park is located at the eastern edge of Dunlap on First Street adjacent to Prospect United Methodist Church and Dunlap Grade School. Other than a picnic shelter, the park does not contain any recreation structured. The park is geared toward passive recreation instead of specific games and activities.

Copperfield Park is a pocket park located in the Copperfield residential subdivision. The park has a playground that contains slides, climbing apparatuses and a swing set. The playground is designed to have separate play areas for younger children and older children. The park is easily accessible; since the park is set within the Copperfield subdivision, children that live in the neighborhood are able to walk or ride their bike to the park. Copperfield Park is a model for other neighborhood parks that should be built as additional residential areas are developed in the village.

Existing Efforts

Recreational programming in Dunlap includes not just sports and activities that occur at village parks, but classes and other educational programs that address hobbies and skills. Right now, recreational programming in the village is associated with four distinct entities or locations: School District 323, Dunlap Recreation Association, Dunlap Public Library, and the Rock Island Trail.

The village is working to increase the quantity and type of recreational programs available to village residents. The village has a Community Activities Committee that is examining how activities such as fitness classes, computer classes and nutrition classes can be provided. Dunlap has also begun to investigate the possibility of forming a park district.

A park district would be advantageous because it would have a stable revenue source to fund recreational programs and educational activities. Because of the recent interest in expanding recreational programs in Dunlap, the CPC included several questions about recreational activities and the idea of establishing a park district in the community survey. Overall, respondents to the community survey are supportive of the idea of establishing a Dunlap Park District.

Survey Results

The first important finding of the community survey is that respondents are supportive of expanding recreational programs in Dunlap. In response to the question, “Are you in favor of increasing parks and recreation in Dunlap?”, 82% of the 167 respondents answered “Yes.”

The second important finding is that respondents are supportive of establishing a Dunlap Park District. In response to the question, “If you were asked in the future to vote for or against the creation of a Dunlap Park District with taxing authority, how would you vote?”, 52% of respondents said they would vote for establishing a park district, 15% said they would vote against establishing a park district, and 33% are undecided on the issue. Of course, individual opinions on this issue could change after more concrete information such as the amount of tax to be collected and the park district’s specific programming plans are provided. However, the survey responses indicate that further investigation of the issue is worth pursuing.

The community survey also provided information about specific improvements residents would like to see in recreational programming. Respondents were asked to rate the importance of eight specific recreation facilities and services. Four specific facilities/services ranked high:

- “Improve existing parks” was listed as “extremely important” or “somewhat important” by 86% of respondents, and 36% of respondents listed it as one of their top three choices;
- “Build a community/recreation center” was listed as “extremely important” or “somewhat important” by 79% of respondents, and 51% of respondents listed it as one of their top three choices;
- “Build new playgrounds” was listed as “extremely important” or “somewhat important” by 76% of respondents, and 28% of respondents listed it as one of their top three choices;
- “Build a pool/aquatic center” was listed as “extremely important” or “somewhat important” by 64% of respondents, and 32% of respondents listed it as one of their top three choices.

None of the other four responses rated higher than 48% and 15% on the respective scales.

Respondents were also asked to provide an open-ended response to the following question: “What improvements should be made to parks and recreation facilities and programs in Dunlap?” The most common response pertained to “more facilities”; 29 respondents offered comments related to this point. The next most common responses pertained to “activities for all ages” (6 responses) and “recreation center” (5 responses). No other category had more than 4 comments, and 27 comments were grouped into a category labeled “Other.”

Moving Forward

Based on existing information and the results of the community survey, major priorities pertaining to parks and recreation for the village in the future are:

- Increasing recreation programming;
- Investigating the establishment of a park district;
- Improving existing parks;
- Establishing a community center/recreation center;
- Building new playgrounds;
- Building a swimming pool/aquatic center.

The specific goals and action items pertaining to parks and recreation are listed on Page 70.

COMMUNITY SURVEY

Survey Contents

The community survey was developed to obtain residents' opinions about a variety of services, issues, and topics pertaining to the Village of Dunlap. The following questions were asked in the survey:

1. Please select your level of satisfaction concerning community services in Dunlap. (17 different items were provided.)
2. Who is your sewer/wastewater service provider? (3 different answer choices were provided.)
3. Who is your water service provider? (3 different answer choices were provided.)
4. What priority should be given to the following issues for Dunlap? (14 different items were provided.)
5. What other important issues not listed here need to be addressed to improve Dunlap? (This was an open-ended question.)
6. What are the three things you like best about Dunlap? (This was an open-ended question.)
7. What are the top three challenges facing Dunlap? (This was an open-ended question.)
8. If you could change three things about Dunlap, what would you change? (This was an open-ended question.)
9. How important is it to have the following types of businesses within Dunlap? After responding to all items, mark your top three preferences in the far right column. (16 different items were provided.)
10. What kind of new retail businesses would attract you to downtown Dunlap more often? (This was an open-ended question.)
11. What level of improvement is needed for the following DOWNTOWN characteristics? After responding to all items, mark the three most important characteristics in the far right column. (8 different items were provided.)
12. How important are the following economic development programs for Dunlap? After responding to all items, mark the three most important programs in the far right column. (6 different items were provided.)
13. How satisfied are you with parks and recreation facilities and programs in Dunlap? (5 different items were provided.)

14. How important to you are the following recreational activities and programs that could be organized in Dunlap? Which do you think are the most important? After responding to each item, mark your top three choices in the far right column. (17 different items were provided.)
15. How important to you are the following recreation facilities and services? Which do you think are the most important? Check your top three choices in the far right column. (8 different items were provided.)
16. Are you in favor of increasing parks and recreation in Dunlap? (Answer choices were “Yes” and “No.”)
17. If you were asked in the future to vote for or against the creation of a Dunlap Park District with taxing authority, how would you vote? (Answer choices were “for,” “against,” and “undecided.”)
18. What improvements should be made to parks and recreation facilities and programs in Dunlap? (This was an open-ended question.)
19. If safe pedestrian and bicycle transportation options were available, would you/your child walk and/or bike to school? (Answer choices were “Yes” and “No.”)
20. What is your age?
21. What is your gender?
22. Do you live within the Village of Dunlap or outside the village boundaries?
23. How long have you been a resident of Dunlap or lived in close proximity to Dunlap?
24. Where do you work? (8 different answer choices were provided.)
25. What final comments do you have about improving the Village of Dunlap?

Method of Distribution

The community survey was posted on the village website and was accessible from November 8, 2010 through November 30, 2010. The survey was advertised via village water billings and advertisements in the village. University of Illinois Extension produced a card advertising the survey that was mailed with each water bill. The Dunlap Marketing Committee created posters advertising the survey and placed them in several village businesses.

Hard copies of the survey were also available at the Dunlap Public Library for individuals who preferred to complete a paper copy. Overall, 181 respondents completed the survey; 176 respondents completed it online and 5 respondents filled out paper copies at the library.

The CPC decided that village residents and individuals that live outside of but near the village should be eligible to complete the survey. Individuals that live outside of but near the village include some who had signed pre-annexation agreements with the village and were seeking to become village residents in the future. As a result, no attempt was made to restrict the survey only to village residents. Of the 181 survey respondents, 164 answered the question about place of residence; 66 percent of the question respondents were residents of the village and 34 percent of the question respondents lived outside the village.

An important note is that this survey was not scientific in its methods. A random sample of residents was not selected to complete the survey; doing so would have consumed additional time and come at an additional cost to the village. So, no statistically significant findings can be obtained from the community survey. The results reflect only the opinions of the respondents and not necessarily the village as a whole.

Complete Results

The community survey was completed by 181 respondents; 176 individuals completed the survey online and 5 respondents completed the survey at the Dunlap Public Library. Some results from most of the questions are included beneath the relevant topic areas in the Baseline Information section above. The Village of Dunlap maintains the complete results. To access the complete results, please contact the Village of Dunlap.

GOALS AND ACTION ITEMS

The following pages contain the plan’s goals and action items. The goals are broad aims that the village wants to achieve in the future. The action items are specific tasks that, when completed, will result in the achievement of goals.

The goals and action items are divided among nine different categories. These categories reflect key topics identified by the CPC that are of high importance to the village. The categories are:

Community Spirit	Education	Parks and Recreation
Downtown Business District	Infrastructure	Transportation
Economic Development	Land Use	Village Services

The goals and action items form the “action plan” portion of the comprehensive plan. By including broad overarching aims that will result in village improvement and the individual steps that will lead to achievement of the aims, the comprehensive plan is action-oriented and focused on achieving outcomes.

COMMUNITY SPIRIT

GOAL	ACTION ITEM
Foster robust community spirit and pride throughout the village.	Maintain support of School District 323 activities.
	Promote a possible future event that relates to the village's trail system.
	Strengthen Dunlap Days.
	Establish opportunities for public engagement so that residents, village leaders and business owners can work together.
Foster a "small town feel" throughout the village.	Ensure the security of new residential areas.
	Investigate the opportunity to connect to a high speed Internet network.
	Maintain sufficient investment in the village proper to foster a unified Dunlap.
	Establish design standards to guide the appropriate design of new buildings in the village.
Foster a safe, friendly atmosphere that deters crime.	Improve lighting in the downtown business district.
	Maintain the current satellite office arrangement with the Peoria County Sheriff's Office.
	Establish a designated community shelter for times of emergencies.
Establish regularly occurring community activities in which village businesses actively participate.	Link Dunlap Days with Dunlap High School's homecoming celebration to increase attendance and involvement.
	Maintain "Committee of the Whole" structure to foster communication among the different entities providing services to Dunlap.
Develop a marketing/branding campaign for the village.	Promote the village via the website.
	Maintain communication between the Board of Trustees and local businesses.
	Support the Marketing Committee's effort to promote the village.
	Hire a website manager to ensure the website is sufficiently updated.

DOWNTOWN BUSINESS DISTRICT

GOAL	ACTION ITEM
Improve the appearance of the downtown business district.	Develop and implement a streetscape improvement plan that includes lighting, benches, trees, and other components.
	Encourage downtown business owners to improve substandard buildings.
	Conduct a feasibility study for a downtown TIF district.
	Actively seek conversion of existing vacant properties to commercial uses.
	Purchase available properties near the downtown business district for district expansion as they become available.
Provide additional retail and service businesses.	Identify and document vacant/underutilized properties.
	Develop a downtown marketing plan in conjunction with the activities of the Dunlap Marketing Committee.
	Investigate expansion needs of existing businesses.
	Identify suitable land for the expansion of the downtown business district.
	Develop additional parking to serve downtown businesses.
Ensure the downtown business district is safe and easily accessible.	Complete a sidewalk inventory.
	Identify sidewalks in need of repair.
	Prioritize sidewalks for repair.
	Place suitable directional signage in cooperation with IDOT and other government agencies.
	Install street lighting after development of a streetscape improvement plan.

ECONOMIC DEVELOPMENT

GOAL	ACTION ITEM
Increase commercial and retail business activity in the village that meets village needs.	Market available land for commercial and retail uses.
	Market vacant spaces suitable for commercial and retail uses.
	Support Dunlap Business Association efforts to recruit and attract new businesses.
Develop industrial business activity in the village.	Establish an industrial district on the east side of the village near the grain elevator and railroad tracks.
Foster cooperation among village businesses to promote both the village and the businesses.	Establish special promotions that involve multiple businesses.
Foster the support of local businesses by local residents.	Establish special promotions for Dunlap residents.
	Establish special promotions that tie in with community and school activities.

EDUCATION

GOAL	ACTION ITEM
Maintain a strong partnership with School District 323 to support high quality schools.	Engage student athletes to work on community service activities.
	Establish a future partnership between the village, School District 323, and the Dunlap Park District so that the three entities closely collaborate.
	Create a formal partnership between village businesses (such as Better Banks) and schools to enhance academics.
	Promote the partnership with School District 323 via the village website.
	Work with School District 323 to identify appropriate sites for new schools that tie in with the community fabric.

INFRASTRUCTURE

GOAL	ACTION ITEM
Provide sidewalks throughout the village.	Identify funding sources for developing a sidewalk program.
	Develop a sidewalk program for the existing village.
	Complete an inventory to identify locations where installation of curbs and gutters would be beneficial and feasible.
	Require sidewalks to be installed in new residential developments.
	Require new residential developments to connect to the existing sidewalk or trail network.
Continue to adequately maintain and/or upgrade streets and roadways.	Maintain existing street maintenance program.
	Communicate annual street maintenance plan via the website or other means.
	Conduct regular evaluations of roadways for possible upgrades to meet changing transportation needs.
	Proactively assess road capacity when new developments are proposed.
	Define safe, adequate parking areas in the village.
Adequately manage stormwater runoff.	Maintain the existing storm drainage requirements in the subdivision ordinance.
	Promote the use of alternative stormwater management techniques such as green infrastructure and low-impact development.
Improve the village's water distribution system.	Work with Illinois-American to extend a water main along Route 91.
	Require new developments to connect to the village water system.
	Develop a plan for addressing the water needs of already developed areas that will be annexed by the village.
Provide high quality, reliable wastewater service.	Conduct a feasibility study for providing wastewater service to areas to be developed and assess feasibility based on individual property characteristics.
	Conduct a fiscal analysis of providing and maintaining wastewater service.

Provide sufficient village-wide Internet access.	Investigate the preparation of a feasibility study for village-wide Wi-Fi access.
	Develop a long-term technology plan for the village.
	Investigate the Illinois Century Network program to identify the benefits it can provide the village.

LAND USE

GOAL	ACTION ITEM
<p>Develop a long term land use plan that provides for a mix of land uses and allows for the growth of the village.</p>	Preserve the diversity of natural land types that surround the village.
	Develop an industrial park to attract industrial businesses.
	Provide sufficient senior housing.
	Develop new residential areas that include the “Features of New Residential Development” listed in the Future Land Use section of this plan.
	Connect future and existing outlying residential areas with the village proper via trails.
	Establish parkland along Kickapoo Creek that is connected to the village proper via trails.
	Attract complementary businesses and retail uses to the village.
	Evaluate the capacity of the transportation network prior to land development projects and make necessary improvements to the network to enable safe and efficient traffic flow.

PARKS AND RECREATION

GOAL	ACTION ITEM
Establish a park district.	Identify funding mechanisms in addition to property tax revenue such as development impact fees.
	Establish a referendum to create a park district for March 2012.
	Include youth sports as part of the park district's scope of services.
	Establish a referendum committee to educate residents on the issue.
	Establish a park district plan that includes a scope of services and a budget.
	Investigate a future merger with the Chillicothe Park District.
	Investigate possible assistance that the University of Illinois could provide on this initiative.
Provide recreational facilities for users of all ages.	Investigate the possibility of purchasing the Dunlap Activity Center from School District 323 to be converted into a community recreation center.
	Provide parks with playgrounds in newly developed areas.
	Build new fields for youth sports such as soccer, football, baseball, and softball.
	Provide a playground at North Park.
	Develop a public facility for users of the Rock Island Trail.
	Upgrade North Park.
Develop recreational programs for users of all ages.	Develop programs for seniors.
	Develop programs for married couples.
	Develop a youth soccer program.

TRANSPORTATION

GOAL	ACTION ITEM
Encourage non-motorized transportation in the village.	Ensure trail connections exist between new developed areas and the village proper.
	Ensure trail connections exist between new developed areas and the Rock Island Trail.
	Ensure a trail connection exists between Dunlap High School and the Rock Island Trail.
	Provide a bicycle safety program, such as a bike rodeo, to village residents.
	Provide a crossing guard at Route 91 in cooperation with School District 323.
	Pursue safe access across Route 91.
	Pursue a stoplight for the Route 91-Legion Hall Road intersection as part of the Route 91 improvement project.
	Identify a location for, establish, and promote a public access point for the Rock Island Trail and provide a map of the access point on the village website.
	Establish directional signage identifying the Rock Island Trail where the trail runs along village streets.
	Direct Rock Island Trail traffic along 2 nd Street and develop a bike shop in the downtown business district.
Develop a running or bicycle race in Dunlap.	

VILLAGE SERVICES

GOAL	ACTION ITEM
Establish regular and effective communication between and among the village and its residents.	Use and promote the website as a communication mechanism.
	Consider whether staff should take on added external communication tasks.
	Investigate establishing a community sign or marquee to provide information to residents.
	Use monthly billings as necessary to provide information.
	Investigate the feasibility of electronic billing for village services through the website.
	Obtain regular feedback from residents via a survey or alternative mechanism.
Continue to provide excellent village services.	Periodically evaluate the need for additional staff as the village grows.
	Respond to feedback received via the enhanced communication techniques listed above.
Increase the village's aesthetic appeal.	Develop a property beautification awards program.
	Publicize the village's existing tree program via the website.
	Landscape the areas surrounding the village's entrance signs.
	Work with local groups such as Girl Scouts to complete landscaping and beautification projects.
	Consider developing and placing village banners along Route 91.
	Pursue the installation of decorative lighting for the village.

FUTURE LAND USE

An important component of a comprehensive plan is the future land use map. The future land use map identifies the areas where different land uses should be developed in the future. The map is an advisory document and does not hold the force of law, so it should be used to guide development decisions in the future.

The first step in creating the future land use map for Dunlap was identifying the projected quantity of land needed for different land uses based on expected growth by 2030. Next, environmental and topographical constraints to development were identified so that appropriate areas for new development could be delineated. Finally, specific land uses were placed at appropriate areas for new development.

Projected Land Use Quantities

Residential Land

According to the exponential population projection that forecasts the highest growth for Dunlap, the 2030 population will be 3,474; this total includes the approximate 368 existing residents who live on property that will be annexed by the village and 1,720 new residents. Assuming that the average household size will remain at its 2010 level of 2.83, 607.79 new homes will be needed to accommodate new Dunlap residents. Assuming that the gross density of new development is 1.455 lots per acre – this density represents a mix of the development densities of the Copperfield subdivision and Deerfield subdivision – approximately **418 acres of land** will be needed to accommodate new residential growth in Dunlap. Because gross density was used in the calculations, this total acreage includes roadways and some parkland.

Commercial Land

A simple per capita calculation was used to project the quantity of commercial land needed by 2030. Dunlap has 14.23 acres of commercial land, and using the 2010 population total of 1,386, the village has 1.027 acres of commercial land for every 100 residents. Given the projected total of 1,720 new residents, **17.66 acres of land** will be needed to maintain this ratio and accommodate new commercial growth in Dunlap.

Industrial Land

No quantity of industrial land was projected because there is so little industrial land in the village today. The area between the Monica Elevator Company property and the village's wastewater lagoon was identified as an appropriate area to target industrial development. This area is **38 acres** in size.

Park Land

According to the National Recreation and Park Association (NRPA), 10 acres of park land are suggested per 1,000 residents. Given Dunlap's projected total population of 3,474 in 2030, the village will need 34.74 acres of park land. The combined acreage of North Park, Central Park and Copperfield Park is 16.52 acres, so Dunlap will need an additional **18.22 acres of parkland** by 2030 to meet the NRPA suggested standard.

Constraints to Development

The primary development constraint in and around Dunlap is topography. While land north of Legion Hall Road to the east and west of the village is generally flat and developable, the newly annexed land in southeast Dunlap and land southwest of the village is marked by ravines and steep wooded slopes. From a land development perspective, there are two prominent ravines; one is oriented between Dunlap High School and the Rock Island Trail and the other is located south and west of Copperfield.

Another major development constraint is Kickapoo Creek and its flood zone located south of the village. The unique topography of the Kickapoo Creek area is a substantial development constraint. Instead of land adjacent to the creek gradually sloping to the water, steep wooded slopes separate the creek's flood plain from developable land. In the southeast corner of the village, the steep wooded slopes are located several hundred feet away from the creek, so a substantial amount of land in this area is not developable.

Placement of Specific Land Uses

Residential Land

Residential land is proposed to be located in three primary areas: west of the village, east of the village along Legion Hall Road and Cedar Hills Drive, and to the south and southwest both within and outside of the village limits.

The proposed residential land to the west occupies an area bordered to the north by a line extending from Walnut Street and bordered to the south by the Copperfield subdivision. This land is currently used for agriculture. Pine, Birch, and Ash Streets terminate at the village's west boundary; these streets could be extended into this proposed residential area so that the existing street grid is maintained for new residential areas. Additionally, French Drive and Copperpoint Drive could be extended into the new residential area to establish a connection with Copperfield.

The proposed residential land to the east would lie along Legion Hall Road and Cedar Hills Drive between the village and rural residential development that has occurred east of Dunlap. This land is generally flat and used for agriculture. Proposed residential land north of Legion Hall Road would be adjacent to proposed park land that would serve as a buffer between the homes and the proposed industrial land, as well as the existing wastewater treatment lagoon. The Rock Island Trail crosses Cedar Hills Drive and Legion Hall Road within this proposed

residential area, so a network of trails could be developed through the residential area to connect with the Rock Island Trail. Residents of this area could use the trail system to access Dunlap Grade School, Dunlap Public Library, Central Park, the downtown business district, and North Park. Having trail access to these locations would be an attractive amenity for this proposed residential area.

Legion Hall Road would be one of the major roadways – the other being Cedar Hills Drive – that would serve the proposed residential land to the east. Because residential growth will increase traffic volumes in this area, Legion Hall Road may need to be improved prior to the development of residential land to accommodate the increased traffic. Before any land development in or near Dunlap occurs, the capacity of the nearby transportation network should be evaluated and improvements to the network should be made to ensure that users can safely and efficiently travel to the new development.

The proposed residential land to the south and southwest will be more difficult to develop because establishing road access to this land poses challenges. The portion of land that is within the existing village limits is bounded by Dunlap High School and Dunlap Valley Middle School to the east, the ravine between Dunlap High School and the Rock Island Trail to the north and west, and the steep slope on the north side of Kickapoo Creek to the south. The ravine to the north and west will prevent continuous residential development from occurring, and engineering work will need to be done to determine the feasibility of road access across the ravine.

The proposed residential land to the south that is outside the existing village limits is located along Route 91 south of Dunlap Valley Middle School. This portion of land is bisected by two small lakes, so providing road access between these two areas while preserving the lakes will also require detailed engineering work. Ultimately, this land will be valuable for residential development because of its close proximity to existing schools, but the method by which road access will be provided needs to be determined. For this reason, the proposed residential areas located west of the village and east of the village should be developed first. After these areas are built out, the proposed residential areas to the south and southwest should be developed.

The total area of proposed residential land is 476 acres. The projected necessary quantity of residential land is 418 acres, so this future land use pattern will accommodate projected residential growth.

Features of New Residential Development

In order to establish a vision for what new residential development in Dunlap should look like, a statement describing the key principles of new residential development was developed. The following describes the key components that should be included in new residential development in the village in the future:

- **Stormwater management:** New development should have curbs, gutters and storm sewers to manage stormwater runoff. New development could also have alternative management systems that use vegetative material to filter pollutants and absorb runoff in

order to reduce the quantity of stormwater runoff and improve the quality of nearby water bodies.

- **Natural areas:** Natural areas such as wooded land and wetlands should be preserved and incorporated into new residential development to provide recreational and environmental benefits. Residential developments that follow this model are called *conservation subdivisions*.
- **Trails:** New development should be served by trails that connect residential areas with the Rock Island Trail and the village proper.
- **Street Design:** New development should be served by streets that provide access to major roadways and other developed areas so that traffic flow is efficient and suitable access for emergency vehicles is provided.
- **Sidewalks:** New development should be served by sidewalks.
- **Water:** New development should be served by a public water system that consists of water mains and service lines.
- **Wastewater:** New development should be served by a public sanitary sewer system that consists of sewer lines.
- **Parkland:** Neighborhood parks with playgrounds should be built in new residential developments so that residents have easy access to park space.

Commercial Land

Commercial land within Dunlap is located along Route 91 and within the downtown business district. These areas are surrounded by developed land within the village, and industrial land and park land is proposed to be developed east of the downtown business district, so there is no undeveloped land that can be used for a “natural” expansion of the existing business district. Therefore, in order to retain and strengthen the existing business district, accommodating additional commercial development can be done by developing vacant properties and redeveloping other properties as they become available.

Properties that will be most appropriate in the future for commercial use are located along Route 91 between Dunlap High School and Wiley Road and near Second Street between Pine Street and Ash Street. These properties are shown in the Future Land Use Map on Page 79. The total area within the “Future Commercial” designation on the future land use map is 19.89 acres, and the total area of existing commercial properties within this zone is 14.27 acres, leaving 5.62 acres of land that could be converted to commercial land. The projected quantity of needed commercial land is 17.66 acres, so the quantity of land that could be converted to commercial use within the “Future Commercial” designation does not meet the projected quantity of needed commercial land.

The projection of 17.66 acres needed for commercial growth is a rather simple projection. In reality, projecting the amount of land needed for commercial growth is more complex. Demand for commercial space in the village will depend on the village’s population growth, the types and locations of commercial businesses elsewhere in the general area, and the level of support that the Dunlap consumer base can provide for businesses in the village. The 5.62 acres of land that could be converted to commercial land provides a starting point for new commercial

development. If at some point the demand for commercial growth necessitates more than 5.62 acres, the village can conduct additional study and determine the best location for additional commercial growth.

The proposal to develop vacant properties and redevelop other properties as they become available to accommodate commercial growth was put forth to retain and strengthen the village's existing business districts. The intent of this proposal is not to displace residents, and the village is not targeting any properties for acquisition and conversion to commercial space. The village wants to plan for a situation that can strengthen the existing business areas along Route 91 and in downtown Dunlap while maintaining the character of residential areas and the village's "small town feel." Properties will only be redeveloped for commercial use when a property owner is willing to redevelop the property and after it is determined that the new use will not harm nearby uses.

Industrial Land

Industrial land is proposed to be located east of the village between the Monica Elevator Company property and the wastewater treatment lagoon. This site is an appropriate location because the land is undeveloped and the adjacent uses are compatible with industrial uses. The proposed industrial area encompasses 38 acres.

Park Land

Park land is proposed to be located in four areas: adjacent to North Park, adjacent to the proposed industrial area, along Kickapoo Creek, and within proposed residential areas.

The park land adjacent to North Park will allow for expansion of youth athletic fields. A playground could also be established at this location.

The park land adjacent to the proposed industrial area would serve as a buffer between the industrial land and wastewater treatment lagoon and proposed residential areas. This park land is adjacent to the Rock Island Trail near Central Park and Dunlap Grade School, so a trail could be built through this park land that would connect the Rock Island Trail with future residential areas that could be developed farther to the east.

The proposed park land along Kickapoo Creek is located at the village's southeast corner on newly annexed property. The Rock Island Trail passes through this proposed parkland, and the land encompasses wooded areas, the steep slope north of Kickapoo Creek, and the flood zone between the creek and the steep slope. Some of this park land could be developed for active recreation, some land could be improved as a wooded hiking area, and some land – such as the Kickapoo Creek flood zone – could be left in its natural state.

Park land is also proposed to be located within residential areas. The gross density of the Copperfield and Deerfield subdivisions was used to calculate the projected quantity of residential land, and in those subdivisions, 2 percent of the total area is park land. Therefore, 8 acres of the

projected 418 acres needed for residential development are slated to be park land. An additional 58 acres of residential land is included on the future land use map, so some of this land could be used for parks and trails within residential areas.

The proposed park land delineated on the future land use map is 191 acres and the proposed park land within residential areas is 8 acres, so a total of 199 acres of new parkland is proposed for Dunlap. The village needs just 18.22 additional acres of park land to meet the NRPA suggested standard of 10 acres of parks per 1,000 residents, so this proposed future land use pattern well exceeds the suggested standard. In fact, the proposed expansion of North Park encompasses 42 acres, so this project alone will exceed the NRPA suggested standard assuming a population of 3,474 residents in 2030.

Map 10. Future Land Use in Dunlap.
(located on next page)

