

COMPREHENSIVE PLAN
POCAHONTAS, ILLINOIS

Prepared For
THE POCAHONTAS PLAN COMMISSION

and

THE DEPARTMENT OF BUSINESS AND ECONOMIC DEVELOPMENT
(Official State Planning Agency)

July 1967

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The preparation of this report was financially aided through a Federal Grant from the Urban Renewal Administration of the Department of Housing and Urban Development, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

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FOREWORD

The development of the planning program for the Village of Pocahontas has as its main objective, making the community a better place to live, to work, and to raise a family. Through planning, the various physical elements of the village can be organized into a rational pattern so that each will contribute to the economic, physical and social well-being of the community and of its future citizens. A long range approach is necessary in this effort since physical improvements require considerable time to program and implement.

The evaluation of existing conditions and of prevailing local, regional and national trends was necessary in order to formulate the initial planning proposals submitted as part of this report. These proposals, in turn, are designed to realize the hopes and aspirations of the community.

Planning for Pocahontas assumes a dimension of major importance especially in view of the many fundamental changes which have taken place since the community's inception. The unprecedented rise in industrialism, the mechanization of agriculture, and the far reaching developments in transportation and communication are events which have directly and indirectly affected the village.

Although Pocahontas has, in some ways, been able to meet the challenge of this dynamic condition, there are aspects of community development which have failed to realize their full potential. Pocahontas has ample outdoor recreation land, good water and sewer facilities. In many cases conditions prevailing in the village are far better than those found in communities of comparable size and degree of industrialization.

By the same token, the growth and development of the village has been limited. An insufficient number of new jobs are available to provide the necessary economic opportunities for young people entering the work force. As a consequence only a slight population growth has been experienced in recent years and an imbalance has developed in the age distribution, with older citizens now comprising a large share of the total population.

Shortcomings are also noticeable in the physical plant. This is especially true in the area of housing where substandard living conditions are evident in certain areas of the community. Aging of the commercial district is one of several factors making it increasingly difficult for Pocahontas business to compete successfully with larger nearby centers. In the field of education, no adequate provisions are made to prepare the young people in the village and the region for the challenge of a rapidly changing society.

Planning, of course, can only deal with the physical organization of the community. Nonetheless, it is recognized that there exists an intimate relationship

between physical characteristics and the ultimate effectiveness of urban developments. With this in mind, the planning program has been oriented toward the following objectives:

1. Improve housing conditions to provide the type and quality of facilities consistent with the needs and expectations of the community's present and future residents.
2. Strengthen the industrial base in order to maintain a level of employment and income capable of providing adequate work opportunities for the youth entering the job market.
3. Upgrade commercial facilities to serve the people in the community and trade area.
4. Expand educational and recreational facilities to prepare the citizen for the challenge of the future.
5. Develop a traffic circulation system capable of favorably relating the community to its surroundings.
6. And, finally, recommend the legal tools and identify the financial resources necessary for the implementation of these proposals.

In the final analysis, the future development of the village will depend, to a great extent, on citizen support and participation. For this reason it is hoped that the recommendations in this report will receive the serious consideration of the citizens and village officials.

This planning report consists of four sections:

- Socio-Economic Factors for Planning;
- Physical Factors for Planning;
- Planning Proposals;
- Implementation and Administration.

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PART ONE
SOCIO-ECONOMIC FACTORS
FOR PLANNING

SUMMARY AND CONCLUSIONS

1. Community development is related to prevailing economic activities:
 - a. Employment levels influence the size and structure of the population;
 - b. Population characteristics determine community needs.
2. The community is related to and affected by the activities of a broad surrounding region:
 - a. For the purpose of analysis, the political boundaries of Bond County define the geographic unit;
 - b. The level of employment is the unit of measure for this study.
3. Total employment in the county has been declining:
 - a. The unemployment rate is slightly above the national average;
 - b. Existing sources of employment are classified as basic and non-basic;
 - c. Food and kindred products, apparel and agriculture are the major sources of basic employment;
 - d. Basic employment affects total employment at the approximate rate of three to seven;
 - e. Industries, except apparel, will continue to experience decreasing levels of employment.
4. National trends indicate continued expansion of the economy:
 - a. National income levels are rising in certain areas;
 - b. Expansion is concentrated in urban areas;
 - c. The St. Louis metropolitan area will be influenced by the expanding economic trends;
 - d. Transportation developments will promote decentralization of the metropolitan area;
 - e. Bond County will eventually come under the influence of the metropolitan area.
5. The communities in the county can share in the national prosperity:

- a. The Bond County area can offer advantages to expanding industries:
 - (1) Land is abundant and transportation facilities are convenient;
 - (2) The county is located in the path of expansion.
 - b. To capture potential expansion, certain improvements are necessary;
 - (1) Housing facilities must be improved;
 - (2) Better education is needed for the labor force.
 - c. Service and trade industries will be the first to feel the impact of highway development;
 - d. Improved employment opportunities will depend on the successful combination of economic trends and community action.

- 6. Economic developments will determine the size and structure of the population:
 - a. Limited growth and even population losses must be anticipated in the near future;
 - b. Pocahontas will be the exception because of its strategic location;
 - c. Sorento will follow in the county pattern of population decline;
 - d. The entire area will continue having a high share of senior citizens.

- 7. The major function of the community is to provide residential facilities for people employed in the area and for retiring families:
 - a. The housing inventory at the county and community level has a high percentage of deterioration and dilapidation;
 - b. Poor housing conditions are especially prevalent among rental units.

- 8. The commercial economy of the county has shown improvement in recent years:
 - a. Retail sales have increased to 16 million dollars in 1963 and will reach 20 to 25 million dollars by 1985;
 - b. The increase in retail sales have been concentrated in Greenville while the rest of the county shows losses in its volume sales;

- c. The losses of sales in areas outside of Greenville will be stabilized during the planning period;
 - d. Sales will increase in Pocahontas as a result of highway activity.
- 9. Sustained growth is the basic economic goal of the community.
- 10. Coordination of local , state and federal resources is needed to establish a climate conducive to growth.

EXISTING STRUCTURE OF THE LOCAL ECONOMY

FRAMEWORK OF ANALYSIS

Community development is closely related to the pattern of economic activities. These activities determine the local level of employment and incomes which, in turn, are responsible for the size and structure of the population, and for the needs of its residents in terms of housing, public utilities, education and recreation developments, commercial outlets and transportation facilities. In planning for the future, therefore, it is necessary to understand the existing economic structure and project probable economic developments which will shape the character and needs of the future community.

The community, far from constituting a self-contained unit, is related to and affected by the activities of a broad surrounding region. The residents depend for both social and economic outlets on an area which includes all of Bond County and portions of Madison and Montgomery Counties as well as St. Louis, Vandalia, Hillsboro and Litchfield. The major portion of economic interaction is concentrated, however, within the Bond County area. As reported by the 1960 Census of Population, 77.2 percent of the total work force worked and lived in the county, 19.4 percent lived in the county but worked outside the area and 3.3 percent did not report the location of employment.

The geographic unit under analysis will be defined for the purpose of this study, by the political boundaries of the county. Since nearly 80 percent of the total work force both lives and works in this area, it is anticipated that economic developments in the county will have the greatest impact on the entire population and on the individual communities. In the event of economic expansion, the total number of people working in the county can be expected to increase. Conversely, economic decline will see a continued loss of population to those surrounding areas offering a better opportunity.

The level of employment is the unit of measure used in the analysis of Bond County economy. There are actually various units that can be used for this purpose such as total sales, value added and levels of income, all of these have certain advantages and limitations. Employment, the most commonly used, was selected since it measures the total number of jobs in the area. The extent of employment is especially useful in the planning process because the total number of jobs has a direct relationship to the total population. Population trends in turn will determine the community's needs to be dealt with in the planning program.

EMPLOYMENT CHARACTERISTICS

Total employment in the county area has been declining in recent years. Table I shows that the total work force in Bond County decreased from 5,175 in 1962 to 4,625 in

TABLE 1

1962-65 EMPLOYMENT SUMMARY FOR BOND COUNTY

	1962		1963		1964		1965		April 1966	
	Annual Average	Number	Annual Average	% of Change	Annual Average	% of Change	Annual Average	% of Change	Number	Percent of Change
Total Work Force	5,175	5,075	-1.9		4,900	- 3.4	4,725	- 3.8	4,625	- 2.1
Total Employment	4,775	4,675	-2.1		4,600	- 1.6	4,450	- 3.2	4,275	- 3.9
Non-agricultural wage and salary employment	2,475	2,450	-1.0		2,475	+ 1.0	2,450	- 1.0	2,425	- 1.0
Total Unemployment	400	400	-		300	-25.0	275	-25.0	350	+27.3
Unemployment rate	7.7	7.9			6.1		5.8		7.6	

Source: Illinois Department of Labor, Division of Unemployment Compensation, Research and Statistic Section.

1966, at an average rate of 2.7 percent annually. The table also shows that although there is a general decline in total employment, the rate is lower for non-agricultural employment than it is for total employment. Although no actual figures are quoted, it can be deduced that employment in agriculture is diminishing at a faster rate than in industry. This reflects a national trend which shows agriculture employment decreasing from 15 percent of the total work force in 1950 to 9.7 percent in 1960 and 8.3 percent in 1963.

Although the total number of employed people living in the county is decreasing, the unemployment rate is remaining relatively stable and only slightly above the national level. This indicates that a certain number of county residents are moving--probably to the St. Louis metropolitan area. This net out-migration has affected the total county population and its age distribution. The population section of this report will analyze this trend in greater detail and assess its implications.

To better understand the total economic structure, it is necessary to analyze in detail the sources of employment affecting the economy of the region. The total economic structure consists of two distinct economic sectors. One includes those activities producing goods and services for markets located outside the area, the other includes activities producing goods and services for local consumption. Both are responsible for the total level of employment and income but each does so in a different way. It must be recognized that in each individual industry group, a certain proportion of production is for local consumption and a certain proportion for export consumption.

The allocation of local and export employment for the county area is shown on Table 2. This table also shows the key sources of employment by industry group for residents of Bond County. It is estimated that of the total work force in the county, 3,082 employees are engaged in the production of goods and services required by local consumption and 1,361 are engaged in export production. This estimate was derived by assuming that the demand pattern at the local level is comparable to those at the national level.

The export sector is considered basic to the total economy since it is responsible for both its own employment and for the employment needed to meet local demand. Thus when employment in the export sector expands or declines, the employment serving the local market will also move in the same direction. It is estimated that in Bond County there are approximately seven employees serving local needs for every three engaged in export production. Consequently, for every three new jobs added by export activities total employment will rise by ten. Conversely, a loss of three employees in the export sector will equal a total loss of ten jobs. This is an estimated ratio subject to constant changes depending on the prevailing level and types of employment. The major significance of establishing a basic/non-basic ratio of employment is to identify the strategic sources of employment and evaluate the accumulative effect they have on the total level of income and employment.

Agriculture, food and kindred products, and apparel industries are the more important industry groups providing export employment for Bond County workers. With the

TABLE 2

EMPLOYMENT BY INDUSTRY GROUPS FOR BOND COUNTY, 1965

	Employment				Distribution of Employment in %**					
	Total*		Local**		Export**		Local		Export	
	Number	Percent	Number	Percent	Number	Percent	Percent	Percent	Percent	Percent
Stone, clay, glass	53	1.1	47	1.5	6	0.4		86.8	13.2	
Food and kindred products	245	5.2	132	4.3	113	8.3		53.9	46.1	
Apparel	162	3.4	99	3.2	63	4.6		61.1	38.9	
Printing and publishing	22	0.5	22	0.7	-	-		100.0	-	
Mining and construction	54	1.1	54	1.8	-	-		100.0	-	
Transportation and warehouse	109	2.3	109	3.5	-	-		100.0	-	
Communications and utilities	113	2.4	109	3.5	4	0.3		96.5	3.5	
Trade	502	10.6	502	16.2	-	-		100.0	-	
Finance, insurance and real estate	54	1.1	54	1.8	-	-		100.0	-	
Services	538	11.4	538	17.5	-	-		100.0	-	
Government	584	12.4	584	18.9	-	-		100.0	-	
All other wage and salary workers	16	0.3	16	0.5	-	-		100.0	-	
All other non-agricultural	902	19.1	427	13.9	475	34.9		47.3	52.7	
Agricultural	1,092	23.1	392	12.7	700	51.5		35.9	64.1	
Total Employed	4,446	94.1	3,082	100.0	1,361	100.0				
Unemployed	279	5.9								
TOTAL LABOR FORCE	4,725	100.0								

Sources: *Illinois Department of Labor, Division of Unemployment Compensation, Research & Statistics Section;

**Estimates by Wm. S. Lawrence & Associates, Inc.

exception of apparel, however, these industries have experienced a reduction in total employment both at the local and at the national level. Especially agriculture has been responding to technological changes and subsequent increase in labor productivity with the result that less workers are needed now to meet the market demands for food products. Since agriculture has been and continues to be the single largest source of employment in Bond County its declining employment has been responsible for the overall downward trend in the total economy. It is anticipated that agricultural employment will continue to decline, therefore additional jobs will be needed in other industries to offset this downward trend. The future economic structure of the area will depend on the ability to retain and expand existing industries and on the addition of new firms to the present industrial base. This will depend on conditions prevailing in the surrounding area, on the general economic trends at the national level, and on the local efforts aimed at encouraging growth.

NATIONAL AND LOCAL ECONOMIC TRENDS

EXPANSION OF THE METROPOLITAN AREA

National trends indicate continuous economic expansion combined with fundamental changes in the structure of the nation's economy. Technological developments have substantially increased the productive output of both industrial and agricultural workers. This increase, estimated to be at the rate of approximately three percent per year, will continue for some time in the future. This trend has been responsible for the displacement of farm workers as their output increases at a faster rate than the demand for their products. As a result, areas such as Bond County, for which agriculture is an important source of employment, have experienced a decline in their economic base. Counteracting the loss in agricultural employment, increased productivity has raised the national level of income. This factor, combined with a sharp rise in population, has expanded the consumers' market for both manufactured goods and for services. As a result, the national economy has been rising with more jobs and higher incomes available in certain areas.

The national pattern of population distribution clearly indicates that economic expansion is concentrated in urban areas. Approximately 63 percent of the nation's population now lives in urban areas as compared with 59 percent in 1950 and 56 percent in 1940. It has been estimated that by 1975, three-fourths of the total population will live in urban areas and only one fourth in rural areas. St. Louis has been affected by the shift in population from rural to urban environment in no less measure than other areas throughout the country.

Along with expansion, the metropolitan area is also decentralizing its facilities because of the inconvenience and inefficiency of congested conditions. Developments in transportation, especially highway transportation, promote decentralization and orient the direction of expansion. Industrial and commercial concerns along with private individuals will seek new uncrowded areas for plants, shopping centers and residences. The areas to be affected by this expansion, however, must be conveniently located in relation to transportation facilities in order to permit interaction with sources of employment, supply, supporting industries and markets.

Additional growth and further decentralization will mean that areas not now affected will come under the economic influence of the St. Louis area. Bond County up to this point has been largely outside this influence. The declining economic importance of its major resources such as agricultural, mining and railroads, have caused an economic downtrend. Although a certain amount of industrialization oriented toward production for outside markets has taken place, this has not been able to provide enough employment to offset losses in other areas.

TRANSPORTATION DEVELOPMENTS

Since highway transportation is becoming increasingly more important in the movement of goods and people, the development of Interstate Routes 70 and 55 will have a fundamental effect on the economy of the area. These two highways will be the axis along with the predicted expansion will take place. The southern portion of Bond County will be crossed by Interstate 70 with full interchange just north of Pocahontas. Interstate 55 will move in a north-south direction just outside the western boundaries of the county. Indications are that the existing pavement of U.S. 66 will be realigned and moved to the east when the change to Interstate 55 takes place. This will bring the western portion of the county and the community of Sorento only about 5 miles from Interstate 55.

Expansion of the metropolitan area is already noticeable in neighboring Madison County just west and northwest of Bond County. Here total employment rose from less than 51,000 in 1961 to nearly 58,000 in 1965, according to the Illinois Department of Labor. Industrial employment was largely responsible for this expansion. Prior to the improvement of Highway 40 and Highway 66, employment in Madison County had been declining. Total employment dropped from 53,000 in 1960 to 51,000 in 1961. Although the recent expansion cannot be attributed to highway developments alone, there can be little doubt that improved transportation facilities substantially contributed to its realization.

The expansion of the St. Louis metropolitan area now underway is moving in an eastern direction as indicated by the more recent employment figures for Madison County. This expansion is likely to continue through the planning period and eventually bring its influence to Bond County. Already a higher percentage of the work force commutes to work in the greater St. Louis area. This will affect the economic base of the county by establishing a potential for industrial, commercial and housing development.

EMPLOYMENT IMPLICATIONS IN THE BOND COUNTY AREA

Industrial expansion is taking place as was noted earlier, as the result of higher income, expanding markets and the development of new products. The demand of industry in terms of site location, labor and natural resources has changed considerably in recent times. New plants consist primarily of one story structures occupying rather large land areas conveniently related to other supporting industries, to central cities and to transportation facilities. The available labor force necessary to support developing industries, need not be large in number as more emphasis is placed on technical training and the ability to adapt to rapid technological changes. The availability of natural resources, while still important, is not a basic need for many new industries who use relatively small quantities of raw materials. More emphasis is placed on congenial surroundings necessary to retain and attract skilled and technical labor.

The Bond County area can offer prospective industries some of the needed advantages while others must be developed in order to realize the potential expansion. Land is abundant and transportation facilities existing or under development, are convenient. The

location is good and apparently in the path of expansion. The labor resources however, although a surplus is indicated, have not achieved the skill level required by present day needs. The 1960 population census indicates that more than one-half of the county's population over 25 years of age has not obtained an education going beyond elementary school, less than 18 percent completed high school and only 5.7 percent completed college. This level of educational achievement is well below the average for the state, as indicated on Table 3.

Adequate housing facilities consistent with the present expectations of living standards also play a major role in the process of economic expansion. The continuing expansion of the metropolitan area over a larger region will add to the demand for housing. This demand, however, will be based on higher quality of residential living and will spread over a broader range of both age and income groups. Stronger emphasis will be placed on well developed utilities, ample outdoor recreation, and good schools in addition to good quality of housing. The community able to meet these standards will experience accelerated residential development with consequent increased employment in the construction industry as well as in trade and services.

The more immediate developments associated with improved highway transportation facilities are in the area of service and trade. Greater vehicle traffic associated with the interstate highway will create a potential higher demand for service stations, eating and drinking establishments, hotels, motels, trailer parks and auto repair facilities. These activities which come under the heading of "trade and services" have in the past provided only enough employment to meet the needs created by local demands. Table 2 shows the existing total employment in these two areas and indicates that no export employment is associated with them. Better highways and especially the location of an interchange north of Pocahontas will increase the potential employment.

Since these developments will primarily serve the needs of travelers from outside the area, the added employment will fall in the category of export. This in turn will create local employment at the approximate rate of seven to three as mentioned earlier in this report. The potential of such developments will improve but not fundamentally change the economic base of the county.

Continued loss of employment can be anticipated until the impact of the expanding metropolitan area and the transportation developments reach Bond County. Declining agricultural employment will reach a leveling off point, but no added employment in this area should be anticipated. Fluctuation of employment in food and kindred products will not be significant and apparel employment will probably continue to rise. These gains, however, will be minimal and will be largely offset by losses in the other two employment groups. The areas most likely to be influenced by developing trends will be trade and services now responsible for 22 percent of total employment, mining and construction with 1.1 percent, transportation and warehousing with 2.3 percent. Employment in these three groups now amounts to 1,203 employees, or one-fourth of total employment. The long range economic changes will add basic employment to the economy since increased activities will serve market needs originating from outside the area.

TABLE 3

EDUCATIONAL LEVEL OF PERSONS 25 YEARS OR OLDER

	<u>Percent Bond County</u>	<u>Percent Average for Illinois</u>
Elementary School:		
1 to 7 Years	22.2	18.1
8 Years	33.1	21.9
High School:		
1 to 3 Years	14.5	19.6
4 Years	17.9	24.5
College:		
1 to 3 Years	6.6	8.6
4 Years or more	<u>5.7</u>	<u>7.3</u>
TOTAL	100.0	100.0

Source: U.S. Department of Commerce, Bureau of the Census;
1960 Census of Population.

Fundamental changes in the economic structure can develop in the future as a result of regional expansion. These will depend on the trends already noticeable and on the ability of local enterprise to take advantage of them.

POPULATION, HOUSING AND COMMERCIAL ECONOMY

EXISTING AND PROJECTED POPULATIONS

The size and structure of the population is determined primarily by the level of economic development. High mobility characteristics of our society allows families and individuals to move where job opportunities are available. As a result, areas with expanding economies have experienced an expansion of population at the expense of areas with a declining economy. Recent loss of employment opportunities noted in Table 1 have been accompanied by population losses for Bond County. Individual communities in the county however, have responded to these population changes in different ways.

Table 4 shows that population changes for Sorento and Pocahontas vary considerably from the county's slow but continuous decline. Bond County population decreased at a steady rate from 14,175 in 1940 to 13,700 in 1966. During the same period, Sorento, somewhat removed from the highway and sources of basic employment, experienced a sharp decline from 840 to about 660 people. By contrast, Pocahontas more strategically located in terms of highway, sources of employment, showed a growth of 12 percent between 1950 and 1960. In this period, the population rose from 667 to 718 following the decrease in the 1940 to 1950 period.

Prevailing economic conditions are also reflected in the general characteristics of the population. The overall loss of jobs and the area's suitability as a retirement center have influenced the prevailing pattern in age breakdown. In Table 5 the actual age distribution is shown for the county and the township and it is estimated for the community. Percentages are then compared with the average of Illinois. From this comparison a certain loss of population is evident in the 35 to 45 age group and a substantial gain can be noted in the age group of people 65 years or older.

The prevailing income levels presented in Table 6 further describe general population characteristics. These characteristics must be derived from available data for the entire county and for rural farm and rural non-farm areas. The classification "rural non-farm" includes incorporated places with population of less than 2,500, can be taken as an indication of the income distribution for the community. The percentage of families with incomes of \$3,000 or less reflects the generally high percentage of people over 65 and the loss of population in the more productive 35 to 44 age group. The level of unemployment and under-employment also contributes to the prevailing income which is substantially lower than the average for Illinois.

As in the case of existing population, future patterns are influenced by factors including availability of jobs and housing and certain facets of the area's total economic and physical development. When no substantial changes are indicated, past population trends are projected to determine the future population. In Bond County, this process becomes

TABLE 4

POPULATION DEVELOPMENTS IN BOND COUNTY

	<u>1940*</u>	<u>1950*</u>	<u>1960*</u>	<u>1965**</u>	<u>1975**</u>	<u>1985**</u>
Bond County	14,540	14,157	14,060	13,800	13,500	13,000
Burgess Township	1,685	1,578	1,611	1,610	1,650	1,700
Pocahontas	750	667	718	760	820	880
Shoal Creek Town- ship	2,349	1,958	1,759	1,660	1,500	1,350
Sorento	840	692	681	660	640	620

Sources: *U.S. Department of Commerce, Bureau of the Census, 1960 Census of Population;

**1965 Estimates by Wm. S. Lawrence & Associates, Inc.

TABLE 5

DISTRIBUTION OF POPULATION BY AGE GROUP FOR 1960

	Bond County*		Burgess Township*		Village of Pocahontas**		Average for Illinois
	Number	Percent	Number	Percent	Number	Percent	
Under 5 Years	1,412	10.0	198	12.2	75	10.4	12.2
5 to 14	2,560	18.2	365	22.6	136	18.9	18.5
15 to 24	1,899	13.5	173	10.7	88	12.3	12.6
25 to 34	1,473	10.5	193	12.0	72	10.0	12.7
35 to 44	1,589	11.3	168	10.4	81	11.3	13.7
45 to 54	1,506	10.7	175	10.8	81	11.3	12.1
55 to 64	1,459	10.4	131	8.1	74	10.3	9.4
65 and over	2,162	15.4	215	13.3	111	15.5	9.7
Total	14,060	100.0	1,611	100.1	718	100.0	99.9

Sources: *U.S. Department of Commerce, Bureau of the Census, 1960 Census of Population.

**Estimates by Wm. S. Lawrence & Associates, Inc.

TABLE 6

FAMILY INCOME DISTRIBUTION FOR RESIDENTS OF BOND COUNTY

Income Range	Total for the County		Rural Areas						Average for the State
	Number	Percent	Total		Rural Farm		Rural Non-Farm		
			Number	Percent	Number	Percent	Number	Percent	
Under \$3,000	1,385	37.0	1,114	42.7	616	51.0	498	35.6	15.0
\$3,000 to \$4,999	1,066	28.4	743	28.5	296	24.5	447	32.0	16.5
\$5,000 to \$7,999	900	24.0	551	21.1	207	17.1	344	24.6	33.5
\$8,000 and over	397	10.6	199	7.6	90	7.4	109	7.8	35.0
Totals	3,748	100.0	2,607	99.9	1,209	100.0	1,398	100.0	100.0

Source: U.S. Department of Commerce, Bureau of the Census, 1960 Census of Population.

substantially more difficult in light of emerging developments, especially in the transportation field. These developments have the potential to reorient the social and economic structure of the county and of its communities. In addition, aggressive community action given certain necessary basic elements, can in itself be a powerful vehicle for change and progress. This can completely offset the influence of past trends. The participation in the planning program is, in itself, an indication that the community will not remain passive but intends to be influential in shaping its own future.

Bond County and its communities, however, must anticipate limited growth and in some cases population losses unless an aggressive program of industrial expansion and substantial improvement in commercial, residential and public facilities are realized. By projecting past trends, it can be estimated that total county population will decline from 13,800 in 1965 to 13,000 by 1985. The Village of Sorento and Shoal Creek Township will likewise continue to experience some losses. It is estimated that township population will be 1,350 by 1985, while that of Sorento will be 620 by the same year.

The recent expansion of Burgess Township and the Village of Pocahontas is predicted to continue during the planning period. These increases, however, will be limited unless substantial changes are realized in the level of employment. Tentatively, the 1985 population is estimated at 1,700 for the township and 880 for the village. These estimates are in the lower range and are made in consideration of expansions associated with increased highway activities. High range estimates must be postponed until developing trends become more evident and can be evaluated. These projected population developments are summarized in Table 4.

Based on the estimate of future population, it can be anticipated that the age breakdown of the county and its communities will remain relatively unchanged. Thus age breakdown shown on Table 5 for the year 1960 will be the same for those anticipated for 1985. In the event of far-reaching economic developments, however, certain changes in the general characteristic of the population can be anticipated. Although the area will continue to retain a high share of the senior citizens, the structure in the younger age group will be altered. This dynamic condition requires that periodic checks be made on the population in order to readjust current predictions.

The obvious implication of this observation is that alternate plans for the physical development of the entire area must be formulated in the light of possible additional needs. Especially important will be the need for the quality and characteristics of housing, for recreation and educational facilities, for public utilities and transportation.

HOUSING CONDITIONS AND HOUSING NEEDS

The community's primary function has been to provide residential facilities for people employed through a broad surrounding region and to retired families. In this respect, the community offers the advantage of a cost of living generally lower than is

usually found in more highly developed communities and freedom of congestion while being within easy access of well developed commercial and recreational outlets. These characteristics appeal to some employed people and especially to retired families with limited incomes. The age structure of Bond County population indicates in fact a net in-migration to the area of people 65 and older. This age group constitutes 15.4 percent of the total county population as compared with the average for the state of 9.7.

The residential function of the community, however, is limited in its potential for full development by the prevailing characteristics of the housing inventory. Although no specific published data are available, conditions in rural non-farm areas can be taken as typical of conditions prevailing in the community. Rural non-farm areas include all incorporated places of Bond County with population of less than 2,500.

Table 7 indicates a large proportion of homes were built prior to the 1930's with little construction activities following that period. Only about 15 percent of all homes were built in the 1950-60 decade, a time when the nation was enjoying a housing boom. The generally advanced age of housing is reflected in the prevailing structural conditions. Again referring to Table 7, 22 percent of the total residential structures are deteriorating and as many as 13 percent dilapidated. The deteriorating category, according to the Bureau of the Census, includes all homes in need of major repair, while dilapidated includes structures considered to be beyond repair.

Although the overwhelming majority of homes (94.9 percent) are single-family, only 62 percent are occupied by owners and 22 percent are rented. Thus the demand for rental housing is met almost exclusively with single-family structures. In view of the higher rate of deterioration and dilapidation in rental units, it can be assumed that the need for rental homes is presently not met with adequate facilities.

Both the value of housing and the rental levels are generally low for the entire county and especially for the rural non-farm area. More than half of all the homes, as indicated in Table 8, have a value of less than \$5,000, while the median rent is approximately \$50. per month. Although 16 percent of the total housing inventory is vacant, prevailing quality, value and rental levels indicate that available facilities have a limited rather than a broad appeal for the housing market.

Home construction in recent years has had limited increases. On the basis of local interviews, it is estimated that an average of two new homes per year have been built in the past four years in the community and immediate surrounding area. In addition to new homes, some rehabilitation of existing facilities has been undertaken. These activities have, no doubt, improved the general housing picture but cannot meet all of the needs.

Continued aging will require an accelerated rate of replacement and rehabilitation. Prevailing income levels indicate a need for public housing units, some now in the planning stage, and for medium rental units. A demand for additional housing in the medium price range is also apparent. Local interviews, however, indicate that this particular

TABLE 7
COMPARISON OF HOUSING CHARACTERISTICS

	<u>Bond County</u>		<u>Rural Non-Farm</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total Housing Units	<u>4,918</u>	<u>100.0</u>	<u>2,047</u>	<u>100.0</u>
Year Built:				
1929 or earlier	3,475	70.7	1,444	70.5
1930 to 1939	335	6.8	135	6.6
1940 to 1949	390	7.9	149	7.3
1950 to March, 1960	718	14.6	319	15.6
Condition of Housing:				
Sound	3,441	70.0	1,320	64.5
Deteriorating	1,015	20.6	454	22.2
Dilapidated	462	9.4	273	13.3
Owner Occupied:	3,297	67.0	1,279	62.5
Renter Occupied:	1,191	24.2	434	21.2
Vacant	430	8.7	334	16.3
Renter Occupied:			434	100.0
Sound			254	58.5
Deteriorated			109	25.2
Dilapidated			71	16.3

Source: U.S. Department of Commerce, Bureau of the Census, Census of Housing, 1960.

TABLE 8

COMPARISON OF VALUE OF HOUSING AND GROSS RENT

	<u>Total for Bond County</u>	<u>Rural Non- Farm Only</u>
<u>Value of Housing:</u>		
Owner Occupied		
Less than \$ 5,999	36.4%	57.4%
\$ 5,000 to \$ 9,999	35.9	30.9
\$10,000 to \$14,999	17.6	6.9
\$15,000 and over	10.1	4.8
Median Value	\$6,600	\$5,000
Gross Rent		
Less than \$40.	15.6%	22.4%
\$40 to \$59	33.2	32.3
\$60 and over	40.4	27.6
Non-cash rent	10.8	17.7
Median Rent	\$57.	\$50.

Source: U.S. Department of Commerce, Bureau of the Census, Census of Housing, 1960.

need is not being met by new housing developments. This condition further suggests the necessity for home construction through private investment.

Substantial improvements are necessary in order to meet present needs and to realize the potential for future growth. But in order to translate general trends into a positive force for community improvement, aggressive action at the local level is imperative.

To realize these improvements, active participation both at the public and private level will be necessary as well as coordination of local resources with those available to the community and to the county, the state and the national level.

COMMERCIAL ECONOMY

The commercial economy of Bond County has considerably improved in recent years. Table 9 shows that retail sales have increased by 22 percent between 1958 and 1963. This increase however has been absorbed entirely by the City of Greenville while retail sales in the rest of the county have actually decreased during the same period. The strength of the commercial economy lies in the area of lumber, building materials, hardware and farm equipment, in food stores and in auto dealers and service stations. As shown in Table 10, these three groups are responsible for 64 percent of all sales in the entire county, and nearly 57 percent for the areas of the county outside Greenville.

The volume of retail sales will continue to increase in excess of the normal rate attributed to higher prices. Total sales will reach 20 to 25 million dollars by 1985. Although Greenville will benefit the most, it is anticipated that the downward trend experienced in the remainder of the county will be reduced and eventually reversed. This is especially true for Pocahontas where expansion in trade and services can be anticipated in conjunction with highway development. In Sorento the future level of retail sales can expand provided that improved facilities are developed to connect the village to Interstate 55. Lacking these developments, the present level of sales will remain substantially stable with no expansion anticipated.

TABLE 9

CHANGES IN TOTAL NUMBER OF RETAIL ESTABLISHMENTS AND VOLUME OF SALES

1958-63

	Total Number of Establishments		Percent Change	Total Sales in \$1,000s		Percent Change
	1958	1963		1958	1963	
Bond County	176	169	- 4.1	13,164	16,117	-22.4
Greenville	76	83	+ 9.2	7,976	12,058	+51.2
Remainder of the County	100	86	-14.0	5,188	4,059	-21.8

Source: U.S. Department of Commerce, Bureau of the Census, 1963 Census of Business.

TABLE 10

RETAIL SALES BY KIND OF BUSINESS FOR 1963

	Bond County		Greenville		Remainder of County	
	Sales	Percent	Sales	Percent	Sales	Percent
Lumber, building materials, hardware, farm equipment	\$ 2,088,000	13.0%	\$ 1,534,000	12.7%	\$ 554,000	13.6%
General merchandise	915,000	5.7	718,000	6.0	197,000	4.9
Food stores	3,236,000	20.1	2,393,000	19.8	843,000	20.8
Auto dealers	3,835,000	23.8	3,354,000	27.8	478,000	11.8
Service stations	1,171,000	7.3	741,000	6.1	430,000	10.6
Apparel	466,000	2.9	*	-	*	*
Furniture	404,000	2.5	404,000	3.3	0	
Eating and drinking	944,000	5.9	337,000	2.8	607,000	15.0
Drug stores	275,000	1.7	*	-	*	-
Other retail	2,363,000	14.7	1,495,000	12.4	868,000	21.4
Non-store retail	423,000	2.6	*	-	*	*
Total	\$16,117,000	100.2%	\$12,058,000	90.9%	\$ 4,059,000	97.9%

*Withheld by Bureau of Census to avoid disclosure.

Source: U.S. Department of Commerce, Bureau of the Census, 1963 Census of Business.

CONCLUSIONS

THE LIVING ENVIRONMENT

The future economic prosperity of the individual communities in Bond County will depend on the successful efforts to realize a sustained level of growth. Since economic factors influencing the community are not contained within individual boundaries, but extend over a large area including at least the entire county, cooperation and coordination of efforts will be required. This cooperation must bring together the resources of each community and take advantage of federal and state assistance programs available for community improvements.

These programs are varied and extensive in nature. Assistance covers the entire range of housing, beginning with programs to help the community enforce housing codes to grants and low cost mortgages for the development of low and medium income housing. Grants and loans are also available for the establishment and improvement of public utilities and such community facilities as schools and outdoor recreation. Additional help is available for the establishment of specialized educational needs. These include technical training necessary to meet the demands of modern industry and retraining for people whose skills are no longer in demand. By participating in these programs, the community can have available a good portion of the resources necessary to realize improvement.

In addition to outside help however, it is also necessary to undertake and implement aggressive policies at the local level to improve the living environment as well as develop and publicize the community's resources. Better housing and improved community facilities are necessary in order to capitalize on its major assets--the desirable residential environment. Good zoning and effective administration codes and ordinances combined with the utilization of federal programs can realize the need of community modernization.

BASIS FOR INDUSTRIAL EXPANSION

In addition to a better living climate, employment opportunities must be improved to raise the general economic level. In this area, too, community action is important even though the labor market extends beyond the immediate municipal boundaries. This can be accomplished by establishing a favorable climate for industrial expansion through the improvement of physical and human resources. These efforts should be directed toward both established industries which provide a certain measure of economic stability and new industries responsible for growth.

New industries are especially important in the Bond County area where a trend of declining employment is evident in existing industries. It would be unrealistic to assume that the expanding influence of the St. Louis metropolitan area will of necessity reach and affect the economy of the county. A more realistic assumption is that this influence can be felt in the not too distant future if it is aggressively promoted.

A good living environment must be complemented with adequate space for industrial development and the provision for proper utilities required by modern industrial demands. Zoning again will play an important role but in addition ample water supplies, good sewage disposal will be required.

The skill level of the work force is an added dimension in the quest for industrial expansion. The demand for highly trained workers is increasing with opportunities for unskilled workers and semi-skilled workers constantly decreasing. Area vocational training can be realized through state sponsored vocational facilities developed in conjunction with the school district. These programs include specialized training through post high school day programs as well as evening and extension courses.

Areas which offer facilities for special training are especially successful in attracting new industry. The need for skilled workers causes industry to be interested in the long range advantages associated with available training programs. These programs assure a supply of future skilled workers and provide supplementary extension courses for its employees.

In general, the economic outlook of Bond County and of its communities is improving. In order to take full advantage of favorable trends, however, it is necessary to participate in the process of growth with aggressive action.

PART TWO

PHYSICAL FACTORS FOR PLANNING

GEOGRAPHIC ENVIRONMENT AND HISTORICAL DEVELOPMENT

The Village of Pocahontas is located in the southwest portion of Bond County. The following map shows the location of the village in relation to the St. Louis metropolitan complex to the west and the surrounding area.

Within the corporate limits of Pocahontas the elevation ranges from 537 feet above sea level on the east side of the village to 556 feet on the northwest. The land slopes gently towards the Shoal Creek to the east. A relatively large portion of Pocahontas is wooded or used for farming.

The soil in the Pocahontas area is of the Hosmer-Story-Hickory soil association. It is moderately to slowly permeable and well to poorly drained, though subject to severe erosion. Surface soils are light colored and medium textured. The subsoil is generally fine textured.

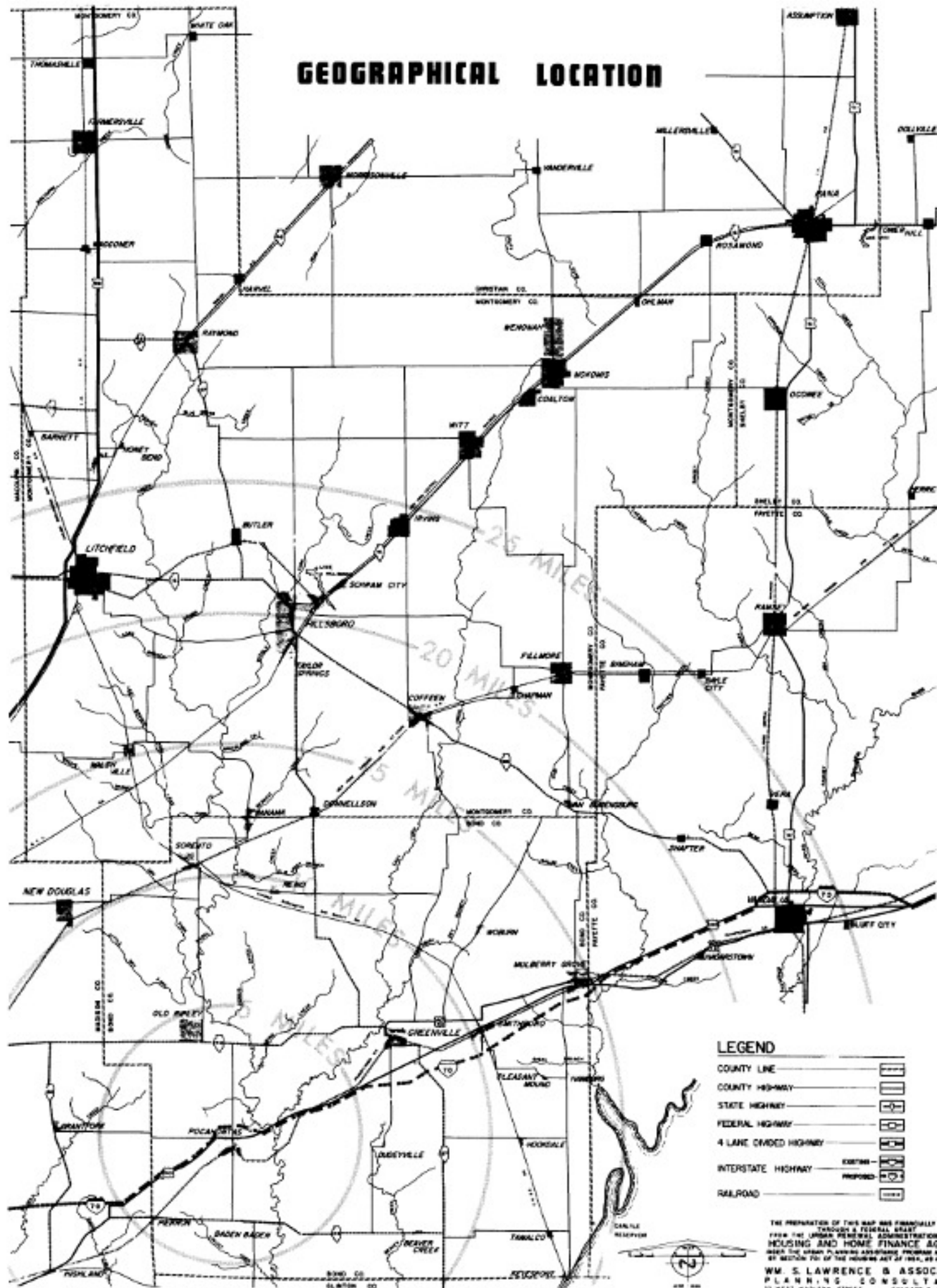
The general land profiles and predominant characteristics of both soil and subsoils are the result of geological activities which occurred during the Ice Age. At that time, long periods of cold climate caused large sheets of ice to form in the northern continent and gradually advanced southward. These ice sheets advanced and retreated several times as climatic conditions and precipitation changed. The continental climate of cold winters and warm, humid summers is characteristic of the region. Winters, however, are not as extreme as in the northern part of the state, and summers are not as warm and humid as in the extreme southern tip of Illinois. The mean temperatures are in the high 70's for July and the low 30's for January. Heat waves, with periods of high precipitation in the summer and below zero temperatures in the winter are not uncommon. In spite of these climatic characteristics, the area enjoys a growing season which ranges from 150 to 200 days. Such an extensive season in conjunction with the soil has made the area well suited for agriculture.

Settlement began in the Pocahontas area as early as 1812. A church was built in 1826 where Pocahontas is now located.

The village, first known as Amity was surveyed on March 21, 1838 for Benjamin Johnson. Mr. Johnson, who was the first postmaster, donated a plot of land for an inter-denominational church. It was a 50 by 34 foot structure built at a cost of \$1500. About the time the town was laid out, Duvean Johnson built a grist mill on Shoal Creek. Robert Gillespie almost started a gold rush when he claimed to have found gold in the creek two miles north of Pocahontas.

When the village was first settled, the founders decided that no one who bought a town lot could "handle liquor in anyway." This rule gave way to popular demand when a German settlement was established in the nearby community of Highland.

GEOGRAPHICAL LOCATION



LEGEND

COUNTY LINE	
COUNTY HIGHWAY	
STATE HIGHWAY	
FEDERAL HIGHWAY	
4 LANE DIVIDED HIGHWAY	
INTERSTATE HIGHWAY	
RAILROAD	

THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED
FROM THE URBAN RENEWAL ADMINISTRATION OF THE
HOUSING AND HOME FINANCE AGENCY
UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED
BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED
WM. S. LAWRENCE & ASSOC., INC.
PLANNING CONSULTANTS
20 WEST MADISON STREET CHICAGO 5, ILLINOIS

EXISTING LAND USE

A field survey was made of the land use in Pocahontas in May 1966. The village land use map is reproduced in this report at a reduced scale. The map shows the existing development of the community and serves as an inventory upon which future planning must be based.

The developed areas of Pocahontas, for the most part, lie between the Pennsylvania Railroad and U.S. Route 40. Business development has concentrated south of State Street on Academy and automotive businesses are strung along Route 40, which is the north edge of Pocahontas.

The village is laid out in a standard grid pattern. This type of block design does not take into account any variations in topography. The small blocks result in a high proportion of streets which must be maintained by the village and at the same time, do not produce tax revenue.

Of the 258 dwelling units in the village, 243 are single-family structures and the remaining 15 are mobile homes. In planning future land uses, therefore, most of the residential land should be reserved for single-family use. Since there is a relatively high proportion of senior citizens, providing for some multiple-family construction in areas convenient to places of business and employment is recommended.

The Land Use map indicates that the central business district is bound by State Street and Kavanaugh Street to the north and south, and Moreland Street and Academy to the east and west. There are also several residential blocks within the corporate limits of Pocahontas where spot businesses are found. Such locations tend to reduce the value of adjacent residential properties, thus causing a decline in the tax structure. When the tax base decreases, the community loses substantial revenue that could be used to improve services--which, in turn, would tend to bring new residents into the community.

The pattern of land uses in the downtown area reflects haphazard development. Increasing retail activity in the years to come points to the need for planning for the future needs of the central business district.

A concentrated effort should be made to encourage new industries to locate in Pocahontas in order to strengthen the tax base of the village. This additional industry would make it possible for the village to provide additional public services to its citizens. When a balance exists between industry and other uses in Pocahontas, people will be attracted not only for the business purposes, but also to take up residence and become a part of the community. In Pocahontas, as in almost every village and city in Illinois of comparable size, there is a need for increased industrial activity of the type that would stimulate and encourage the development in the community.













TABLE 11
EXISTING VILLAGE LAND USE

Use	Number of Uses	Area in Acres	Percent of Total	Percent of Developed
Residential:				
Single-family	243	45.5	9.7	22.7
Multi-family	-	-	-	-
Trailers	15	2.6	0.6	1.3
Farmsteads	2	3.1	0.7	1.6
Commercial:				
Retail and Service Business	13	3.4	0.7	1.7
Auto Oriented Business	3	1.9	0.4	1.0
Heavy Commercial	1	0.3	0.1	0.2
Industrial	1	0.7	0.1	0.3
Public Schools and Buildings	5	4.5	1.0	2.5
Quasi-Public	5	2.8	0.6	1.4
Parks	1	62.0	13.3	31.0
Streets, Alleys and Railroads		<u>72.6</u>	<u>15.5</u>	<u>36.3</u>
Total Developed		199.4	42.7	100.0
Agricultural and Vacant		<u>267.8</u>	<u>57.3</u>	
Total Area		467.2	100.0	

AREA LAND USE
Pocahontas, Illinois

Residential:		
Single-family	14	0.4
Multi-family	-	-
Farmsteads	49	80.8
Retail and Service Business	1	0.1
Industrial	-	-
Public and Quasi-Public	2	8.3
Streets, Alleys and Railroads		<u>146.1</u>
Total Developed		235.7
Percent Developed - 2.3%		
Agricultural and Vacant		<u>9,308.6</u>
Total Area		9,544.3

1999, 2001, 2004

- | | |
|----------------------------|---|
| SINGLE FAMILY DWELLING |  |
| MULTIPLE FAMILY DWELLING |  |
| TRAILER |  |
| PUBLIC SCHOOL & BUILDINGS |  |
| PARKS |  |
| QUASI-PUBLIC USES |  |
| RETAIL & SERVICE BUSINESS |  |
| AUTO ORIENTED BUSINESS |  |
| HEAVY COMMERCIAL |  |
| INDUSTRY |  |
| FARMSTEAD |  |
| AGRICULTURAL & VACANT LAND |  |

SCHOOL	GRADES	AREA	MENT	CAPACITY
--------	--------	------	------	----------

PARK	SITE SIZE
CITY PARK	100 A
AM. LEG. PARK	26.7 A
MOUNTAIN PARK	6.4

THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED BY THE URBAN REDEVELOPMENT AGENCY OF THE HOUSING AND HOME FINANCE AGENCY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE AGENCY HAS REVIEWED THIS MAP AND APPROVED IT FOR PUBLICATION. THE AGENCY DOES NOT, HOWEVER, GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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VILLAGE OF POCAHONTAS ILLINOIS AND ENVIRONS

LEGEND

SINGLE FAMILY DWELLINGS	—
MULTIPLE FAMILY DWELLINGS	—
TRAILER	—
PUBLIC SCHOOL & BUILDINGS	—
PARKS	—
QUAD-PUBLIC USES	—
RETAIL & SERVICE BUSINESS	—
AUTO-ORIENTED BUSINESS	—
HEAVY COMMERCIAL	—
INDUSTRIAL	—
PARK/STEAD	—
Cemetery	—
AGRICULTURAL & WILDLIFE LAND	—



DATE: 1971 - 1972

THE INFORMATION IN THIS MAP WAS DEVELOPED BY THE
VILLAGE OF POCAHONTAS, ILLINOIS, AND THE ILLINOIS
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Although 31 percent of the developed land is devoted to parks, Pocahontas is generally lacking in cultural and recreational uses which would attract new residents or customers to the area. The six acre American Legion Park, south of Pocahontas Street, contains swings, a merry-go-round, a baseball diamond, picnic tables and a lake for boating and fishing. Pocahontas Park, 14 acres on the west side of town and south of State Street is undeveloped and is being used for farming. Fountain Park, located in the central business district between National and State Street, is less than an acre in size and contains a water fountain as well as several picnic tables. Pocahontas has wisely reserved enough land for a fine park system and development should be encouraged.

Agricultural and vacant land account for the largest single use in the village. Over 57 percent, 267.8 acres, is in this category. Because of this high percentage, most of the future growth is expected to take place in the corporate limits of the village.

STREETS, THOROUGHFARES AND TRANSPORTATION

STREETS AND THOROUGHFARES

The increasing mobility and heavy emphasis on vehicle transportation for the effective movement of people and commodities, illustrates the necessity to understand and improve existing thoroughfare systems and circulation patterns. Effective transportation facilities and a smooth pattern of circulation promotes the necessary interaction among urban activities and between the city and its environs. Inadequate facilities, on the other hand, stifle interaction and exercise a negative influence on the village's development. For this reason, it is important to understand the prevailing conditions and determine their effectiveness in meeting the community's needs.

Major Streets and Highways

U.S. Route 40 is the only major highway affecting the traffic circulation of Pocahontas. This highway becomes Johnson Street as it enters the village as an east-west route. Route 40 connects Pocahontas with Vandalia to the east and the St. Louis metropolitan area to the west.

Collector Streets

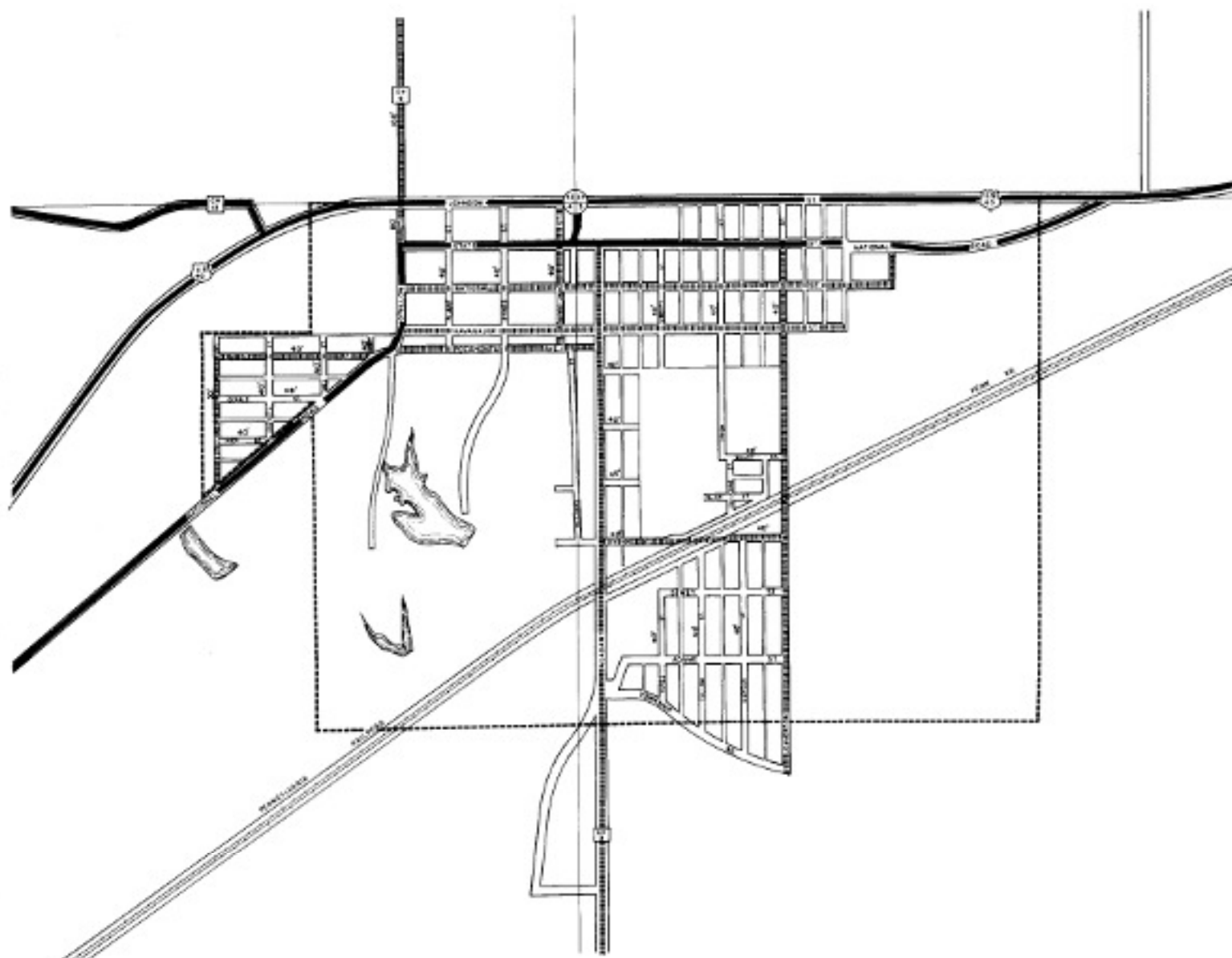
The function of collector streets in Pocahontas is fulfilled by State Street for traffic moving in an east-west direction and by Academy Street for traffic moving north and south. These streets gather the traffic generated from the various points of the community and channel it into the central business district and the highway.

Local Street System

The grid pattern of street layout characteristic of many American cities is evident in Pocahontas. This pattern of street layout reflects the approach to land subdivision through the 1800's, when land resources, traffic requirements and density standards were quite different from those of today. This pattern of development caused the village to devote an unnecessarily large portion of land to streets. Over one-third of all developed land in Pocahontas is devoted to streets, alleys and railroad rights-of-way. Such high proportions of street acreage is wasteful of land and results in high street maintenance costs. Further developments in the village should encourage the adoption of longer blocks and elimination of unnecessary alleys.

The Street Pavement and Widths map is an inventory of the street system in Pocahontas. The pavements are narrow--rights-of-way for the most part are from 40 to 60 feet. There

VILLAGE OF **POCAHONTAS** ILLINOIS



STREET PAVEMENT & WIDTH

LEGEND

CONCRETE	
ASPHALT BITUMINOUS MIX	
GRANULAR SURFACE TREATMENT	
GRAVEL	
DIRT OR UNIMPROVED	

ALL R.O.W. WIDTHS ARE 60' UNLESS OTHERWISE INDICATED



DATE MAP: FEB 1964

CORPORATE LIMITS:

THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

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are no curbs and gutters and drainage is through ditches and culverts. Major east-west streets are coated with chip and the remainder of the improved streets are covered with road oil and sand aggregate.

TRANSPORTATION

Pocahontas' major transportation assets rest primarily on Highway 40 and the Pennsylvania Railroad. Airways and waterway facilities are not close enough to the community to constitute a practical asset.

When Interstate 70 is constructed north of the village along with the interchange at the northwest corner, the village can expect to benefit significantly.

COMMUNITY FACILITIES

The existing water supply system is shown in the map following. Water supplied to the village comes from two wells one and a half miles northeast of the corporate limits. A well is located at Fountain Park, however the state Department of Health does not recommend its use. The two useable wells, drilled in 1954, are 55 feet deep. Each has a 22 gallon per minute capacity, with a 30 gallon maximum capacity. Water storage is provided at the 47,000 gallon tank at the village park. The tank has a 40 foot diameter and a 7 foot stem. There is a need for more water storage facilities at this time.

Total average daily consumption is 30,000 gallons per day and in the summer this figure rises as high as 35,000 gallons.

The filtration plant is located northeast of the corporate limits. The water is treated with 12 percent chlorine and soda ash and passed through seven sand and gravel filters.

The water supply is adequate for the present needs of Pocahontas, however future expansion will require the development of more water for both industry and residential growth.

The existing sewer system for Pocahontas is shown on the Sewer System map. The sewers are all eight inches in diameter within the serviced area. The system contains an aeration lagoon in the southeast section of the village. The main lift station was built in 1964 and is located south of the village. Another lift station built in 1964 is located at Division and Old Union Street; in 1965 a lift station was installed on Russell Street between Mill and Griffith Streets.

The sewage system is adequate for the needs of Pocahontas during the planning period.

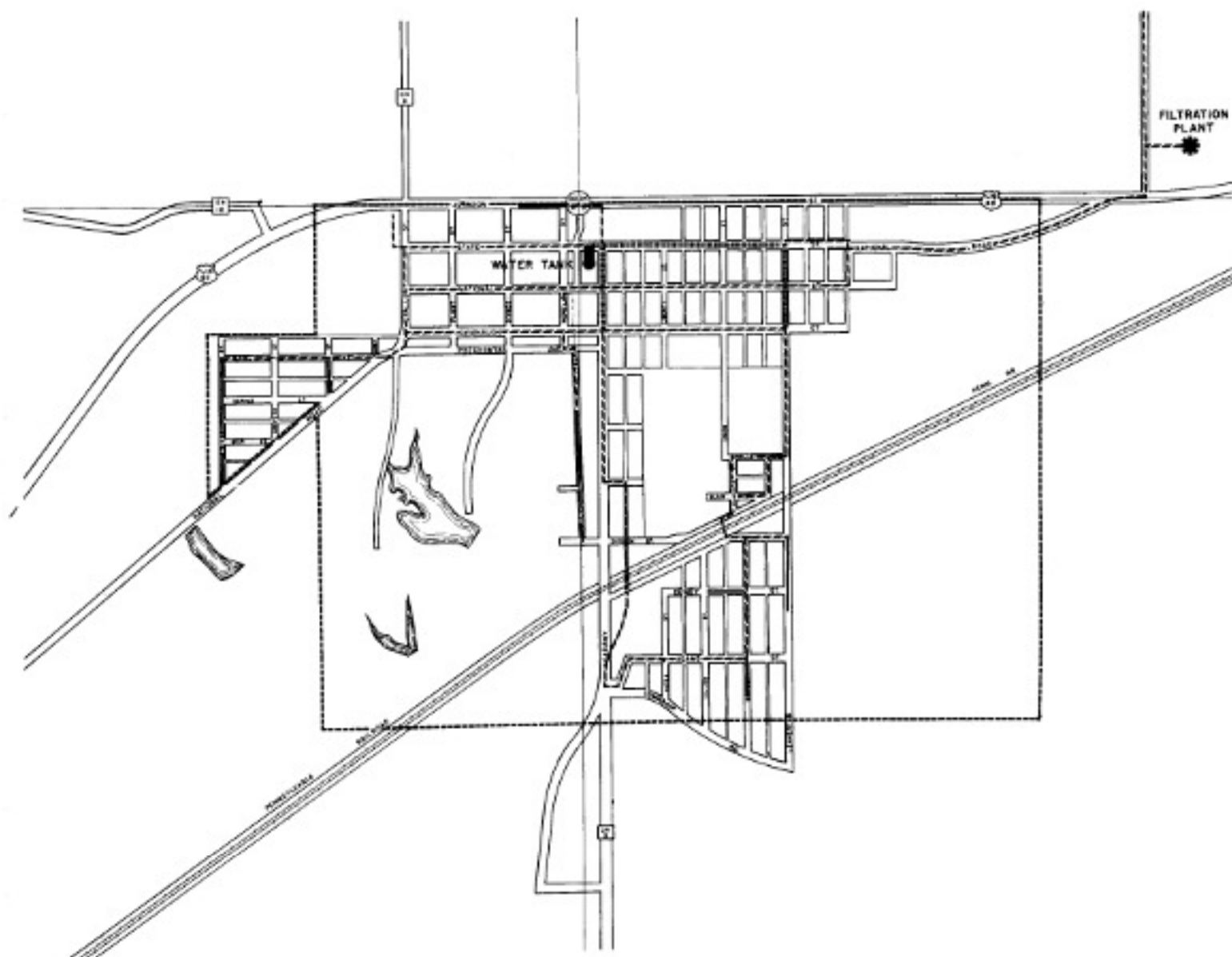
STORM SEWER SYSTEM

The existing storm water runoff is removed from the community through open ditches and culverts. Open drainage ditches located within developed areas are not only dangerous but contribute to deteriorating neighborhoods. It is recommended that surface storm water within the developed areas be removed through sewer tile and not open ditches. By doing this, more property could be put into a more advantageous use, thus the village would benefit from additional tax revenue from improved property.

FIRE PROTECTION

The Pocahontas-Old Ripley Fire Department is adequate for the present needs of the community. Existing equipment appears to be adequate, but as the area needing fire protection increases, facilities should be increased and modernized in the same proportion. The

VILLAGE OF POCAHONTAS ILLINOIS



WATER DISTRIBUTION

LEGEND

8 INCH MAIN	—————	
6 INCH MAIN	—————	
4 INCH MAIN	—————	
3 INCH MAIN	—————	

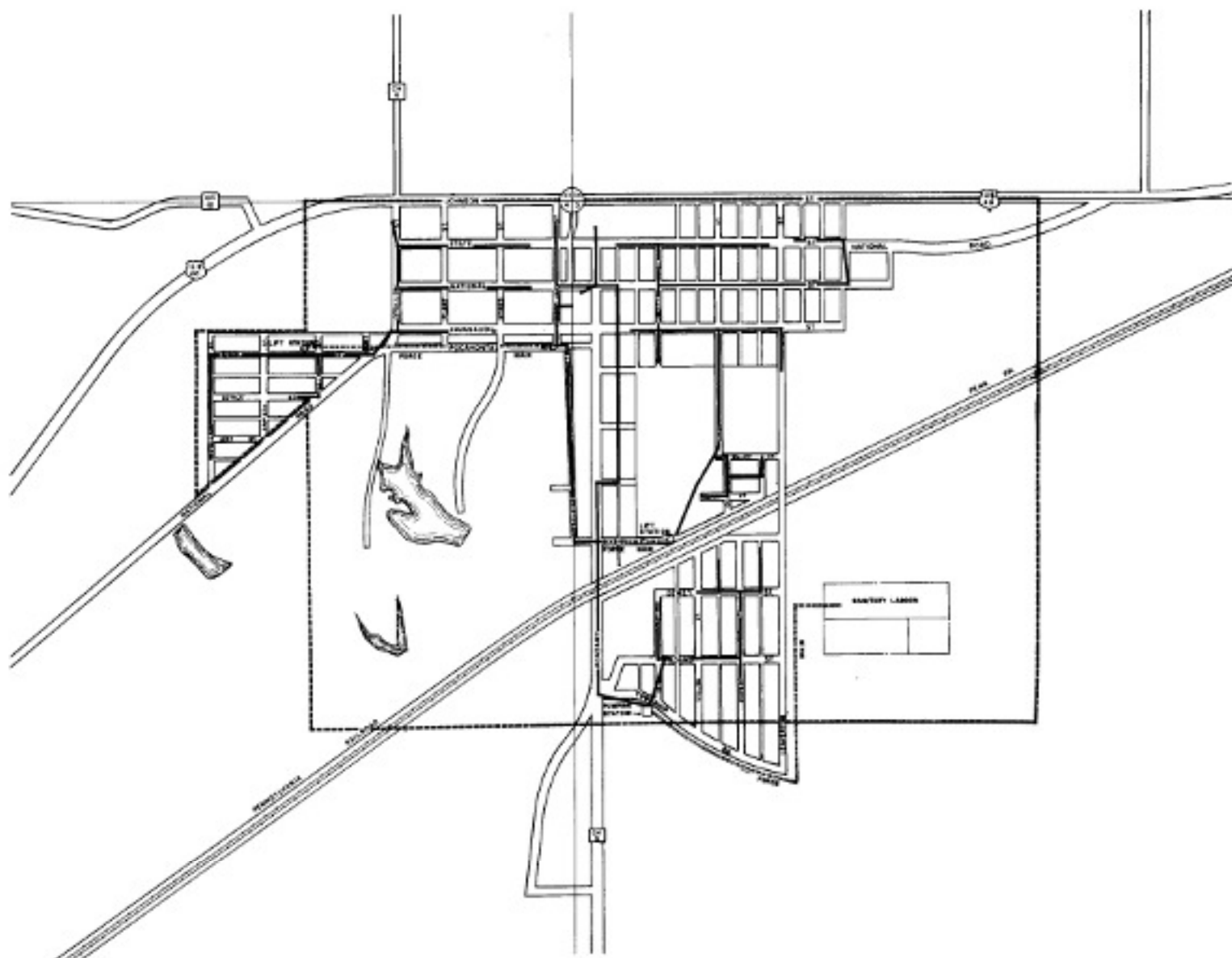


DATE MAP - FEB 1966

CONTRACT NO.





THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED
FROM THE URBAN RENEWAL ADMINISTRATION OF THE
HOUSING AND HOME FINANCE AGENCY
UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED
BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED
WM. S. LAWRENCE & ASSOC., INC.
PLANNING CONSULTANTS
11 WEST MADISON STREET CHICAGO 2, ILLINOIS

VILLAGE OF POCAHONTAS ILLINOIS



SEWER SYSTEM

LEGEND

- 8 INCH MAIN  
- 4 INCH FORCE MAIN  

JUNE 1966



BASE MAP - 1954-1955

CORPORATE LIMITS

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fire department is manned by an efficient 25 man volunteer force. The brick building was constructed in 1960. The village has five six-inch hydrants; the rest are four inches in diameter.

VILLAGE HALL

The village hall was constructed over 30 years ago. The concrete block structure has a small meeting room, storage area and garage. It is located on a residential street. As the building is old and in need of maintenance it is recommended that it not be rehabilitated.

POST OFFICE

The U.S. Post Office in Pocahontas was constructed in 1959 at the northeast corner of National and Moreland Streets. The present building can supply post office services for the increased population during the plan period.

SCHOOLS

The elementary educational needs of the community and the surrounding area are being served by a Unit 2 school located north of State Street. The elementary school was built in 1912. In 1935, three more classrooms were added as well as a gymnasium and restroom. A cafeteria and six classrooms were added in the 1959-60 school year.

The original structure has eight classrooms in use. Remodeling the building is considered uneconomical and plans are currently underway to raze the older structure and replace it with a new facility.

The 1966 enrollment of 343 students is accommodated in 14 classrooms with an average of 25 students per classroom. Based on a maximum ratio of 30 students per classroom this school has a potential capacity of 420 students. The actual capacity is considerably less however, because many of the lower grades have enrollments large enough to necessitate dividing the group into two sections.

Both the junior and senior high schools for District 2 are located in Greenville. Facilities are being upgraded as part of a long range building program.

School Standards

School standards applicable to the educational needs of the community and surrounding area should be adopted from suggestions by the National Education Association. A comparison of existing facilities with these standards in light of the projected enrollment figures is shown in Table 12.

In recent years the amount of space deemed necessary for educational purposes has been substantially modified. The future needs by the community and the entire school district

TABLE 12
SCHOOL STANDARDS AND COMPARISONS
Pocahontas Elementary School

	<u>Recommended Standards</u>	<u>Existing Facilities</u>	<u>1980 Projections</u>
Total Enrollment	Between 500 and 750. Substantially less than 500 markedly raises the cost of operation. More than 750 students do not receive desirable individual attention.	343	Enrollment anticipated to range from 400 to 450 students.
Students per Classroom	No more than 30 per classroom for proper individual attention.	25	
Total School Area in Acres	5 acres minimum, plus one acre for every 100 students.	7	Nine acres will be required for the projected enrollment.
Location	Removed from major avenues of traffic and from incompatible land uses.	Location on Highway 40 not ideal	Reduced traffic on Highway 40 as a result of Interstate 70 will make present location more suitable.

Source: Standards: National Education Association.
Projections: Wm. S. Lawrence & Associates, Inc.

will be primarily affected by these changes. The ever-increasing importance of education and the consequent expansion of educational programs, in conjunction with the continuing active role of school facilities in community activities suggest the need for ample space. Standards established as recently as a generation ago are no longer deemed adequate to provide the physical facilities necessary for modern educational and community activities.

Although the village plan cannot be concerned with matters of administration and curriculum, the ultimate relationship between the physical characteristics and the effectiveness of school facilities must be recognized. In planning for schools, both size and location of facilities must be considered. School buildings and surrounding grounds must be large enough to accommodate activities which are more and more becoming integral parts of the school program. The following activities, though not necessarily new, are playing an increasingly major role in the educational processes: Outdoor laboratories; agricultural courses and athletic fields.

In addition, school plants are often called upon to provide facilities for the following community activities: indoor and outdoor sport activities with community wide appeal; certain special forms of community entertainment; social and club activities; organized adult education in academic fields; informal adult training in hobbies, sports and areas of special interest.

The comparison of existing facilities with accepted education standards indicates that the school in District No. 2 is somewhat short of suggested standards.

OUTDOOR RECREATION

The need for a well developed system of outdoor recreation facilities continues to increase as more leisure time is made available and as the desire for this aspect of community facilities becomes more manifest. Many communities have failed to provide for adequate outdoor space through their growing years and eventually found themselves lacking sufficient facilities. Pocahontas is fortunate in this respect by still having ample opportunity to plan for this need while land is available and the process of growth is assured.

Planning Goals

The ultimate goal governing the development of outdoor recreation facilities is to establish a sound environment for good family life. To realize this goal it is necessary to provide sufficient land for present needs and reserve sites for future needs; promote even distribution of facilities to equally serve all sections of the community; and develop specialized facilities--each designed to meet specific needs.

A comprehensive approach to outdoor recreation requires the understanding of the community's needs, and the evaluation of existing facilities. This, combined with the

application of nationally recognized standards for outdoor recreation, can give valuable assistance in the preparation of a program of action. In planning actual facilities, however, it is important to guard against meeting abstract standards. Rather, a basic objective of the planning program should be to realize the development of recreation facilities best suited to the community's well being.

Existing Park Development

In terms of acreage, Pocahontas has an adequate supply of lands devoted to parks. Actual land amounts to more than 52 acres. This exceeds the standards of one acre per 100 population suggested by both the American Public Health Association and the National Recreation Association. The extent of development of this acreage and the actual distribution of parks, however, falls somewhat short of what are considered the needs of the community. The size and facilities for each of the village's parks are summarized as follows:

Outdoor Recreation Facilities Pocahontas, Illinois					
	<u>Acres</u>	<u>Playground Equipment</u>	<u>Picnic Facilities</u>	<u>Fishing</u>	<u>Softball</u>
Pocahontas Park	14	No	No	No	No
American Legion Park	37	Yes	Yes	Yes	Yes
Fountain Park	1	No	Yes	No	No

Source: Pocahontas Plan Commission.

The location of parks within the village limits is illustrated in the Land Use map. Nearly all park land is concentrated in the American Legion Park south of Pocahontas Street and Pocahontas Park. These two facilities are located next to each other and have a combined area of about 51 acres. The Legion Park development provides good facilities for active recreation.

PART THREE
PLANNING PROPOSALS

GOAL FORMULATION

INTRODUCTION

Pocahontas, like many communities, has goals but they do not often realize they are planning goals. Planning goals are more often associated with a community that has prepared or is preparing a long range comprehensive plan.

While the term planning goals is relatively new, many communities have established and used such goals for many years in the form of ordinances or adopted rules and policies to assist in its long range development.

Community development, as such, is difficult to define. To some it means community organization along block or neighborhood lines. To others it means governmental policies in low income countries. And to still others, it means any program for urban industrial and commercial growth. For the purpose of this report, community development will refer to a process of community organization designed to direct the efforts of community leadership toward the development--commercial, industrial and social (including, but broader than, residential)--of the community. They represent a commitment to action by more agencies in the community than village government alone.

WHAT IS A VILLAGE FOR?

The citizens of Pocahontas must ask themselves at this point, as the village's Plan Commission and the planning consultants have been asking themselves throughout the preparation of the long range comprehensive plan, what is the village for? What sort of a village should Pocahontas be?

Sometimes, in the tangle of everyday living in a complex society, answers to such simple questions are not easy to determine. One way of getting at the answer is to look at just what Pocahontas is today. It is first an independent entity and the second largest urban center in Bond County. Even though it is a small village, Pocahontas performs what is, in a democratic society, a village's most vital function; it is the principal place where diversity and opportunity appear to flourish.

A diversity of people, with all their interests and ideas, and a range of opportunities to exercise those interests, is the very strength of a community such as Pocahontas.

The President and Board of Trustees of Pocahontas are repeatedly called upon to make decisions regarding ultimate private use of land, acquisition and development of public areas, facilities and services to meet the village's requirements, etc. Following is a list of development goals, objectives and standards recommended for adoption that will guide implementation of the comprehensive plan during the planning period.

DEVELOPMENT GOALS

Plan for the General Welfare of All Citizens

Plans for the future of Pocahontas must be directed toward the general welfare of all citizens by providing a community environment that is healthful, safe, convenient, attractive, and pleasant. High standards of development should be maintained. The location or relocation of physical facilities are only a means of achieving the basic planning goals.

Recognize Pocahontas as a Part of Bond County

Planning for Pocahontas should recognize its location as a part of Bond County. Cooperation with the county is essential in order to coordinate plans of the county with those of the village. Coordination of plans is especially essential with regard to highway location, transportation and the development of storm water drainage, including sewer systems and flood control areas.

Coordinate All Plans for Pocahontas

All aspects of the plans for Pocahontas, including those of all public and private bodies whose plans affect the village or any part thereof, should be technically sound, democratically established, interrelated and coordinated. To attain this objective, the Plan Commission should cooperate fully with all public and private bodies engaged in planning for the future development of the village and public and private institutions within its boundaries.

Program Public Improvements

Programs for public improvements should be planned to provide necessary services for the community at all stages in its development without unduly increasing the tax burden of its citizens.

Limit Population Density

Pocahontas is principally a community of single-family homes, and plans for the future should retain this character. To the extent feasible, planning for the future development of undeveloped areas should avoid increasing the population density permitted in the zoning standards.

Reserve and Develop Park and Recreation Areas

The present park, public open spaces are important to the well being of the citizens and must be preserved for the purposes for which they are intended. There should be no encroach-

ment on, or reduction or elimination of the areas devoted to such uses for other purposes--public or private--except where no reasonable alternative means of meeting such need is physically possible or economically feasible. In such case, consideration should be given to replacement with land of equal recreational value.

As the village grows, additional park areas will be needed in order to maintain the present favorable ratio of park area to population. The village should cooperate in preserving the existing parks, in defining the need for additional areas, and planning the proper location of these areas.

Industrial and Business Uses

Planning for future industrial and business uses could be consistent with the comprehensive plan and in village balance.

Annexation of Adjacent Areas

Pocahontas should participate in an orderly and controlled development of the jurisdictional areas along its corporate limits. The President and Board of Trustees and the Plan Commission should maintain a continuous study of these areas so as to be prepared to annex them whenever such annexation is politically and economically feasible.

Cooperation with Civic Groups

The Plan Commission will foster and encourage participation of civic and neighborhood groups in planning activities.

DEVELOPMENT OBJECTIVES

Preserve Natural Physical Beauties

Planning for Pocahontas must recognize the importance of retaining the natural beauty of wooded areas, rolling countryside in the one and one-half mile unincorporated area, and the open flood plain areas. These areas should be preserved, to the greatest extent possible, as they now exist, and when it is impossible to accomplish this goal through private ownership, public acquisition should be encouraged.

Preserve Desirable Features of Present Development

Planning for the future of Pocahontas must accept the present community as a starting point and must be related in a practical way to existing conditions and recognized trends. Desirable features of present development should be conserved and enhanced, and plans made to meet existing problems, and to guide change and growth in an orderly manner.

Guide Development of Adjacent Unincorporated Areas

Planning for Pocahontas should take cognizance of existing and planned development in the adjacent unincorporated areas in order to guide, where possible, their development in a manner compatible with the development of Pocahontas in general and the immediate adjacent area of the village in particular.

Maintain Profitable and Attractive Business District

Plans for the central business district should include a continuing program of cooperation with the businessmen and property owners, in order to maintain it as a profitable and attractive shopping area.

LAND USE PLAN

RESIDENTIAL DEVELOPMENT

Proposals for residential development in the plan are aimed at dealing with the major housing problems now facing the community. These have been identified as a concentration of housing blight and deterioration in most areas of the village, and an inadequate supply of suitable rental housing. There is reason to believe that these conditions are related to each other, therefore, a program of redevelopment and rehabilitation for the community is proposed. Through redevelopment, substandard structures can be eliminated and replaced with much needed housing units.

The major concentration of rental housing is proposed for the area west of Academy and south of Kavanaugh Street, as well as on the west limits of the village. The actual development of these units can be accomplished through a combination of private and public investment. Privately financed rental units and medium income housing developed through the implementation of Section 221 (d) (3) of the Housing Act, can be employed for this purpose. Although the development plan generally identifies the areas best suited for medium density residential housing, further and more detailed studies are necessary in order to determine the feasibility of actual development.

The proposals for additional multiple-family rental housing facilities should be coordinated with proposed public improvements in the neighborhood. Existing land immediately south of the railroad tracks should be reserved for industrial uses. Improved traffic circulation can be accomplished by extending Academy Street through to U.S. Route 40.

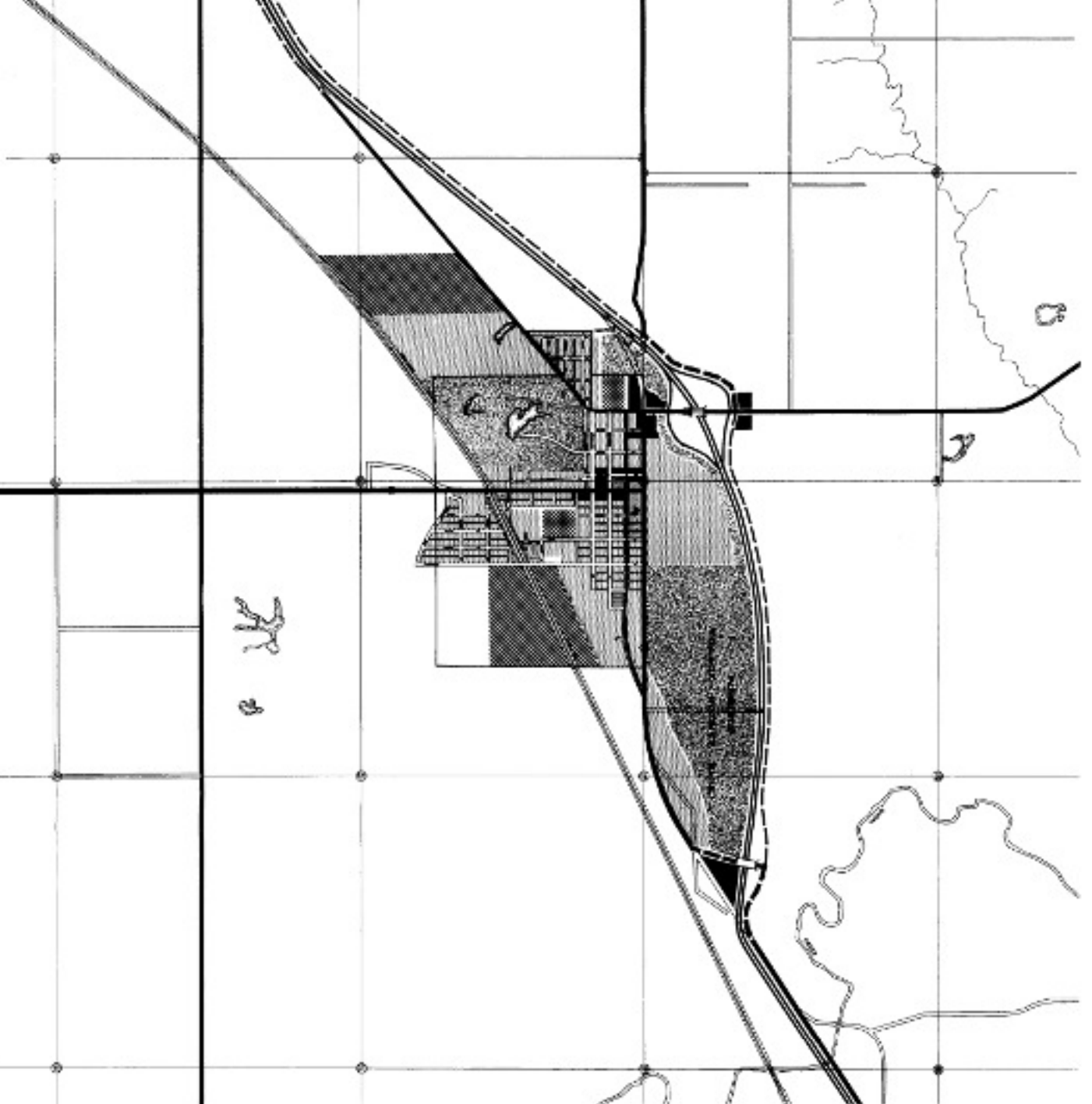
All areas in the development plan, unless otherwise indicated, are proposed for single-family residential development. The extent and direction of residential growth will depend on a variety of factors including availability of land, degree of industrial development, both in the village and surrounding areas, and on the future age structure and prevailing income levels of the population. Based on existing growth trends and development of community facilities, it is anticipated that growth in the immediate future will concentrate in the areas that are already developed. Proposed improvements, however, are aimed at establishing an urban atmosphere conducive to even development throughout the community.

The eventual growth of the community will, in the final analysis, determine the extent to which these areas will actually be developed. The plan at this point merely identifies the areas best suited for the various types of residential development.

COMMERCIAL DEVELOPMENT

The commercial success of Pocahontas' central business district will depend on factors which extend beyond providing the basic needs of the consumers for goods and services.

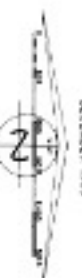
VILLAGE OF POCAHONTAS ILLINOIS AND ENVIRONS



LEGEND

LOW DENSITY RESIDENTIAL	
MEDIUM DENSITY RESIDENTIAL	
RETAIL BUSINESS	
AUTO-ORIENTED BUSINESS	
SCHOOL-PARK	
QUAS-PUBLIC USE	
PARKS	
SCREEN PLANTING	
INDUSTRY	
PROPOSED INTERSTATE 70 & INTERCHANGE	
PRIMARY THOROUGHFARE	
SECONDARY THOROUGHFARE	

DECEMBER 1965



THE PREPARATION OF THIS MAP WAS A JOINT EFFORT OF THE
POCAHONTAS VILLAGE AND THE ILLINOIS DEPARTMENT OF
TRANSPORTATION AND PUBLIC SAFETY. THE ILLINOIS
DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY
HAS THE HONOR OF PRESENTING THIS MAP TO THE
PUBLIC. THE ILLINOIS DEPARTMENT OF TRANSPORTATION
AND PUBLIC SAFETY IS A DIVISION OF THE ILLINOIS
DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.
P.O. BOX 1000, SPRINGFIELD, ILLINOIS 62703.

The high level of mobility characteristic of today's shoppers, combined with competing large urban centers within relatively easy reach, suggest the need for extra effort to attract customers to the downtown area. Improvements in the general appearance of the entire retail area are necessary in order to establish that pleasant atmosphere most conducive to shopping. Although some individual stores are well kept, this is not true in all cases. For this reason the plan proposes:

For Immediate Action

1. A campaign to clean up alleys and all spaces around buildings.
2. Improved or remodeled fronts, sides and backs of buildings is needed. Coordinated design will greatly improve the shopping area.
3. Planting of trees, shrubs and flowers.
4. The development of better merchandising policies. Attention should be called to the many possibilities that exist for shopping in the community.
5. A Pocahontas Business Committee should be established to carry out the proposals and to work closely with the village so that it may do its part.

Long Term Objectives

1. The extension of Academy Street through to Highway 40. This will bring more efficient movement of traffic.
2. One of the major assets of this area is the park in the center of the CBD. This park, if properly landscaped, can substantially improve the general appearance and contribute to an atmosphere conducive to shopping.

INDUSTRIAL DEVELOPMENT

The future prosperity of the community will depend in a large measure on the extent of industrial growth realized in the years to come. Although there are no set formulas which can guarantee substantial expansion of industry, certain steps can be taken through planning in order to facilitate this desired growth. The proposal for the development of good housing and proper community facilities, the establishment of modern schools and ample parks, the development of an effective traffic circulation system will indirectly contribute to a climate favorable to industrial growth. Community improvements, however, must be accompanied by available sites suited to modern industrial needs. Industry now requires greater space than has been the case in the past. Present trends emphasize one-story buildings surrounded by ample grounds and large parking areas.

Proximity to transportation facilities continues to be an important consideration. Changes have occurred in the emphasis on the type of transportation facilities required by modern industry. Highway transportation has assumed a major role in recent years.

In addition to the industrial area within the village limits, it is proposed that an industrial park be developed. The availability of this park, when combined with aggressive policies initiated is one of the basic steps necessary for attracting new industry to the area. The selection of the proposed industrial park site was based on its location, size, available land and existing and proposed transportation facilities.

Since the eventual success of a proposed industrial park will depend to a large measure on the extent of local efforts, any steps taken to promote cooperation by neighboring communities will greatly enhance the chances of success. For this reason, it is further proposed that an area industrial committee be established having the specific responsibility of furthering industrial development and progress.

RECREATION

Recreation Standards and Proposals

The development of outdoor recreation facilities should be in accordance with nationally recognized standards. The following types of parks are recognized as playing a part in Pocahontas' future:

Neighborhood Park--The village should be served by a neighborhood park located within walking distance of all residents in the area and accessible without the necessity of crossing major avenues of traffic. The neighborhood park can vary in size from two to 10 acres, with an average of five acres, and should provide for the following facilities:

1. Playground space and equipment for both children under five years of age and children from five to 14;
2. Paved areas for court games;
3. Facilities for field games;
4. Sheltered areas for game rooms, all-weather court games and supervised indoor activity;
5. Landscaped shaded areas for walks and picnics;
6. Lighting facilities for night use of the parks.

The north side of the village has the basic element for adequate neighborhood facilities in the Pocahontas Elementary School site. Total land area, including school grounds, should be increased to about 10 acres in keeping with recommendations presented in the school section of this report. A school-park site can be developed here which will provide outdoor facilities for both recreational and educational needs. This site can be considered adequate for a neighborhood park serving the entire portion of the community.

The most economical use of land is realized by developing the community park in conjunction with high school facilities. In Pocahontas, however, because of the unit school system, this cannot be accomplished. For this reason, the development plan proposes the expansion of the American Legion Park to become a community park. In the event of growth and the need for additional schools in Pocahontas, this site can also be developed for school purposes.

Village-Wide Park--The development of the area northwest of the village, between U.S. 40 and proposed Interstate 70 can provide Pocahontas with an excellent village-wide park. The function of this park would be to provide facilities for less active outdoor recreation by the entire community and especially for extended outings by the entire family. It is recommended that this site be developed to include the following facilities: Natural landscaping; large picnic areas; hiking trails; camping grounds; botanical gardens and trail museums; boating, swimming and fishing facilities.

Many of these improvements can be realized by making full use of available local resources. Civic groups can contribute valuable time and talent to this end.

It is essential that the village and the county plan now for recreation space to meet future demands. Unless park sites are reserved as soon as possible, adequate sites may be impossible or prohibitively expensive to acquire. Land that is acquired should be large, natural tracts or have the potential for development at a minimal cost. There are several programs that may be utilized in the promotion and development of a park and recreation program.

The Federal Open Space Land Program aids local communities in the acquisition of land for open space. Grants are now available for 50 percent of the acquisition cost of land.

The Land and Water Conservation Fund Act is a long-term project in which the federal government distributes funds to the states. Before funds can be utilized, the development of a countywide comprehensive plan for parks and outdoor recreation facilities will be necessary, as well as the establishment of a county parks board.

Many approaches are available by which government can preserve open space and provide recreational facilities. Some of the most promising include:

1. A regular tax rate of assessed valuation or a bond issue for open space acquisition would buy essential land now in advance of further rise in prices. Land purchased

could be resold with deed restrictions as to its use, leased to individuals for specific uses only or sold to developers for building sites in accordance with a development plan.

2. Purchase of conservation easements would restrict the changes in land use which property owners may make. A farmer then, would not be taxed on the basis of development potential, since he could not develop the land for urban use.
3. Compensation through property tax benefits or direct payments to property owners could be made by local governments to property owners who cooperate in a long term program of restrictive development of their lands.

VILLAGE HALL PLANNING CONSIDERATIONS

The village hall, which once served Pocahontas well, is now obsolete and overcrowded. Planning a new administrative center offers a unique opportunity to improve the visual character of the village. Such a building should include space for a meeting room, town library, administrative office, garage and storage space. Floor space requirements would be in the 3,000 square foot range.

Site Criteria

1. Adequate Size and Shape--The site should be large enough to accommodate the new building group. Total floor space, parking area, and enough open space should all be considered in determining the size of the site.
2. Central Location--The administrative center should be close to the central business district. Some of the reasons for a central location are:
 - a. During business hours many professional and business establishments should be within walking distance of the public offices.
 - b. Citizens shopping in the CBD should be within easy walking distance of the municipal building so that business to be transacted within the village hall can be attended to conveniently.
 - c. Public officials find it necessary to make frequent calls on private offices in order to carry out the duties of their office.
3. Accessibility--The site should be in the most convenient location for the majority of people who are going to visit the village hall. These include the pedestrian and the driver of an automobile.
4. Economics--Cost of land acquisition and preparation will be a major factor in site selection.

Taking the above criteria into consideration, it is recommended that the new structure be located on Moreland Street between National and State Street. The site should include all of the land on the block north of the post office.

THOROUGHFARE PLAN

The thoroughfare plan is designed to establish favorable conditions for the expedient movement of people and commodities to and from the community and within the village itself. Present as well as projected needs must be taken into account in anticipation of probable future developments and changes in the social, economic and geographic factors affecting the planning area. To this end, it is necessary to adopt a logical approach which first identifies specific functions of street facilities and then applies modern transportation practices in proposing new developments and improvement of existing facilities. The thoroughfare plan is shown as an integral part of the Area Development Plan.

STREET DESIGNATION

In Pocahontas and the immediate surrounding area, facilities have been identified as primary, secondary and local streets. The function of primary streets is to move the higher volume of traffic through the area. These streets also collect traffic from highways and distribute it to secondary and local streets. Secondary streets collect and distribute medium volume traffic between primary and local streets. Secondary streets also serve to connect various parts of the community with more local traffic generators. The local streets connect the residential areas with primary and secondary streets and are designed to discourage through traffic.

PLANNING PRINCIPLES

The proposals in the thoroughfare plan have been guided by accepted principles in transportation planning, which include the following major points:

1. Primary streets have been designated based on existing volumes, function and future service areas;
2. Secondary streets have been placed within areas described by primary streets to conveniently distribute and collect traffic coming from or going to primary streets.
3. Road intersections have been placed where terrain conditions and existing land use do not hinder smooth traffic flow.
4. Wherever possible, right angle intersections have been designed to improve traffic safety.

THOROUGHFARE PLAN PROPOSALS

Johnson Street, that portion of U.S. 40 which crosses the community, and Academy Street have been recognized as primary streets within the community. Both pavement widths and types are considered adequate for present and projected needs.

To complete the system of major streets in the one and one-half mile area surrounding the community, the county highways entering Pocahontas from the north and south have been shown as major streets. These facilities should be developed when the community expands and the need for them arises. In addition, the existing County Highway 12 approaching the community from the west has been designated as a primary street.

The pattern of circulation could be substantially improved by extending Academy Street through its original right-of-way to Johnson Street.

State Street, the east and west approach of National Road and the frontal streets along the proposed Interstate 70, have been designated as secondary streets.

Street vacations as shown on the Development Plan should be accomplished to remove unneeded streets from village jurisdiction and return them to the tax rolls.

PART FOUR
IMPLEMENTATION AND ADMINISTRATION

IMPLEMENTATION

THE OFFICIAL PLAN

The basic tool for guiding future development is the comprehensive plan. This document outlines the community's goals and objectives and presents them in both narrative and graphic form.

The development plans have no binding force to regulate or insure development, but they do present guidelines which may be realized through sound planning and implementation.

As the first step toward realizing the goals of sound planning, the Board of Trustees on recommendation of the Plan Commission (following a public hearing) should adopt by resolution the plans and text included as the Official Plan of the Village of Pocahontas. This action gives the plan status and recognizes it as a proper basis on which other legislative and public action relating to village development should be predicated.

THE OFFICIAL MAP

The Official Map is a new tool which allows Illinois communities to regulate and control certain aspects of land development. Basically, the Official Map consists of two documents, one a map or maps and the other an implementing ordinance. The map identifies existing and proposed streets, and frequently such other public facilities as proposed drainage systems, schools, parks and other public improvements. The ordinance sets the conditions, standards and administrative procedure governing the Official Map.

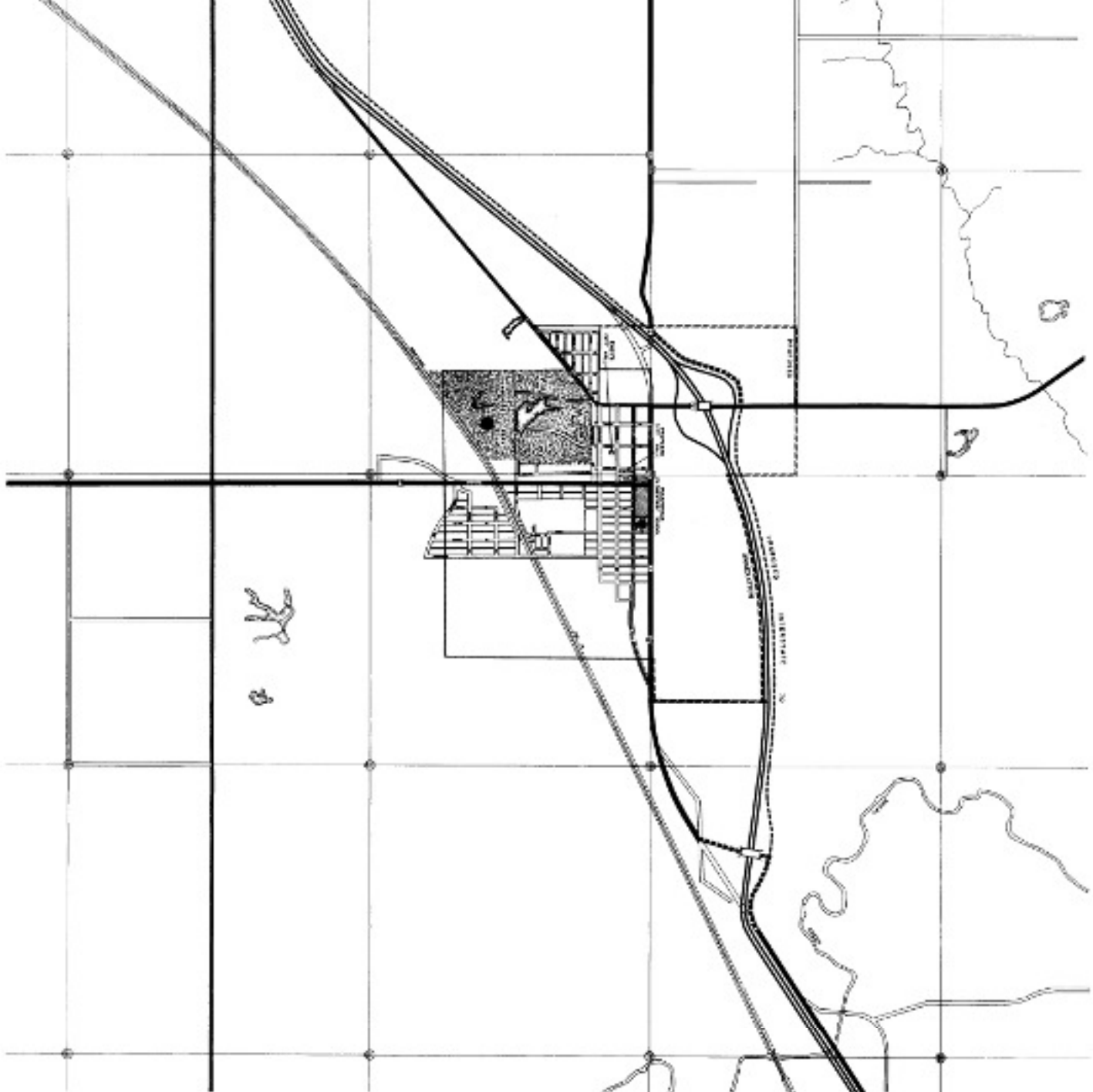
To provide Pocahontas with another necessary development aid, an Official Map has been prepared which includes the village and its one and one-half mile planning jurisdiction area. See page 70 for standards for the Official Map.

CAPITAL IMPROVEMENTS PROGRAM

The more directly visible results of planning are to be found in the initiation and completion of public works, but in order to successfully bring about such public works, it is necessary to formulate an orderly program of improvement projects, with priorities given to those either most needed or easiest for the community to accomplish. This program would be planned and coordinated with programs of other agencies, such as federal, state and community programs. The individual projects should be designed to take advantage of funds available from cooperating agencies. The financial aspects of the entire program should be closely coordinated with a long range budget.

One of the major considerations in the formulation of a program for public works is the financial ability of the community to pay for the proposed projects. This ability is affected

**VILLAGE OF
POCAHONTAS
ILLINOIS
AND ENVIRONS**



- EXISTING SCHOOL & PUBLIC BUILDINGS
PROPOSED ELEMENTARY SCHOOL SITE OR EXPANSION
PROPOSED HIGH SCHOOL SITE OR EXPANSION
EXISTING PARK
PROPOSED PARK
PROPOSED MAIN STREET
SECONDARY STREET
PRIMARY STREET



THE UNIVERSITY OF CHICAGO

[illegible]

**SUGGESTED
OFFICIAL MAP**

in part by the amount of money presently owed by the village for previous public works, the amount of income which the village expects to receive in the future, and, the possibility of obtaining capital from other sources--usually participating agencies, local contributions, or government grants.

Financing

In accordance with the comprehensive plan for Pocahontas and the resultant public works program, an analysis of the financial structure of the village has been made and, based upon such analysis, suggested methods of financing within the financial capacity of the village are presented.

The financial analysis was prepared to determine approximately the present and future ability of the village to pay for the construction and maintenance of public improvements, by estimating the probable future trends of municipal revenues and expenditures and by determining limitations imposed by statute and local ordinance.

Audit reports, prepared by independent public accounts, for the years ended April 30, 1961 through 1965 were reviewed for the purpose of developing historical trends of revenues and expenditures. Assessed valuations of the village for the five year period were reviewed and projections made, taking into consideration anticipated increases in community development. Based upon such factors, the assessed valuation of the village is expected to increase from its current valuation of approximately \$1,193,000 to approximately \$1,485,000 by April 30, 1971.

Consideration was also given to the bond debt structure of the village both as to general obligation and revenue bond indebtedness.

In analysis of the village's financial capabilities, the existing and projected population, growth patterns, housing conditions, income and other elements were evaluated in the determination of the economic base of the community.

Certain projects are recommended to be financed from the sources associated with the annual village budget. Such projects should be provided for in the regular annual budgets in the same manner that similar work projects are presently included in the operating budgets and appropriations.

Referring specifically to Pocahontas, in addition to the use of general taxes, license fees, fines, and other local revenue, there are nine suggested means available to finance public works projects. These include: the issuance of revenue bonds, general obligation bonds and special assessment bonds; appropriations from the General Corporate Fund, Utility Operating Funds; receipts from State Motor Fuel Taxes; citizen participation, and contributions from the public at large. The nine means are discussed in greater detail as follows:

Revenue Bonds.--In programming public works, Pocahontas should pursue a policy which relates the type of financing used to the particular improvement that is to be provided. Many improvements such as extension of water and sewer lines are revenue producing and can and have been financed by revenue collections from the users themselves.

General Obligation Bonds.--The community improvements that cannot be financed through consumer revenues and special assessments can be financed through general obligation bonds, paid for by general property taxation. The State of Illinois limits the issuance of general obligation bonds to an amount up to five percent of the assessed valuation. Accordingly, the extent to which this form of financing can be utilized is contingent upon the relationship of general obligation bonds outstanding to the legal debt limit (assessed valuation times five percent). This means of financing is suggested for some projects during the ten year period.

Special Assessment Bonds.--This type of financing assesses only properties benefiting from the special improvements. Property owners must agree to assume their proportionate shares of the project cost and liability for payments on the bonds. Special assessment bonds are generally employed when providing a particular segment of the community with a specific service.

Appropriations from the General Corporate Fund.--Certain projects which do not require substantial outlays of cash and for which other means of financing is not practical, can be financed from the General Corporate Fund of the village. Projects suggested to be financed in whole or in part under this category include: Improvement of non-arterial streets, surveys, improving the appearance of the business area and signs and markers at village portals.

Utility Operating Funds

1. Operation and Maintenance Account: Project costs relating to improvements in the utility system generally are proper charges to this account. Accordingly, any future planning is suggested to be financed in whole or in part from appropriations of this operating account.
2. Reserve Account and/or Depreciation Account: As part of the revenue bond ordinance requirements, transfers of cash are to be made to such accounts from receipts of the utility's operations. The purpose of such cash transfers is two-fold: (a) to provide an extra reserve for the payment of bond principal and interest in the event of a deficiency in the bond and interest account; and (b) to provide a source of capital for replacements, improvements and extension to the system.

Receipts from State Motor Fuel Taxes.--The use of motor fuel taxes is restricted by Illinois State law to projects relating primarily to the construction and maintenance of arterial

streets of the municipality. Projects relating to and/or benefiting such streets, such as storm sewers and street lighting systems can also qualify for motor fuel tax monies. Certain expenditures concerning the installation of storm sewers and improvements to arterial streets would qualify under provisions of the Motor Fuel Tax Fund.

Citizen Participation.--Various municipalities have benefited from joint participation with their citizens in projects having mutual concern. For example, joint participation in the costs of installing or repairing sidewalks, wherein each party to the agreement (village and citizen) would share the costs on a predetermined basis. The removal of dead or dying trees located on public property and private property of the residents could well be financed in part through such an arrangement.

Contributions.--Appeal to the public pride of the citizens, individuals, garden clubs, civic leagues, etc., is suggested as a means to finance certain projects that would benefit the community as a whole. This method is suggested to finance in part improving the appearance of the business area, signs and markers at the portals of the community, and improvement in the village parks.

Table 13 presents an analysis of the existing primary sources of revenue available to Pocahontas during the past six years and projects expected revenues based on certain planning assumptions. Existing and proposed assessed valuation, bonding, bonding limit and available bonding capacities are shown on Table 14. These figures present a reasonable picture of the funds that will be available for public improvements during the next five years.

In summary, it must be pointed out that all future estimates of revenues are based on both projections of anticipated happenings and on past trends. These figures give a general idea of future sources of revenue and should provide the basis for the enactment of an effective public works program.

Recommended projects to be considered as a short range program to be implemented during the five year period 1967-71 are presented in Table 15, followed by other projects recommended for consideration during the next 10 years.

Criteria for Establishing Priorities

In setting up the improvements program and the capital improvements budget, the inability of certain improvements to be financed or initiated immediately should not be allowed to discount their value as they present solutions to problems with which the village must sooner or later deal. Their priorities might be shifted to capitalize on availability of funds or special opportunities for initiation or completion. Negotiations of the village with the school district and county, state or federal agencies as well as unforeseen changes in the physical or political structure of the Pocahontas area might also affect either the outcome or the order of the proposed improvements projects.

The village should strive for a systematic method in setting priorities, though criteria should be used as a guide, not as a substitute for decision-making.

When capital improvements are being considered, these questions must be answered in order to make an intelligent priority decision:

1. What is the relationship of the project to the welfare and progress of Pocahontas?
2. How many citizens will be helped by it and how many citizens will be harmed or inconvenienced if the project is not constructed?
3. Will it replace a present outworn service or structure or is it a new venture?
4. Will its construction add to Pocahontas' operation and maintenance budget or will the project be largely self-supporting?
5. Will it add to the value of the area and thereby increase the valuation of village property?
6. Is its estimated cost within the village's ability to pay?

TABLE 13

SUMMARY OF SELECTED VILLAGE RECEIPTS:
PAST TRENDS AND FUTURE ESTIMATES
POCAHONTAS, ILLINOIS

<u>Year</u>	<u>Property Tax</u>	<u>Sales Tax</u>	<u>License Fees</u>	<u>Other Revenue</u>	<u>Motor Fuel Taxes</u>	<u>Utilities</u>
<u>Past Trends</u>						
1961	\$3,537	\$3,753	\$2,036	\$3,315	\$3,956	\$12,854 ^{1/}
1962	6,680	3,282	1,956	5,221	1,419	16,059
1963	4,107	4,324	2,442	6,519	7,371	15,110
1964	3,847	3,417	2,346	367	2,048	15,428
1965	3,755	2,576	2,275	1,936	--	16,448
1966	4,071	2,778	2,171	2,101	5,834	24,896 ^{2/}
<u>Future Estimates</u>						
	(a)	(b)	(c)	(d)	(e)	(f)
1967	4,270	4,460	2,255	2,450	3,840	25,900
1968	4,470	4,760	2,255	2,450	3,840	26,900
1969	4,670	5,060	2,255	2,450	3,840	27,900
1970	4,870	5,360	2,255	2,450	3,840	28,900
1971	5,070	5,660	2,255	2,450	3,840	29,900

Basis of Estimated Revenues:

- (a) Increased assessed valuation employing a constant tax rate.
- (b) Increasing retail sales volume and sales tax.
- (c) Average adjusted receipts for 1961-66 period.
- (d) Average adjusted receipts for 1961-66 period.
- (e) Future receipts from Motor Fuel Tax will depend upon the formula for apportioning state receipts among municipalities. Because there is no assurance of future increases comparable to those of the last decade, a constant amount is assumed as Pocahontas' share between 1967-71.
- (f) Increased population and consumption.

^{1/} Waterworks Fund.

^{2/} Includes Sewer Fund revenue and fees.

TABLE 14

**ASSESSED VALUATION AND BONDING LIMIT, AVAILABLE BONDING CAPACITY:
PAST TRENDS AND FUTURE ESTIMATES
POCAHONTAS, ILLINOIS**

Year	Assessed Valuation (000's)	5% General Obligation Bond Limit	General Obligation Bonds		Sewer	Waterworks		Total Bonds
			Outstanding ¹ / Outstanding ¹ /<					

^{1/} Includes principal only.

^{2/} Capacity equal to difference between amount of general obligation bonds and 5% of the assessed valuation.

^{3/} Wm. S. Lawrence & Associates, Inc. estimate.

^{4/} 1967-71 estimates based on projected rate of development similar to previous years.

TABLE 15

ESTIMATED COST OF PROJECTS RECOMMENDED FOR CONSIDERATION
DURING THE TEN YEAR PERIOD ENDING MARCH 31, 1977
AND SUGGESTED METHODS OF FINANCING
POCAHONTAS, ILLINOIS

Projects	Suggested Financing	Total Project Cost
1. Improvement of Appearance of central business district		\$ 3,000
Suggested financing: Contributions	\$ 2,000	
General Corporate Fund	1,000	
Year of expenditure: 1967-68		
2. Acquisition of new village hall site		10,000
Suggested financing: General Obligation Bonds	10,000	
Year of expenditure: 1970		
3. Construction of new village hall		50,000
Suggested financing: General Obligation Bonds	50,000	
Year of expenditure: 1974		
4. Improvement of existing arterial and non-arterial streets		50,000
Suggested financing: Motor Fuel Tax	38,000	
General Corporate Fund	12,000	
Year of expenditure: 1967-77		
5. Additional improvements in Legion Park		5,000
Suggested financing: Contributions	3,000	
General Corporate Fund	2,000	
Year of expenditure: 1970-74		
6. Feasibility study of village-county park north of village (village share)		500
Suggested financing: General Corporate Fund	500	
Year of expenditure: 1970		
7. Development of Fountain Park		2,000
Suggested financing: Contributions	1,000	
General Corporate Fund	1,000	
Year of expenditure: 1968-72		

TABLE 15--Continued

Project	Suggested Financing	Total Project Cost
8. Signs and markers at village portals		\$ 2,000
Suggested financing: Contributions	\$ 1,000	
General Corporate Fund	1,000	
Year of expenditure: 1969		

OTHER SUGGESTED IMPROVEMENTS WHICH SHOULD BE UNDERTAKEN
WITHIN THE NEXT TEN YEARS

1. Urban redevelopment of deteriorating areas in village.
2. Additional water storage facilities.
3. Survey and master plan for storm sewer system.
4. Development of industrial park southwest of village.
5. Additional parks and playgrounds as needed in developing areas.
6. Street vacations.

SUGGESTED STANDARDS FOR IMPLEMENTING THE OFFICIAL MAP

SHORT TITLE

These suggested standards should be drafted in ordinance form by the City Attorney.

PURPOSE

It is the purpose of these suggested standards:

- a. To adopt and designate an official map or maps or parts thereof as prepared or amended;
- b. To adopt and designate other standards governing future development and redevelopment of the municipality and implementing the official comprehensive plan; and
- c. To provide for the filing of copies of such maps and standards in the office of the municipal clerk.

MAPS AND STANDARDS ADOPTED BY REFERENCE

Previously printed maps and standards adopted as a part of these Suggested Standards or an amendment thereof by reference to their title shall be identified by the following statement marked or stamped thereon:

"Adopted by Reference as part of the Official Map Ordinance passed on _____, 19__ by (Executive and Legislative Body) of the _____ (Municipality), Illinois, approved by _____, attest _____."

ADOPTION OF OFFICIAL MAP

The map or maps of the corporate area and contiguous unincorporated area, or geographic or functional parts thereof, described in the following subsections are hereby adopted and designated as the Official Map or parts thereof of this municipality.

Such maps show certain existing and proposed rights-of-way of streets, alleys, other public ways, streams, storm water drainage channels and sewers and sanitary sewers, and sites of parks, schools and other public grounds. No proposed park site or school or other public grounds shall be shown on the Official Map unless the park district, school district or other public agency whose present and future needs the site is intended to meet, takes official action approving the approximate location and extent of the site and expressing the agency's

intent to acquire the site within a reasonable period of time. In the case of unsubdivided acreage, acquisition should take place at or before the time the land is subdivided.

Additional items which may be adopted as part of these suggested standards include the following:

- a. Annexed land;
- b. Major and secondary thoroughfares;
- c. Public grounds;
- d. Building setbacks along streams;
- e. Building setbacks along streets;
- f. Streets requiring overhead plumbing.

ADOPTION OF STANDARDS

The standards and specifications described below govern the design and construction of streets, utility easements, public grounds and drainage and sewerage facilities, and are hereby adopted and designated as standard requirements of this municipality.

<u>Type of Development</u>	<u>Standards and Specifications (Or Other Ord. Where Cited)</u>
Walks and Pavements, Parking Areas, Driveways and Street Roadways.	---Insert Appropriate Municipal Standards---
Sanitary Sewerage.	
Storm Water Drainage, Floodwater Runoff Channels, Culverts, Bridge Openings, Detention Ponds and Basins.	
Water Supply, Fire Hydrants.	
Gas, Electric and Telephone Utilities.	
Street Lighting.	
Street Name Signs.	
Street Trees.	

USE IN OTHER ORDINANCES

The maps and standards suggested to be adopted herein may be adopted by reference to their titles in other ordinances regulating future development and implementing the official

comprehensive plan of the municipality without further filing or publication except where the statutes require otherwise.

THE FOLLOWING SECTIONS SHOULD BE DRAFTED BY THE VILLAGE ATTORNEY:

AMENDMENTS;
ADMINISTRATION AND ENFORCEMENT;
PENALTIES;
REPEAL;
SEVERABILITY.

ADMINISTRATION

Planning for an area is initiated primarily to promote and to protect the public health, safety, and general welfare, but it is also important in assisting the area economy and in assuring amenities and other comforts for the livability of the area. The manner in which these goals are best achieved is through control and guidance of physical development--through the organization of transport facilities and the regulation of land use.

SUBDIVISION REGULATIONS

The proposed subdivision regulations prepared as a part of the planning program for the Village of Pocahontas and its environs should be adopted by the village as soon as possible. These regulations govern the subdivision and platting of land and provide for installation of subdivision improvements in the village and within the one and one-half mile peripheral area. By closely regulating the subdivision and improvement of land, the future development of land in the peripheral area can be brought into conformity with the development plans of the community. Thus, suitable arrangement of land parcels and streets, together with provisions for installation or extension of utilities, can be achieved.

The subdivision regulations are the most important ordinance affecting the areas in the wake of possible future expansion of the village. The unincorporated peripheral area is even now functioning as a part of the village, being a spillover of development of land beyond but adjacent to the corporate limits. Streets in this peripheral area connect with streets within Pocahontas, and land uses in this area have their effect on neighboring land uses within the village. Within or without the political village, then, the peripheral area is of importance to the future development of Pocahontas and should, in the interests of the community as a whole, be regulated. The effect of development of the peripheral area on the future of the community will largely be determined by the way in which the subdivision regulations are administered and enforced.

ZONING ORDINANCE

A proposed zoning ordinance report for Pocahontas, prepared as a part of the planning program, is an integral part of the comprehensive village plan. The proposed zoning ordinance provides regulations for land use in Pocahontas in such a way as to achieve the future fulfillment of the development plans. As such it is the chief legal means of implementing the development plans and is, therefore, subject to great deliberation.

The purpose of the zoning ordinance is to regulate the establishment or changes of land uses within the village so as to protect existing development, both public and private, and to effect the most proper location of future land uses. Among its many provisions are require-

ments for off-street parking and loading space; regulation of building height, bulk and lot coverage; specifications of lot dimension and area; control of signs; and conditions for the approval of special uses.

To accomplish a proper distribution of compatible land uses within the village, the corporate area has been divided into several zoning districts. Within each district only uses which conform to the use regulations of the districts may be permitted to locate. Existing, legal, non-conforming uses may be continued, but they may be enlarged only under conditions specified in the ordinance.

The proposed zoning ordinance divides the village into six zoning districts as follows:

- A-1 Agricultural
- R-1 One-Family Dwelling District
- R-2 General Residence District
- B-1 Limited Retail Business District
- B-2 General Retail, Service and Wholesale Business District
- M-1 Limited Manufacturing District

The one-family district is provided in the proposed zoning ordinance to satisfy the needs for a minimum lot size. The main reason for setting minimum lot sizes in the one-family district as well as in the general residence district, is to limit residential densities--families per acre--in accordance with the demand for different kinds of residential accommodations, and in conformity with decent minimum housing standards. Obviously, there is a point at which a lot becomes too small for residential purposes, although this point will vary to some extent among different types of residential structures.

It must be emphasized, however, that these minimum lot size provisions would not be retroactive. Persons owning already subdivided lots which are smaller than the minimum prescribed in the proposed ordinance would not be prevented from improving their property with dwellings. All districts provide minimum lot and building height requirements commensurate with these types of structures.

The proposal of two business districts is based on consideration of economic compatibility between business uses. Intensive studies have shown that certain business uses get along together well while others do not. Businesses which are compatible are those which have no deleterious effect on one another when located in proximity and between which there is a natural tendency to interchange customers--thus benefiting the businessman in terms of profits and the customer in terms of shopping convenience. Incompatible uses in retail areas create "dead spots" where the potential customer loses interest in going further--either because of interruptions in the natural flow of pedestrian traffic caused by driveways, vehicular traffic across sidewalks, etc., or because the establishment in question does not tend to interchange

customers with adjacent businesses (for example, a gas station or a wholesale office in a typical retail block).

The manufacturing district proposed in the zoning ordinance requires performance standards so that some light industries can be located adjacent to residential areas without adverse effect. Also included in the proposed ordinance are requirements for the provision of off-street parking and loading facilities.

The proposed zoning ordinance makes provision for the appointment of a Zoning Administrator who will be responsible for the administration and enforcement of the ordinance.

The cost of maintaining an office for the Zoning Administrator as well as the cost of his compensation could either be paid for out of general corporate operating funds or from charges imposed in the enforcement of the ordinances and/or fees collected through the issuance of various permits, certificates, etc. In this respect, the Board of Trustees should establish a schedule of fees for this purpose.

The Zoning Administrator, in addition to his normal administrative duties, should assist in maintaining the zoning ordinance, including the zoning map, up to date, and should advise the Plan Commission and the Board of Trustees in regard to zoning matters. He will also be in a position to beneficially contribute to future planning studies.

ENFORCING OFFICIALS

The successful implementation of the development plans for Pocahontas and its environs will be the outcome of proper administrative action and organization--especially enforcement of the various regulating ordinances.

The chief official in enforcing the regulating ordinances prepared as part of the planning program will be the Zoning Administrator. He will be directly responsible for the enforcement and administration of the zoning ordinance and possibly other codes. The zoning administrator will be a part time employee and should be familiar with the building trades. He may serve the county or other communities.

The Village Engineer is also responsible for inspection and approval of the installation of public streets, utilities and other engineering improvements in new subdivisions. In this matter he should work closely with the Plan Commission.

The Zoning Board of Appeals is an official body concerned with the interpretation of the zoning ordinance and with granting variations in the enforcement of the zoning ordinance provisions where they might create unreasonable hardship.

The Board of Trustees remains the final authority on enforcing the regulating ordinances implementing the development plans and is responsible for setting the policy which will control

all planning efforts in the village. In this, their aim should be to carry out the will of the people of Pocahontas, keeping in mind that planning is instituted to safeguard the public health, safety and general welfare of the residents of the community.

The Plan Commission has been confronted with many problems in the formulation of the comprehensive plan. However, much work lies ahead. In order to adhere to the basic principles of the plan, all physical improvement projects, both public and private, should be referred to the Plan Commission for its findings and recommendations. Public administrative bodies should seek the cooperation and advice of the Plan Commission so that development and improvement projects may be effectively coordinated with the development plans of the community. Only through cooperative study and mutual understanding can the planning program harvest the greatest results for the public.

In the future the Plan Commission will continue to administer certain phases of the planning program, particularly in regard to land planning and zoning. Specifically, some of its duties will be:

- To review all subdivision plans to see that they conform to the development plans and that the proposed improvements meet the requirements of the subdivision regulations. Control of the platting of land is an important function of the Plan Commission since in this way areas necessary for public schools and parks may be reserved and the proper extensions of streets and utilities may be assured.
- To work with the Zoning Administrator in the enforcement of the zoning ordinance.
- To hold public hearings on proposed amendments to the zoning ordinance or zoning district map.
- To advise the Board of Trustees on all matters regarding the development plans.
- To advise other public agencies and private parties regarding the relation of new development or improvement projects to the development plans of the community.
- To continue planning research and to maintain up-to-date the various maps and plans, especially in regard to changes in corporate limits, land uses, public improvements and zoning.
- To periodically reexamine the development plans in the light of new objectives or changes in the physical composition of the community.

PUBLIC RELATIONS

Public understanding of the aims of the planning program, the ways in which these aims are achieved, and the relative merits of the various public improvement projects which form parts of the development program must be achieved in order to properly fulfill the development plans. The public should be informed of all changes in the plan and proceedings of meetings regarding the plan. The public should also be invited to participate in realizing the planning program through citizens' advisory committees and citizen group activities. Since major public improvement projects must meet the approval of the citizenry, either by referendum or through their representatives in the legislative body of the village, a well informed public is the most effective means of securing the necessary support.

CONTINUED EFFORTS

The development plans should not be thought of as final in all of their details and objectives. Changing conditions which cannot be foreseen at this time may warrant modifications and amendments to the plans from time to time. These changes, however, should be made only on the basis of sound study and consideration. Such changes as may be required should be made according to the laws applying and should be aimed at achieving the goals of the public interest in a democratic manner.

Planning should be a continuous effort of providing for the public good, and basic to such effort is the continued collection of information pertinent to planning reviews and to modification or amendment of planning laws. It is in this way that planning can keep abreast of changing conditions, maintain control of growth and development, and be better able to achieve the desired planning goals.

Realization of the development plans for Pocahontas will require the concerted efforts of public officials, businessmen and general residents as well as of the administering officials of the planning program. In this regard, information and education programs which will enlighten the public will assist implementation of the development plans and enforcement of the regulating laws.