



Village of Dunlap Comprehensive Plan

January 2022

Acknowledgements

This plan document is the culmination of months of work, time, and expertise given by the Dunlap Comprehensive Plan Committee, Village officials, Village residents, and the staff of Tri-County Regional Planning Commission (TCRPC). TCRPC staff wishes this document to serve as a guide for the next 20 prosperous years for the Village of Dunlap.

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Adopted X

Executive Summary

Working in collaboration with Tri-County Regional Planning Commission (TCRPC), the Village of Dunlap completed their 2021 comprehensive plan. This plan will serve as an update of the Village's 2011 comprehensive plan. The goal of this process was to create a 20-year vision for the community, allowing for change and the development of new goals and priorities. Because of this, it is important for a municipality to periodically review its comprehensive plan and make changes when needed. Dunlap personnel felt enough time had passed since the creation of the last document, and that it was necessary to revisit their old goals and assess what changes needed to be made.

During this planning process, Tri-County staff reviewed the current conditions of the Village of Dunlap including its demographics, land use, and economy to see how the community has changed since 2011. Then, with the help of the steering committee made up of community stakeholders, the group reviewed the goals of the last plan and gathered public input. With the information provided by the community and steering committee, the group was able to determine the new priorities and goals for Dunlap. The Village of Dunlap now has an updated plan that conveys its vision and reflects its residents' current goals and priorities.

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Introduction

Purpose of this Plan

The purpose of comprehensive planning, quite simply, is to improve the community. Local units of government such as the Village of Dunlap must serve many functions and address several different issues to become vibrant, attractive places and help residents attain a high quality of life. Planning is necessary to achieve these outcomes. Thus, comprehensive plans are developed to address a variety of community topics and concerns and put forth recommendations for community improvements.

Comprehensive plans typically address future land use by identifying desired changes in land development of all land subject to the planning jurisdiction of a community. In Illinois, that area has been defined as all land within one mile and a half of the corporate limits. Illinois law gives communities with a comprehensive plan specific regulatory controls within that area. This allows the community to make land use decisions outside their corporate boundaries.

This plan for Dunlap will address the Village as it exists today and the mile-and-a-half planning area that surrounds it. See **Figure 15** in the Land Use section for an illustration of the land area included in this plan.

While future land use is an important topic for a community to address, it is just one topic. A comprehensive plan addresses a variety of issues, and it should address the issues that are of greatest concerns to an individual community. Therefore, a “one size fits all” approach to comprehensive planning does not work; a useful, well-developed comprehensive plan addresses a community’s most pressing issues to reflect the unique situation of that community.

The comprehensive planning process is a means a community can utilize to develop a vision that answers the question, “How can our community become an even better place to live, work, and visit?” A comprehensive plan document gives a snapshot of a community and acts as a guide or blueprint to achieve residents’ vision for the future.

The comprehensive plan acts as a guide and looks 20 years into the future. However, the plan is not a static document and should be reviewed and updated every 5-10 years. The comprehensive plan is not an ordinance; however, changes to the Village’s zoning or subdivision ordinances may be a result of the planning process.

An effective comprehensive plan consists of three parts:

1. Inventory of existing conditions

The first part answers the question, “Where are we now?” It includes an analysis of data and identification of trends to arrive at projections pertaining to land use, population, housing, economic development, transportation, community infrastructure, natural resources, and other components. The strengths and weaknesses of a community are also identified during this step.

2. Vision statement

The second part answers the question, “Where do we want to be?” Existing conditions, strengths and weaknesses, and community input will help paint a picture of what the community strives to offer in the future.

3. Action plan

The third part answers the question, “How do we get there?” It consists of goals identified by the community and objectives that, when completed, will achieve the goals. The action plan also includes a future land use map, which identifies the areas of a community best suited for residential, commercial, open space, and other uses.

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

Plan Genesis

The Village of Dunlap began the process of updating their 2011 Comprehensive Plan in March 2020 and hired Tri-County Regional Planning Commission (TCRPC) to facilitate the comprehensive planning process. The Village established a comprehensive plan steering committee comprised of trustees, community leaders, and representatives of local businesses.

Plan Development

The first phase of the planning process consisted of collecting baseline information to determine existing conditions in Dunlap. TCRPC staff collected data and worked with the steering committee to develop a community survey that was posted on the Village’s website, shared on social media, and made available at Village Hall. The survey was completed by 117 respondents and provided residents’ opinions on community services, village issues, the downtown business district, economic development, parks and recreation, and transportation.

The second phase of the planning process consisted of identifying the plan’s goals and action items. The steering committee also developed the future land use map. After these elements were completed, Tri-County staff compiled the final document and presented

it to the public on the Village website and at a public meeting. Residents submitted comments, and after the steering committee reviewed feedback, staff revised the final document and submitted it to the Board of Trustees for formal adoption.

Plan Organization

The comprehensive plan is divided into different sections based on topic area. [Section 1: Introduction](#) is this section, which outlines what this plan is and serves as a starting point. [Section 2: Description of Dunlap](#) illustrates the Village's location and history. [Section 3: Dunlap's Existing Conditions](#) reviews baseline information pertaining to population data, housing data, and primary topic areas. Baseline information consists of data collected by TCRPC staff, information provided by committee members, and the results of the community survey. The synthesis of this information describes the existing conditions and trends affecting Dunlap. [Section 4: Public Engagement](#) outlines the methods in which input was collected from the public. Lastly, [Section 5: Dunlap's Future](#) reviews the action plan and future land use map. The action items were developed based on the baseline information and the unique perspectives and expertise of the committee members.



Description of Dunlap

History

Settlers first arrived in what is now Dunlap in 1834, and Dunlap was incorporated as a Village in 1954. Incomers arrived from eastern states such as New York, Massachusetts, and Ohio. A man named Alva Dunlap arrived in a second group of newcomers in 1837. He initially settled in an area southeast of Dunlap's current location. Wood for fuel and construction was difficult to come by, although over time, settlers were able to build sawmills and coal mines and plant Osage Oranges for fencing.¹

Alva Dunlap conducted land surveys and created maps for the town. He was the owner of 840 acres total, and the town of Dunlap evolved from 40 of those acres. Alva Dunlap ran a sawmill to produce lumber, and he farmed with the first reaper in the area. He owned an impressive library, and there was also a school on his land. Burnette, his sister, was a teacher at two such schools housed in cabins.²

The first one-room schoolhouse was erected in 1840. Due to increased population, the town of Dunlap was able to hold elections in 1842 and create a township style of government in 1850. Dunlap residents opened a canal in 1848 to utilize the Illinois River's resources. Alva Dunlap began to leisurely retire after the Civil War, and his son purchased his father's land. Dunlap Senior built a new brick house called "Old Brick," which ultimately contained the town's first post office, managed by his daughter. This structure was unfortunately

razed in a fire in 1966. However, from the ashes came what is now the Prospect United Methodist Church.³



Figure 1: Dunlap Welcome Sign

¹ Source: <https://www.dunlapcusd.net/district/history>

² Source: <https://www.villageofdunlap-il.gov/about-dunlap.html>

³ Source: <https://www.dunlapcusd.net/district/history>

Alva Dunlap decided to sell his land to the Rock Island Railroad when they requested right-of-way access. The selling price was \$1.00, so long as the town adopt his namesake. The Rock Island Railroad obliged. The railroad ended up being a boon to the area, providing straightforward transportation to neighboring communities' markets.⁴

Alva Dunlap formally earned the title of Moderator for the Benton Precinct after he won the election in 1842. This precinct comprised Radnor and Kickapoo townships. Dunlap as a town was established on the record on June 12, 1871. In February 1952, the town of Dunlap petitioned for incorporation, and the residents built a new Village Hall in July 1995. This structure houses Village-owned maintenance equipment for the community.⁵

Dunlap Proper

Dunlap is located at the intersection of Illinois State Route 91 and Peoria County Highway D28 (Cedar Hills Drive). The communities located nearest to Dunlap are Peoria (4.5 miles), Princeville (9.0 miles), Brimfield (12.5 miles), and Chillicothe (14 miles). See **Figure 2** for a map. Dunlap encompasses approximately 1,756.2 acres, or 2.74 square miles. The Village has annexed 1,416.8 acres and has pre-annexed 2,221.6 acres.

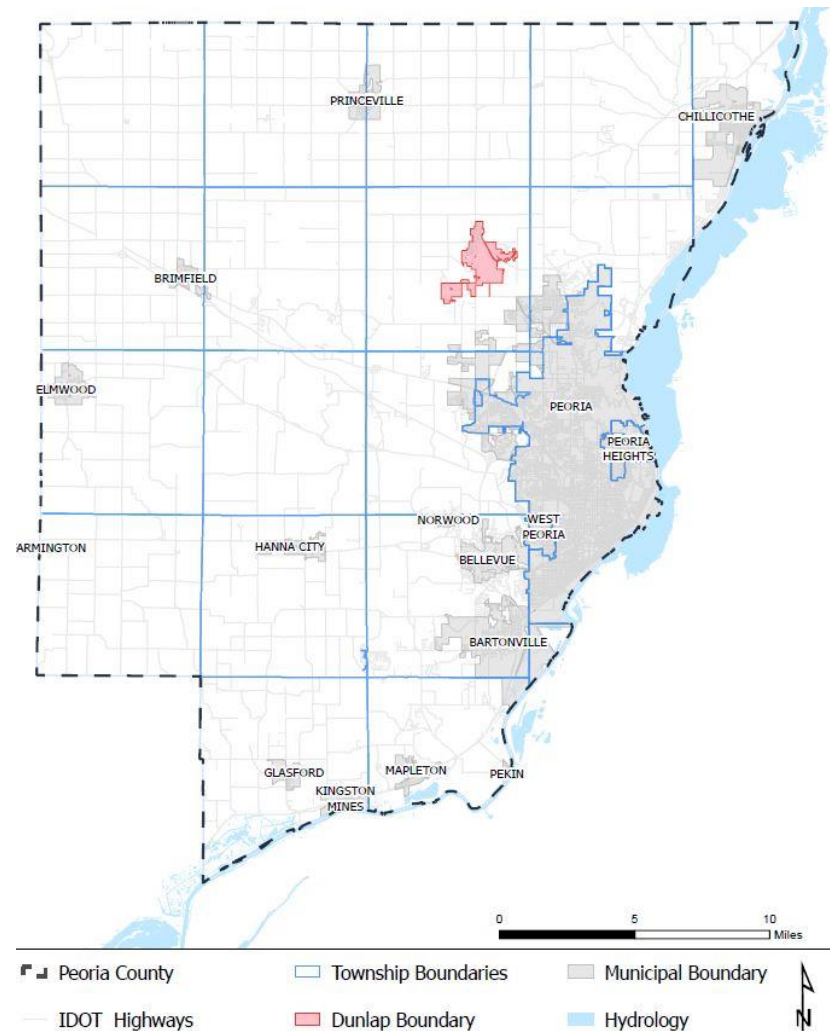


Figure 2: Location Map of the Village of Dunlap

⁴ Source: <https://www.dunlapcusd.net/district/history>

⁵ Source: <https://www.villageofdunlap-il.gov/about-dunlap.html>

When it comes to the different land use types within Dunlap and its 1.5-mile radius, the Village’s main uses are agriculture, woodlands, and residential (single-family), as shown in **Figure 3**. In total, these three encompass nearly 90% of all land uses.

Dunlap’s next-highest uses are its green spaces and natural areas: Grassland/Pasture and Open Space/Park. Together, these make up 6.6% of all land uses. That means there are 0.67 acres of green space per person in Dunlap. To put that in perspective, the World Health Organization recommends at least 9 square meters of green space per person, ideally 50⁶. Dunlap has 2,711 square meters, a significantly higher value.

Sitting in the middle of the list, more of Dunlap’s land uses are institutional, commercial, and industrial, for a total of 2.7% of the Village’s land. Institutional land includes schools, which account for just over 173.3 acres, or 1.1% of land in Dunlap. The commercial land use is concentrated in two areas within the Village; one cluster is along Route 91 and the other is the downtown business district. The cluster along Route 91 consists of restaurants, a gas station, and light industrial businesses. The downtown business district consists of the post office, a bank, restaurants, Village Hall, and local businesses. Dunlap has very little industrial land, which is being used for agricultural processing.

Finally, even though the Rock Island Trail accounts for only 0.4% of the Village’s land, it serves as a cornerstone of the community. This multi-use trail is owned by the Illinois

Current Land Use: Dunlap + 1.5-mile radius	Acres	%
Agriculture	10,658.80	65.4%
Woodlands	2,354.70	14.4%
Residential (Single-Family)	1,616.50	9.9%
Grassland/Pasture	785.1	4.8%
Open Space/Park	285.5	1.8%
Institutional	173.3	1.1%
Commercial	159.9	1.0%
Industrial	114	0.7%
Rail/Trail Corridor	65.6	0.4%
Vacant	53	0.3%
Utility	19.9	0.1%
Residential (Multi-Family)	12.7	0.1%
Total	16,299.00	

Figure 3: Acres of Current Land Uses for the Village of Dunlap, plus a mile-and-a-half radius around it

Department of Natural Resources and runs from Peoria to Toulon in Stark County. The trail crosses Cedar Hills Drive and Legion Hall Road before entering Dunlap from the east. The trail runs between Ash and Hickory streets before it resumes, crosses Route 91, and exits Dunlap to the northwest. The Village owns and operates 1.8 miles of the Rock Island Trail connecting the state section through the Village.

⁶ World Health Organization. *Health Indicators of Sustainable Cities in the Context of the Rio+20 UN Conference on Sustainable Development*. WHO; Geneva, Switzerland: 2012.



Dunlap's Existing Conditions

Planning for Dunlap’s future requires evaluation of the local demographics, land use, housing, public facilities, and the economy. Trends in these categories will have significant impacts on long-term health of the Village and should greatly influence its comprehensive plan policies. This section will review available data and attempts to identify such trends.

Demographics

This section reviews the demographic makeup of the Village of Dunlap by reviewing population, age, race and ethnicity, income, and housing data. In numerous locations, the Dunlap data is compared with several similar communities within Peoria County. Data for this section comes from the 2000 Decennial Census, 2010 Decennial Census, 2020 Decennial Census and the 2019 American Community Survey 5-Year Estimates, all published by the US Census Bureau.

Population

Tri-County staff gathered total population data for the Village of Dunlap by decade from 1980 to 2020 using US Census data.

Figure 4 shows that over the course of 50 years, the Village of Dunlap has seen continued population growth. In 1980, the Village had a population of 824 people, and by 2020, the Village grew to 1,603 people. This shows that Dunlap experienced a population increase of 94.5% over the course of five decades. The decade where the Village saw the most growth was from 2000 to 2010, where the numbers grew by 49%.

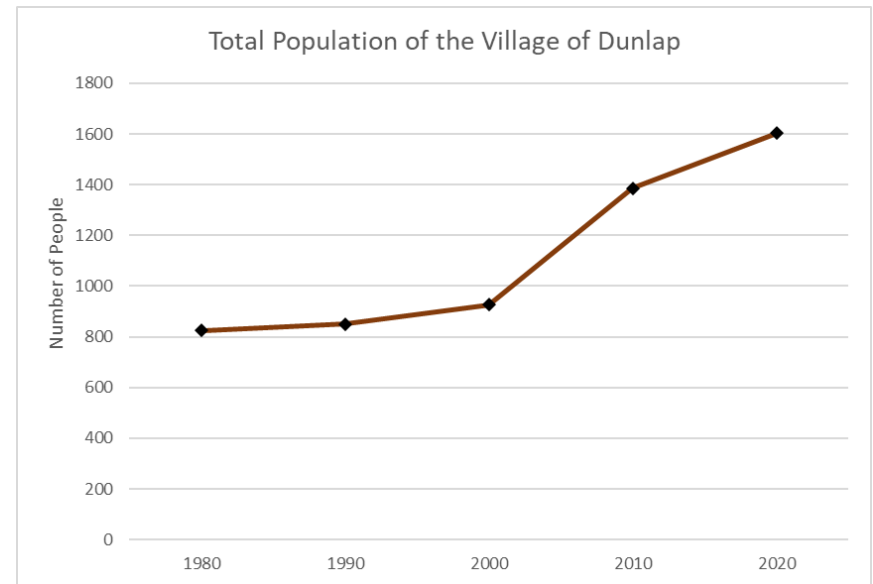


Figure 4: Total Population of The Village of Dunlap from 1980 to 2020

Age

Figure 5 a population age pyramid outlining the breakdown of the 2019 population by age and sex, according to the US Census American Community Survey (ACS).

Looking at the pyramid, Dunlap’s largest age groups are 45-49 with 14%, 10-14 with 11%, 15 to 19 with 11%, and 40 to 44 with 10%. These age brackets account for 46% of the population for the Village. This indicates that the demographic composition of Dunlap may be families with slightly older school-age children.

Young adults aged 20-34 account for 11% of the population. 15- to 19-year-olds hold 10% of the population, then the following age bracket, 20-24, drops down to 3%.

When it comes to sex, it is interesting to note that there are many more male teenagers (7% in the age group 15-19) than female teenagers (3% in the age group 15-19). On the other side, there are more middle-aged females (8% in the age group 45-49) than their male counterparts (6% in the age group 45-49). The breakdown of males vs. females is 53.9% male and 46.1% female. It is unclear why these demographics stand out, though these discrepancies could have evolved from the extrapolative nature of ACS data, which is based partially on estimations from a percentage of the population.

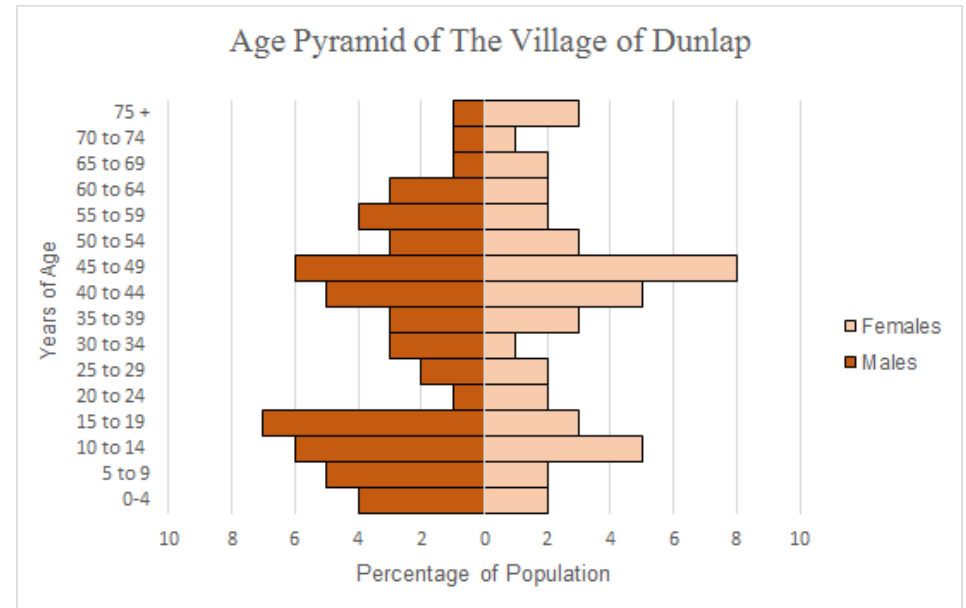


Figure 5: Age Pyramid of the Village of Dunlap in 2019

Figure 6 shows the median age of their population from 2010 to 2019 using ACS data. The graph shows that the Village's population is aging. At the start of the decade, the median age for Dunlap was 32.4, but by the end, the median age was 36.9. This shows that from 2010 to 2019 Dunlap's median population age has increased by 4.7 years.

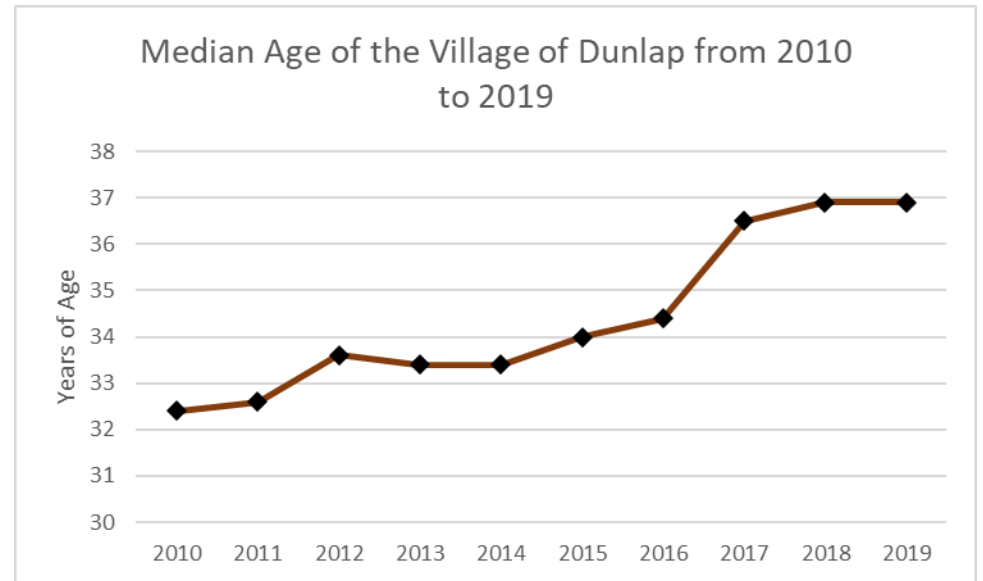


Figure 6: Median Age of Dunlap from 2010 to 2019

Race

Tri-County staff performed a comparison between the population of Dunlap in 2020 and 2010 to see how the racial composition of the Village has changed. As shown in **Figure 7** and **Figure 8**, the Village of Dunlap saw an increase in diversity. The first noticeable trend was that the white population saw a decline during this time. The white population declined by 6.2%. Another trend was that all the minority groups saw increases to their population except for the Asian community. During this time, the Asian community in Dunlap declined by 0.3%.

The group that saw the biggest increase was the Hispanic or Latino community, this community increased from 1.2% to 3.4% resulting in a 2.2% increase. Lastly, Dunlap attracted a new minority group into the area, Native Hawaiian and Other Pacific Islander. In 2010, this group accounted for zero percent of the population. In 2020, Native Hawaiian and Other Pacific Islanders accounted for 0.1%.

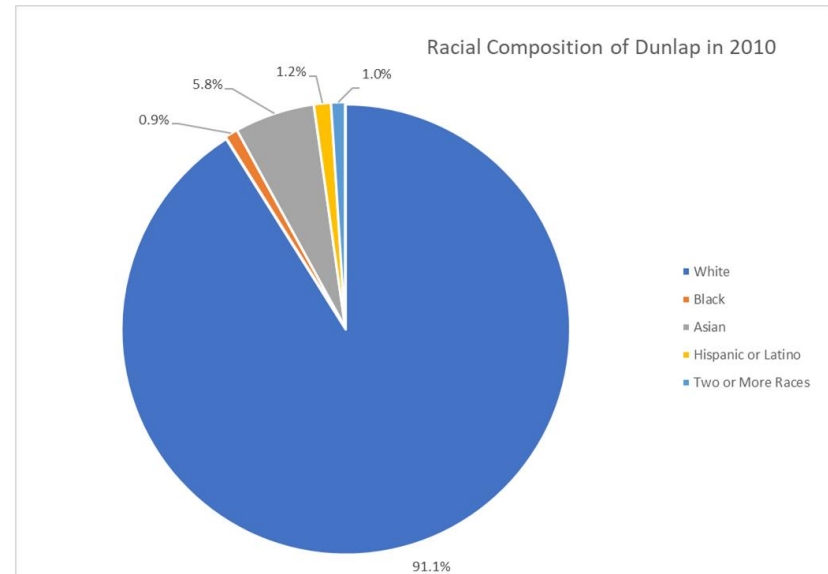


Figure 7: Racial Composition of Dunlap in 2010

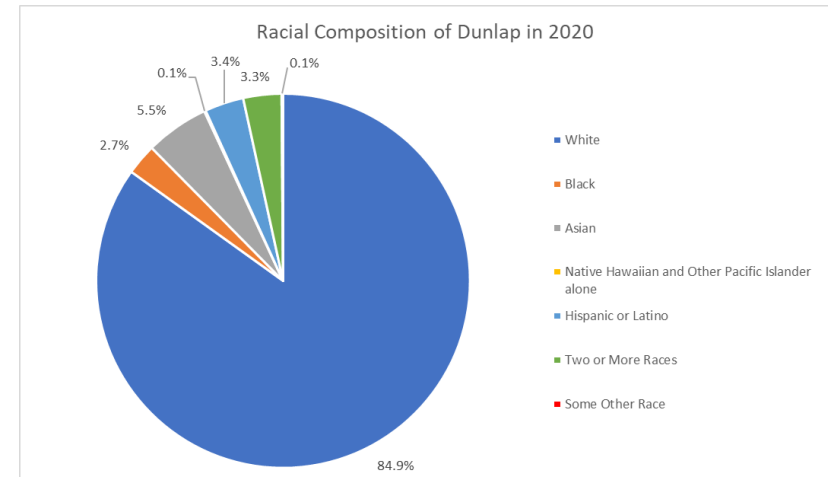


Figure 8: Racial Composition of Dunlap in 2020

Household Income

Figure 9 outlines the median household income of the Village of Dunlap from 2015 to 2019. The graph shows that the Village's median household income has gone through a consistent decline. In 2015, the median household income was \$105,313, and by 2019, it had dropped to \$89,808. This shows that Dunlap experienced a 14.7% decline in household income during this time frame.

However, when put into context of the region and the state, Dunlap appears to have the highest median household income in comparison, according to ACS data.

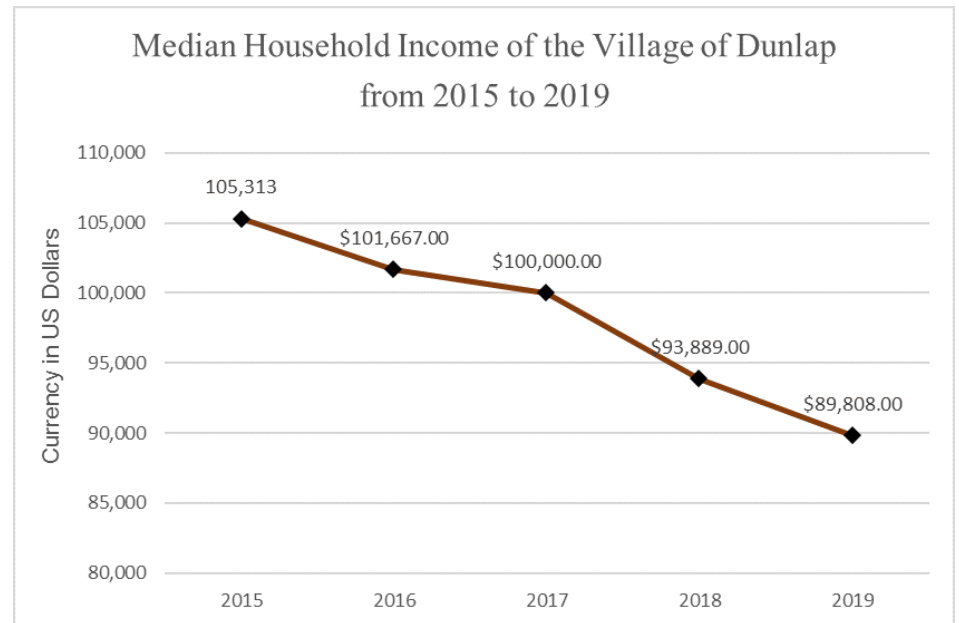


Figure 9: Median Household Income

Tri-County staff conducted a comparison of median household incomes among Dunlap, the City of Chillicothe, the Village of Princeville, Peoria County, the State of Illinois, and the City of Peoria for 2010 and 2019 (see **Figure 10** and **Figure 11**). In 2010, Dunlap had the highest median household income in the comparison group with \$78,400. This was followed by Illinois, Princeville, Peoria County, Chillicothe, and the City of Peoria, respectively. In 2019, Dunlap still had the highest median household income in the comparison group with \$89,808.

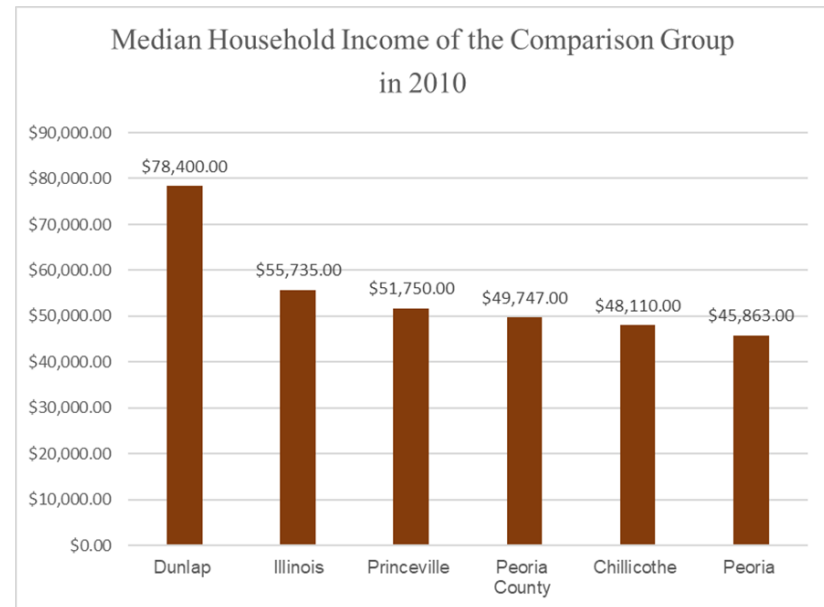


Figure 10: Median Household Income of Comparison Group in 2010

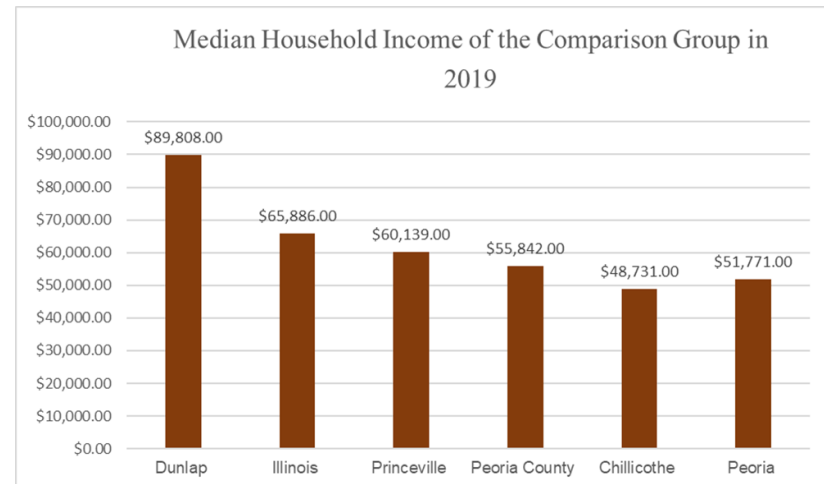


Figure 11: Median Household Income of Comparison Group in 2019

Educational Attainment

Figure 12 examines the educational attainment for the Village of Dunlap in 2019. The chart reveals that the Village is composed of a large highly educated population. People who have attained a bachelor's or graduate degree make up 50% of the population. The population of residents who have not attained at least a high school diploma or equivalent makes up 7.5% of the population.

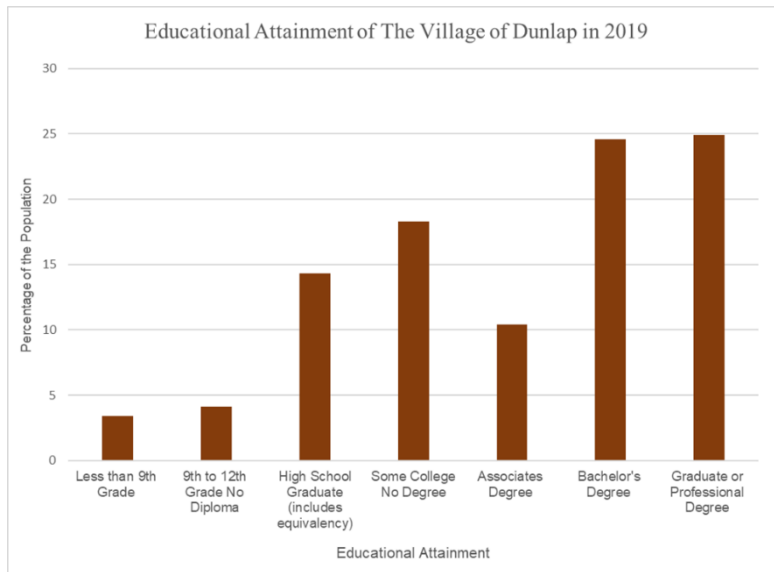


Figure 12: Educational Attainment of the Village of Dunlap

Figure 13 and **Figure 14** analyze educational attainment in the comparison group for both 2010 and 2019, respectively. In 2010, Dunlap was leading the comparison group in both residents who have attained either a bachelor's degree or graduate degree. 30.4% of the Village's residents have a bachelor's degree, and 16.6% have a graduate degree. Dunlap had the lowest percentage of high school-only graduates of the comparison group, at 16.8%.

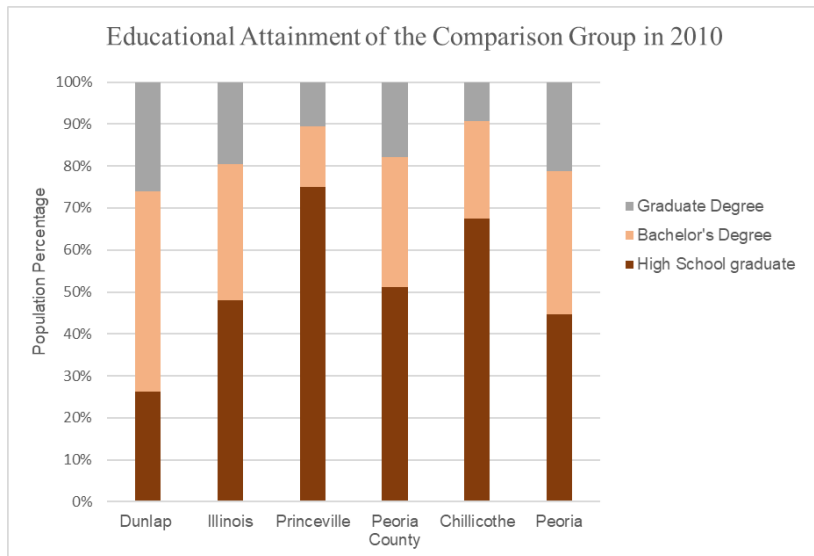


Figure 13: Educational Attainment of the Comparison Group in 2010

In 2019, Dunlap held the same position as it did in 2010 in all categories. However, Dunlap saw a 24.9% increase for graduate degrees, while bachelor's degree attainment decreased to 24.6%. Dunlap's residents who hold only a high school diploma decreased to 14.3%. This shows that Dunlap is a highly educated

community and has continued to lead the region in educational attainment.

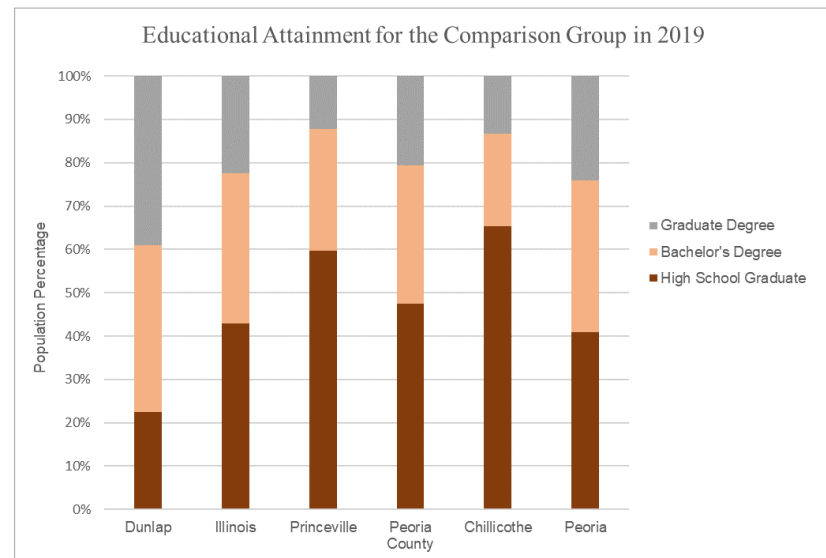


Figure 14: Educational Attainment for the Comparison Group in 2019

Existing and Future Land Use Plans

Dunlap's current land uses are illustrated on **Figure 15** and **Figure 16**. The first map shows the land use within the corporate limits of Dunlap, and the second map shows the land use within the extraterritorial jurisdictions. **Figure 17** outlines future land uses identified during the planning update.

Extraterritorial Jurisdiction

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

Dunlap's ETJ is shown on **Figure 16** and consists primarily of agricultural uses with some residential uses. Land to the north and west of Dunlap is predominantly used for agriculture. Large-lot residential development is located south of Dunlap near the ETJ boundary on the west side of Route 91. Additional large-lot residential development is located within the ETJ east of Dunlap off Legion Hall Road and Cedar Hills Drive.

Peoria County

Peoria County created a comprehensive land use plan in 1992, which was updated in August 2009. This plan includes a future land use map that shows desirable land use forms throughout the county. According to this map shown in **Figure 18**, the Village's land use form can accommodate a wide range of uses,

such as agriculture, residential, commercial, and industrial except for mineral extraction. This means that some land in this area will be developed while other land will remain for agricultural use.

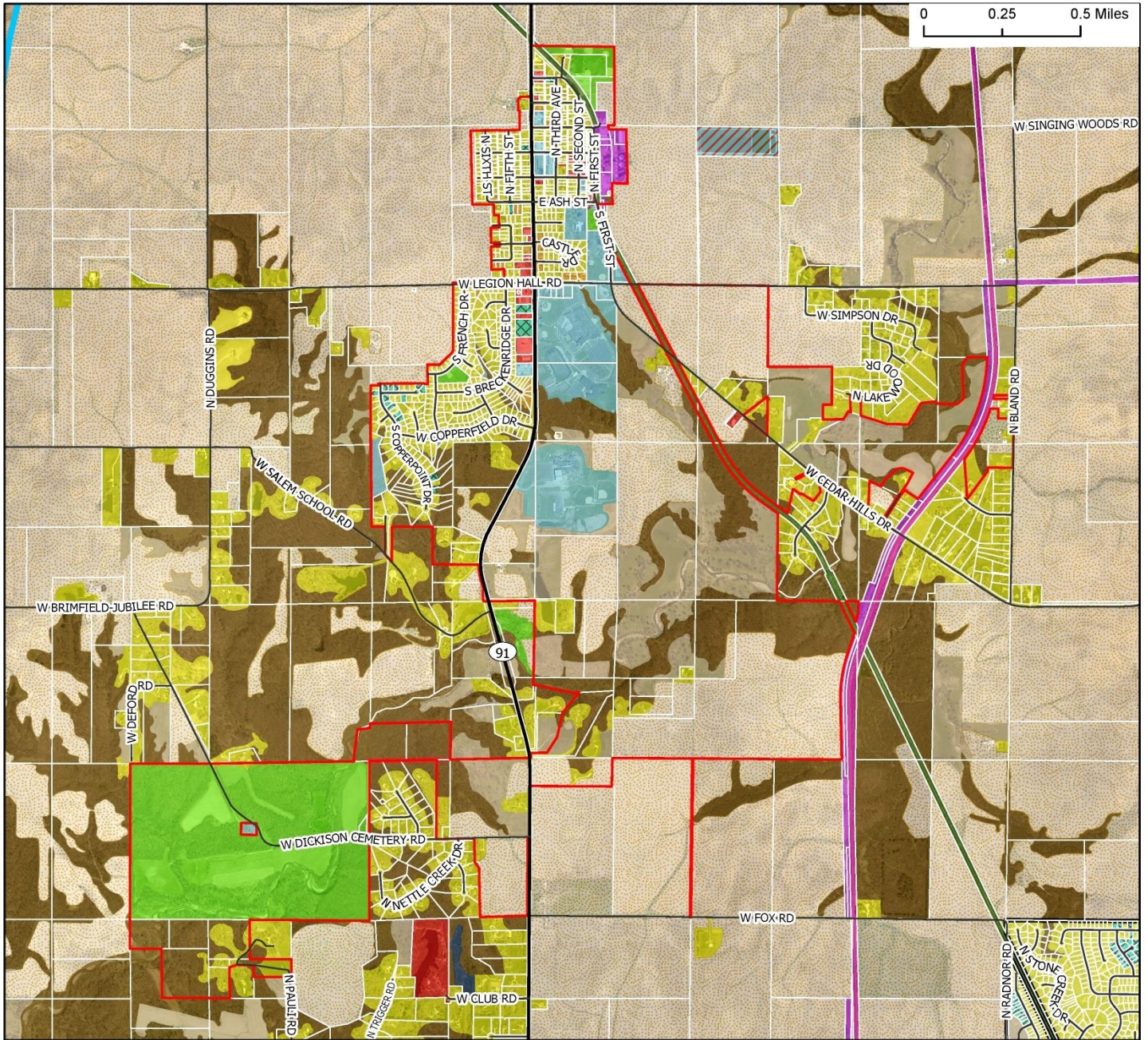
City of Peoria

The City of Peoria adopted a new comprehensive plan and future land use map in April 2011. Looking at the City of Peoria's ETJ and the Village of Dunlap's ETJ, there is some overlap between the two. Due to developmental trends, it is believed that certain lands will be annexed into Peoria and developed. As a response to this, it could benefit Peoria and Dunlap if both municipalities coordinate on development matters in this area where their ETJs overlap. This will ensure that this area is well-planned and follows a sound pattern.

Zoning

The current zoning for the Village (see **Figure 20**) is majority R2, which is residential development. Downtown Dunlap, along with several parcels along Route 91, are zoned C1 for commercial development. North Park and Dunlap High School are zoned R1. Zone I1 for industrial use is located near the Monica Elevator Company.

Most of the land within Dunlap's ETJ is either zoned A1 or A2 for agricultural and large-lot residential uses. There are residential subdivisions along Route 91, Cedar Hills Drive, and Legion Hall Road that are zoned R2 or R3 for denser residential development.



Village of Dunlap

Current Land-Use

Municipal Boundary

Updated - Nov 17th, 2021

- State Route
- Centerlines
- Dunlap Municipal Boundary
- Village of Dunlap - Planning Boundary
- Parcels
- Corporate Limits
- Agriculture
- Woodlands
- Pasture/Grassland
- Open Space / Park
- Residential - Multi-Family
- Mixed Use
- Commercial
- Industrial
- Institutional
- Residential - Single Family
- Rail/Trail Corridor
- Questionable
- Utility
- Railroad Corridor
- Vacant
- Utility (Institutional)
- <all other values>

Map Created by TCRPC - August 19th, 2020
 Data Sources:
 Village Boundary - Dunlap/Peoria County
 Parcels - Peoria County
 Land-Use - TCRPC
 Street Centerlines - Peoria County
 Aerial Imagery - Spring 2019 (Pictometry)

Figure 15: Village of Dunlap Current Land Use

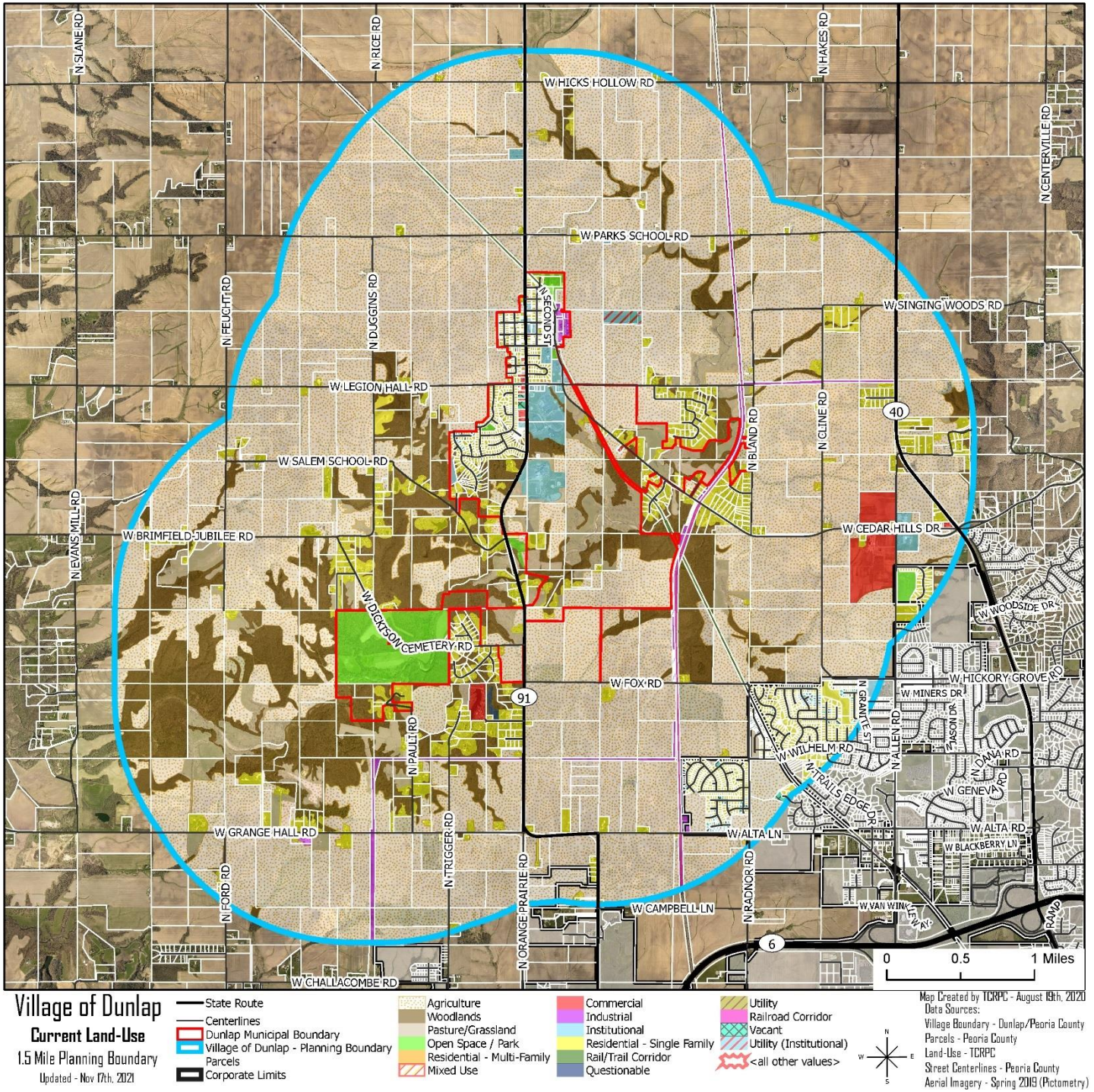
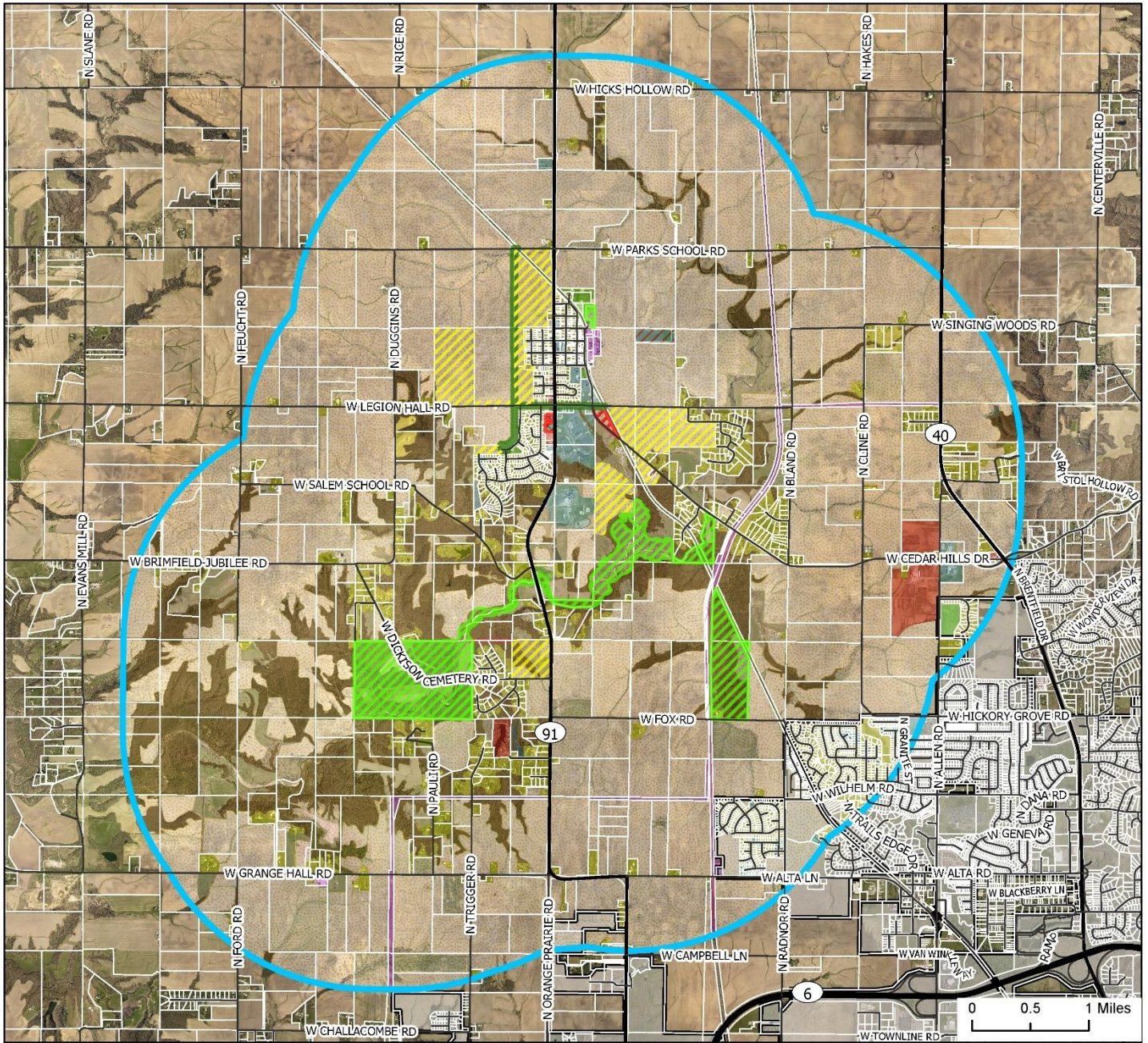


Figure 16: Village of Dunlap Current Land Use within 1.5 Mile Planning Boundary



Village of Dunlap
Future Land-Use
 1.5 Mile Planning Boundary
 Updated - Nov 17th, 2021

- State Route
- Centerlines
- Rail/Trail Corridor
- Open Space / Park
- Commercial
- Residential - Single Family
- Village of Dunlap - Planning Boundary
- Parcels
- Corporate Limits

Map Created by TCRPC - Aug 19th, 2020
 Data Sources:
 Village Boundary - Dunlap/Peoria County
 Parcels - Peoria County
 Land-Use - TCRPC
 Street Centerlines - Peoria County
 Aerial Imagery - Spring 2019 (Pictometry)

Figure 17: Village of Dunlap Future Land Use Map

Peoria County Future Land Use Form Map

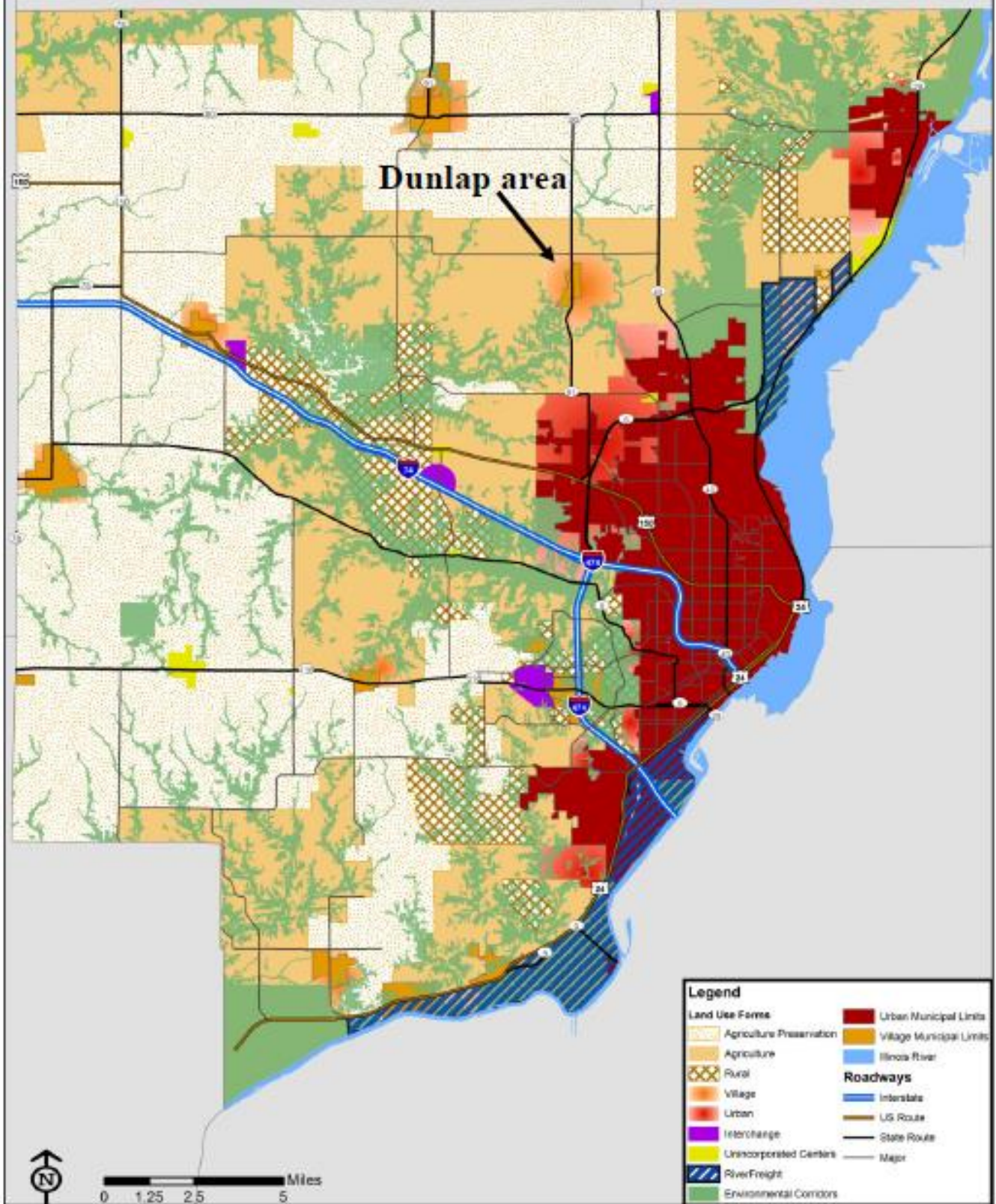
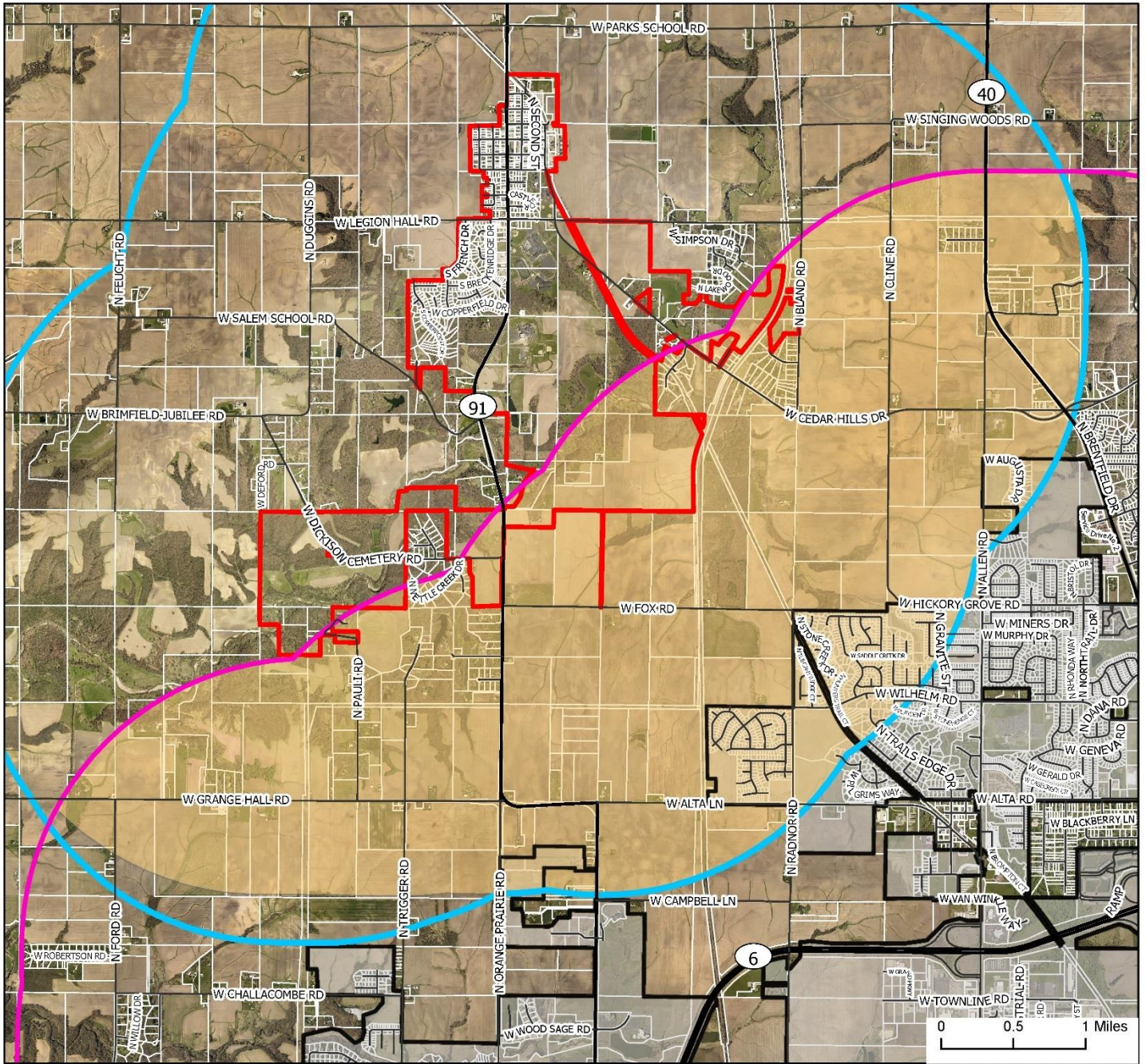


Figure 18: Peoria County Land Use Map from the 2009 Peoria County Comprehensive Land Use Plan

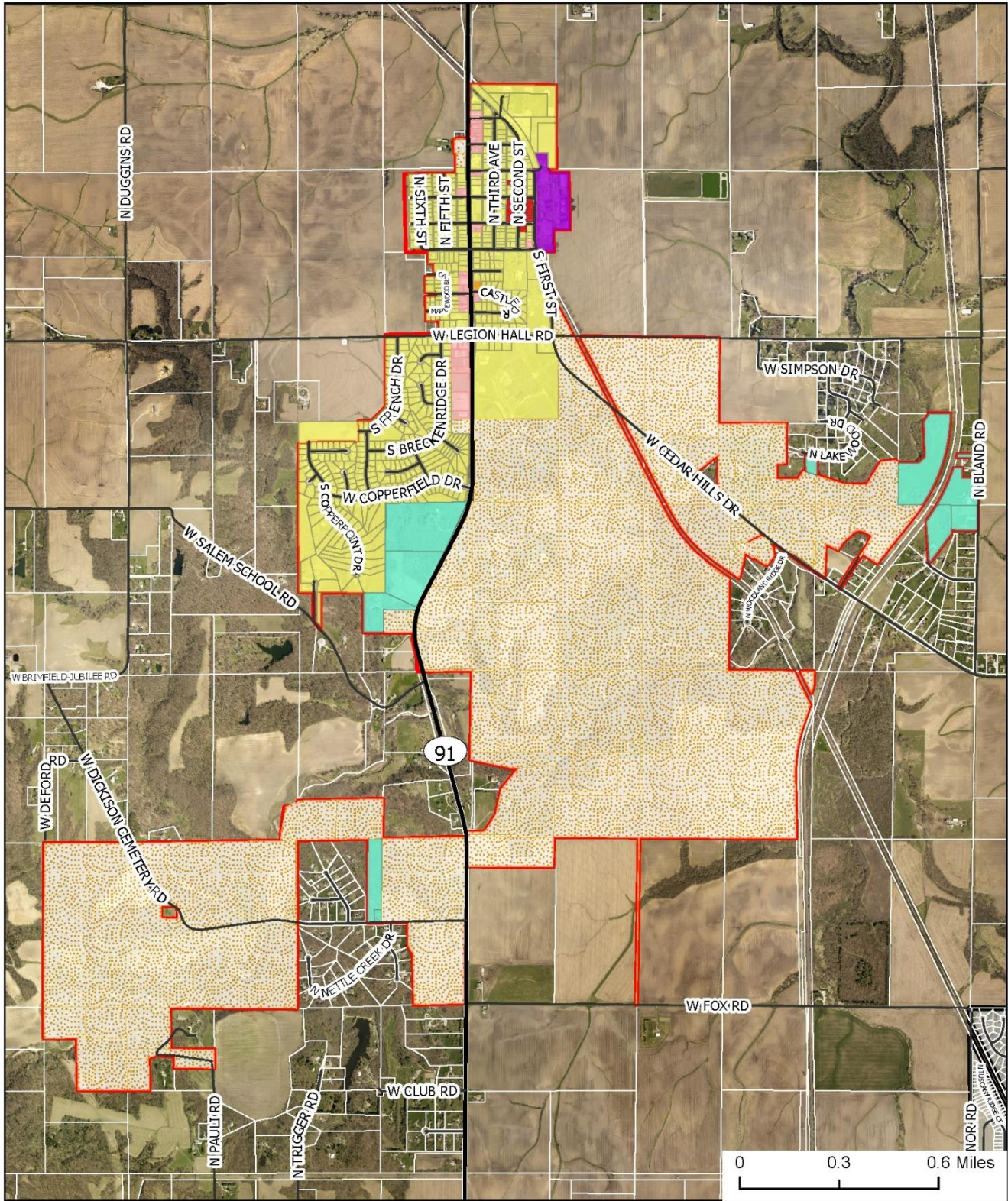


Village of Dunlap
Comprehensive Plan - Dunlap/Peoria Overlap Map

- State Route
- Centerlines
- City of Peoria - Planning Boundary
- Village of Dunlap - Planning Boundary
- Dunlap Municipal Boundary
- Corporate Limits
- Dunlap/Peoria Planning Boundary Overlap
- Parcels

Map Created by Tri-County Regional Planning Commission - June 16th, 2020
 Data Sources: Village Boundary - Dunlap/Peoria County
 Parcels - Peoria County
 Street Centerlines - Peoria County
 Aerial Imagery - Spring 2019 (Pictometry)

Figure 19: Dunlap and Peoria Planning Boundary Overlap



Village of Dunlap Zoning
 Municipal Boundary
 Updated - December 15th, 2021

<ul style="list-style-type: none"> — State Route — Centerlines — Municipal Boundary — Agricultural District — C-1 Central Business District — C-2 General Retail Business District 	<ul style="list-style-type: none"> — I-1 Low Impact Industrial District — I-2 Industrial District — R-1 Low Density Residential District — R-2 Medium Density Residential District — R-3 Multiple Family Residential District 	<ul style="list-style-type: none"> — R-P Planned Residential District — Dunlap Municipal Boundary — Parcels — Corporate Limits 	<p>Map Created by TCRPC - October 13th, 2021 Data Sources: Village Boundary - Dunlap/Peoria County Parcels - Peoria County Land-Use - TCRPC Street Centerlines - Peoria County Aerial Imagery - Spring 2019 (Pictometry)</p>
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Figure 20: Village of Dunlap Zoning

Subdivision Ordinance

Dunlap has a subdivision ordinance that took effect in September 2003. The ordinance lists requirements for the design of streets and blocks and the provision of a suitable water supply, wastewater management system, and stormwater management system. One important note is that the subdivision ordinance requires curbs and gutters for stormwater management.

Alternative management systems that use vegetative material to filter pollutants and absorb runoff are considered best management practices. These practices are used in conservation subdivisions and residential subdivisions that utilize low impact development practices. If these would become a priority for Dunlap, the Village could choose to allow conservation subdivisions and low impact development practices.

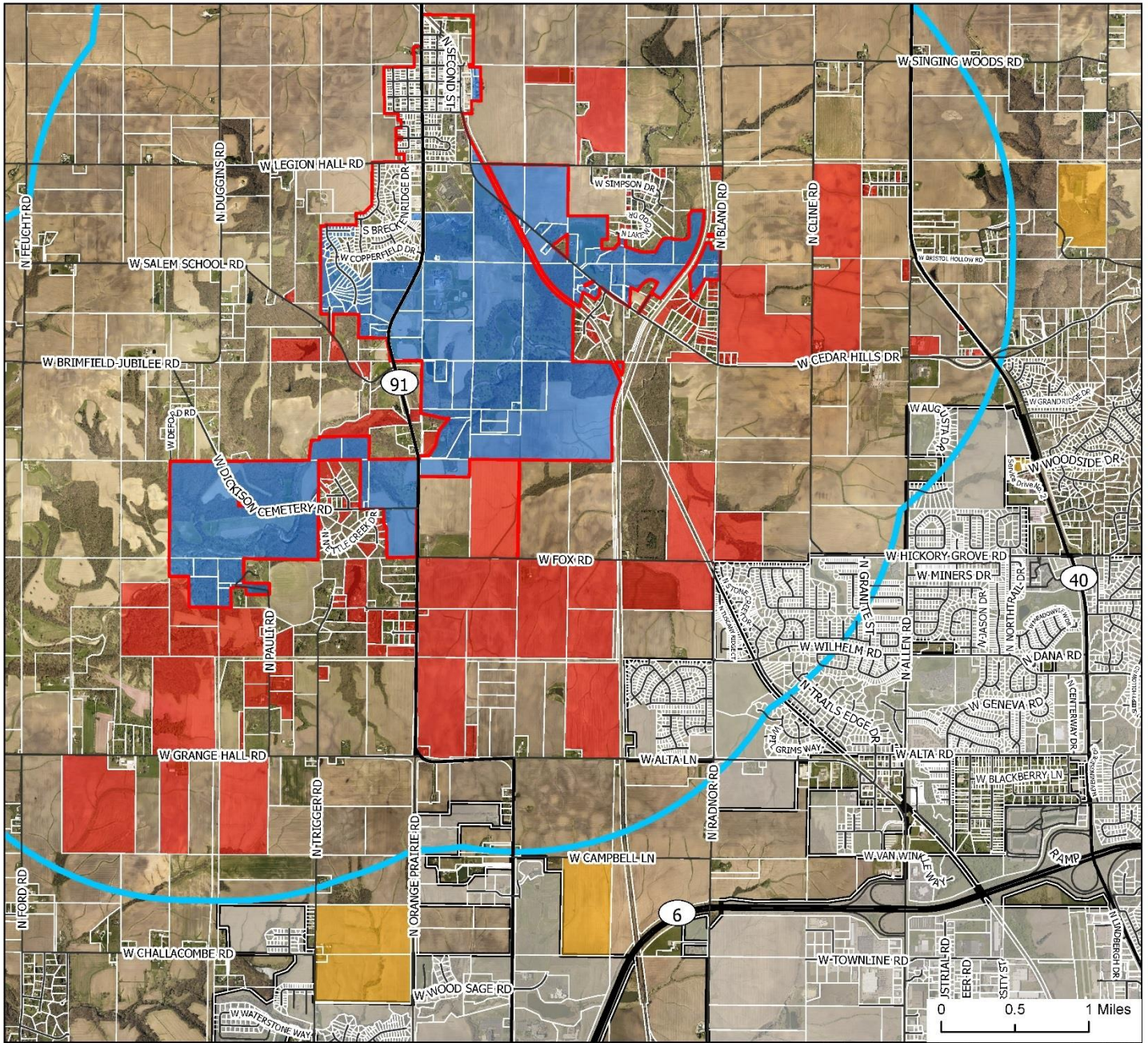
Annexation Initiative

Dunlap has begun an annexation initiative to expand the Village's corporate area. Over 1,416.8 acres have already been annexed, and 2,221.6 acres have been pre-annexed by the Village (see **Figure 22**). These parcels are located to the south and east of the Village proper, and a substantial portion of this property is located either within the City of Peoria's ETJ or an overlap with Dunlap's ETJ.

In the past, property owners outside of Dunlap's boundaries met with the Village, beginning a process to allow property owners to annex into the Village. The annexation program has benefited both existing residents and the newly annexed residents, creating a larger community with common goals for maintaining the Dunlap way of life.



Figure 21: Copperfield Subdivision



**Village of Dunlap
Annexations**
Municipal Boundary
Updated - July 15th, 2021

- State Route
- Centerlines
- ▭ Dunlap Municipal Boundary
- ▭ Village of Dunlap - Planning Boundary

- Parcels**
- ▭ Corporate Limits
 - ▭ Dunlap Annexation Parcels within Corporate Limits
 - ▭ Pre-Annexation Parcels within 1.5 Miles
 - ▭ Pre-Annexation Parcels beyond 1.5 Miles

Map Created by Tri-County Regional Planning Commission - August 19th, 2020

Data Sources:
 Village Boundary - Dunlap/Peoria County
 Parcels - Peoria County
 Land-Use - TCRPC
 Street Centerlines - Peoria County
 Aerial Imagery - Spring 2019 (Pictometry)

Figure 22: Village of Dunlap Annexations

Community Services (Community Utilities and Facilities)

Community services, which encompass water, sanitary sewer, and storm sewer, are imperative to understand as the Village plans for the future. This section identifies the current status and capabilities of these services.

Water

Dunlap has a municipal water system. The Village purchases water from Illinois American Water and distributes it to Village properties via its water tower (**Figure 23**) and mains. The water from Illinois American comes from a dedicated line to the east along Cedar Hills Drive. The Village reached an agreement with Illinois American Water for a second water supply main. This second connection will be a 12-inch main constructed along the Route 91 corridor.

Dunlap is a proactive community when it comes to its water system. Therefore, to maintain this efficiency, it is important to continue to upgrade and improve the system through the replacement of existing water mains.

New development will be served by water supply infrastructure that will become part of the Village's water system. The Dunlap subdivision ordinance requires developers to install water supply infrastructure that will be connected to the Village's water supply system. Once residential properties are occupied, the Village oversees the infrastructure and bills the landowners for water service. For example, this system exists within the Copperfield Subdivision; a private developer constructed the infrastructure system, and the Village now operates the system.



Figure 23: Dunlap Water Tower

During the annexation process of developed areas, the existing water services will remain unless otherwise negotiated between the Village and the property owner. For example, properties that are served by private wells will continue to be served by private wells. The cost of extending the Village's water system to serve

newly annexed properties would be a significant community investment.

The current water supply infrastructure has two water storage tanks. One is an elevated tower and the other is a ground level tank. The capacity of these two tanks is 100,000 gallons, and they can be used in the event of a water supply disruption.

Wastewater

Dunlap also has a municipal wastewater system with a capacity of 1.2 million gallons per day, as referenced in Dunlap's Report on Wastewater Facilities Plan (January 2015). The Village's sanitary sewer lagoon system was constructed in the 1960s. Dunlap's staff maintains and cleans existing sewer lines and facilities in accordance with Environmental Protection Agency guidelines.

The current system is nearing its capacity. Ninety percent of homes in Dunlap are connected to the sanitary sewer system. The system as-is would only be able serve an additional 50 single-family homes. If additional development occurs to increase the demand on the sanitary sewer system, the Village will need to a) Expand the existing system, or b) Contract with a nearby jurisdiction to utilize their sewage system.



Figure 24: Manhole

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

This method by which sewer service will be provided to serve new development is a crucial decision that must be made by the Village in the near future. One improvement that the Village completed for their sanitary sewer system was replacing the rock filter to their facultative lagoon system. They replaced the rock filter with a mixture of recycled stone and new stone. Another improvement that the Village will work on is dredging the lagoons to the original design depth of three feet for better settlement of waste solids.

Stormwater

The Village's stormwater system consists of 70% curb and gutter subsurface drainage and 30% ditch and culvert surface drainage. All stormwater is managed with natural topography and falls within the Kickapoo Creek watershed. Dunlap's subdivision ordinance prescribes the use of curbs, gutters, and storm sewers, so future subdivisions will be equipped with a stormwater drainage system.



Figure 25: Dunlap Stormwater Drain

Overall, the Village's stormwater management system works well. Dunlap staff works to keep culverts clear, and there are no major drainage issues in the Village, but Dunlap has had instances of over-the-surface flooding. However, numerous improvements have been made to address surface water during 2010 and 2011. These improvements coincided with the State of Illinois improvements to Route 91.

The subdivision ordinance prescribes the use of a curb and gutter system to control stormwater runoff from future developments. To help alleviate the demand on the stormwater system, best management practices (BMPs) can be implemented that improve the quality and reduce the quantity of stormwater runoff. Such practices include bioswales, rain gardens, and vegetated filter strips.

A conventional curb and gutter system is sufficient for directing runoff away from streets and driveways, but BMPs can go one step further and reduce quantity and benefit quality. Stormwater runoff can impact the water quality of nearby creeks and streams.

Dunlap Public Library

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

The Dunlap Public Library is truly a community amenity, and its location within the physical fabric of the Village could help attract prospective residents to move to Dunlap. The Village should maintain its strong relationship with the Dunlap Public

Library District so that future changes to the Village and the library can be beneficial for both entities.



Figure 26: Little Free Library outside the Dunlap Public Library

Police Protection

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

Fire Protection

The Dunlap Fire Protection District (**Figure 27**), a volunteer unit, serves the community and the surrounding area. The district serves an area of approximately 52 square miles and has 14 volunteer firefighters. The district does not provide ambulance service.

Ambulance Services

Advanced Medical Transport (AMT) provides ambulance services for Dunlap. AMT was formed by OSF Saint Francis Medical Center, Methodist Hospital, and Proctor Hospital in 1991 and operates the largest ambulance fleet in central Illinois. AMT reports that an ambulance generally arrives on scene in 5 minutes system-wide and in less than nine minutes at least 90% of the time.



Figure 27: Dunlap Fire Department

Transportation

Motorized

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

Legion Hall Road is the primary east-west thoroughfare in Dunlap, and its intersection with Route 91 is the heaviest-traveled intersection in Dunlap. This intersection is a four-way stop. Legion Hall Road provides access to the west. Cedar Hills Drive is the primary thoroughfare that provides access to the east. It intersects Legion Hall Road approximately one-quarter mile east of Route 91 and runs southeast, providing access to Route 40 east of Dunlap.

Vehicular access through Dunlap was improved by the upgrade of a 1.1 mile stretch of Route 91 from Legion Hall Road to north of Dunlap in 2015. The upgrade added a center turn lane and included road resurfacing, the installation of curb and gutters and a storm sewer, and the addition of a bike lane on each side.

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



Figure 28: Downtown Dunlap

Non-Motorized

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

Pedestrian access is somewhat limited because sidewalks do not exist in all parts of the Village. Dunlap has a sidewalk program in which it shares the cost of concrete with a property owner to install a sidewalk in front of a house. The Village has expanded on this program and now requires 5-foot sidewalks in new developments. The Village is now in the process of updating several blocks of older sidewalk to meet the new standards.

Bicycle access is provided via the existing street network, and because Village streets have low speed limits and are lightly traveled, bicycling in the Village is generally safe. Route 91 has installed new bike lanes as part of the highway's upgrade and has substantially improve bicycle access along the highway (see **Figure 29**). The Rock Island Trail provides bicycle access to areas northwest and southeast of Dunlap, but the trail is primarily used for recreation.



Figure 29: Bike Lane along Route 91

Since the creation of the last comprehensive plan, the Village has been able to address student access to Dunlap Grade School and Dunlap Valley Middle School. The Village received Safe Routes to School (SRTS) funding to improve pedestrian access to Dunlap Grade School from Copperfield along Legion Hall Road. With the SRTS funding, the Village built sidewalks that didn't exist before. The community installed a protected crosswalk with a pedestrian refuge island and signal lights to improve the access from Copperfield to Dunlap Valley Middle School. (see **Figure 30**).

With these additions to the Village's pedestrian network, Dunlap increased pedestrian access and safety.



Figure 30: Route 91 Improved School Crossing

Rock Island Trail

The Rock Island Trail (**Figure 31**) is a natural area that serves as an important Village amenity. Built on a former railroad between Peoria and Rock Island, the trail runs 26 miles from Alta to Toulon and passes through Dunlap. The trail approaches Dunlap from the southeast, running northwest and crossing Cedar Hills Drive and Legion Hall Road near the Dunlap High School complex. The trail runs behind Dunlap Public Library and enters the Village near the intersection of Ash Street and First Street. It passes over Village streets before resuming near North Park and exits Dunlap at the Village's northern boundary as it crosses Route 91.

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



Figure 31: Rock Island Trail

Economy

Employment

Because of Dunlap’s size, there is little formal data available that describes the employment characteristics of Village residents and the Village itself. Available data from the US Census and the American Community Survey must be combined with observation of existing conditions and local knowledge to reach sound conclusions about employment in Dunlap.

Employment of Village Residents

Tri-County staff used US Census data to analyze the occupations of employed Dunlap residents. Staff used the American Community Survey from 2010 and 2019 to see which occupations and industries employed the most Dunlap residents and to see if there have been any changes to employment within this timeframe (see **Figure 32**).

In 2010, the total number of employed Dunlap residents age 16 and over was 745. Management, business, science, and arts occupations had the largest percentage of the employed labor population with 51.8%. Sales and office occupations had the next-highest percentage, at 21.5%. The industries that employed the most Dunlap residents were educational services, health care, and social assistance with 33% total. The second-highest industry was manufacturing, with 19.7%.

<i>Industry of Employed Residents in Dunlap 2010</i>		
	Number of Employees	Percentage of Employees
Agriculture, Forestry, Fishing, and Hunting and Mining	6	0.8
Construction	45	6.0
Manufacturing	147	19.7
Wholesale Trade	19	2.6
Retail Trade	66	8.9
Transportation and Warehousing and Utilities	21	2.8
Information	4	0.5
Finance and Insurance and Real Estate and Rental and Leasing	38	5.1
Professional, Scientific, and Management, and Administrative and Waste Management Services	62	8.3
Educational Services and Health Care and Social Assistance	246	33.0
Arts, Entertainment, and Recreation, and Accommodation and Food Services	57	7.7
Other Services, Except Public Administration	30	4.0
Public Administration	4	0.5
Total	745	

<i>Occupation of Residents in 2010</i>		
	Number of Employees	Percentage of Employees
Management, Business, Science, and Arts Occupations	386	51.8
Service Occupations	78	10.5
Sales and Office Occupations	160	21.5
Natural Resources, Construction, and Maintenance Occupations	56	7.5
Production, Transportation, and Material Moving Occupations	65	8.7
Total of Employed Residents 16 and Over	745	

Figure 32: Occupation & Industry of Residents in 2010

<i>Industry of Employed Residents of Dunlap 2019</i>		
	Number of Employees	Percentage of Employees
Agriculture, Forestry, Fishing, and Hunting and Mining	0	0.0
Construction	40	7.9
Manufacturing	109	21.6
Wholesale Trade	30	5.9
Retail Trade	43	8.5
Transportation and Warehousing and Utilities	15	3.0
Information	9	1.8
Finance and Insurance and Real Estate and Rental and Leasing	24	4.8
Professional, Scientific, and Management, and Administrative and Waste Management Services	80	15.8
Educational Services and Health Care and Social Assistance	134	26.5
Arts, Entertainment, and Recreation, and Accommodation and Food Services	11	2.2
Other Services, Except Public Administration	4	0.8
Public Administration	6	1.2
Total	505	

<i>Occupation of Residents in 2019</i>		
	Number of Employees	Percentage of Employees
Management, Business, Science, and Arts Occupations	226	44.8
Service Occupations	55	10.9
Sales and Office Occupations	143	28.3
Natural Resources, Construction, and Maintenance Occupation	44	8.7
Production, Transportation, and Material Moving Occupations	37	7.3
Total Employed Pop 16 and Over	505	

Figure 33: Occupation & Industry of Residents in 2019

In 2019, the total number of employed Dunlap residents 16 and over was 505 (see **Figure 33**). Management, business, science, and arts remained the occupations that employed the most Dunlap residents, with 44.8%. Sales and office occupations remained the second-highest occupation to employ Dunlap residents, with 28.3%. The industries also mirrored the 2010 results. Educational services, health care, and social assistance were the industries that employed the most Dunlap residents with 26.5%. Manufacturing was the industry that employed the second-most Dunlap residents with 21.6%.

Analyzing the data, it shows that the occupations and the industries that are employing Dunlap residents have not changed during this timeframe. But a noticeable change was that the overall workforce has shrunk, seeing a 32% decrease in the population of employed Dunlap residents who are 16 and over. Also, for both the occupations and the industries that employ Dunlap residents, the occupation and industry that had the most employees saw a slight decrease during this timeframe. While the occupations and industry that had the second highest employees saw a slight increase during this timeframe.

Dunlap Employment Opportunities

No formal list of major employers in Dunlap exists, but the obvious largest employer in the Village is School District 323 (see **Figure 34**). Dunlap Grade School, Dunlap Middle School, Dunlap Valley Middle School, and Dunlap High School are located in the Village, and the administrative, teaching, and support positions that exist at these schools comprise the largest amount of jobs offered by a single employer in the Village.

Other employers in Dunlap primarily consist of small businesses or business branches. These businesses are located in two primary areas: 1) Along Route 91 and 2) Within the downtown business district. Restaurants and service businesses are examples of the employers located along Route 91. The Better Banks branch and the US Post Office are examples of the employers located within the downtown business district. Better Banks was founded in 1898 as Dunlap Bank. It is the oldest commercial employer in the Village.



Figure 34: Dunlap School District Logo

Future Employment in Dunlap

There are no formal employment projections available from the Illinois Department of Employment Security (IDES), the state agency that provides employment projections for metropolitan areas in Illinois. To develop an adequate assessment of future employment opportunities in Dunlap, existing conditions in the village must be considered and realistic future changes must be identified.

For the employment projections, Tri-County staff used The Local Workforce Area 15, which was the smallest geography found for employment projections. According to IDES, Area 15 includes Fulton, McLean, Marshall, Mason, Peoria, Stark, Tazewell, and Woodford counties. The projections by industry uses employment numbers from 2018 and then projects it to 2028 (see **Figure 35**).

Based on these projections, the occupations that are expected to see the biggest increases are Personal Care and Service, with 9.2%, Architecture and Engineering, with 4.3%, and legal, with 2.7%. The occupations that are expected to see the biggest losses are Education, Training, and Library, with 9.5%, Office and Administrative Support with 8.6%, and Food Preparation and Serving with 6%.

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

<i>Projected Employment Change for Local Workforce Area 15</i>				
	Employment 2018	Employment 2028	Employment Change	Percent Change
Management Occupations	30,351	30,851	500	1.65
Business and Financial Operations Occupations	16,233	16,164	-69	-0.43
Computer and Mathematical Occupations	7,390	7,511	121	1.64
Architecture and Engineering Occupations	4,581	4,779	198	4.32
Life, Physical and Social Science Occupations	1,756	1,717	-39	-2.22
Community and Social Services Occupations	5,172	5,147	-25	-0.48
Legal Occupations	2,144	2,203	59	2.75
Education, Training, and Library Occupations	18,260	16,519	-1,741	-9.53
Arts/Design/Entertainment,Sports/Media Occupations	3,926	3,822	-104	-2.65
Healthcare Practitioners and Technical Occupations	19,109	19,306	197	1.03
Healthcare Support Occupations	7,983	7,878	-105	-1.32
Protective Service Occupations	6,236	6,274	38	0.61
Food Preparation and Serving Occupations	25,110	23,589	-1,521	-6.06
Building and Ground Cleaning and Maintainance Occs	9,611	9,661	50	0.52
Personal Care and Service Occupation	8,083	8,830	747	9.24
Sales and Related Occupations	31,489	31,005	-484	-1.54
Office and Administrative Support Occupations	40,437	36,934	-3,503	-8.66
Farming, Fishing, and Forestry Occupations	1,296	1,312	16	1.23
Construction and Extraction Occupations	9,269	9,413	144	1.55
Installation, Maintenance and Repair Occ	10,241	10,389	148	1.45
Production Occupations	18,107	17,536	-571	-3.15
Transportation and Material Moving Occupations	17,158	17,581	423	2.47

Figure 35: Projected Employment Change for Local Workforce

Commercial

The commercial uses in Dunlap consist of small businesses located along Route 91 and within the downtown business district. Types of businesses included in the Village include: Landscaping, restaurants and bars, agricultural, convenience stores, and a veterinary clinic.

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

Industrial Uses

The only industrial land in the Village is located at the eastern edge. Industrial growth is desired for the Village because of its impact on the employment base and the property tax base, so suitable land for industrial use has been identified in the future land use map in **Figure 17**. The Village will have to actively market the land to recruit a new or existing industrial business to locate at the property.



Figure 36: Monica Elevator Company

Education

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

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

School District #323 is one of the Village's most important assets. The district has benefitted from its location within Dunlap, where it has been able to expand. In fact, #323 has extensively grown with the increased population in the surrounding community. The district has been able to meet the increased growth with facility expansion of the high school, the addition of two middle school buildings, and a new administrative office. Dunlap should maintain a strong working relationship with the District and do what it can to enhance and strengthen it in the future.



Figure 37: Dunlap High School

Cultural Facilities (Parks and Recreation)

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

Existing Facilities

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

North Park is located at the Northeast corner of the Village and is geared towards active recreation. It contains a football field, baseball diamonds, and a basketball court that also is pickleball court regularly used by residents. The Park is used primarily for organized youth sports activities operated by the Dunlap Recreation Association and Dunlap teams in the Junior Football League of Central Illinois.

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

Copperfield Park is a pocket park located in the Copperfield residential subdivision (see **Figure 38**). The Park has a playground that contains slides, climbing apparatuses, and a swing set. The playground is designed to have separate play areas for younger children and older children. The Park is easily accessible; since the park is set within the Copperfield

subdivision, children that live in the neighborhood are able to walk or ride their bike to the park. Copperfield Park is a model for other neighborhood parks that should be built as additional residential areas are developed in the Village.



Figure 38: Copperfield Park

Existing Recreational Programs

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

Dunlap is working to increase the quantity and type of recreational programs available to Village residents. But the community has a group called Dunlap Rec that provides sport-specific opportunities. The Village maintains several sports fields in North Park (see **Figure 39**).



Figure 39: North Park Recreation Fields

Natural Resources

Agriculture

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

Agriculture in the Dunlap area is characterized by corn and soybean production. There is little animal agriculture in the area. The animal operations that do exist consist of small herds of livestock; there are no large commercial livestock operations near Dunlap.

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

The predominant soil associations in the area surrounding Dunlap are Ipava-Tama-Elkhart, Warsaw-Dickson-Plainfield, and Rozetta-Keomah-Sylvan. The Ipava-Tama-Elkhart soil association is mostly located in the northern half of Dunlap's ETJ and is used mainly for cultivated crops such as corn,

soybeans and small grain. The Warsaw-Dickinson-Plainfield soil association surrounds Kickapoo Creek, and most areas of this association are used for cultivated crops. The Rozetta-Keoman-Sylvan soil association is mostly located in the southern half of Dunlap's ETJ surrounding the Warsaw-Dickinson-Plainfield soil association and mostly used for cultivated crops, pasture or hay. In general, the soils near Dunlap are very productive.

Environmental Areas

A varied landscape surrounds Dunlap and identifying significant natural resource areas worthy of protection is an important part of the planning process.

Cropland

As mentioned in [Section 2: Description of Dunlap](#), most of the land within Dunlap is used for agricultural production. The largest expanse of continuous agricultural land is located northwest of Dunlap. Much cropland exists to the east, but it is divided by Kickapoo Creek, a Kickapoo Creek tributary, and wooded area that run along the creeks. The southwest quadrant of Dunlap's ETJ has some cropland but is dominated by wooded areas that extend from Kickapoo Creek.

Wooded Land

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

Surface Water

The dominant water feature in the Dunlap area is Kickapoo Creek. Kickapoo Creek flows around Dunlap to the east and south. The creek winds its way south from a point near the intersection of Route 91 and Hicks Hollow Road north of

Dunlap to a point near the Village's southeast corner. The creek then turns west and a small segment flows within the Village boundaries before it crosses Route 91 south of the Village and winds its way southwest. A small tributary of Kickapoo Creek flows southeast from near the Village's southeast corner into the City of Peoria.

The stewardship of Kickapoo Creek (**Figure 40**) will be important as new development occurs to the south of Dunlap within the Kickapoo Creek Watershed. The creek is classified as an impaired water body by the Illinois Environmental Protection Agency. An impaired water body has a quantity of pollutants that does not fully support certain uses of the water body. The impaired use of Kickapoo Creek is fish consumption, so fishing is negatively impacted by the water quality of Kickapoo Creek.

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



Figure 40: Kickapoo Creek

Wetlands

Patches of wetlands are located all along Kickapoo Creek within Dunlap's ETJ, including along the segment of Kickapoo Creek that passes inside the Village boundaries. Many of these wetland areas are located within flood zones. Wetlands filter pollutants from stormwater runoff and can help prevent flooding, so they

should be preserved in order to allow these environmental functions to continue.

Flood Zones

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

Steep Slopes

The land with the most varied terrain is located southwest of Dunlap among the large patches of wooded area. Two notable ravines — oriented northwest to southeast — are located in this area; one of these ravines is located just beyond the Copperfield subdivision. These ravines are constraints to development in this area.

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



Public Engagement

Community Engagement is an essential part of the planning process for comprehensive planning. This aspect allows the public to provide direct feedback to the planning team to account for the community's wants and needs. This informs the planning team about the types of goals and initiatives that should be included in the plan document. This also helps create ownership of the plan for the people in the community.

The community engagement efforts for Dunlap's comprehensive plan were done collaboratively between Tri-County staff, a steering committee made up of community stakeholders, and Village employees. This plan had to be adjusted due to the COVID-19 epidemic — due to health concerns, public engagement was held in an online format. The planning team created a survey that consisted of 21 questions, including a mixture of multiple-choice, ranking, and open-ended formats. This survey was sent throughout the Village and received 117 respondents.

The survey questions were meant to gather information about how residents feel about their community, what they feel their community does well, what needs to be worked on, and what they want to see.

Community Survey

Analyzing the answers from the survey (found in depth in **Appendix A**), 92% of respondents felt that Dunlap is a great place to call home and 95% of respondents would recommend Dunlap to others as a place to live. Even though this is the case, a majority of respondents felt that there are not enough job opportunities: 34% of respondents felt there are not enough job

opportunities, and 33.3% were unsure if there are enough in the Village or surrounding area.

The survey revealed that the school district is an important asset to the Village. 77.7% of the respondents reported that the school district is very important to their decision to live in the Village. The Village of Dunlap has a sterling reputation for having a good school district, and this reputation appears to be an attractor for people wanting to live in Dunlap.

According to the survey respondents, 54% of respondents would like to see Dunlap remain stable in population, and 45% would like to see moderate growth continue for Dunlap.

When it comes to things that the people want to see, according to the respondents, the community would like the parks to be monitored after hours, code enforcement, and the gas station updated. The respondents also felt that the Village needs to develop and make proper use of the available commercial space to attract and encourage small businesses. To do this, respondents felt that the Village needs to bring in stores, grocery stores, and coffee shops. The survey also asked what type of park improvements residents would like to see. The respondents suggested that adding splash pads, a new pavilion, and better bathrooms would make the parks better. They also suggested: Planting more trees in North Park, fixing the scoreboard, a fenced-in dog park, pickleball courts, a volleyball court, and an indoor sports complex.

Plan Adoption Process

Before adopting this Comprehensive Plan, the Village of Dunlap will hold a public hearing where the draft plan will be available for public review and the public will be allowed to make

comments. A 30-day comment period will follow the public hearing. The draft plan will be available on Tri-County Regional Planning Commission's website, along with a hard copy at the Village Hall for the public's review during the comment period. All comments received during the comment period will be reviewed and considered to be incorporated in the plan through edits and/or included in the **Appendix C**, along with the minutes from the public hearing.



Dunlap's Future

The first step of the Comprehensive Plan process—the Community Overview phase—sought to answer the question, “Where are we now?” Now, the second and third steps are Visioning and Goal Setting. They seek to answer the questions, “Where do we want to be in the future?” and “How do we get there?”

Where We Want to Go

To answer this question, the planning team examined existing conditions, input received from the public open house, and results of the community survey. The committee used this information along with knowledge of the community to create the following 20-year vision for Dunlap:

20-Year Vision for Dunlap

The Village of Dunlap provides a positive, welcoming atmosphere for both businesses and residents, resulting in a safe, friendly, and family-oriented community.

How We Get There

The final step of the comprehensive plan process seeks to answer the most challenging and crucial question: “How do we get there?” This section outlines the goals, objectives, and implementation strategies necessary to achieve the Village’s 20-Year Vision.

This section of the plan is the culmination of months of work by the planning committee and extensive input from residents. The Goals and Objectives examine individual elements of the community and fit them together in an overall plan.

The Implementation Strategies are action items to achieve the Goals and Objectives. This plan will only be successful if the ideas listed inside it are implemented.

It is important to evaluate progress as the plan is implemented. In addition, the plan should be reviewed every three to five years in response to ongoing changes in the community. Also, the plan should be shared with new members of the Village Board, Community Development Committee, and other Village groups who will be part of the implementation.

Goal 1: Community Spirit

Foster a robust community spirit that preserves Dunlap’s small-town feel.

Objective 1:

Organize and hold community events for Village residents.

Implementation Strategies:

- Coordinate community events like Dunlap Days, garage sales, clean up days, races. Seek volunteers to organize and assist with community events. Use the proximity of trails for bike-a-thon, hike-a-thon, or race events.
- Support School District 323 activities. Consider events in conjunction with partner organizations like Dunlap Library. Engage District 323 students to support community events and contribute through community service activities.
- Partner with local businesses to promote community events and growth of businesses.

Objective 2:

Improve the Village’s communications.

Implementation Strategies:

- Engage the community online via social media, the Village website, and/or other channels.
- Establish regular dialogue with other community entities (Dunlap Fire, Dunlap Library, District 323, Radnor Township, etc.) that provide services to residents.

- Promote the use of the library for education and entertainment.
- Develop a database of residents' email and phone numbers for community communications.
- Consider an annual "State of the Village" letter to residents.
- Communicate annual street and sidewalk maintenance programs via the website.
- Promote the Village's paint and tree programs via the website to encourage beautification of properties.

GOAL 2: Commercial and Residential Development

Become a champion for commercial and residential development.

Objective 1:

Encourage new and existing businesses.

Implementation Strategies:

- Develop and implement a streetscape improvement plan including signage, lighting, benches, landscaping, sidewalks, and parking for designated commercial areas (e.g. downtown).
- Identify vacant or underutilized properties and evaluate alternative uses.
- Investigate expansion of existing businesses.
- Encourage new businesses to locate in Dunlap and actively seek an improved gas station/convenience store offering.

- Engage with regional economic development entities such as Greater Peoria Economic Development Council.
- Research available grants for economic development.
- Establish special promotions in conjunction with local businesses for residents of Dunlap.

Objective 2:

Sustainably grow residential areas.

Implementation Strategies:

- Provide new housing that fits in with the availability and capacity of existing infrastructure.
- Expand the Village through annexation when it is of benefit to the property owners and the Village.

Goal 3: Pedestrian-Friendly

Develop a pedestrian-friendly community with access to outdoor recreation.

Objective 1:

Bolster the Rock Island Trail.

Implementation Strategies:

- Seek opportunities to expand trail access by creating trail spurs into the existing and new residential developments.
- Improve the safety of the Rock Island Trail street crossings on Route 91, Legion Hall Road, and Cedar Hills Drive.
- Improve the portion of the Rock Island Trail that runs through the Village to allow pedestrians and cyclists to

stay off the streets. Consider making public restrooms available.

- Develop a long-term plan for the connection of Leslie Rutherford Park to the Rock Island Trail via a greenway along Kickapoo Creek.

Objective 2:

Provide park improvements.

Implementation Strategies:

- Improve North Park to support a growing need for youth and senior sports activities.
- Improve North Park to support the growing needs of Dunlap Days.
- Develop and install consistent signage for wayfinding related to parks and trails.
- Invest in park development with specialty items like pavilions (with a reservation process), designated dog areas, frisbee golf, restrooms, etc.
- Improve beauty and landscaping of key Village focal points: Entry from 91 South, Entry from Cedar Hills, intersection of Legion Hall/Route 91.
- Develop and promote a “walking loop” that connects key Village areas of the library, the Rock Island Trail, parks, and/or schools.

Objective 3:

Strengthen and support Dunlap’s recreational organizations.

Implementation Strategies:

- Align with Dunlap Rec and JFL (Junior Football League) for North Park improvements.

- Review a connector trail spur to Dunlap High School for youth sports activities.
- Work with District 323 on a shared community and school recreation facility (weights, gymnasium, batting cages, etc.).
- Identify funding mechanisms for improvement and expansion of parks and recreation facilities.

Goal 4: High-Quality Services to the Village

Provide high-quality community services to the Village.

Objective 1:

Improve the water and sewer systems in Dunlap.

Implementation Strategies:

- Improve water supply with a second main line connection to Illinois American Water and eliminate the need for water storage.
- Strengthen the water pressure in the Village to achieve better fire protection.
- Enhance the resilience of sanitary and storm water sewer to serve current residents and accommodate future growth.

Objective 2:

Upgrade and preserve Dunlap’s streets and sidewalks.

Implementation Strategies:

- Continue to maintain and upgrade streets within the village.

- Partner with Radnor Township, Peoria County, and the State of Illinois on their respective roads leading to and within the Village.
- Survey existing sidewalks for ADA compliance. Implement a plan for improvements over time.
- Continue to partner with District 323 and use Safe Routes to Schools funding to improve conditions for students who walk and bike to school.
- Enhance street lighting to improve aesthetics and security.

Objective 3:

Provide reliable snow removal services.

Implementation Strategies:

- Continue high-quality snow removal services and expand to newer areas of the Village.

Objective 4:

Uphold valuable community standards.

Implementation Strategies:

- Review recommendations from the Zoning Board to ensure that development aligns with the Village’s goals.
- Require new residential or commercial developments to connect to the Village sidewalk and/or trail system.
- Effectively use ordinances to support Village goals.
- Occasionally invite business leaders to Village Board meetings to discuss their business needs and the pros/cons of operating in Dunlap.

Goal 5: Efficient and Effective Delivery of Services

Coordinate efficient and effective delivery of services from external providers to the Village.

Objective 1:

Support and maintain trash and recycling services.

Implementation Strategies:

- Negotiate cost-effective removal of trash and recycling for the benefit of Village residents.

Objective 2:

Offer dependable animal control services within Dunlap.

Implementation Strategies:

- Negotiate cost-effective animal control services with Peoria County.

Objective 3:

Preserve safety and security village wide.

Implementation Strategies:

- Maintain strong relationships with Peoria County Sheriff and Dunlap Fire Department for safety and security of the Village.
- Engage Peoria County Sheriff on vehicle speeding within the Village to keep pedestrians and other passengers safe.

Objective 4:

Sustain Dunlap's education and library systems.

Implementation Strategies:

- Maintain strong relationships with and support of Dunlap Public Library.
- Promote adult education opportunities through the library.

Objective 5:

Examine electric aggregation within the Village.

Implementation Strategies:

- Negotiate an effective electric aggregation agreement for the benefit of Dunlap residents.

Objective 6:

Maintain public transportation offerings within Dunlap.

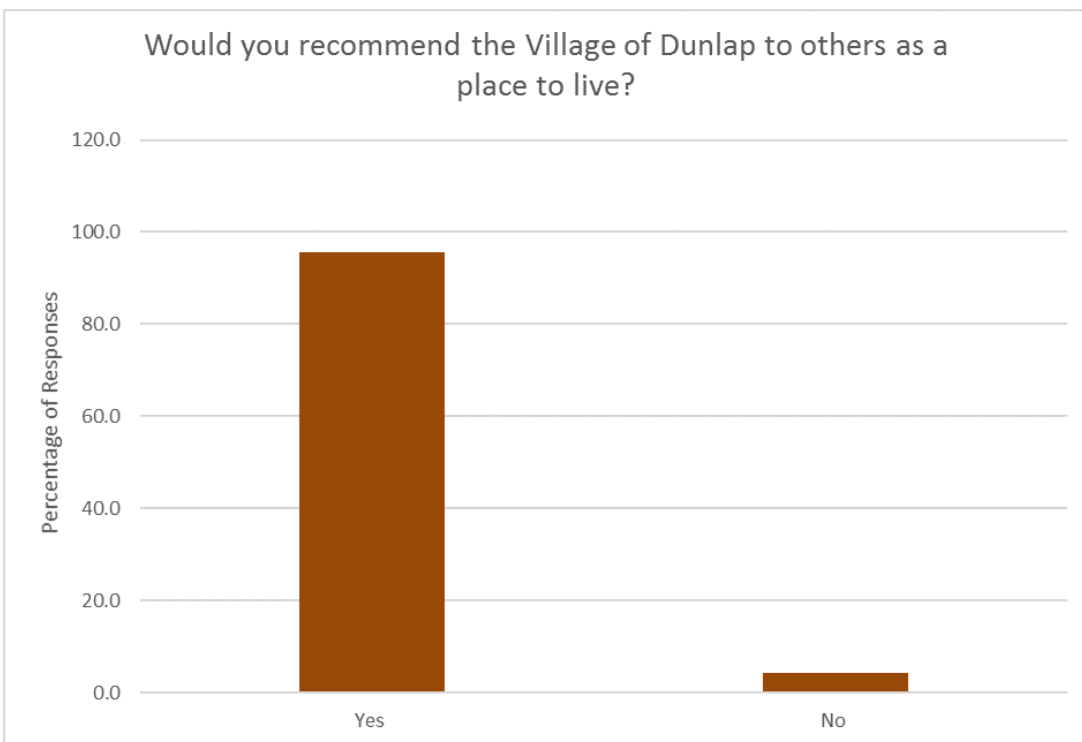
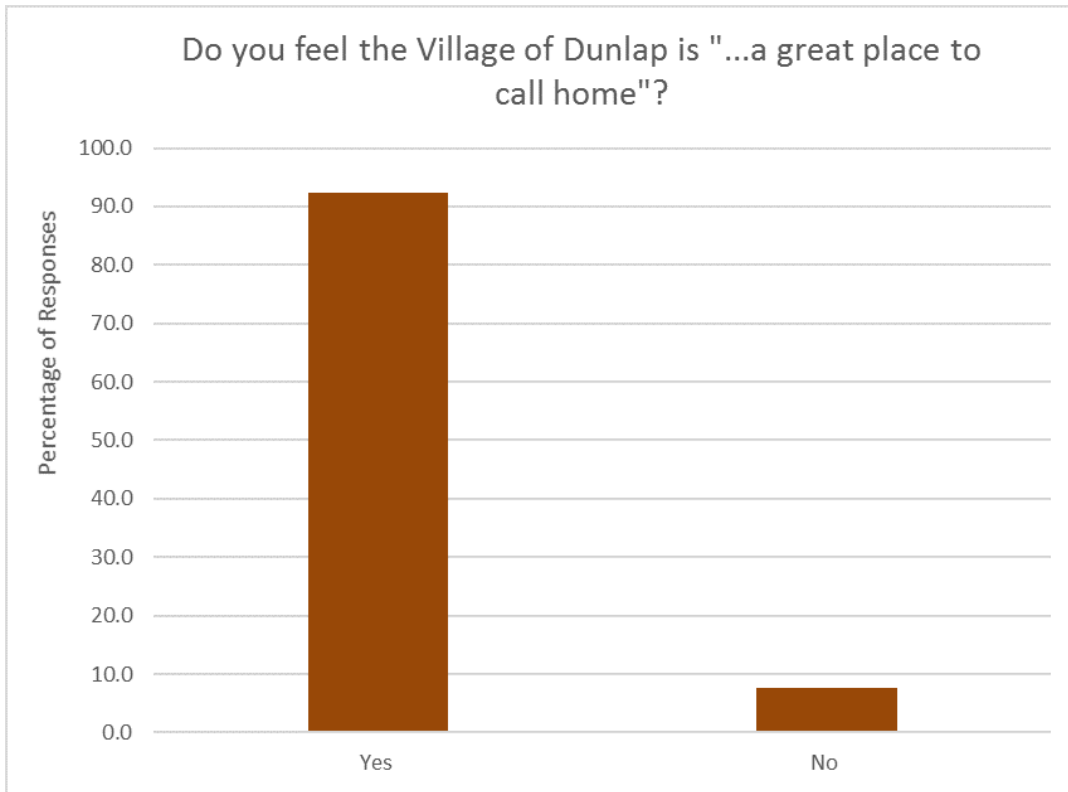
Implementation Strategies:

- Preserve the relationship with rural transit provider CountyLink.

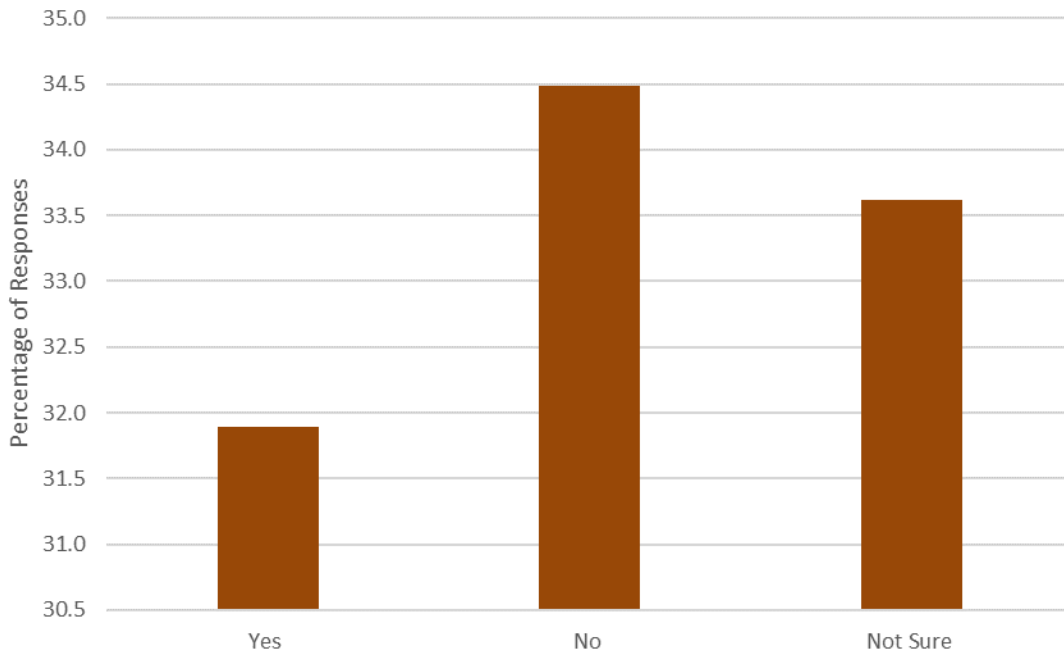


Figure 41: Bicycle facilities and Repair State and Dunlap Public Library

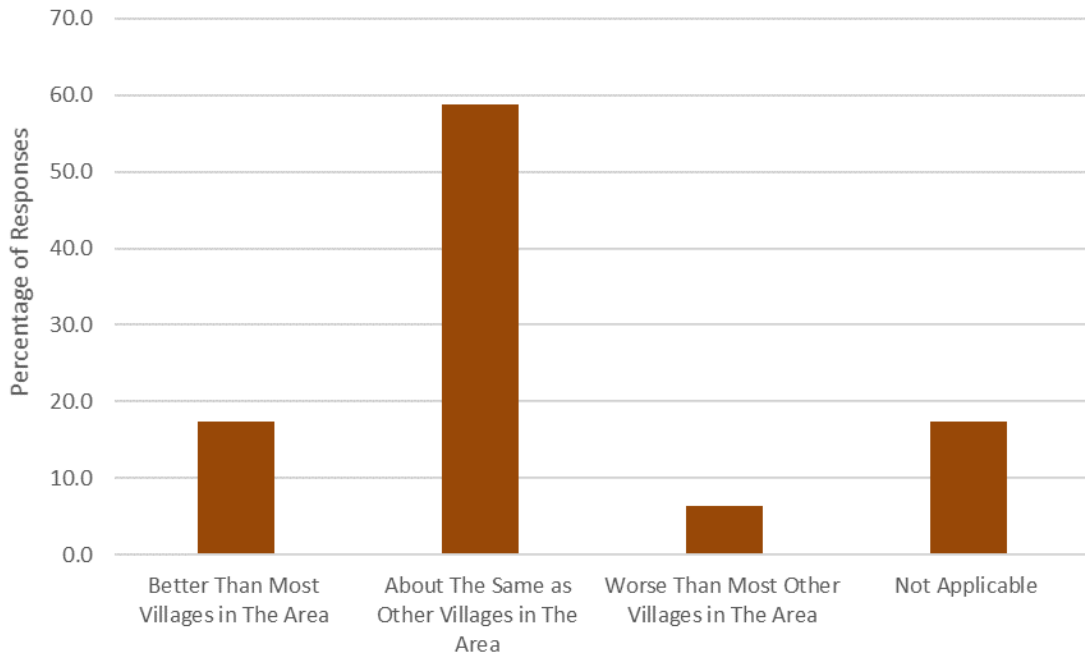
Appendix A: Survey Data

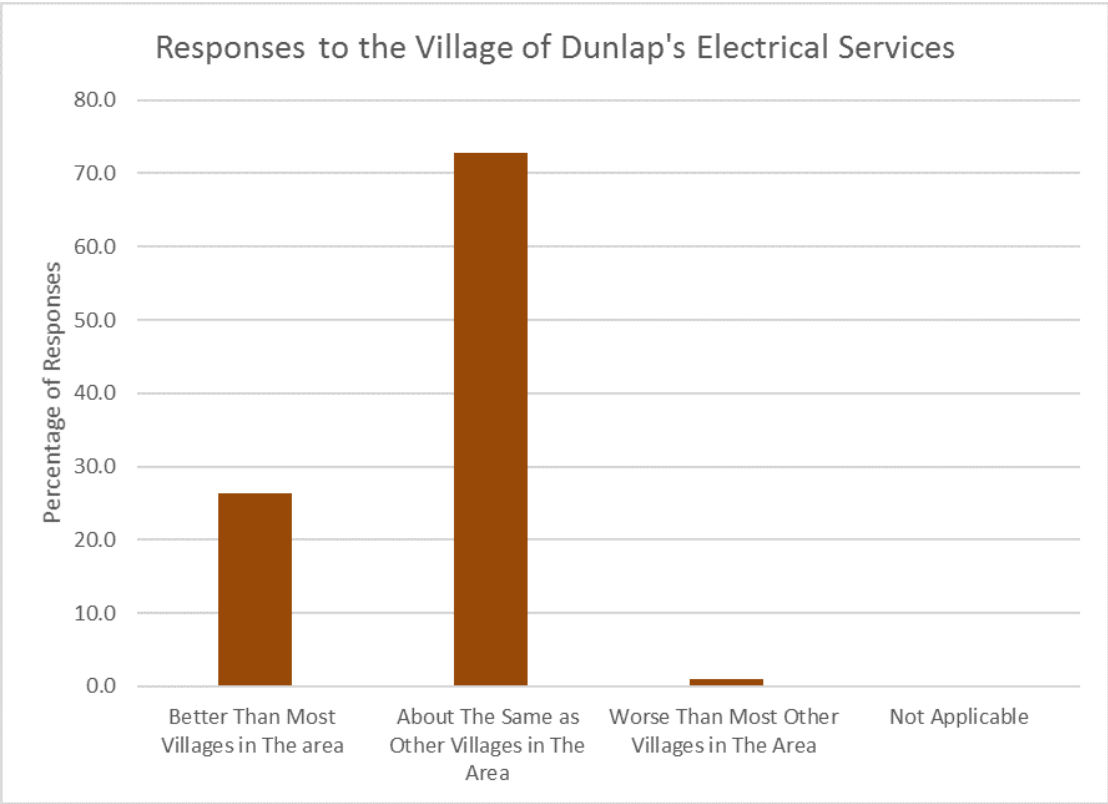
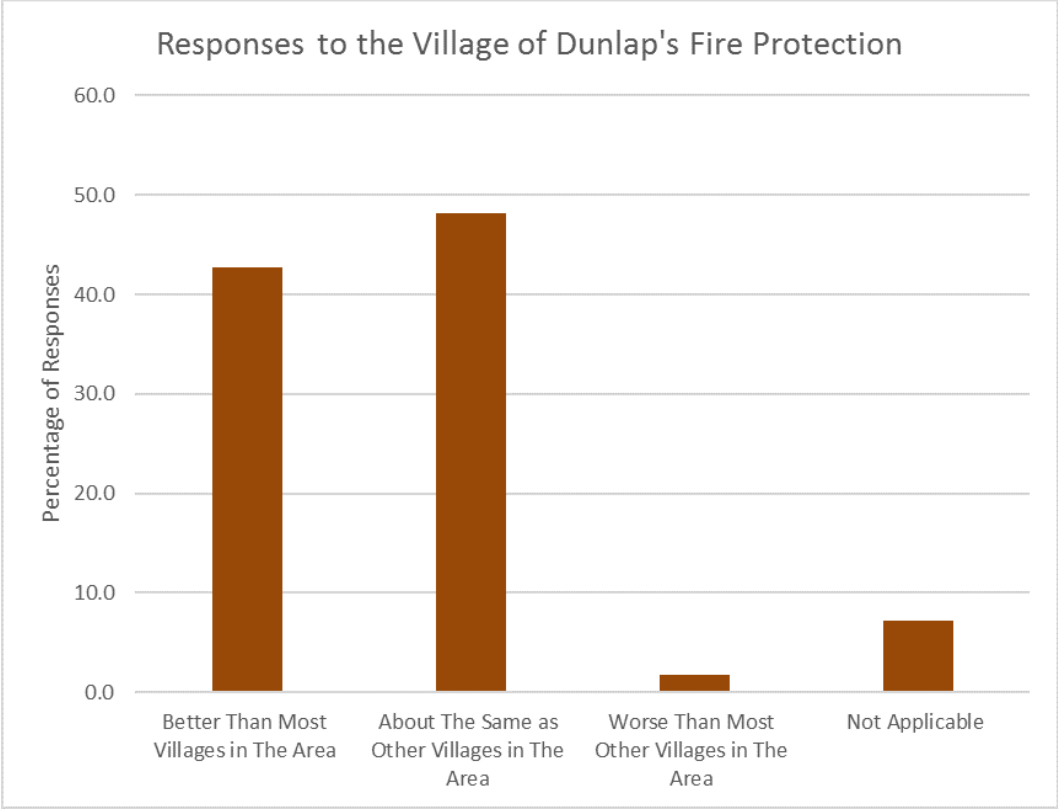


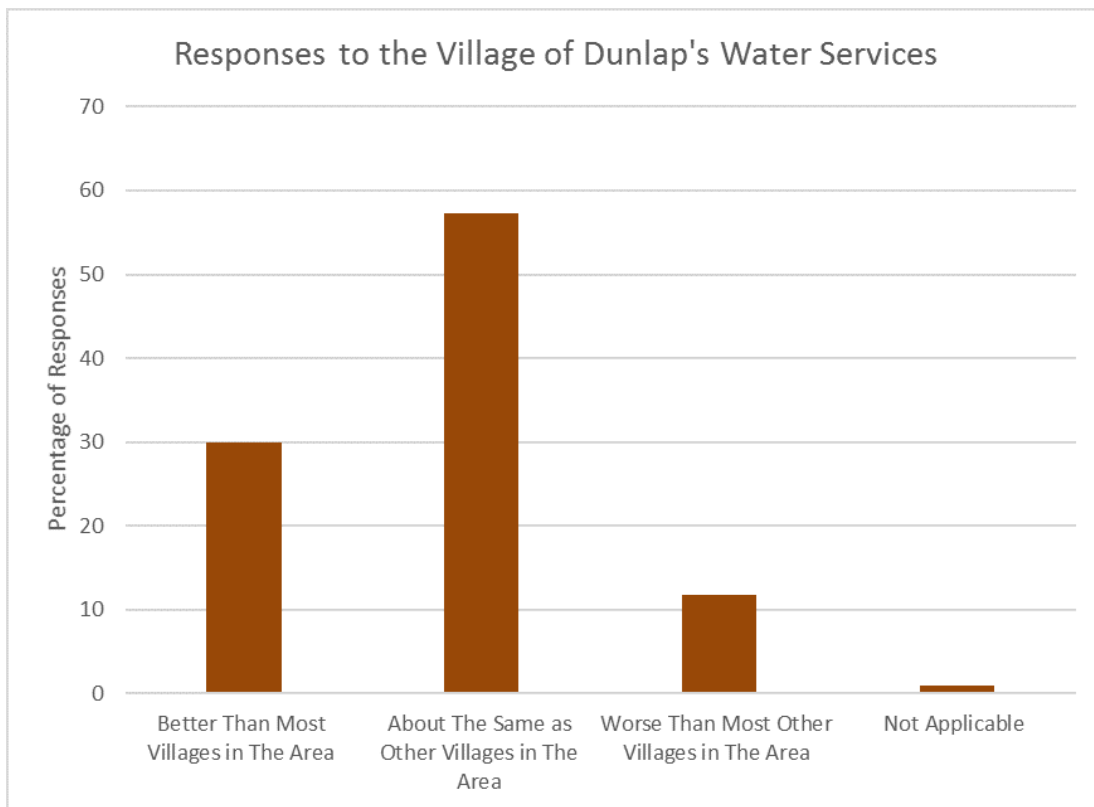
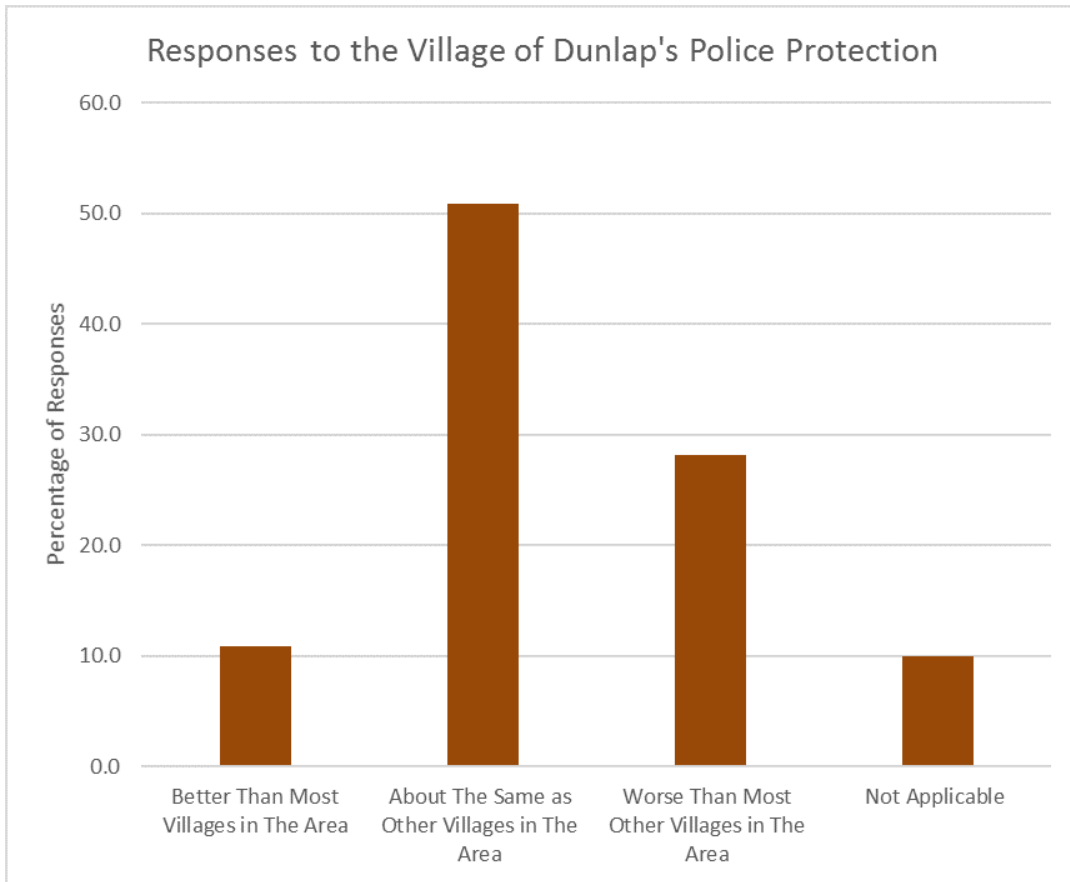
Do you feel there are enough employment opportunities in the Village and the surrounding area?

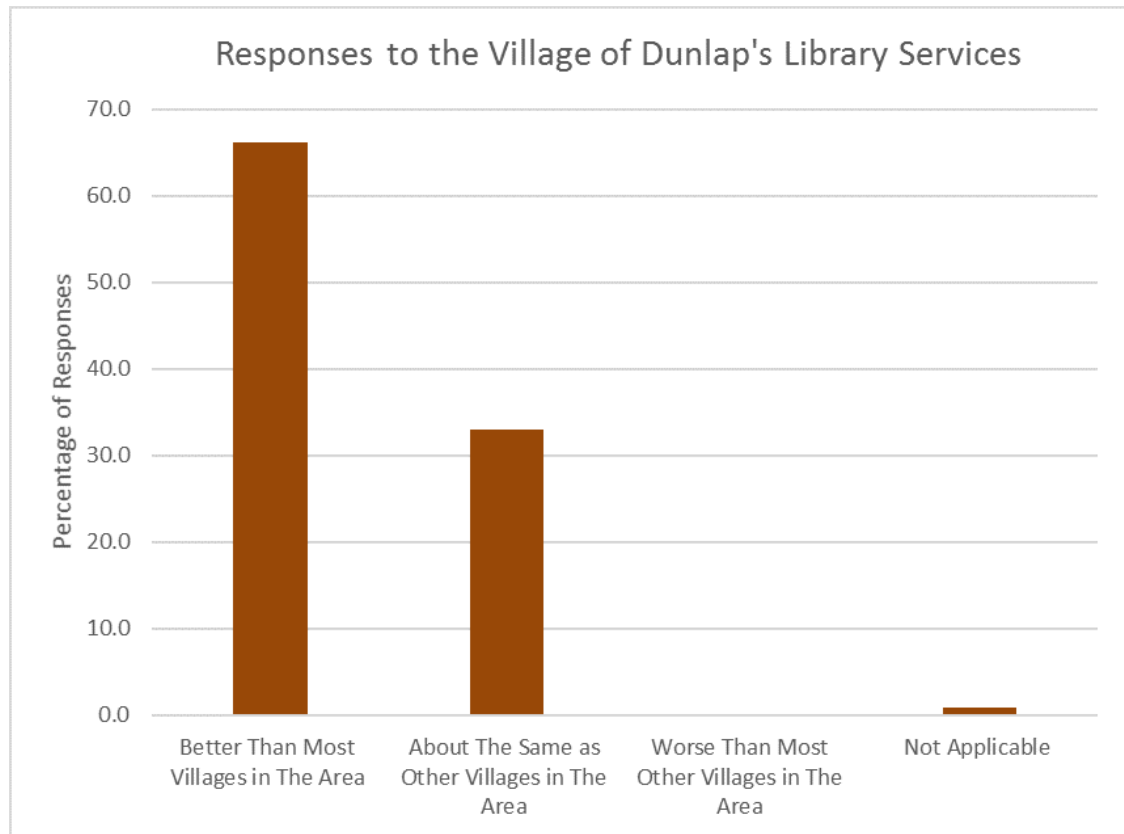
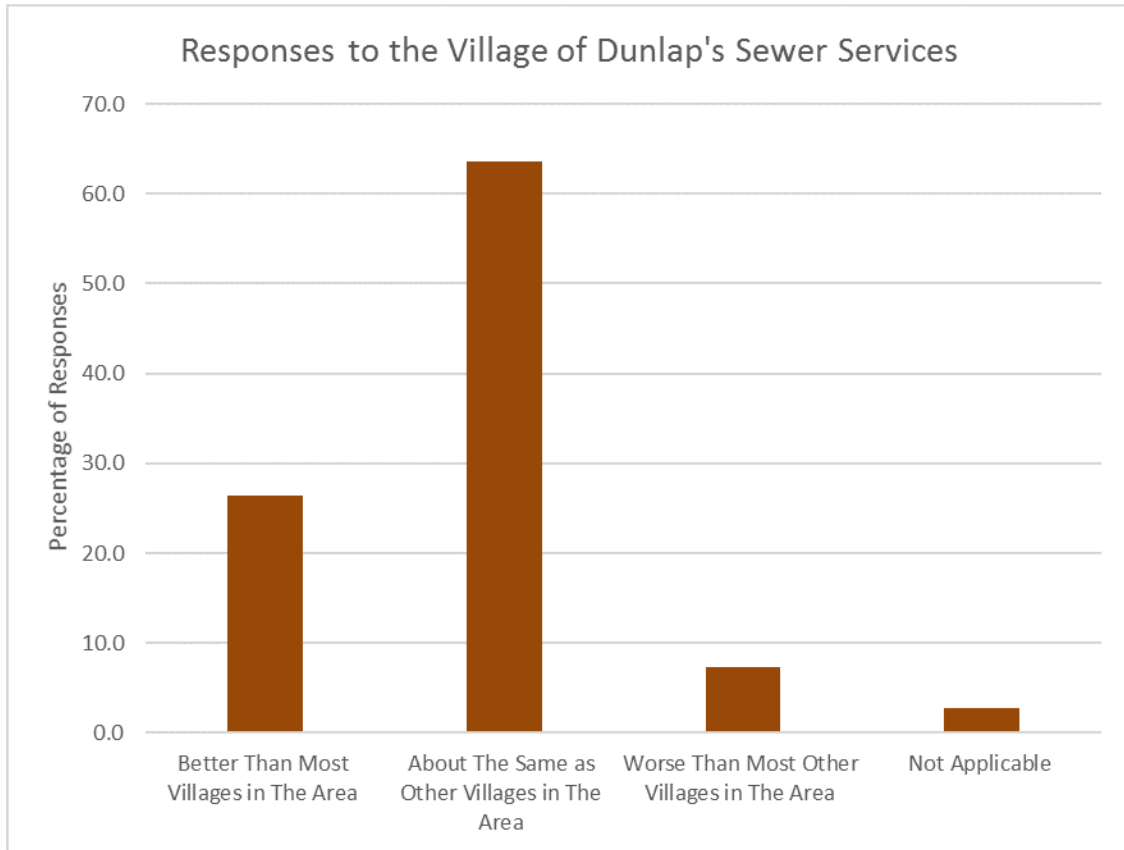


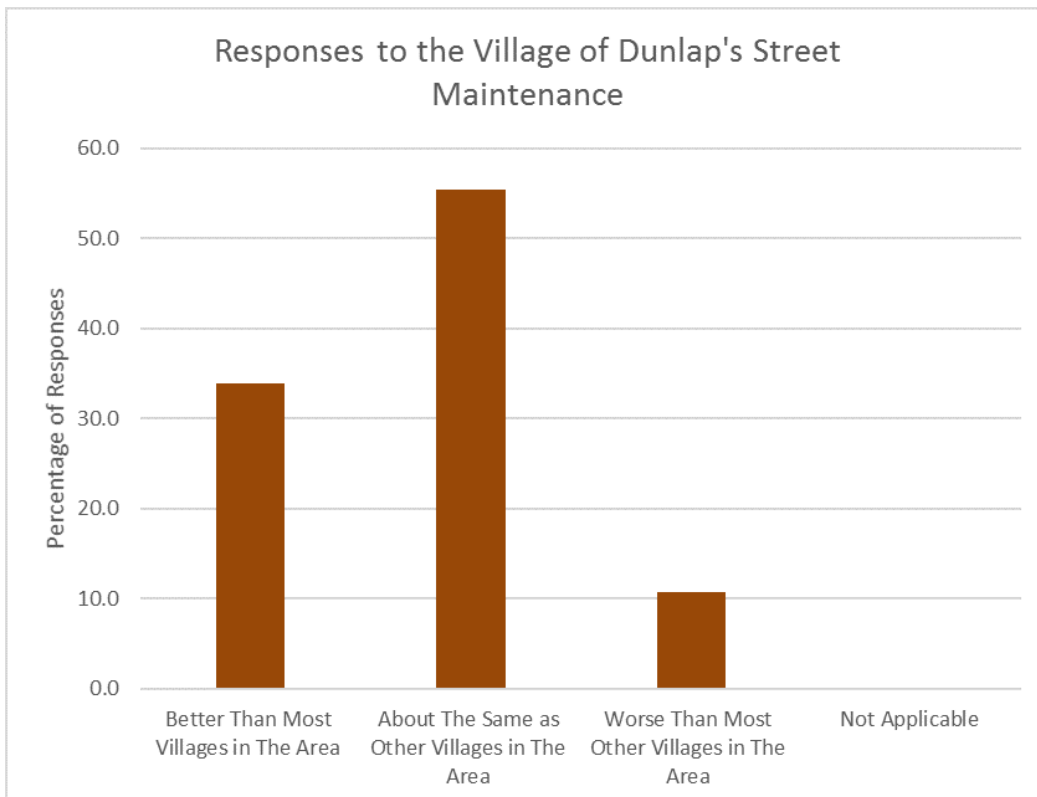
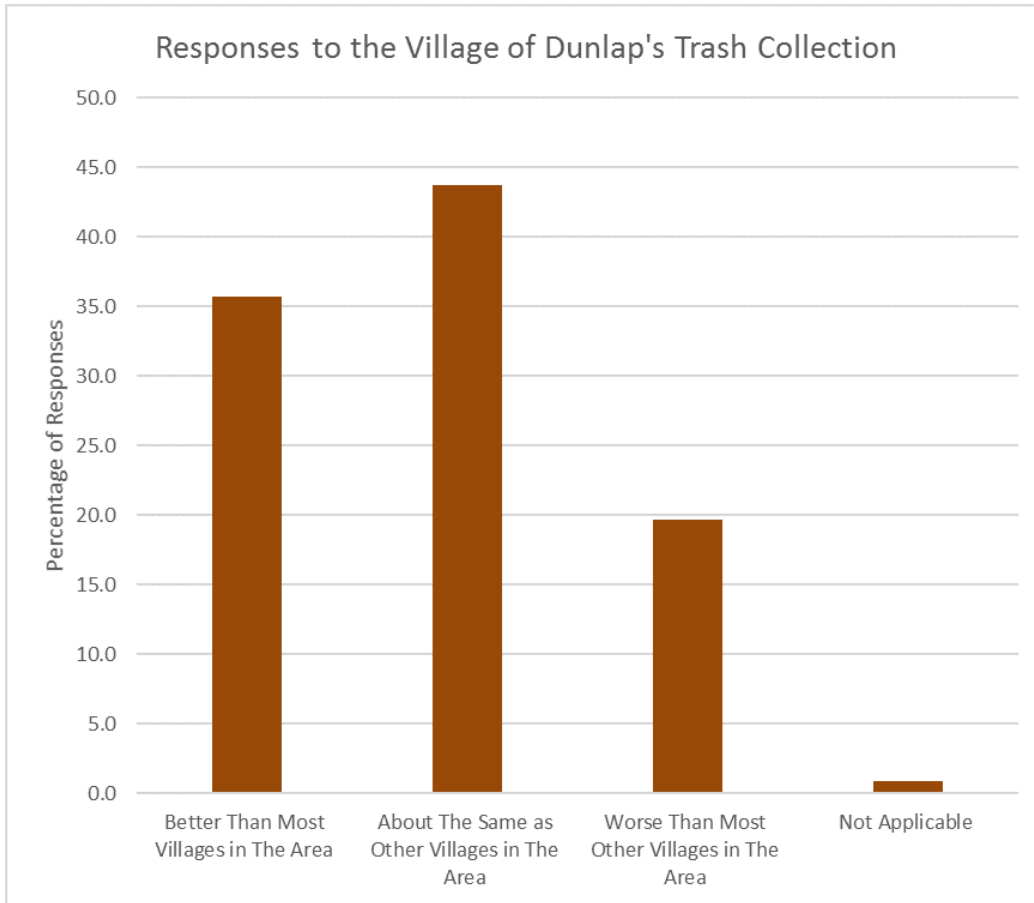
Responses to the Ambulance Response of The Village of Dunlap

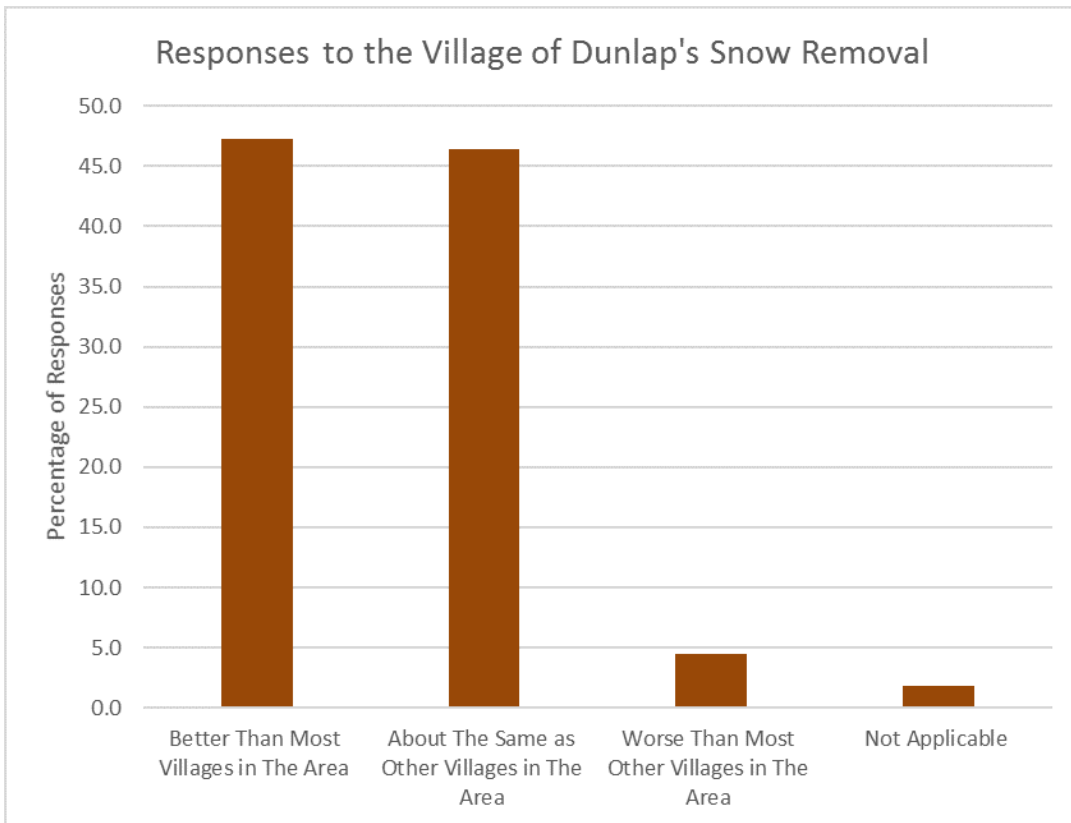
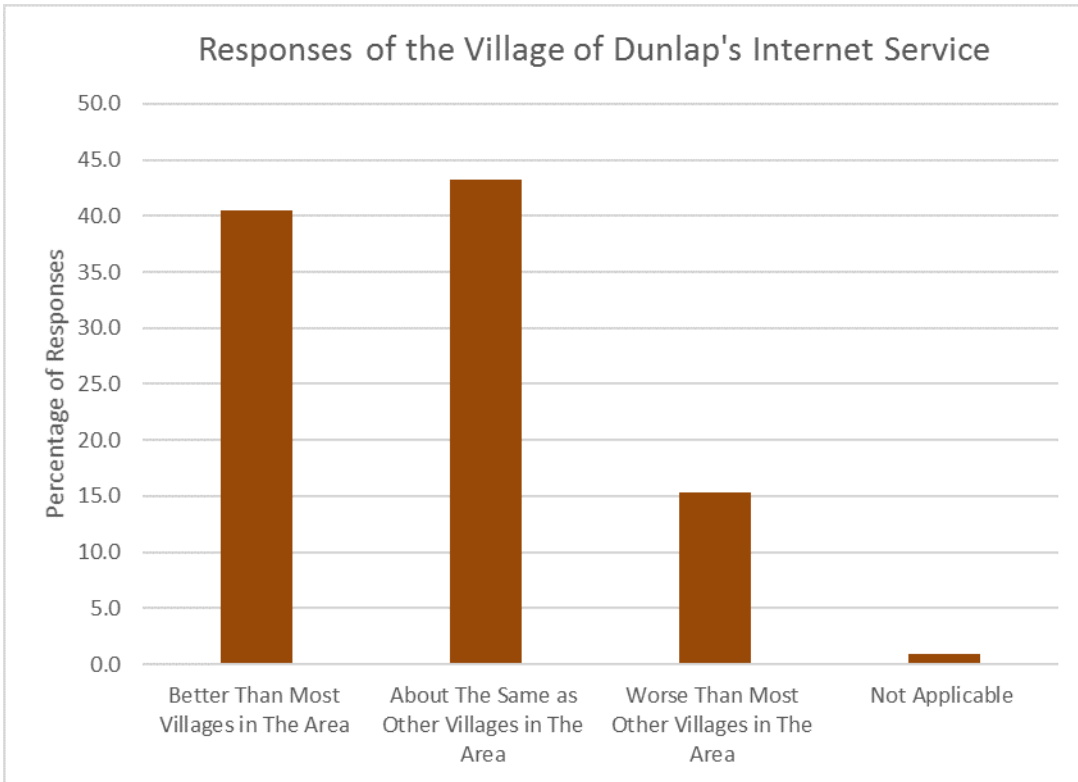


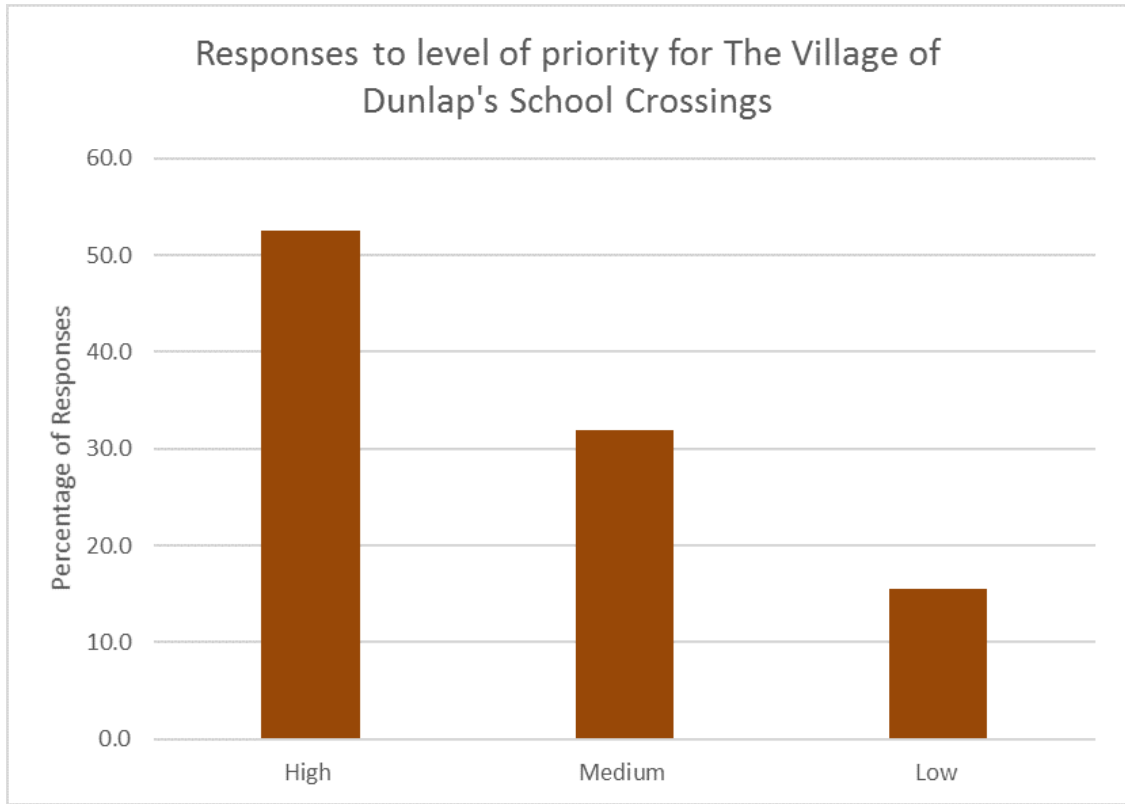
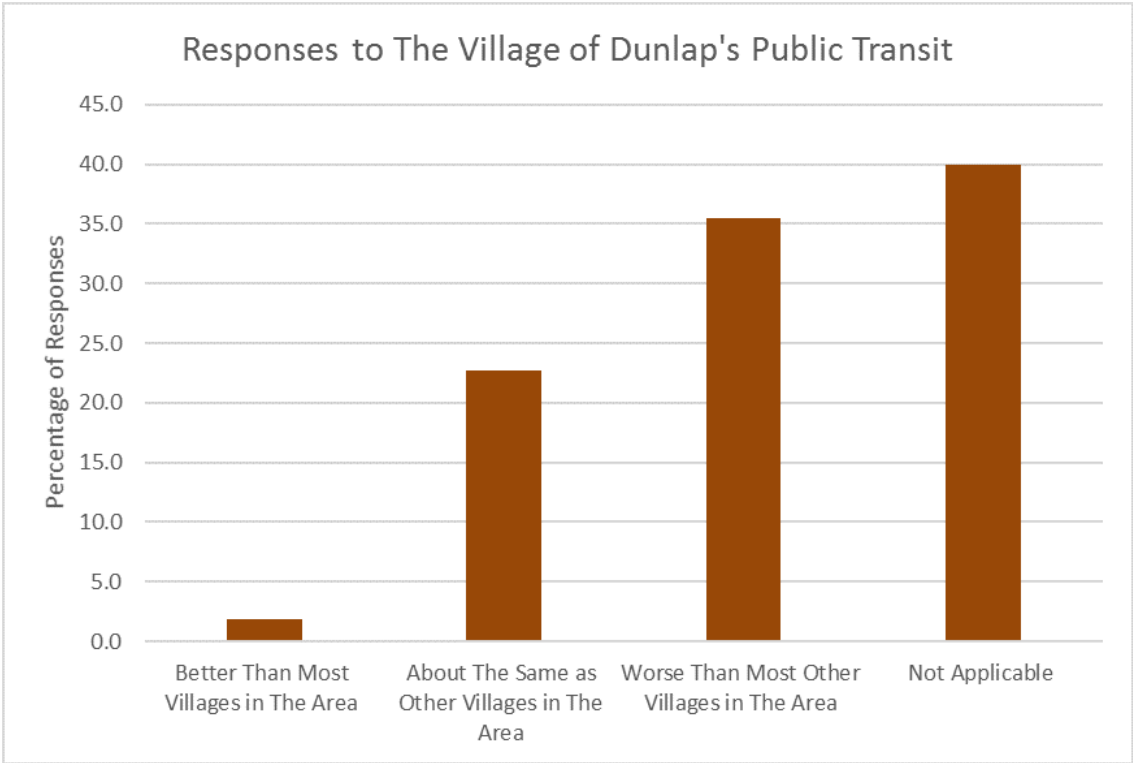




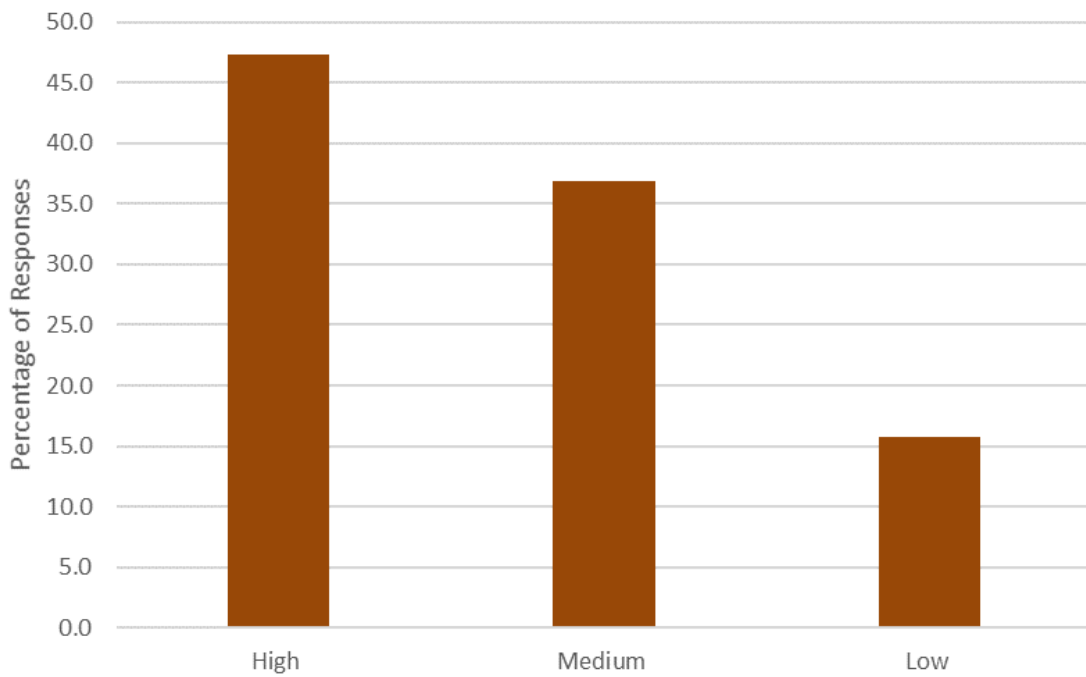




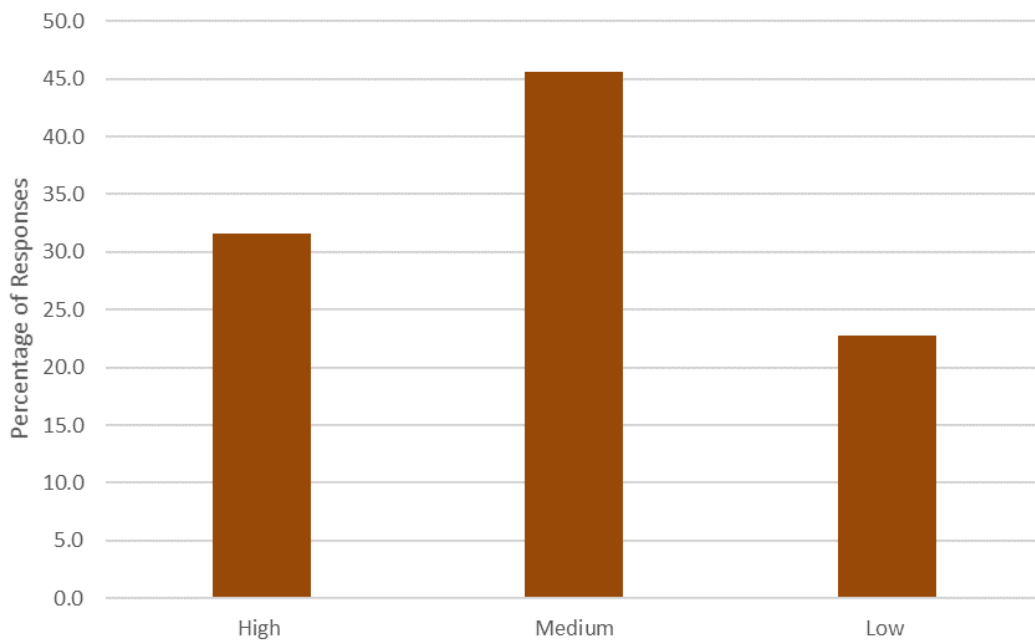


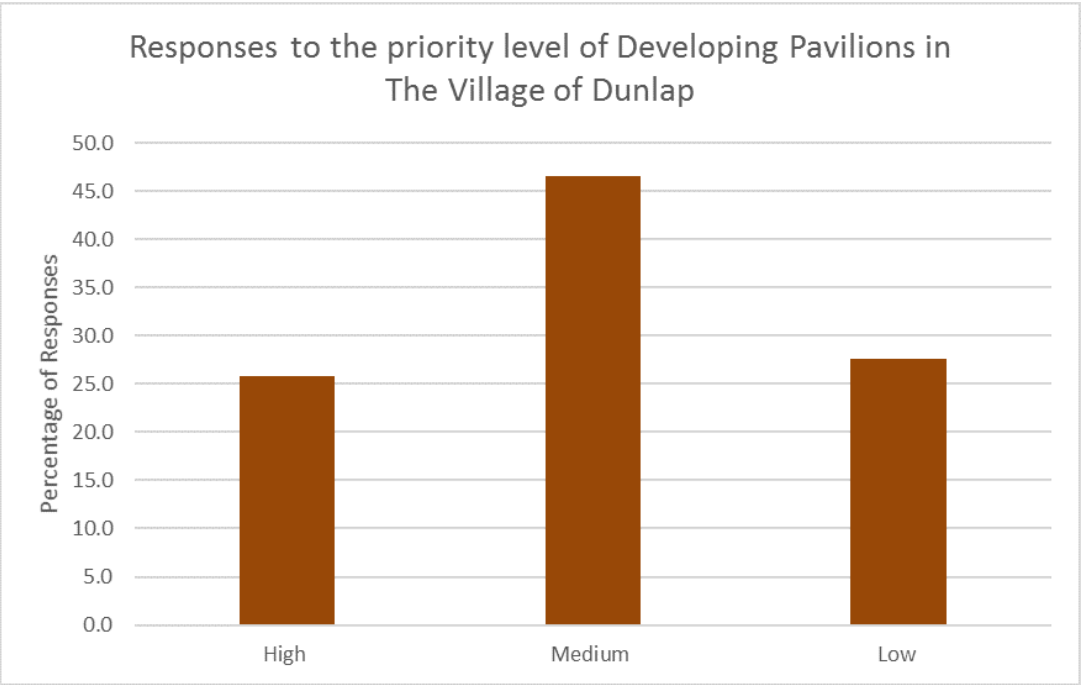
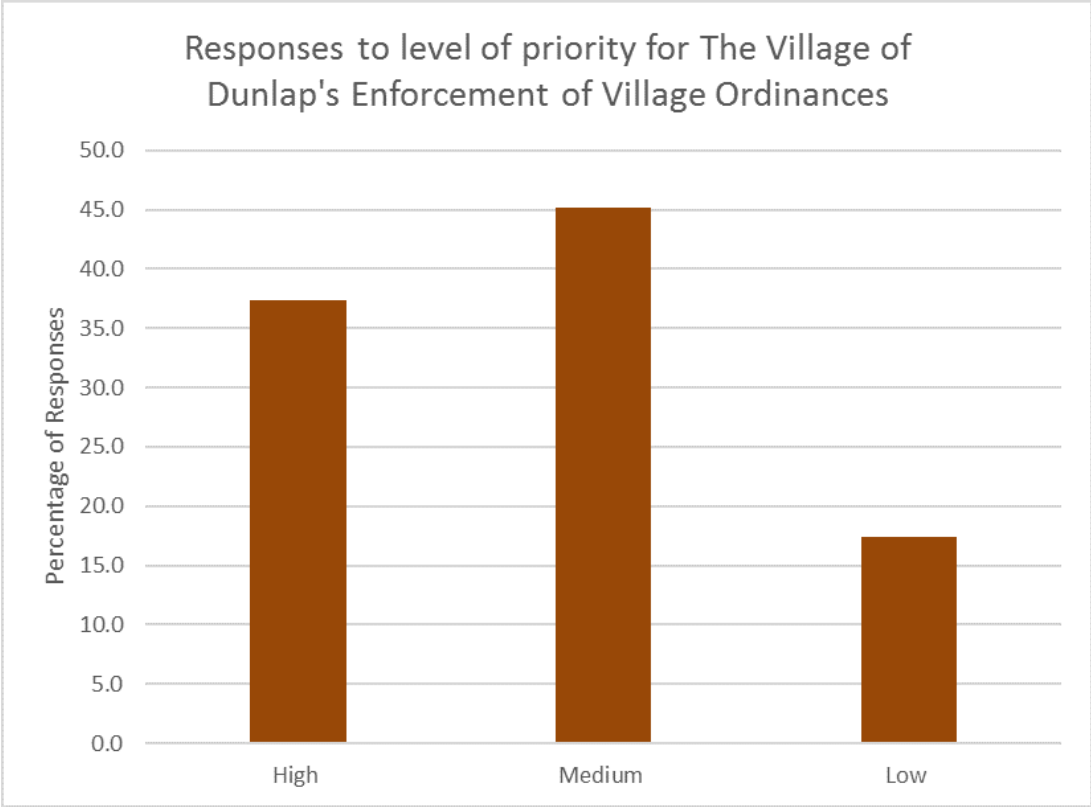


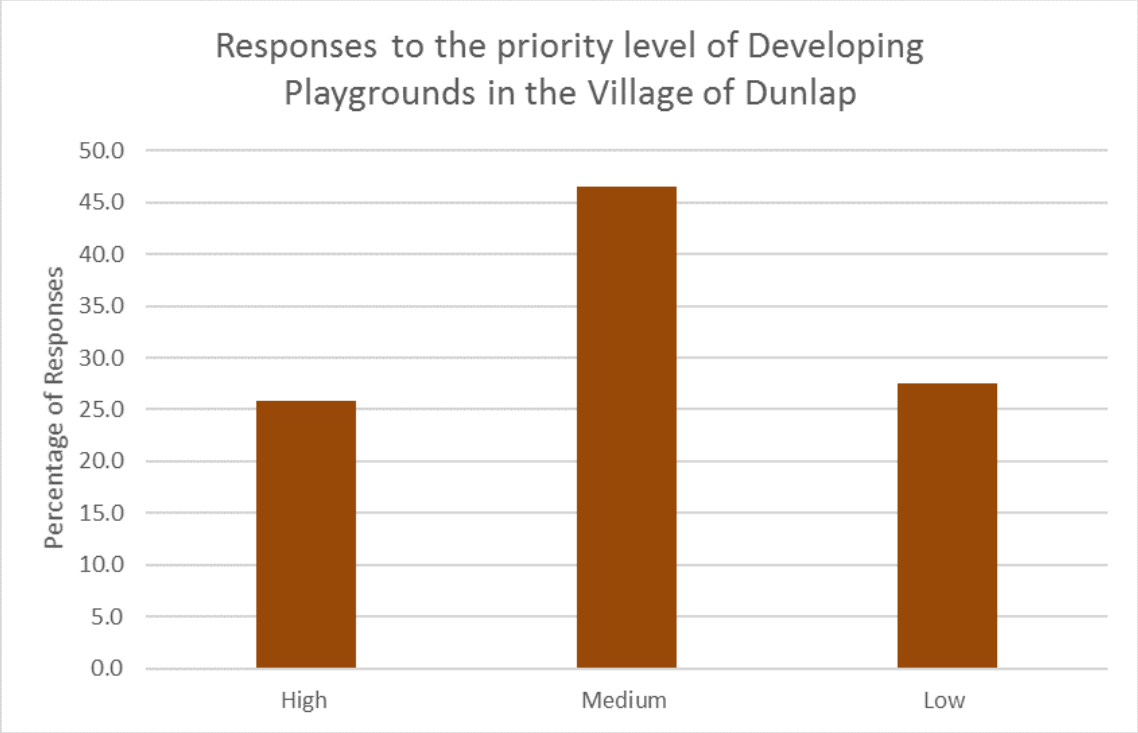
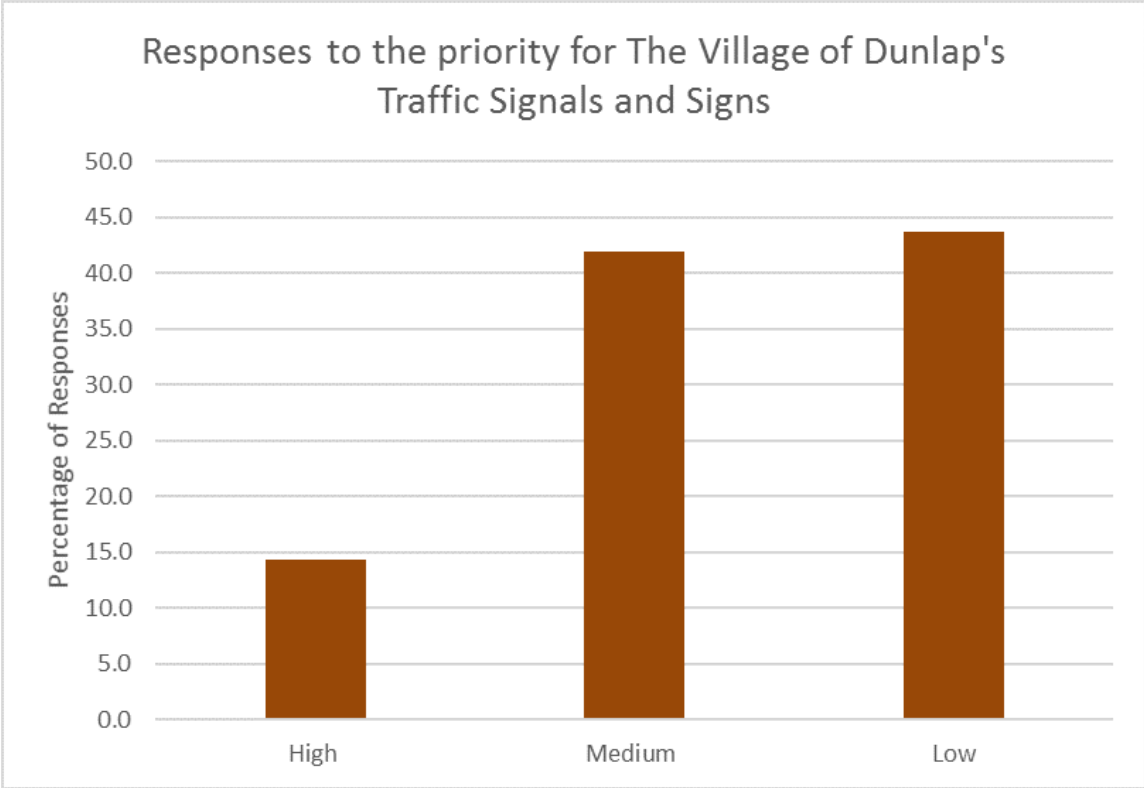
Responses to level of priority for The Village of Dunlap's Sidewalks

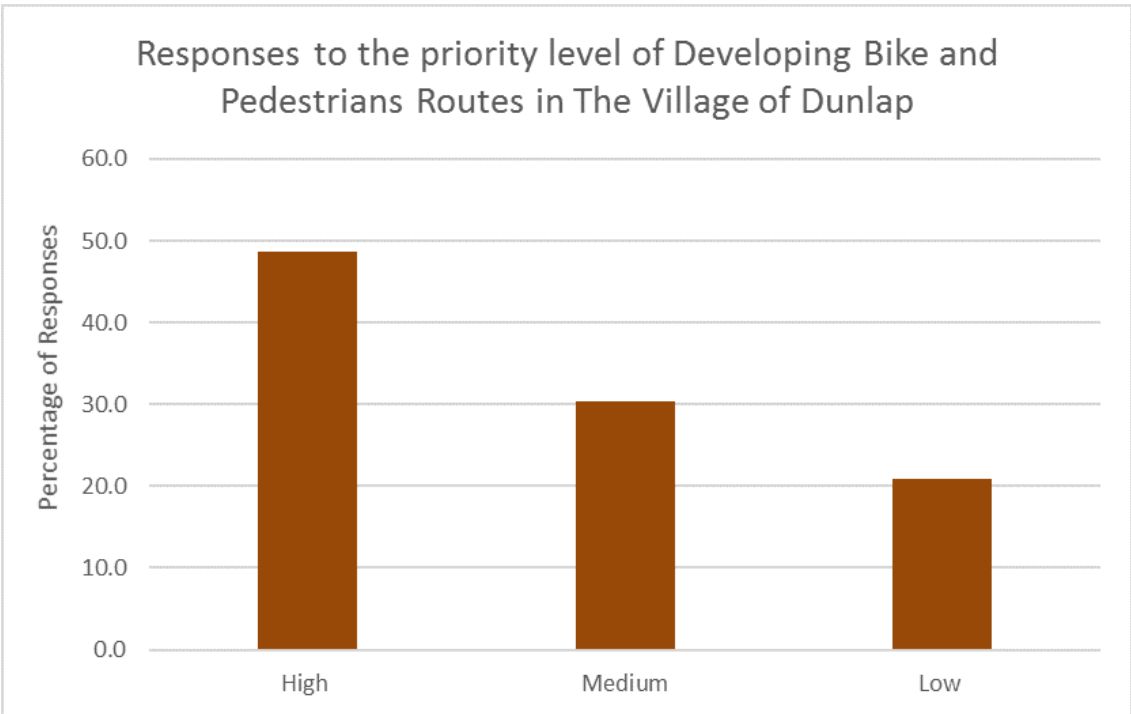
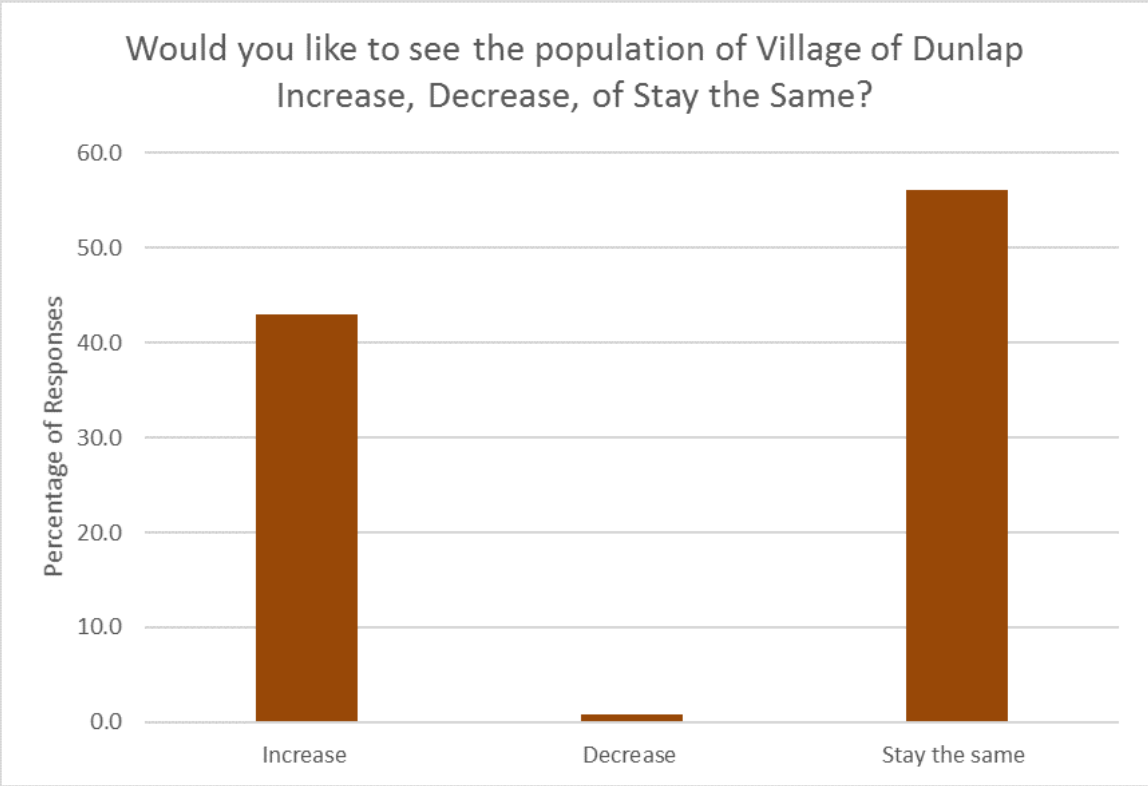


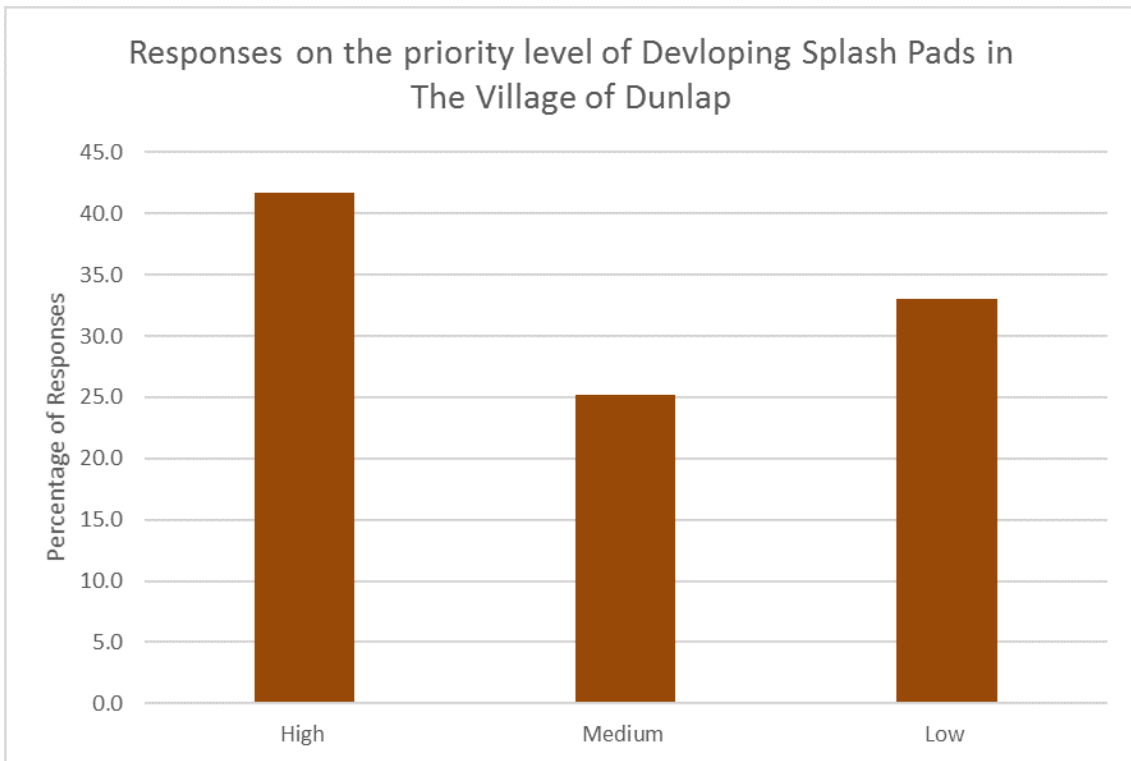
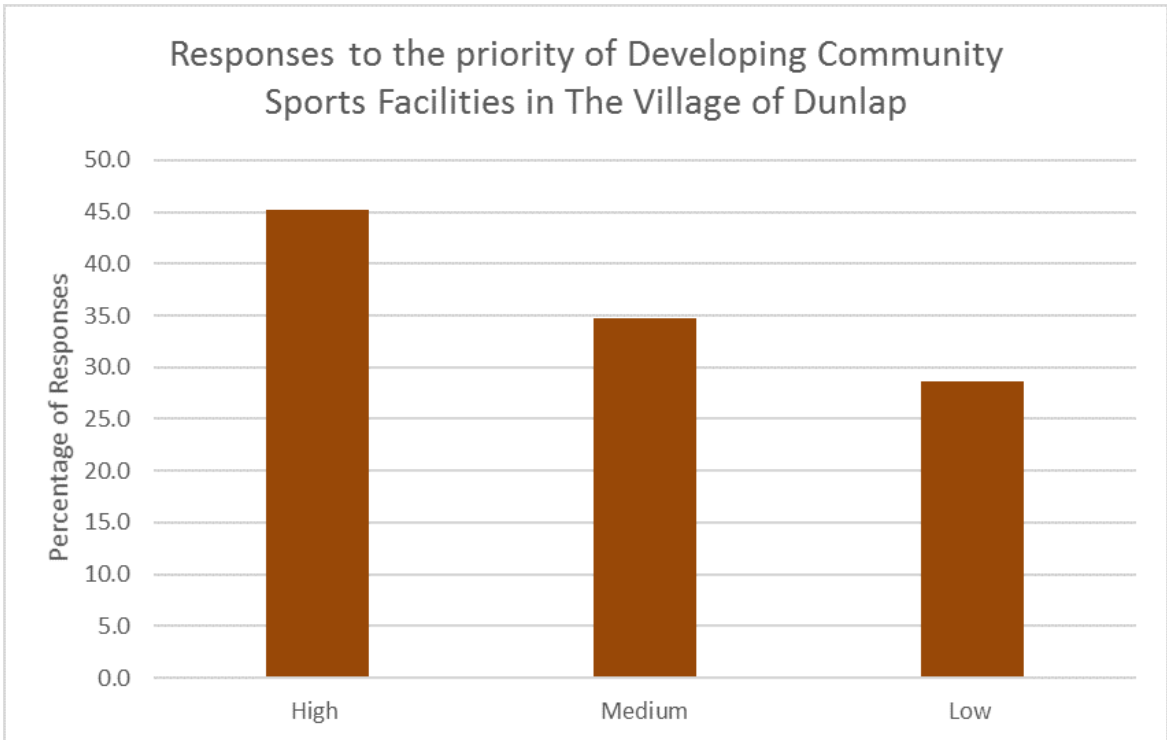
Responses to the priority level of Developing Open Space in The Village of Dunlap

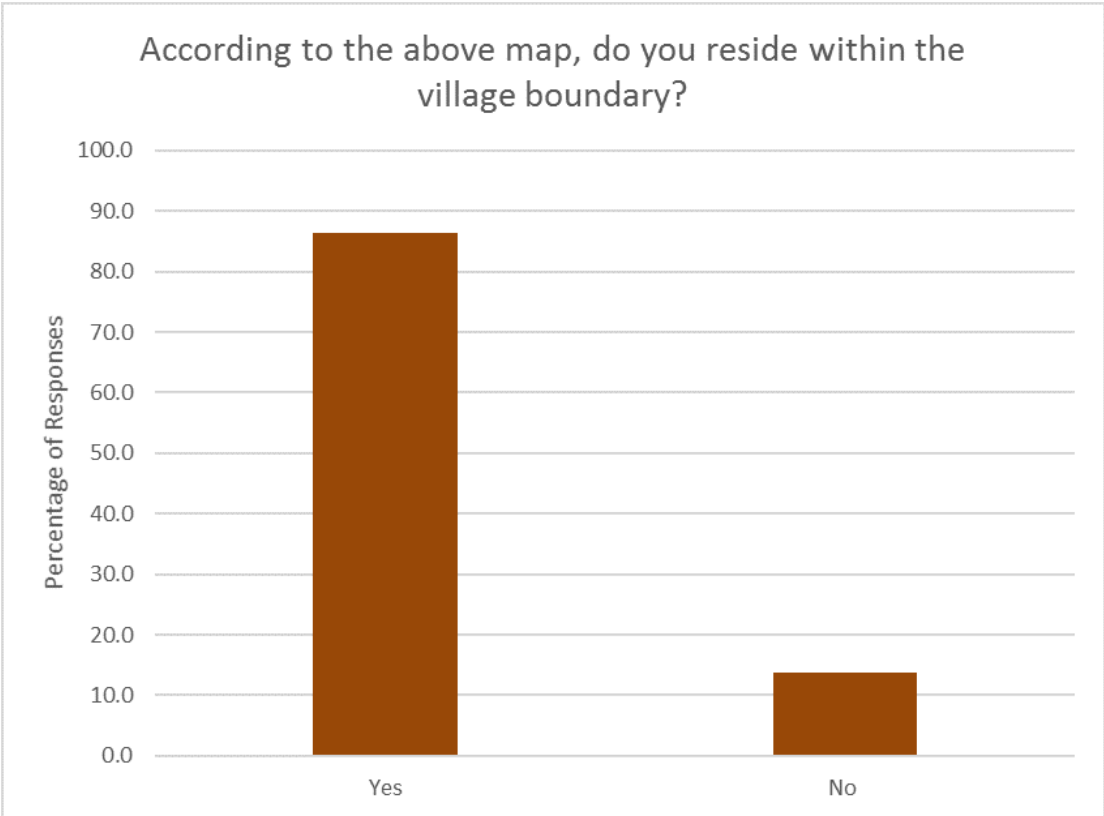
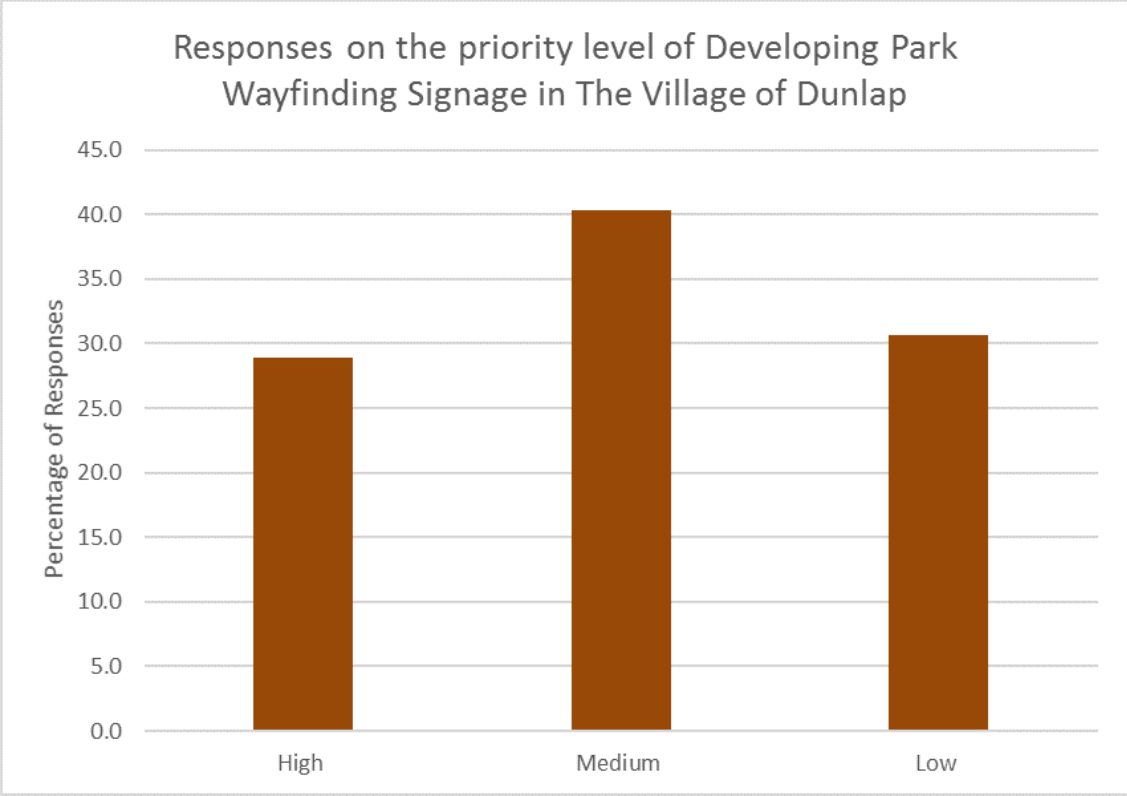


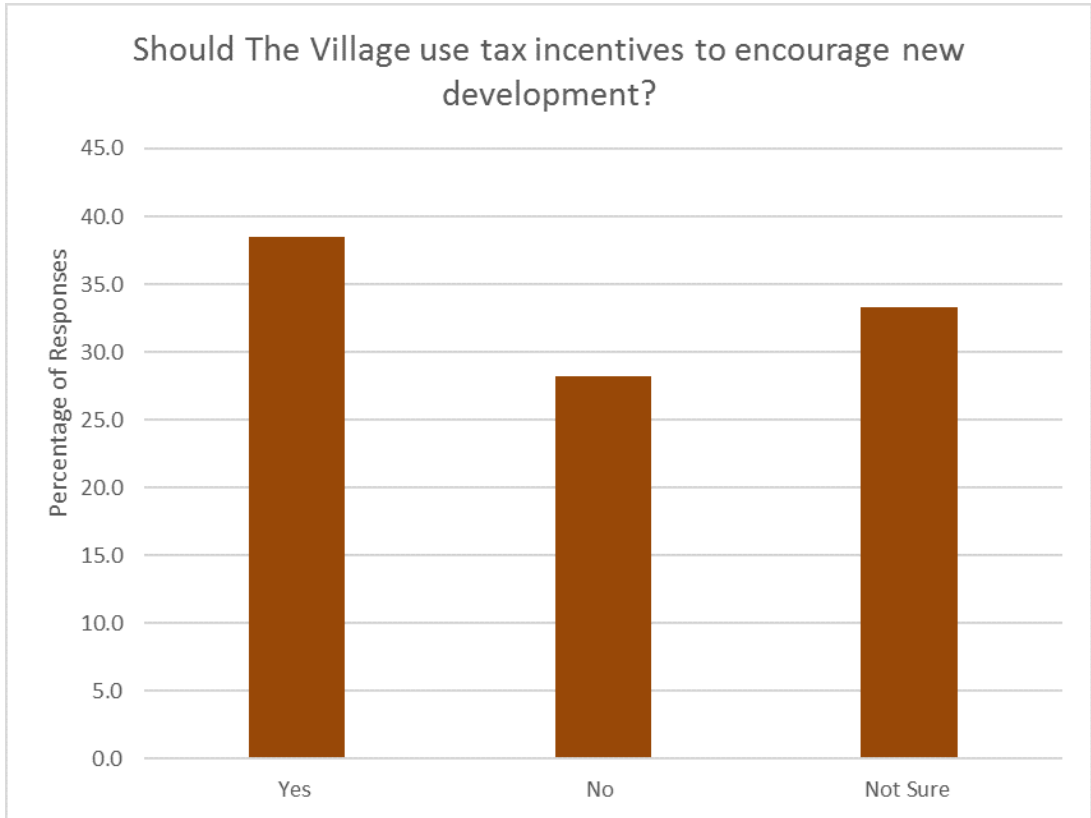
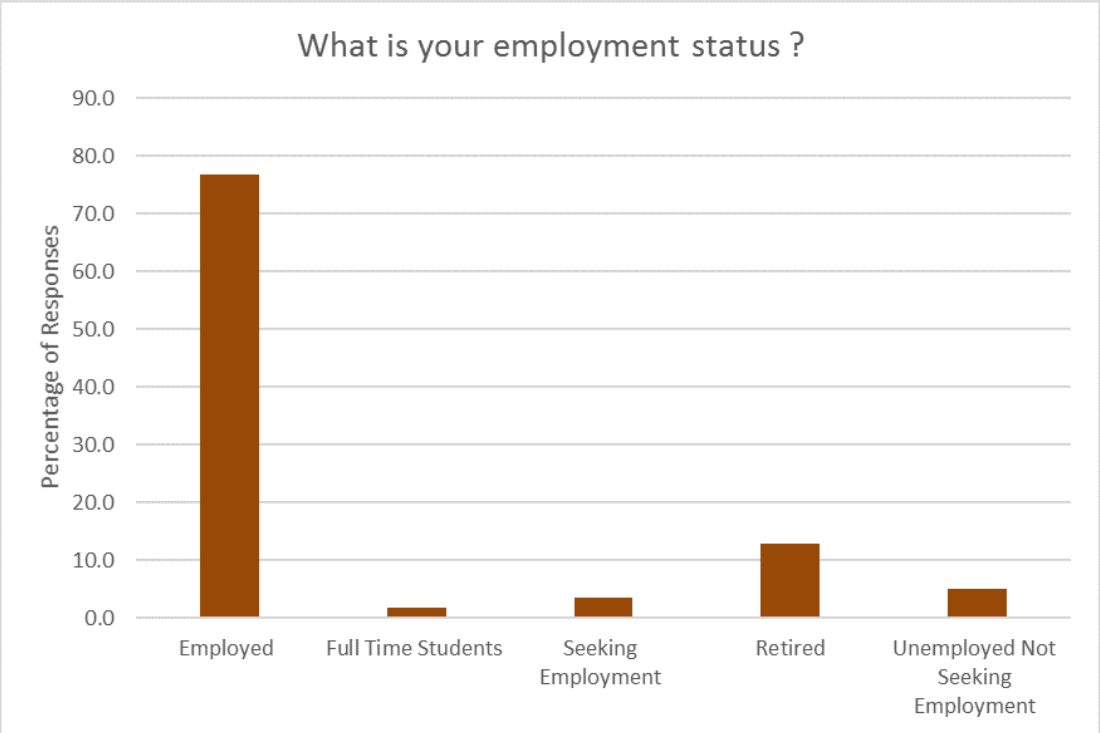


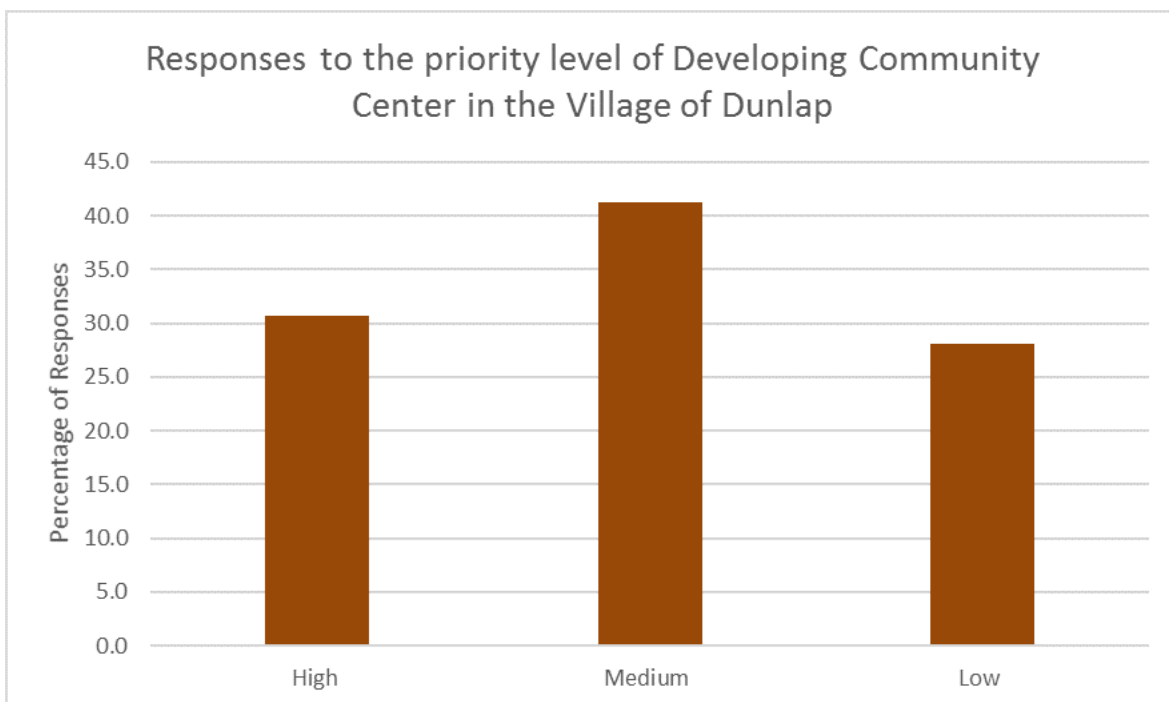
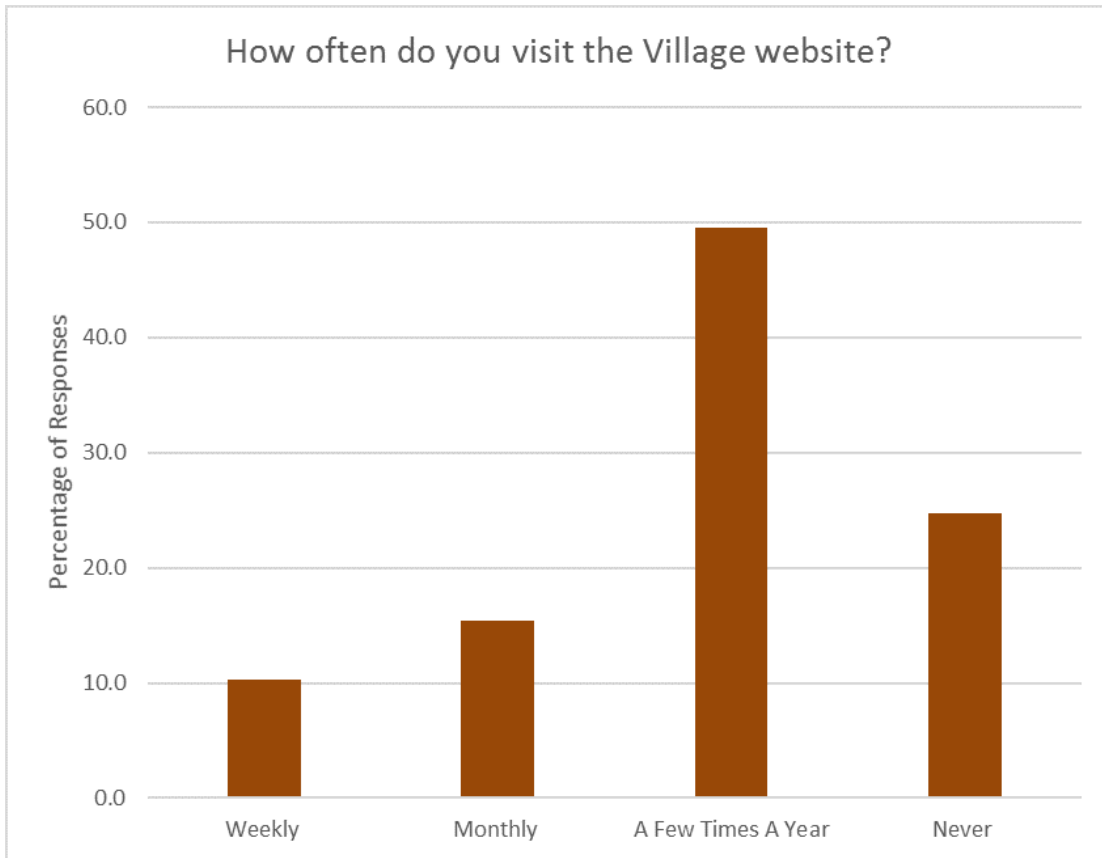


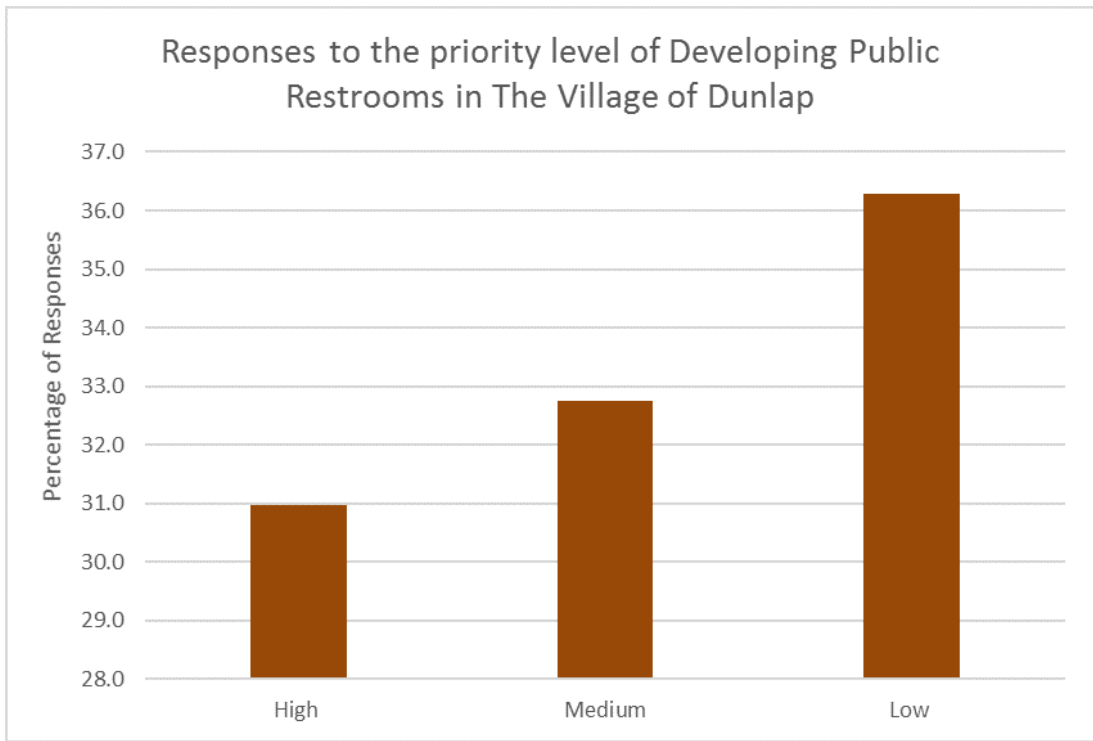
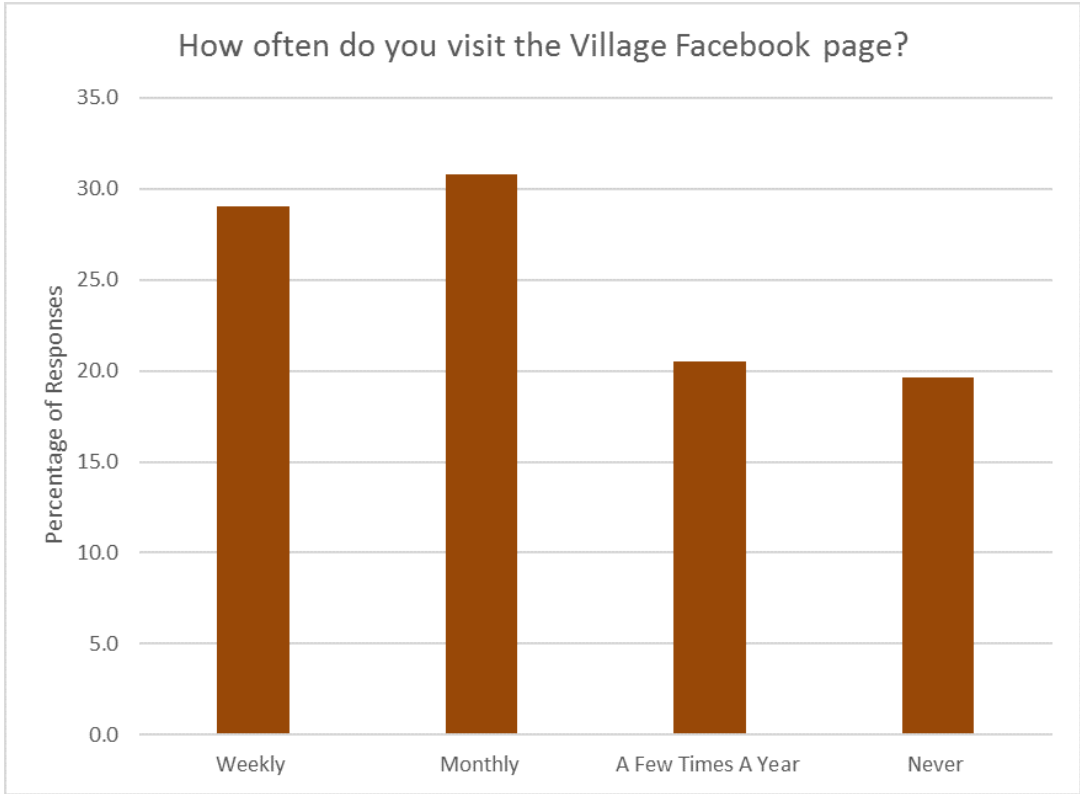


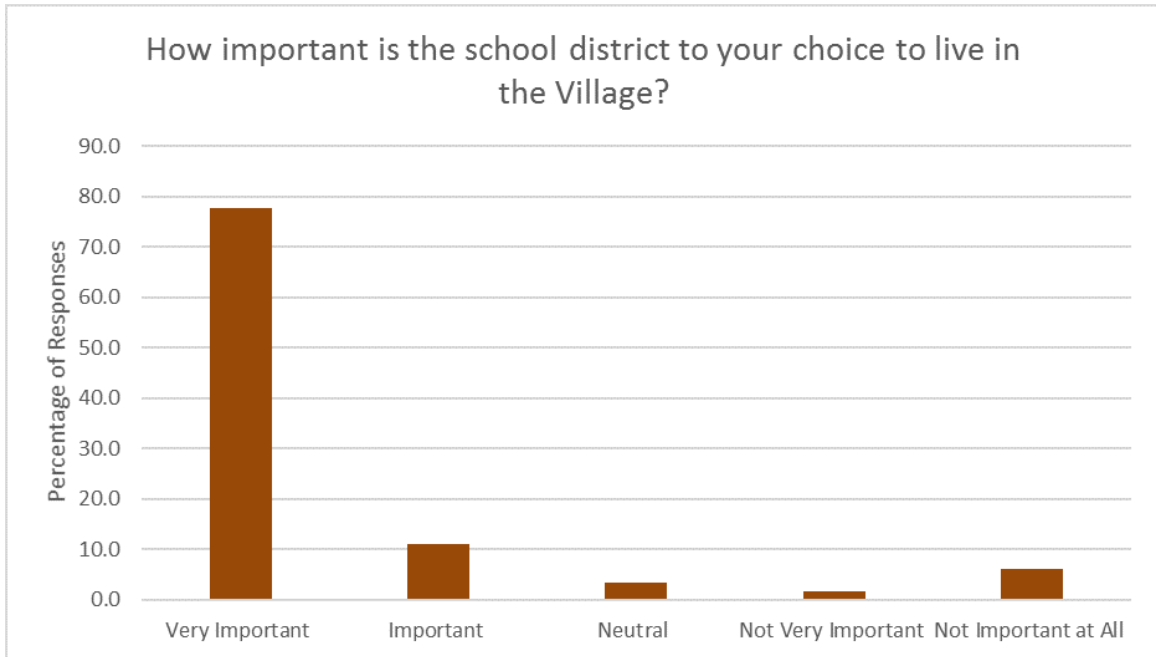
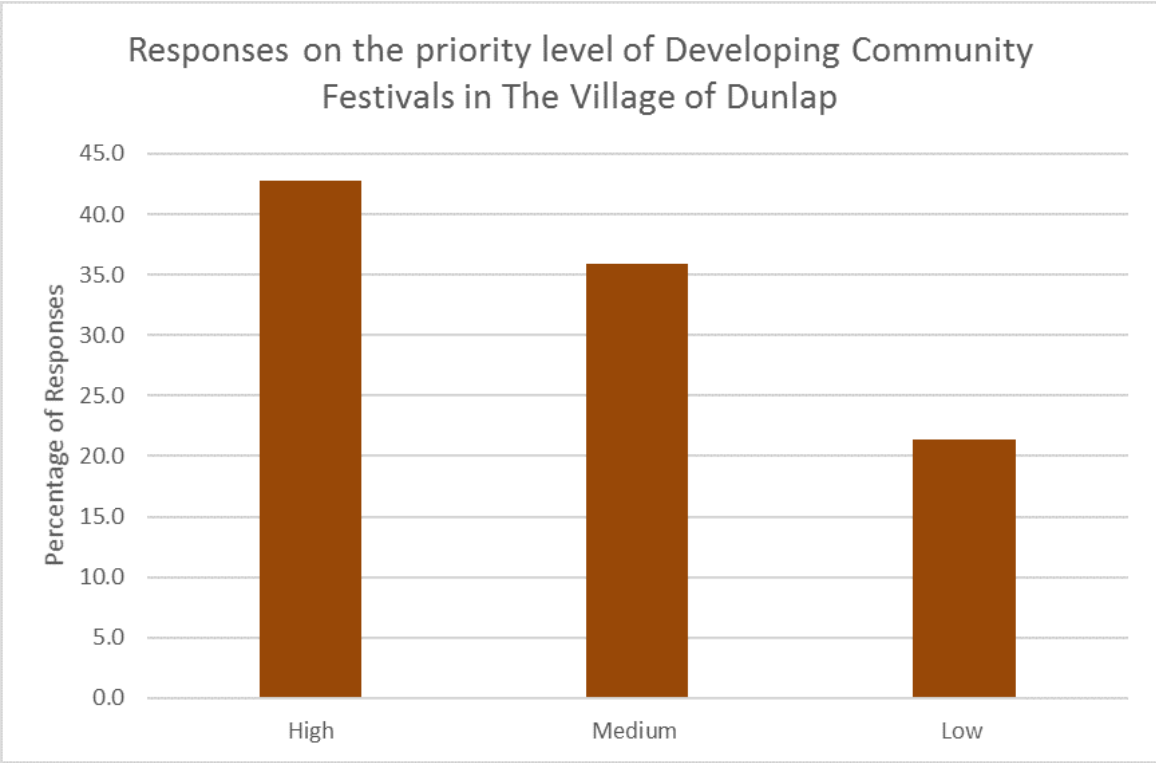












Appendix B: Community Survey (Blank)

2020 Dunlap Community Survey for Comprehensive Plan

I. Welcome

The Village of Dunlap is asking a few questions about life in the Village and what development is needed over the next 10 years. The focus is on residents who live within the Village boundaries which is different than the Dunlap mailing address or Dunlap School District. Each person, even if in the same household, is encouraged to complete a survey. The survey results will be published in late 2020 as part of the Village Comprehensive Plan (www.villageofdunlap-il.gov).

II. Living in the Village Today

Do you feel the Village of Dunlap is "...a great place to call home"?

Yes No

Would you recommend the Village of Dunlap to others as a place to live?

Yes No

Do you feel there are enough employment opportunities in the Village and the surrounding areas?

Yes No Not Sure

How important is the school district to your choice to live in the Village?

Very important Important Neutral Not very important Not important at all

Related to each category, Dunlap is...

	...better than most villages in the area	...about the same as other villages in the area	...worse than most other villages in the area	Not Applicable
Ambulance Response	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police Protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sewer Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electrical Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trash Collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Snow Removal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Internet Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Transit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

What priority should the Village give to improving:

	High	Medium	Low
Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Streets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
School Crossings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Transit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic Signals & Signs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Enforcement of Village Ordinances	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please provide any comments related to living in the Village today:

1000

III. Village Future Growth and Development

The current population of the Village is approximately 1800 people. Would you like to see the population increase, decrease or stay the same in the coming years?

Increase

Decrease

Stay the Same

What priority should the Village give to encouraging new development like:

	High	Medium	Low
Retirement Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multi-Family/Rental Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single Family Houses less than \$200,000	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single Family Houses between \$200,000 and \$350,000	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single Family Houses more than \$350,000	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas Stations/Convenience Stores	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants/Bars	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Residential Services (e.g. plumbing, landscaping, roofing, insurance)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Light Manufacturing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agricultural Related Businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Are there other areas of future development you would suggest?

1000

What priority should Dunlap give to development or expansion of parks and recreation facilities?

	High	Medium	Low
Open Spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pavilions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playgrounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike/Pedestrian Routes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Restrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Sports Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Events/Festivals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Splash Pad	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Park/Wayfinding Signage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Are there other areas of parks and recreation development you would suggest?

1000

Should the Village use tax incentives to encourage new development?

<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Not Sure
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As the Dunlap Library seeks to improve and expand offerings, please rank the priority of the following:

Drag and drop the items to prioritize them.

- 1 Offer more e-books, audio books, videos
- 2 Provide community meeting space
- 3 Expand available physical books, magazine and reference materials
- 4 Increase adult and youth education programs

Reset

IV. Communications from the Village

How often do you visit the Village website?

www.villageofdunlap-il.gov

<input type="radio"/> Weekly	<input type="radio"/> Monthly	<input type="radio"/> A few times a year	<input type="radio"/> Never
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How often do you visit the Village Facebook page?

[Facebook Page](#)

<input type="radio"/> Weekly	<input type="radio"/> Monthly	<input type="radio"/> A few times a year	<input type="radio"/> Never
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Would you share your email with us?

By sharing your email, you agree to receive communications from the Village of Dunlap

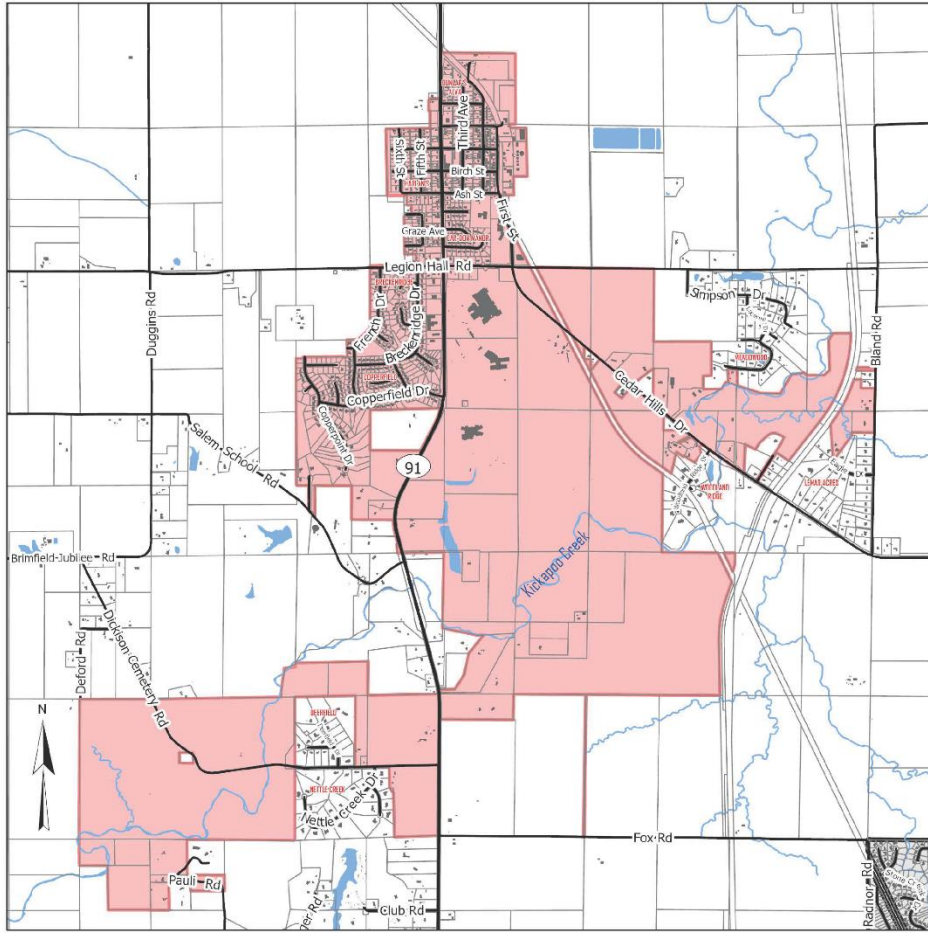
<input type="text" value="✉"/>

V. Demographics

What is your age?

<input type="radio"/> 24 or under	<input type="radio"/> 25-49	<input type="radio"/> 50 or older
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Use this map to answer the following question:



 Village of Dunlap Municipal Boundary

According to the above map, do you reside within the Village boundary?

<input type="radio"/> Yes	<input type="radio"/> No
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What is your employment status?

Employed

Full time student

Seeking employment

Retired

Unemployed not seeking employment

Appendix C: Public Comments