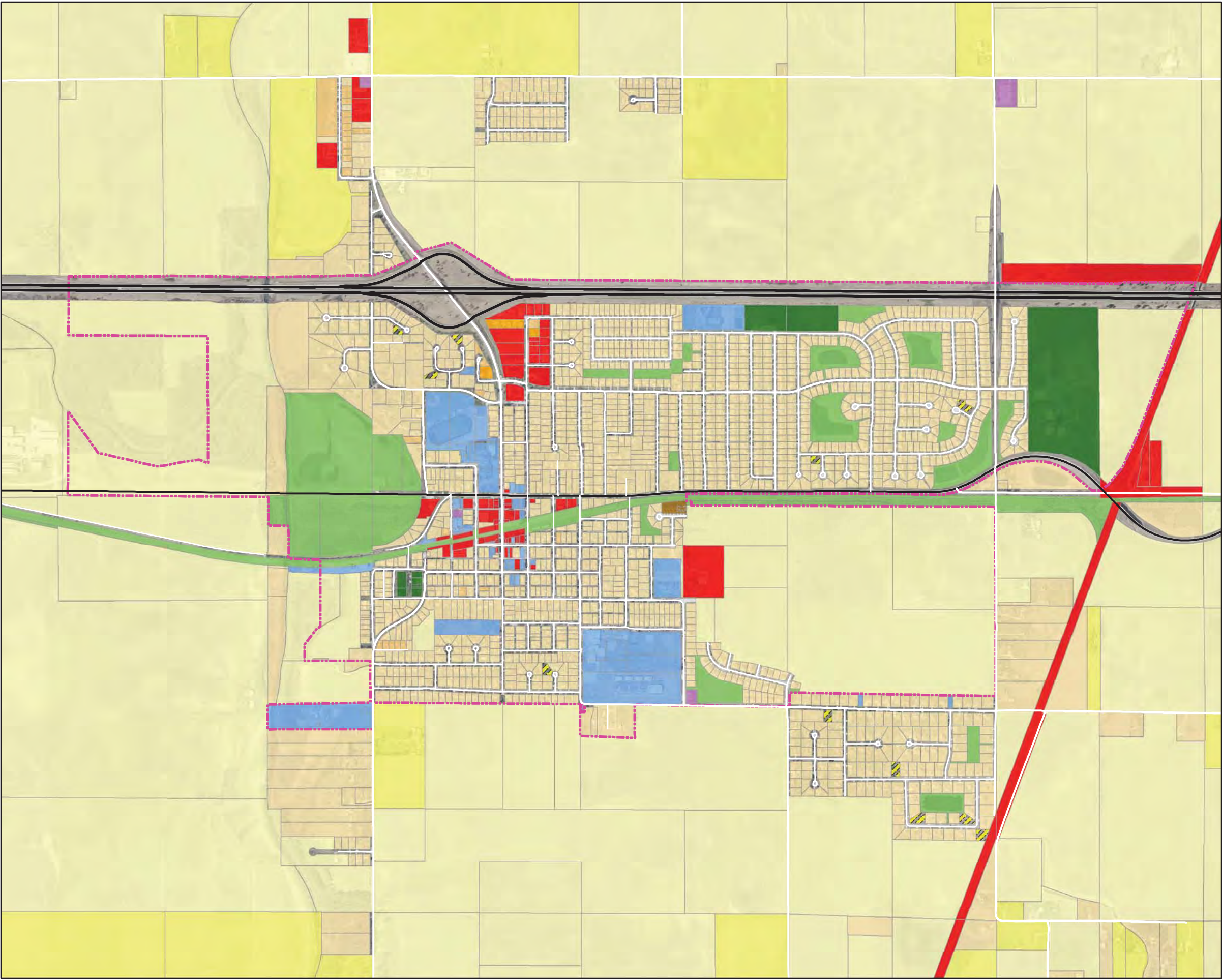

Appendix A: Existing Conditions Maps



The following maps are referenced in the Existing Conditions Section of the St. Joseph Comprehensive Plan.

- Map 2 Existing Land Use
- Map 3 Unofficial Zoning
- Map 4 Roadway Network
- Map 5 Average Daily Traffic



Map 2
Existing Land Use
St. Joseph Comprehensive Plan


- Legend**
- Land Use Categories**
- Developer Held Residential
 - Single Family
 - Duplex
 - Multifamily
 - Condominium
 - Commercial
 - Communication or Utility
 - Park
 - Institutional
 - Open Space
 - Agriculture
 - Agricultural Homestead
 - Municipal Boundary

CHAMPAIGN COUNTY


rpc

REGIONAL
PLANNING
COMMISSION

CHAMPAIGN COUNTY



GIS
CONSORTIUM



0

0.25

















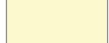

0.5 Miles

Disclaimer:
This map is for study purposes only. The information contained on the map is not guaranteed accurate and should not be used for legal purposes.




Unofficial Zoning

St. Joseph Comprehensive Plan

Legend

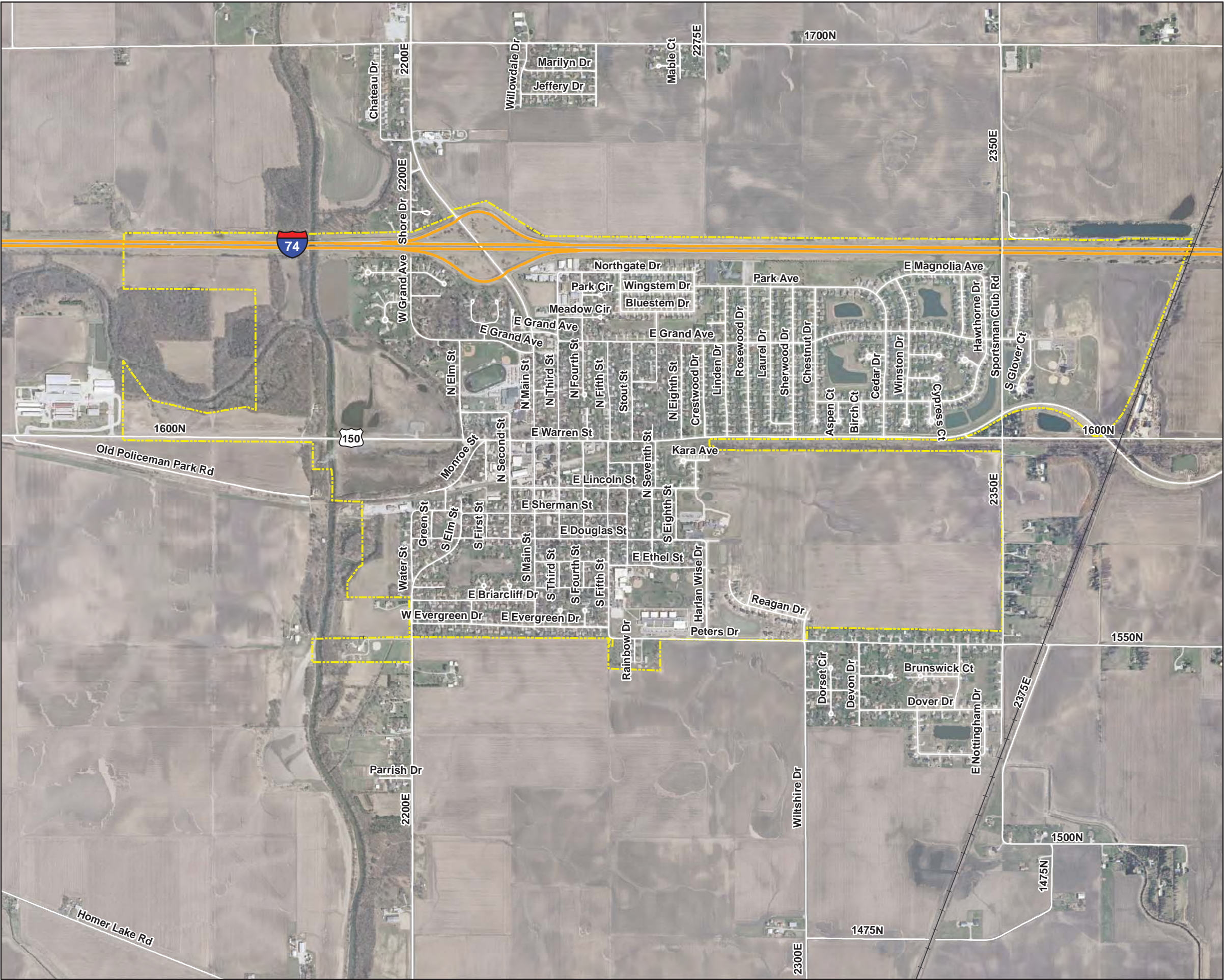
	Split Zones (Co)		B-1 (Co)
	R1		B-2 (Co)
	R2		B-4 (Co)
	R3		CR (Co)
	R4		I-1 (Co)
	Commercial		AG-1 (Co)
	Industrial		AG-2 (Co)
	Parks and Schools		R-1 (Co)
	Agriculture		R-3 (Co)

This is not an official zoning map

0 0.25 0.5 Miles

Disclaimer:
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Map 4


Roadway Network

St. Joseph Comprehensive Plan

Legend


- Streets
- Interstate and Ramps
- Railroads
- Municipal Boundary

CHAMPAIGN COUNTY




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CHAMPAIGN COUNTY



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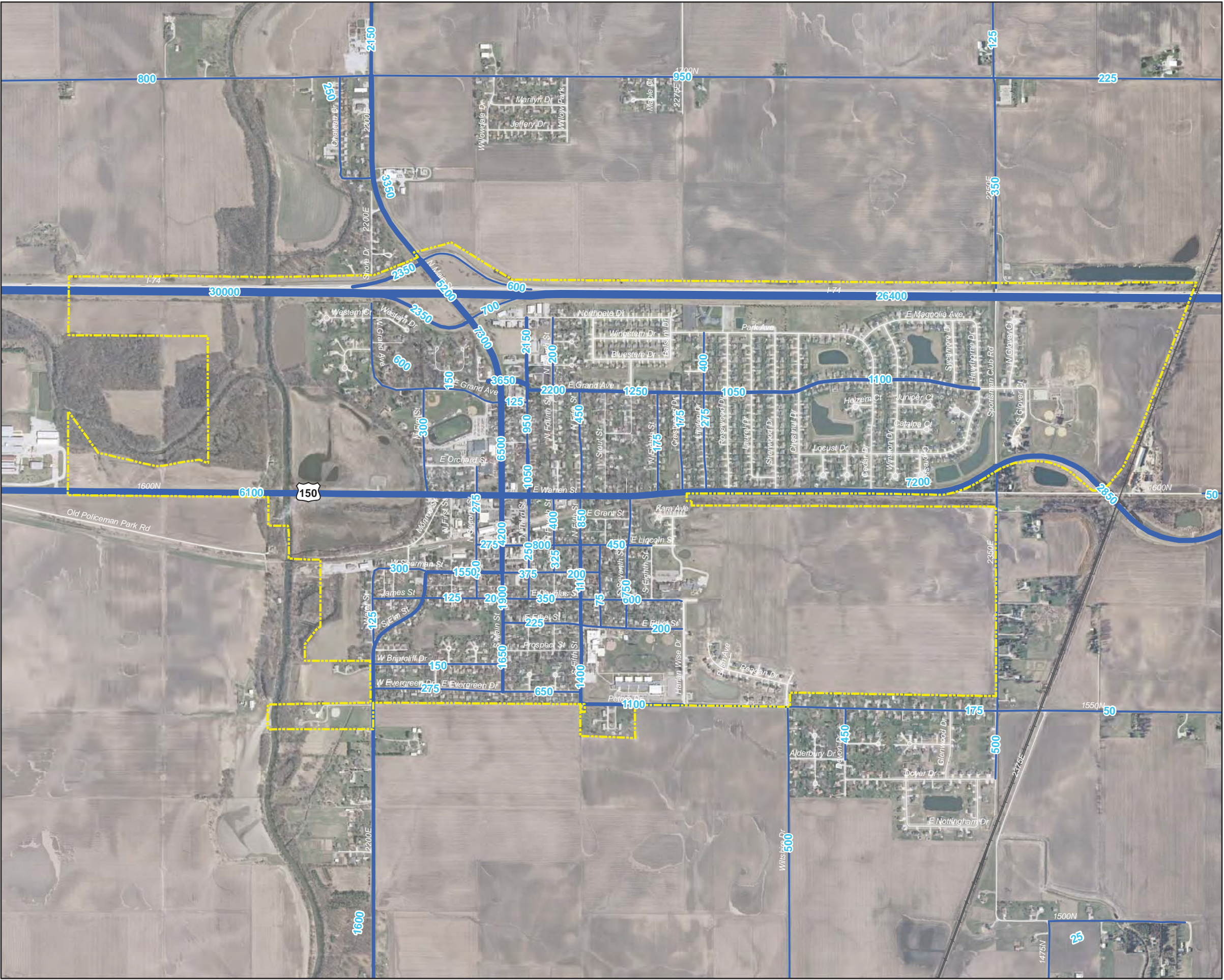
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0.25

0.5 Miles

Disclaimer:

This map is for study purposes only. The information contained on the map is not guaranteed accurate and should not be used for legal purposes.



Map 5

Average Daily Traffic, 2011

St. Joseph Comprehensive Plan

Legend

Annual Average Daily Traffic 2011

- <1000
- 1001-2500
- 2501-5000
- 5001-10000
- >10000

Streets

Railroads

Municipal Boundary


CHAMPAIGN COUNTY
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PLANNING
COMMISSION

CHAMPAIGN COUNTY
GIS
CONSORTIUM

00.250.5 Miles

Disclaimer:
This map is for study purposes only. The information contained on the map is not guaranteed accurate and should not be used for legal purposes.

Appendix B: Workshop Materials and Results



A public workshop was held on November 29th, 2012 to gather community's ideas about the future of St. Joseph. Six discussion topics were presented through information at tables, exercises or discussion prompts. This appendix contains both resources used for the workshop as well as a summary of the results.

General Information

- Presentation
- General Survey
- Comment Card

Themes

- Downtown / Business
- Historic and Natural Resources
- Transportation
- Land Use
- Community Building / Health Community
- Local Government Actions
- Kids Input

Summary

St. Joseph Comprehensive Plan

November 29, 2012 Public Workshop

Introductions

- ❖ CCRPC Staff:
 - Susan Chavarria, Project Manager
 - Andrew Levy, Project Planner
 - Colleen Malec, Project Intern
- ❖ Village Board and Steering Committee Members
- ❖ At your table...
 - Who are you?
 - How long have you lived in St. Joseph?
 - Why are you here tonight?

About the Plan

- ❖ Comprehensive Plan - many elements, long-term future
- ❖ Involves residents and officials from the beginning
- ❖ Three sections:
 - Existing Conditions Report
 - Vision, Goals & Objectives
 - Future Conditions & Implementation
- ❖ Uses ideas from MAPPING done earlier this year
- ❖ Considers previous plans and related documents
- ❖ Administered by Village Board, implemented by everyone

Planning Process

- ❖ 3 phases, 3 months each
 - Existing Conditions – Started in August, accepted by Village Board earlier this month
 - Vision, Goals & Objectives – November 2012 to January 2013
 - Future Conditions/Implementation – February to April 2013
- ❖ Led by a Steering Committee of St. Joseph residents who...
 - Review drafts
 - Provide local knowledge and input
 - Sign off on each phase's draft product before it is reviewed by Plan Commission and accepted by Village Board

Approval Process

- ❖ Village Board signs off on a document at end of each phase
- ❖ 30-day public comment period once all three phases have been approved by the Steering Committee, Plan Commission and Village Board
- ❖ Final approval by Village Board based on comments received in mid-2013

Tonight's Purpose

- ❖ Share information
- ❖ Gather your ideas to help us...
 - Write goals and objectives
 - Identify and develop future conditions
 - Identify resources for implementing the plan
 - Establish priorities for the community
- ❖ Prepare a useful, resident-driven plan that will be embraced by the community

How it Works

- ❖ Each table has a theme
- ❖ Each theme has exercises (mapping, writing, and/or survey formats)
- ❖ Participants have 20 minutes at each of their three top themes
- ❖ Come back together at the end to summarize a few discussion points from each table

Themes

- ❖ Land Use
- ❖ Transportation
- ❖ Downtown / Business
- ❖ Resources Preservation
- ❖ Local Government
- ❖ Healthy Community / Community Building

Schedule

- ❖ 6:45 – 7:05 Choose your #1 theme
- ❖ 7:10 – 7:30 Choose your #2 theme
- ❖ 7:35 – 7:55 Choose your #3 theme
- ❖ 8:00 – 8:30 Summarize discussions

If you want more time at a table, you can choose to stay there longer instead of moving to a different topic. If you don't need much time at a table, feel free to stop by another.

Next Steps

- ❖ CCRPC will...
 - gather all input received to create the goals and objectives and future conditions sections
 - Create an implementation plan with action items, responsible parties, priority, and existing/potential resources to make the plan happen
- ❖ St. Joseph will...
 - Continue to participate in the planning process
 - Review, revise, and approve the Plan
 - Implement the Plan as resources allow

Other ways to participate

- ❖ Comment cards
- ❖ Look for our **mapping tool** and documents on the project website: www.ccrpc.org/planning/stjoe.html/
- ❖ Attend Plan Commission and Village Board meetings
- ❖ Contact us:
 - Susan Chavarria – schavarr@ccrpc.org
 - Andrew Levy – alevy@ccrpc.org
 - Colleen Malec – cmalec@ccrpc.org
 - Phone: 328-3313
 - Fax: 328-2426
 - Mail: 1776 E Washington, Urbana, IL 61802

Community Workshop Questionnaire

St. Joseph Comprehensive Plan

Topic: General Information

This survey is to be filled out by everyone who attends the workshop. Individual answers will be kept confidential and cannot be traced back to the respondent. This information will be used to determine if participants at the workshop tonight are representative of the community at large.

1. Please indicate your gender.

☐ Male

☐ Female

2. What is your age?

☐ Under 18

☐ 35 - 44

☐ 65 – 74

☐ 18 - 24

☐ 45 - 54

☐ 75 and older

☐ 25 - 34

☐ 55 - 64

3. Please indicate the number of people currently living in your household, including yourself.

☐ 1

☐ 3

☐ 5

☐ 2

☐ 4

☐ 6 or more

4. Please indicate how long you have been a resident of your community.

☐ Less than 1 year

☐ 6 to 10 years

☐ 20 or more years

☐ 1 to 5 years

☐ 11 to 20 years

5. Please indicate the highest level of education you have completed.

☐ Elementary School

☐ High School

☐ 4 year college

☐ Middle School

☐ 2-year college

☐ Graduate School

6. Please indicate where you work.

☐ In my community or within 2 miles of my community

☐ Within 2 – 15 miles of my community

☐ Greater than 15 miles from my community

7. Please estimate your approximate before tax annual family income.

☐ Under \$15,000

☐ \$30,000 to \$49,999

☐ \$75,000 to \$99,999

☐ \$15,000 to \$29,999

☐ \$50,000 to \$74,999

☐ \$100,000 or more

Thank you for participating!!!

Please return all surveys before you leave the workshop.

Comments? Concerns? We want to hear from you!

St. Joseph Comprehensive Plan

Your ideas are important! Please let us know what you think of the planning process, the future of St. Joseph, ideas others have given you, or anything that you think is pertinent to making the St. Joseph Comprehensive Plan useful and achievable.

[illegible]

*Please return your comments to the Comment Box at the workshop
or mail it to: Susan Chavarria, CCRPC,
1776 East Washington Street, Urbana, IL 61802*

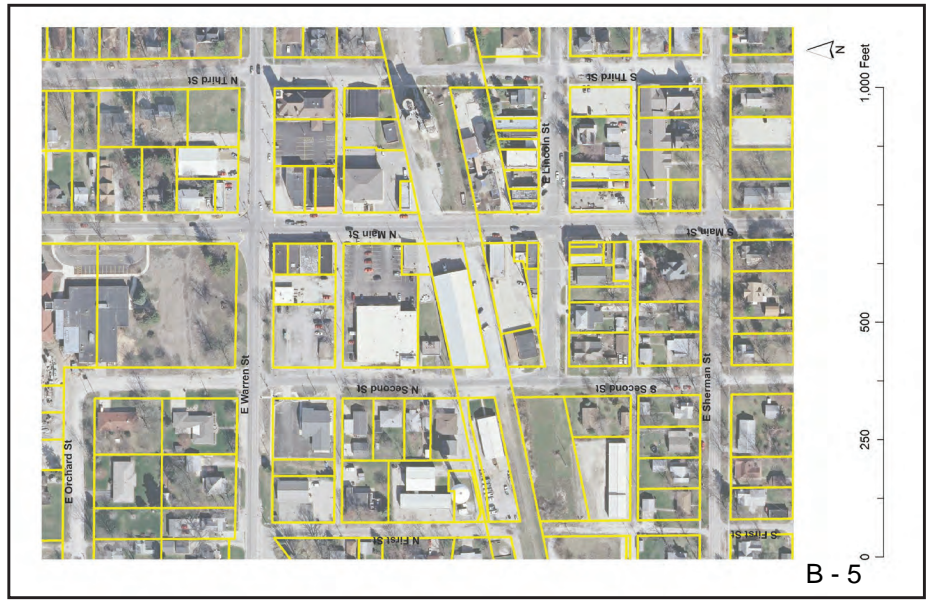


Thanks for participating! November 29, 2012

Downtown and Business

A healthy downtown is...

- people oriented
- a source of community pride, history, and character
- a place to work, dine, shop, find recreation, and reside
- walkable and safe for pedestrians
- connected to adjacent neighborhoods
- a strong economic base for the community



B - 5



Downtown/Business Table Group Activities

St. Joseph Comprehensive Plan

The object of these exercises is to identify elements that make a stronger, thriving downtown and business sector.

Activity #1

On the downtown aerial map, use stickers to identify:

- Nice looking buildings or areas that you think are assets to St. Joseph
- Buildings or areas that you think need exterior improvements
- Things you consider to be a negative for downtown St. Joseph
- Inaccessible or difficult to get to locations on foot

Also on the map, use markers and pens to make notes on:

- What you would do with excess space (i.e. lots with no buildings, too-large parking lots, vacant buildings)
- What you would add to your ideal downtown
- What you would remove to make your ideal downtown

Activity #2

Design your ideal streetscape for a downtown corridor using the downtown street image. Common streetscape features include:

- Trees
- Landscaping
- Benches or other seating
- Lighting
- Awnings
- Signs
- Accessible sidewalks/ramps
- Crosswalks
- Public art

Community Workshop Questionnaire

St. Joseph Comprehensive Plan

Topic: Downtown/Business

1. What businesses do you shop at in Downtown St. Joseph? How often do you visit?

2. What products are you unable to find in St. Joseph that you buy on a regular basis?

3. How often do you shop outside of St. Joseph?

Daily Weekly Less than once a week Less than once a month

4. Where do you shop for regular needs outside of St. Joseph? *(select all that apply)*

All-in-one stores (i.e. Walmart) Grocery store Convenience store Shopping Center
Other: _____

5. Why do you shop in other locations? *(select all that apply)*

It's on my commute route It's cheaper St. Joe does not have what I need
Other: _____

6. What are three problems facing Downtown St. Joseph?

7. What are three strengths of Downtown St. Joseph?

Community Workshop Questionnaire

St. Joseph Comprehensive Plan

Topic: Downtown/Business

8. What is Downtown lacking?

9. If I could make Downtown nicer, I would...

10. How could local businesses better market themselves to St. Joseph residents?

(select all that apply)

Direct mailings

Coupons

Business Directory

Better signage

Business website

Radio/TV ads

Newspaper ads

Other? _____

St Joseph Comprehensive Plan Public Workshop

HISTORIC AND NATURAL RESOURCES



Goal 5 – Resource Preservation

St. Joseph is known for its preserved and revitalized historic downtown with beautiful streetscaping, green space and restored facades.

- Objective 1 – Preserve and revitalize the downtown area.
- Objective 2 – Provide for new parks with new development.
- Objective 3 – Preserve green space and the natural environment and link through habitat and through easy access.
- Objective 4 - Preserve agricultural land and provide for agricultural uses.
- Objective 5 - Use Village powers and authority to actively preserve local resources.

Brainstorm Related Actions

Objective 1 actions:

Objective 2 actions:

Objective 3 actions:

Objective 4 actions:

Objective 5 actions:

General actions related to the goal:

Brainstorm Your Ideas

Propose changes to Goal 5:

Propose changes to the Objectives:

Add objectives:

Group Discussion Questions

Should the Village establish a fund from general revenues to assist in renovating buildings and improve the downtown area?

Should the Village limit the type of development that occurs in areas that have historic or environmental resources?

What are important historic components of the downtown area?

Should the Village limit development in designated agricultural areas?

Resource Preservation Table Group Activity

St. Joseph Comprehensive Plan

Goals are an ideal future condition.

Objectives are a tangible measureable outcome that helps achieve a goal.

Actions are specific tasks that are related to objectives.

Group Activity

1. Brainstorm changes to goals and objectives
2. Answer the group discussion questions.

All ideas are welcomed

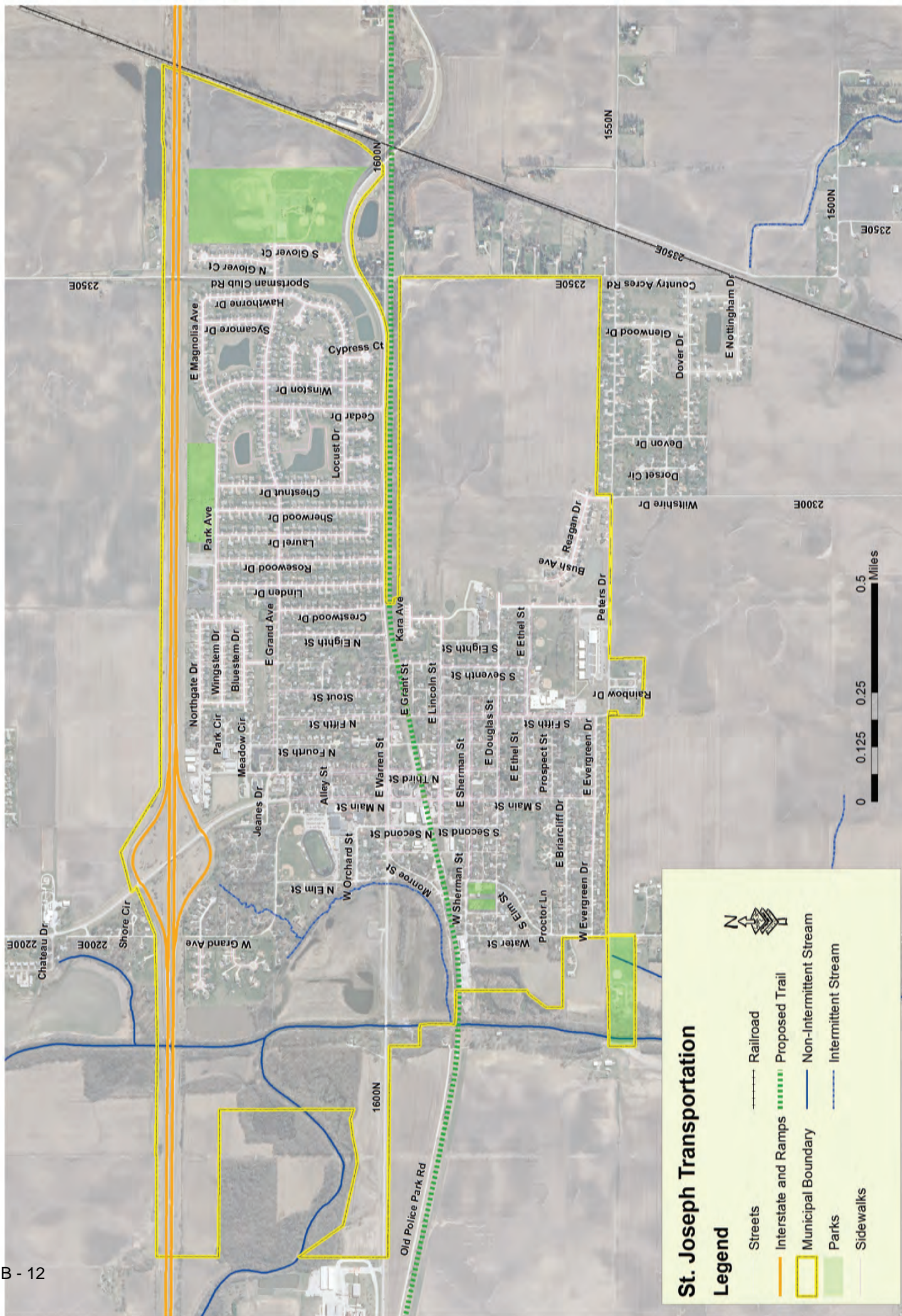
Community Workshop Questionnaire

St. Joseph Comprehensive Plan

Topic: Resource Preservation

1. Actions that the Village takes can affect local resources. How would you rank the importance of preserving the following resources?

	Not Important				Very Important
Historic Downtown	1	2	3	4	5
Community Character	1	2	3	4	5
Farmland	1	2	3	4	5
Trees	1	2	3	4	5
Wildlife Habitat	1	2	3	4	5
Water Quality	1	2	3	4	5
Wetlands	1	2	3	4	5
Floodplains	1	2	3	4	5
Infrastructure	1	2	3	4	5
Parks and Open Space	1	2	3	4	5
Police Protection	1	2	3	4	5
Schools/Education	1	2	3	4	5
Fire Protection	1	2	3	4	5
Library Facilities	1	2	3	4	5





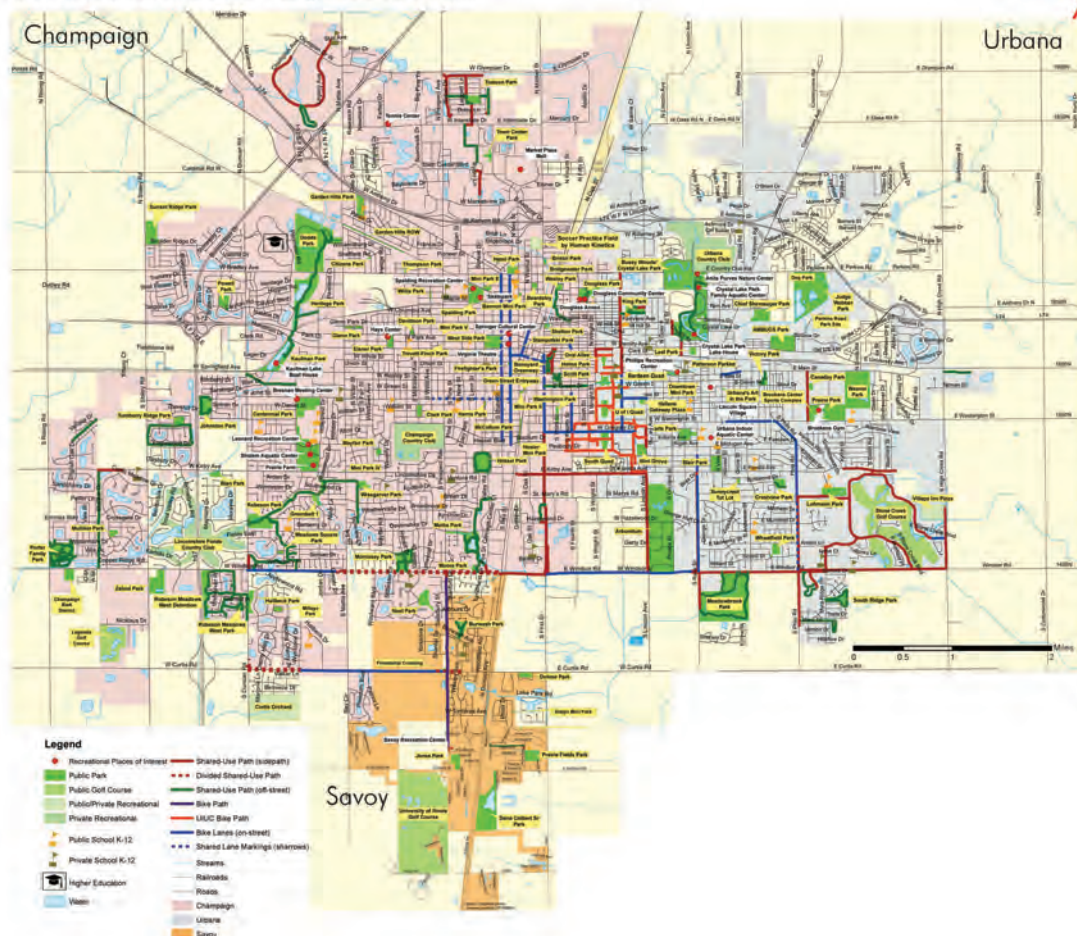
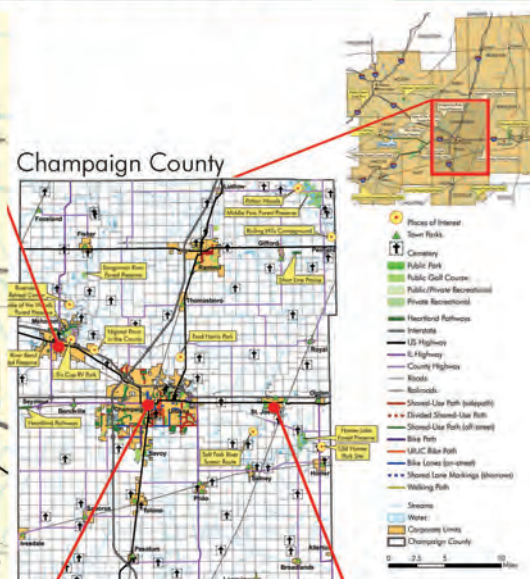
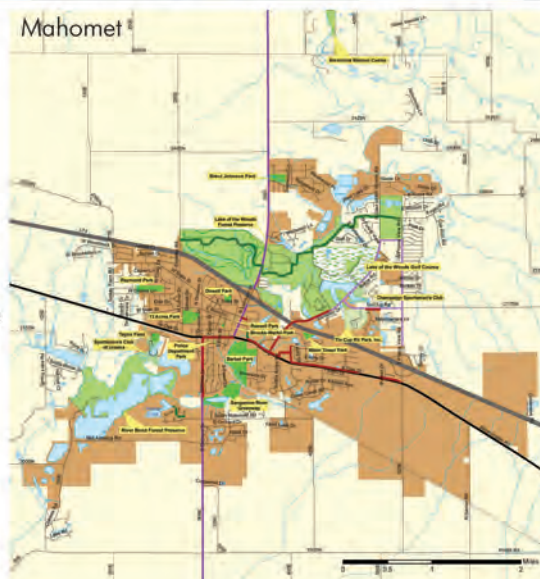
Active Choices Champaign County Greenways & Trails Plan Public Meeting

Existing Conditions: Greenways & Trails



A **greenway** is a corridor of open land that is managed for conservation and/or recreation. Greenways may follow natural land or water features such as rivers, shorelines or ridges, or human landscape features such as abandoned railroad corridors, trails or canals. Greenways may form connections between communities, parks, historic and cultural sites, and nature preserves. Greenways differ in their location and function, but overall, a greenway will provide recreational benefits, protect natural areas, enhance natural beauty and quality of life in neighborhoods and communities, or stimulate economic development opportunities.

A **trail** or path is a type of greenway that is a path of travel that can accommodate one or many types of non-automobile users, including pedestrians, bicyclists, roller skaters, and wheelchair users. Trails can be used for recreation and/or transportation purposes, and can connect different land uses and facilities. Trails can be found in parks, natural environments, and other designated corridors.



Four types of greenways:

Public Park: available for use by the public, publicly owned.

Public Golf Course: available for use by the public, publicly or privately owned.

Public/Private Recreational: available for use by the public, privately owned.

Private Recreational: privately used, privately owned.

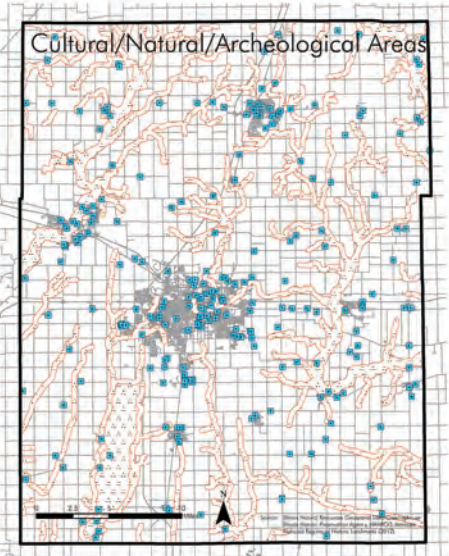
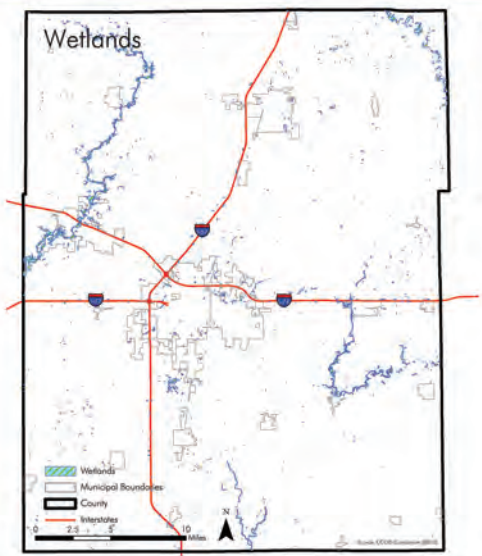
Comments:

Definitions:

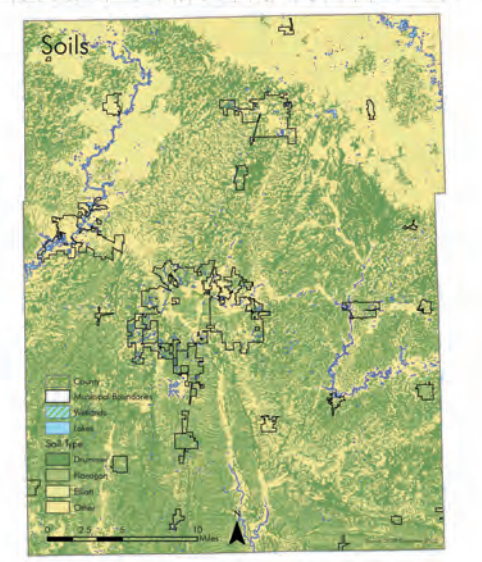
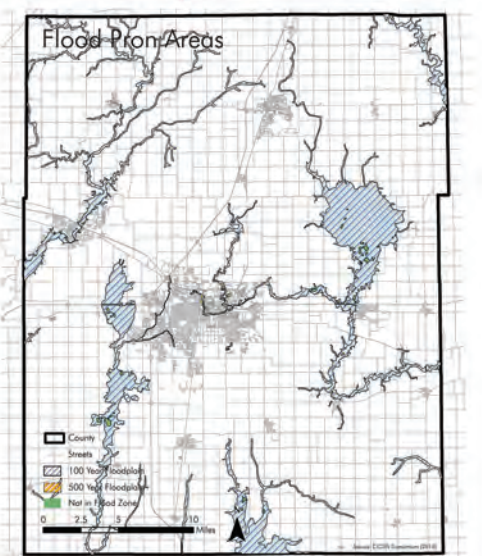
Conservation buffers are strips of vegetation placed in the landscape to influence ecological processes and provide a variety of goods and services to us, such as screening undesirable views and increasing habitat connectivity (Bentrup 2008).

Conservation easements are a voluntary, legally binding agreement that limits certain types of uses or prevents development from taking place on a piece of property now and in the future, while protecting the property’s ecological or open-space values (Nature Conservancy 2012).

Riparian corridors are transitional areas between those characterized by terrestrial and aquatic ecosystems (Bentrup 2008).



Comments:



Transportation Table Group Activities

St. Joseph Comprehensive Plan

The object of these exercises is to make the community safer, more connected, accessible, and ready for future development.

Activity #1

On the transportation aerial map, use stickers to identify:

- **Obstacles to moving (consider motorists, bicyclists, pedestrians)**
- **Safety issues (no sidewalks, not handicap accessible, uneven pavement, etc.)**
- **Intersections with a long wait time**
- **School related transportation issues**

Also on the map, use markers and pens to make notes on:

- **Where you would add sidewalks, bike trails, multi-use trails**
- **Where you would add crosswalks, accessible ramps, stop signs or other transportation elements**

Activity #2

On the Champaign County map, use markers and pens to draw:

- **Where you would add multi-use (pedestrian/bicycle) trails**
- **Where you would like to see more open space (parks, greenway corridors)**
- **Where and what type of recreational facilities or amenities you would like**

Community Workshop Questionnaire

St. Joseph Comprehensive Plan

Topic: Transportation

1. Do you walk or bike in St. Joseph? If yes, where do you go?

2. Are you satisfied with the number of parks and greenways in the St. Joseph area? If not, where would you like to see more open space?

3. Are you satisfied with the features in the existing open space in the St. Joseph area? If not, what type of features would you like to see (e.g. playground, basketball hoop, walking trail)?

4. Where would you like to see trail facilities in the St. Joseph area? What type of facilities would you like to see (e.g. shared-use paths, sidepaths, rails-to-trails)?

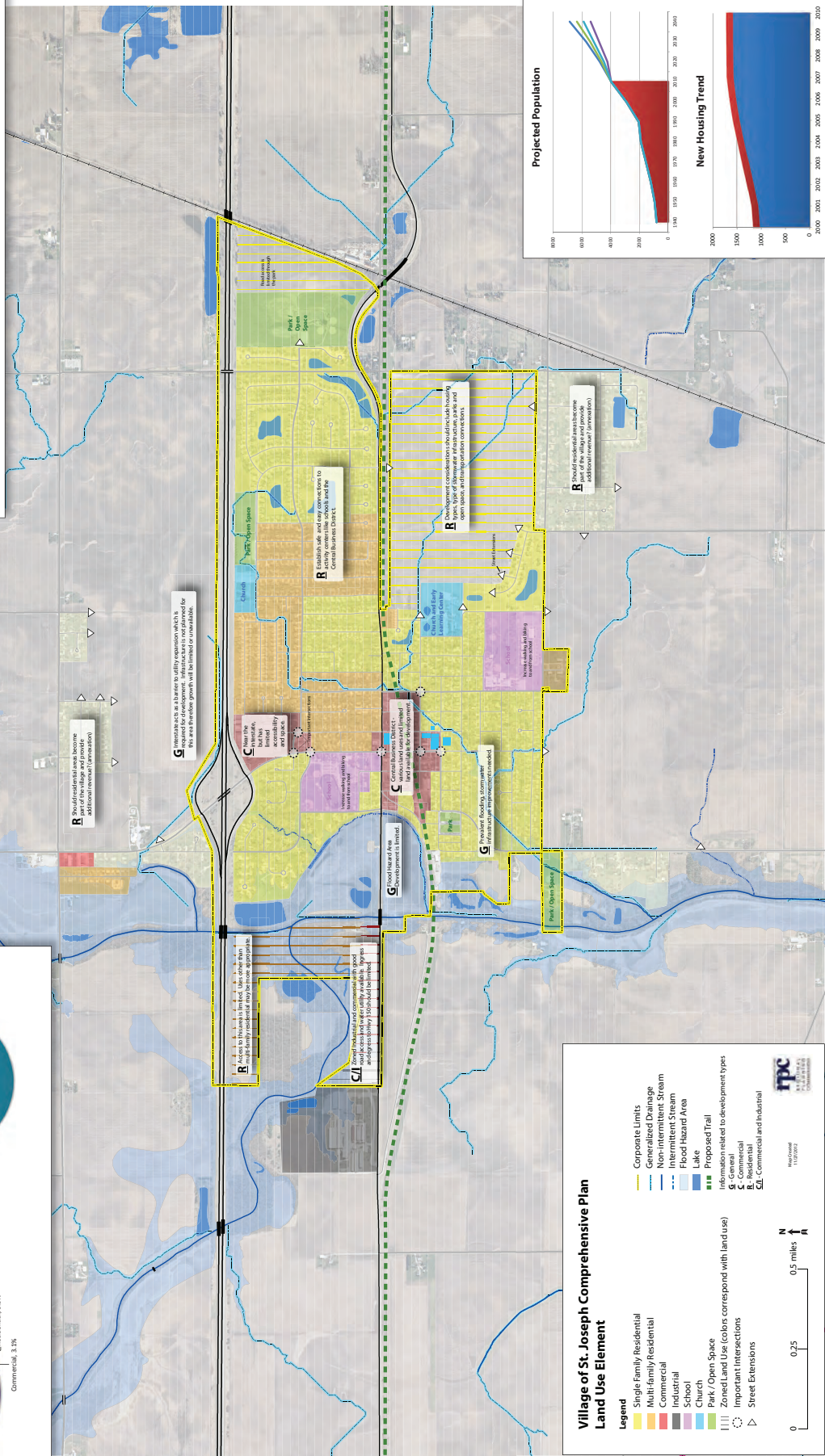
5. Where would you like to see bikeway facilities in the St. Joseph area? What type of facilities would you like to see (e.g. bike lanes, bike routes)?

6. Where would you like to see pedestrian improvements in the St. Joseph area? What type of improvements would you like to see (e.g. sidewalks, crosswalks, signs, flashing beacons)?

Land Use Type	Percentage
Single Family Residential	42.3%
Agriculture	29.0%
Forest and Open Space	12.1%
Institutional	7.3%
Commercial	3.1%
Multi-Family Residential	0.3%
Unutilized	0.3%

Land Use Type	Percentage
Residential 1	63.7%
Residential 2	1.6%
Residential 3	0.1%
Agriculture	5.7%
Commercial	5.0%
Industrial	0.9%
Parks & Schools	0.4%

Permitted uses	Residential 1	Residential 2	Residential 3	Residential 4	Commercial	Industrial
Agriculture	X	X		X		
Animal Husbandry						
Two family dwelling						
Multiple Dwelling		X	X	X		
Homebased business		X	X	X		
Home Occupations		X	X	X		
Churches or similar place of worship	X	X	X	X	X	
Schools	X	X	X	X	X	
Restaurants		X	X	X	X	
Filling Station and Auto Repair Shop					X	
Professional and Merch					X	
Offices					X	
Retail					X	
Warehouses					X	
Manufacturing					X	
Storage						X



**Village of St. Joseph Comprehensive Plan
Land Use Element**

Legend

- Single Family Residential
- Multi-family Residential
- Commercial
- Industrial
- School
- Church
- Park/Open Space
- Zoned Land and Use (colors correspond with land use)
- Important Intersections
- Street Extensions

Map Created
11.02.2012

TPC
TOWN OF PLYMOUTH
COMMUNITY DEVELOPMENT
10000 W. 10TH AVE., SUITE 100
PLYMOUTH, MI 48170-1000
734.781.1000

- Legend**
- Single Family Residential
 - Multi-family Residential
 - Commercial
 - Industrial
 - School
 - Church
 - Park / Open Space
 - Zoned Land Use (Colors)
 - Important Intersections
 - Street Extensions

Maplewood
11/27/2012

Land Use Character Area Group Activity

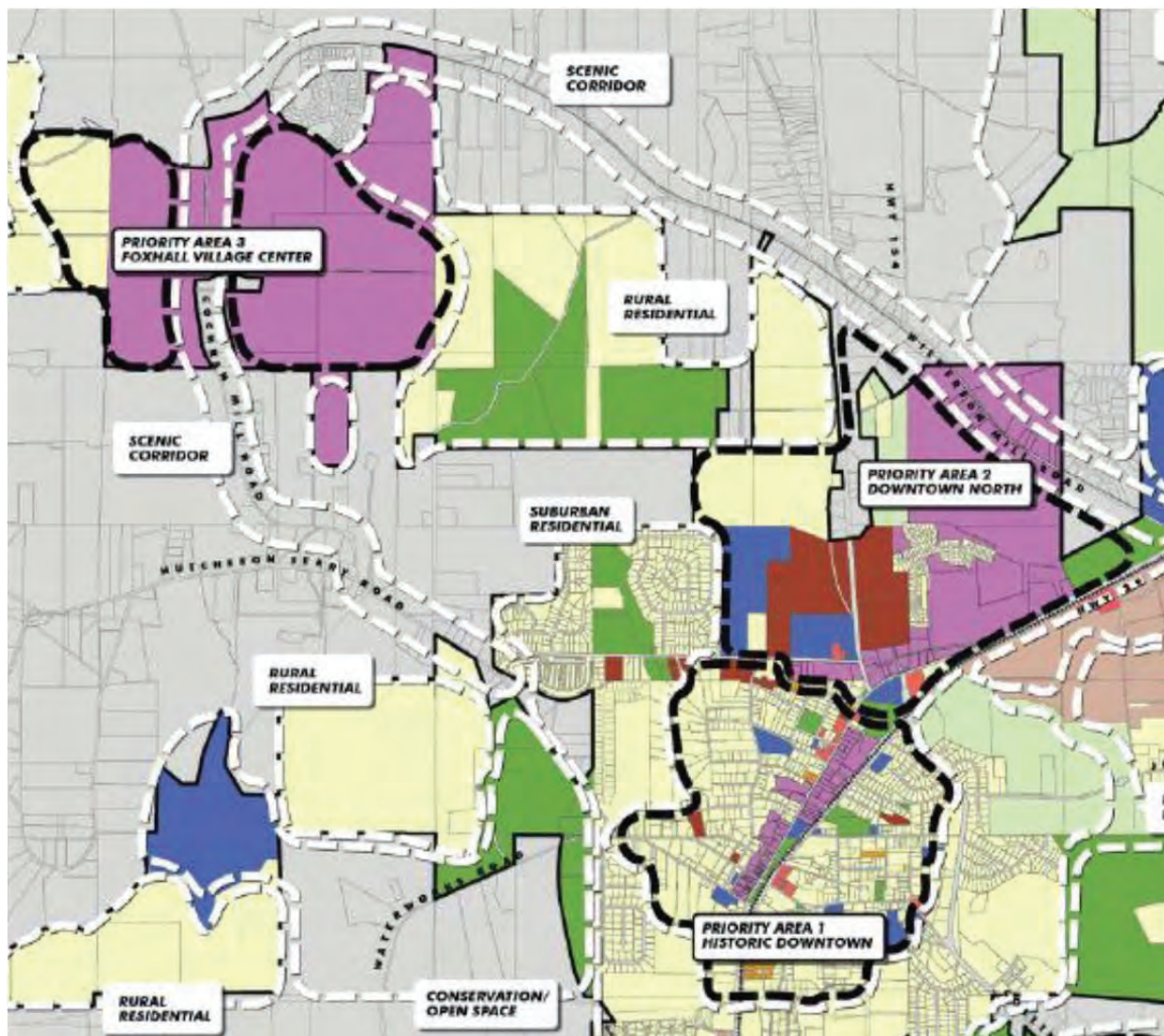
St. Joseph Comprehensive Plan

Different areas in and around St. Joseph have unique characteristics.

Where are these areas located? What makes these areas unique?

Group Activity

1. As a group, identify and name character areas
(an example is shown below)
2. List important characteristics for each area



Community Workshop Questionnaire

St. Joseph Comprehensive Plan

Topic: Land Use

1. How would you rate the availability of space ready for commercial development in St. Joseph?

Please Pick One

Not Enough

Just Right

Too Much

2. Where would you like new commercial property to be located?

Please pick any that apply.

Downtown

Near the I74 Interchange

Outside village limits

No new commercial

Other _____

3. Are different locations appropriate for different types of commercial activities? Please provide examples.

Downtown	
Near I74 Interchange	
Outside Village Limits	
Other	
Other	

Community Workshop Questionnaire

St. Joseph Comprehensive Plan

Topic: Land Use

- 4. How would you rate the availability of space ready for industrial development in St. Joseph?**

Please Pick One

Not Enough

Just Right

Too Much

- 5. Where is industrial development appropriate in St. Joseph?**

Please pick any that apply.

West

North

East

South

Other _____

- 6. How would you rate the availability of multi-family residential property in St. Joseph?**

Please Pick One

Not Enough

Just Right

Too Much

- 7. Where should multi-family residential property be located? What amenities should be provided in close proximity to multi-family residences?**

- 8. How would you rate the availability of single family property in St. Joseph?**

Please Pick One

Not Enough

Just Right

Too Much

- 9. What amenities should be provided in close proximity to single family residences?**

- 10. Should outlying residential areas become part of the Village?**

Yes

No

- 11. Should the Village invest in extending infrastructure north of I74 to encourage commercial development?**

Yes

No

St Joseph Comprehensive Plan Public Workshop

COMMUNITY BUILDING/HEALTHY COMMUNITY



Goal 2 – Community Building

St. Joseph attracts visitors and locals alike with year round entertainment options and a wide variety of community events, festivals, and activities, both cultural and sporting, in exceptional facilities.

- Objective 1 – Establish new community events that bring in visitors.
- Objective 2 – Obtain facilities that can host community events.
- Objective 3 – Establish partnerships with organizations to help promote and market the community.

Goal 6 – Healthy Community

St. Joseph is a diverse, welcoming and healthy community where people have the resources to stay mentally, emotionally and physically healthy.

- Objective 1 – Distribute a new resident packet about St. Joseph.
- Objective 2 – Create a welcome/visitors center.
- Objective 3 – Inform community members about events through a variety of methods.

Brainstorm Related Actions

Goal 2 Objective 1 actions:

Goal 2 Objective 2 actions:

Goal 2 Objective 3 actions:

Goal 6 Objective 1 actions:

Goal 6 Objective 2 actions:

Goal 6 Objective 3 actions:

General actions related to the goals:

Brainstorm Your Ideas

Propose changes to Goal 2:

Propose changes to Goal 2 Objectives:

Propose changes to Goal 6:

Propose changes to Goal 6 Objectives:

Add objectives:

Group Discussion Questions

Where would you locate a visitor's center? What would it have in it?

Should St. Joseph have a community center? Where would you locate it?

Healthy Community/Community Building Table Activity

St. Joseph Comprehensive Plan

Goals are an ideal future condition.

Objectives are a tangible measureable outcome that helps achieve a goal.

Actions are specific tasks that are related to objectives.

Group Activity

1. Brainstorm changes to goals and objectives
2. Answer the group discussion questions.

All ideas are welcomed

Community Workshop Questionnaire

St. Joseph Comprehensive Plan

Topic: Healthy Community/Community Building

1. If you were a new resident, what would be a good way to be welcomed to the community?

2. How do you find out about community events?

3. What do you think residents and businesses in east central Illinois should know about St. Joseph to perhaps attract them to the community?

4. What type of entertainment options do you think would be a good fit for St. Joseph? Consider such things as activities, events, recreation businesses and community facilities/amenities.

St Joseph Comprehensive Plan Public Workshop

LOCAL GOVERNMENT ACTIONS



Goal 7 – Government Operations

St. Joseph is known across the region for its responsive, efficient government.

- Objective 1 – Actively respond to infrastructure, services, development, congestion, and key transportation connection needs.
- Objective 2 – Encourage development in locations where infrastructure and services can be efficiently provided.
- Objective 3 – Implement projects with multiple benefits. (Develop community facilities that also act as infrastructure).
- Objective 4 - Use planning and implementation to create change rather than react to situations.

Brainstorm Related Actions

Objective 1 actions:

Objective 2 actions:

Objective 3 actions:

Objective 4 actions:

General actions related to the goal:

Brainstorm Your Ideas

Propose changes to Goal 7:

Propose changes to the Objectives:

Add objectives:

Group Discussion Questions

Is the Village of St. Joseph responsive to your needs?

Tally responses for the whole group.

Yes ☐ ☐ ☐ No ☐ ☐ ☐

What aspects of the community are most important to the Village?

- | | |
|-----------------------|---------------------------|
| Roads / Streetscape | Economic Development |
| Sewer | Community Development |
| Police | Stormwater Management |
| Parks | Recreation and Activities |
| Health and well-being | |

Should the Village of St. Joseph finance projects even if that means increasing property taxes to pay for the projects?

Tally responses for the whole group.

Stormwater	Yes	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Road Improvements	Yes	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Atracting new business	Yes	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Infrastructure expansion	Yes	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Should existing detention areas also be used as recreation areas?

Tally responses for the whole group.

Yes ☐ ☐ ☐ No ☐ ☐ ☐

Local Government Actions Table Group Activity

St. Joseph Comprehensive Plan

Goals are an ideal future condition.

Objectives are a tangible measureable outcome that helps achieve a goal.

Actions are specific tasks that are related to objectives.

Group Activity

1. Brainstorm changes to goals and objectives
2. Answer the group discussion questions.

All ideas are welcomed

St. Joseph Kids!

Landmarks

Schools

Parks

Streets

Interstate 74

Streams and Rivers

N



Kids Mapping Activity

St. Joseph Comprehensive Plan

1. Can you find your home on the map?

2. On the map, use stickers or markers to identify:

- **What makes your neighborhood unique or special**
- **Good things about St. Joseph** (examples – school, a good business to shop at, a park or certain things at a park, nice looking community decorations, anything!)
- **Problems in St. Joseph** (examples – unsafe to cross street, can't get to a place by bicycle, something you think doesn't look right, something that doesn't belong in a neighborhood, not enough stuff to do...whatever ideas you have!)
- **Things you think St. Joseph should have that it doesn't have right now**

3. Make sure to write a note next to your sticker or markings to tell us what it's about!

**Fill in the blanks! What words that start
with these letters represent St. Joseph?**

S _____

T _____

J _____

O _____

S _____

E _____

P _____

H _____

St. Joseph Comprehensive Plan Community Workshop
November 29, 2012

Neighborhood Survey

What do kids want!

I think the best place in my neighborhood is:

The worst place in my neighborhood is:

My favorite place in my community is:

My least favorite place in my community is:

If I were Mayor, the first thing I would do to make my community a better place for young people is:

The three most important problems facing my community are:

Are there any things you would change in your neighborhood? ☐ Yes ☐ No

If you answered yes, list the three most important and the changes you would make:

What things in your neighborhood should stay as they are? Why?

From *A Kid's Guide to Building Great Communities*, Canadian Institute of Planners, 2001. Suggested for grades 4 and above.

A. Participant Information

a. Survey Results

- Out of the 15 attendees, 13 filled out general information surveys.
- 7 males and 6 females
- Age groups ranged from (25-34) to (75+), with the most representation in the (45-54 age group).
- Average household size is 3.31
- The most common length of time of residency was (20 or more years)
- Highest education attained ranged from high school to graduate school. 4 responders attended graduate school.
- Most (6) respondents work in St. Joseph or within 2 miles. 4 worked within 2-15 miles, and 1 works 15+ miles away
- The most common annual family income bracket is (\$100,000 +), followed closely by (\$75,000 to \$99,999)

B. Land Use

a. Summary

- i. Respondents were split on the issues of annexing outlying residential areas and extending infrastructure north of I74, but some indicated that they are reluctant to support expansion if it means spending more of their own money.
- ii. Participants feel that there is not currently enough space for commercial and industrial expansion. Multiple participants expressed concern about the conditions of current buildings or room to build in response to further commercial development. Further commercial development is desired Downtown and near the I74 interchange, and industrial development is mostly desired north of the I74.
- iii. They also feel that there is not enough multi-family (MF) housing, but that there is enough single-family (SF) housing. Balance of housing choices for different people (seniors, young families, working professionals) is desired. Many location suggestions were made-see survey results below.
- iv. There are many commonly desired commercial activities in Downtown and near the I74 interchange-see survey results below for list.

b. Survey Results

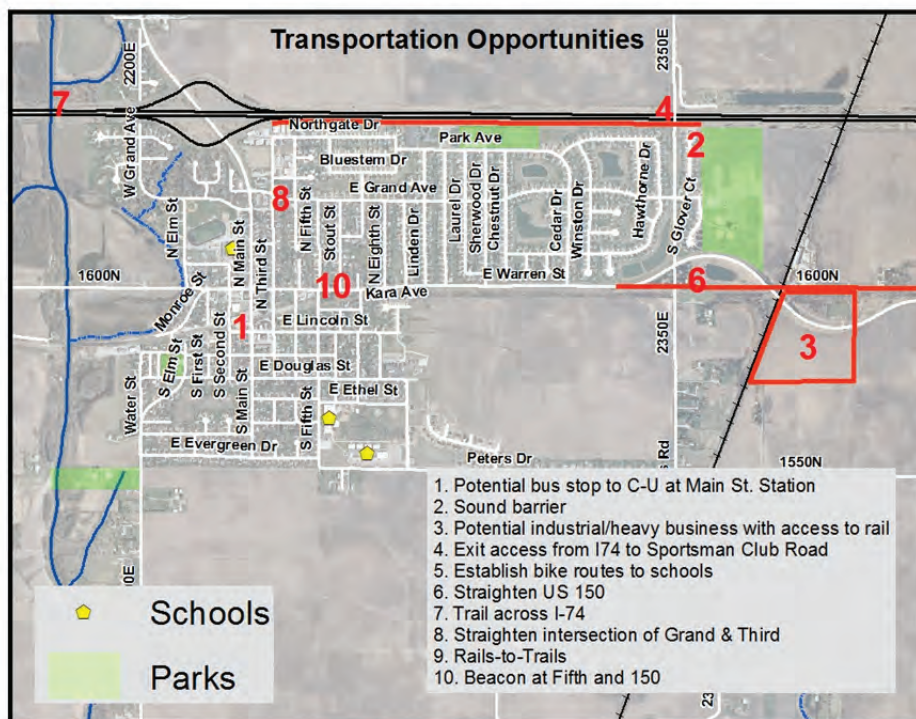
- 5 responders felt there is **not enough** space ready for commercial development, and 3 felt the amount of space is **just right**
- 7 responders would like new commercial property to be **near the I74 interchange, 4 Downtown, 2 outside Village limits, and 1 just East of Downtown on the US 150.**
- Commercial activities desired in **Downtown:** Hardware store, general merchandise store, coffee shop, bakery, more retail, restaurants, community center, food and entertainment, and a library upgrade.

- Commercial activities desired **near I-74 interchange**: gas station, McDonalds, industrial, restaurants, fast food, and big box commercial.
- **Other** commercial activities desired: Starbucks or other similar shop along US 150 at the 4-way stop, and retail just E of Downtown on US 150.
- Most responders (6 out of 8) feel there is **not enough** space ready for industrial development.
- Responders indicated **industrial development** would be appropriate in the N, W, S, and E, but the strongest response was for the **North** (other side of the I74)
- **5** responders feel there is **not enough** multi-family, **1** feels it is **just right**, and **1** feels there is **too much**.
- Suggested locations for MF housing are: South of 150, East of Prince of Peace Church, near interstate, East and South of school, East of Middle School, and North of I75. One respondent wrote in a desire for MF housing for seniors.
- Majority of respondents think the availability of SF housing is **just right**.
- **3** feel outlying residential areas should **not become a part of the Village**, and **3** feel that they should.
- **5** respondents answered **Yes** to extending north of the I74. **3** responded **No**, and it was written in “**unless there is a federal grant**” and “**not if we have to pay for Village water & sewer**”.

C. Transportation and Recreation

a. Summary

- i. Participants are satisfied with the amount of parks, but desire more trails and pathways. See first map below for proposed trail, sidewalk, and bikeway locations.
- ii. There are many desired recreational facilities such as a swimming pool (look to Monticello for example), more sport courts and fields, using the ponds as recreational areas (paddleboats, fishing), and some form of open gym for use during the winter.
- iii. More sidewalks are strongly desired-see first map below for locations.
- iv. Specific transportation problem areas:
 1. Warren & Main has heavy traffic during the morning, lunchtime, and when SJO HS dismisses-what warrants a traffic signal?
 2. Fifth Street has many kids walking and biking to school- need safety measures/bike routes.
 3. 2150 & Homer Lake Rd. is an acute angle and has obstructed sightlines.
 4. Need for new road perpendicular to Homer Lake
 5. See second map below for other transportation opportunities.



b. Survey Results

- Majority of respondents walk or bike somewhere in the community on a regular basis
- Suggestions for open space features included walking trails, basketball courts, a soccer field and swimming pool. Desire for a rec center for children in the winter. Suggestion to coordinate schedule with schools and open up gyms at night for other uses.
- Trail suggestions: RR trails, Salt Fork trail, bike trails, trail to connect wetlands to Village, rails-to-trails, bike facilities near schools.
- Respondents expressed desire for sidewalks

D. Healthy Community

a. Summary

- i. See survey results below for the factors indicated by respondents that attract new residents, desired entertainment options, and how residents currently get community information.
- ii. Brainstorm session about a community center: participants think it can double as a visitors' center and a community center. Suggested locations are West of Casey's or to the East of the new sports complex.
- iii. Objective Actions Brainstorms:
 1. **Goal 2 Objective 1 Actions (Establish new community events that bring in visitors):** Host more festivals highlighting a topic, item, or business (ex. Wine fest, chocolate extravaganza). Bike trail from C-U to Danville with a stopping point in St. Joseph could bring in visitors as well.
 2. **Goal 2 Objective 2 Actions (Obtain facilities that can host community events):** Need a community building/meeting space, need meeting space for large and small groups (possibly at the library), need a profit center for holding receptions/reunions/parties.
 3. **Goal 6 Objective 1 Actions (Distribute a new resident packet about St. Joseph):** Have the chamber make a list of businesses that could be promoted during school, church, or other events going on in town. See survey results below for information to include in new resident packets.
 4. **Goal 6 Objective 3 Actions (Inform community members about events through a variety of methods):** Ideas include: a Facebook page, other social media, yard signs, digital signage to advertise, networking with churches and schools

b. Survey Results

- For new residents: could use a folder full of info about St. Joe including- brochures from schools, businesses, all youth activities, coupons and menus from local restaurants, info about the library, parks, and adult groups. One

respondent mentioned an existing entity called “The Welcome Wagon” that welcomed them to the community.

- They find out about community events through the local newspaper (The Leader), school announcements, and the village website. However, some residents do not receive The Leader.
- Attracting factors of St. Joseph: schools, parks, safe, quaint, clean, little crime, pride in community, mecca for “antiquers”, sporting events
- Desired entertainment options: bike trail, larger library with a computer area and study rooms, a community building, a profit revenue building for weddings/events, more playground equipment at the new park, swimming pool, more concerts in the park, church softball teams

E. Resource Preservation

a. Summary

- Preserving the small town façade seems to be a desired objective for the Village, but preserving specific historic buildings is not as important.**
- Veteran’s memorial on Main and 150 represents great opportunity for a Village square.**
- Discussion about an effort to bring more buildings to the street and moving parking away from the front (specific plans to do this to the municipal building on Lincoln).**
- Some key historic landmarks: Boy scouts building, winery (used to be soda shop), Witch Hazel, Lumberyard that caught fire (now Main St. Station), Joseph Kelley tavern site.**
- Multiple Village officials indicated that preserving agricultural land is a non-issue.**
- Heartman dump is a brownfield issue that should be addressed by the Village and the IL EPA.**
- Eyesore on US 150 on the eastside of town is an that should be addressed by Village.**

b. Survey Results

- Average Importance of local resources (5 is very important):

Water Quality	5
Schools/Education	5
Fire Protection	4.75
Police Protection	4.67
Historic Downtown	4.5
Infrastructure	4.5
Community Character	4.25
Parks and Open Space	4.25
Wildlife Habitat	4
Wetlands	4

Floodplains	4
Trees	3.75
Library Facilities	3.75
Farmland	2.67

F. Local Government

a. Summary

- i. Most discussion at this table gravitated towards issues other than local government (land use, recreation, housing, etc.). Group indicated that the Village is responsive to their needs.
- ii. One had concerns for planned actions by the Village (such as buying a property when put up for sale in the distant future) being forgotten over time and with new leadership. They hope the comprehensive plan will act as a reminder for specific objectives.
- iii. Idea for Village to make low interest loans to businesses for improvements in order to work with the existing space before building new development.
- iv. St. Joseph cannot change their tax levy except by referendum.
- v. Idea for stormwater: Village charges a utility lot fee to finance projects. Pay by size of your lot, finance through bonding, and have a fee assessed on the monthly bill.

G. Downtown & Businesses

a. Summary

- i. Participants are not satisfied with the availability and/or cost of hardware, automotive items, affordable groceries, bread, and sundries in St. Joseph.
- ii. There is a strong desire for rehabilitation of dilapidated buildings, more streetscaping, and uniformity in style and signage of the downtown. See survey results below for specific eyesores, concerns, and desires.

b. Survey Results

- Common destinations in DT St. Joseph by frequency mentioned: IGA, El Toro, Winery, Liquor Store, Florist, La Luna, DQ, Monicals, Casey's, China King, Tae Kwon Do, insurance offices, Pizza King, Subway
- Products not available in St. Joseph:
 - fresh bread
 - Hardware
 - automotive items
 - affordable groceries
 - cheaper sundries
- Majority of respondents shop outside of St. Joseph on a weekly basis.

- Common shopping destinations outside of St. Joseph: All-in-one stores, grocery stores, and shopping centers (Meijer, Target, Menards, Lowes, Home Depot, Aldi)
- Number one reason for shopping outside of St. Joseph: It's cheaper
- Problems facing DT St. Joseph:
 - Empty buildings
 - Run down
 - Small
 - Can't compete with CU
 - Small population
 - Parking
 - Repair
 - Not enough space for business development
 - Dilapidated structures
 - Lack of new business
 - Library has no public computers or meeting space
- Strengths of downtown St. Joseph:
 - 3 new businesses (florist, Country Lamb, new Bar & Grill)
 - Quaint
 - Supporting local
 - Convenient
 - IGA
 - Bank
 - Beauty shop
 - Brand new main street reconstruction
 - Easy access to existing businesses
 - Nice street lighting
- How local businesses could market themselves better: better signage, coupons, and business websites
- Downtown streetscape ideas:
 - Benches
 - Trees
 - Art
 - Bury utilities
 - More flowers
 - UNIFORMITY in signage-a standard of looking kept
 - Maintaining history of old Texaco station but coordinating public art and retro memorabilia around it to fulfill "community memory" needs
 - Valuable space on corner of Main and 150 needs to be utilized
- Negatives indicated on map:

- Old Texaco station-eyesore
- Silo next to library-eyesore
- Yummy Tummy/St. Joe Liquor-tacky signage
- Subway-dangerous parking lot
- Main St. Station-poor parking and unkempt front of building
- Scout Hall-Dilapidated
- Building East of El Toro-needs some spiffing
- Store next to florist-eyesore
- Positives indicated on map:
 - Entire Witch Hazel, Padano's, etc. building-nice stone fronts, always well-kept and maintained
 - Office building South of St. Joe Liquor- good
 - Busey bank- good
 - Winery-good
 - Store E of winery- scout project-nice patio
 - NW corner of Main and Lincoln-renovating for new restaurant
 - Florist-good
 - El Toro-good
 - Flower pots-good

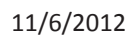
H. Input from the Kids!

a. Summary of What Kids Want

- i. The best/favorite place in the neighborhood**
 - Crestwood Park
 - The pond
 - School
- ii. The worst place in the neighborhood**
 - The railroad
- iii. If I were the mayor, the first thing I would do is...**
 - Build a large swimming pool
 - Build gym with an indoor track and athletic fields.

b. Acrostic

S street lights are decorated
 T Tinsel on lights and poles
 J Jolly old Christmas
 O October is full of leaves
 S St. Joseph is cool
 E Easter is Fun
 P Panthers
 H Holly is hung



Appendix C: Goals and Objectives



The Goals and Objective section of the Comprehensive Plan was developed based on the 2011 MAPPING and input from the steering committee and residents. Recommended actions were matched with objectives as examples to aid in discussions. This appendix contains the draft goals and objectives and changes identified by the Plan Commission.

Goal	Objectives	Agree	Neutral	Disagree	Recommended Actions	Agree	Neutral	Disagree
1. Community Development St. Joseph will manage growth to balance land use demand with the ability to provide appropriate services while minimizing conflicts between land uses.	1.1 Allow various types of development that meet community needs and desires and align with existing and planned development.				1.1.1 Differentiate the language contained in zoning category descriptions to detail desirable types of development in the community.			
					1.1.2 Differentiate the language contained in residential zoning category descriptions to detail different types of residential densities or patterns that are desirable in the community.			
					1.1.3 Update the zoning map to match defined zoning categories to relevant locations. Locate zones to reflect the desires of the community and good planning practice.			
	1.2 Designate appropriate development locations to meet future needs.				1.2.1 Maintain a reasonable but limited amount of land for development and identify desired uses and locations in the Comprehensive Plan and Future Land Use Map.			
					1.2.2 Assign zoning to properties upon annexation that achieve the community vision and land uses identified in the Comprehensive Plan and Future Land Use Map.			
	1.3 Permit contiguous growth and discourage leap frog development.				1.3.1 When evaluating development proposals, use a worksheet to assess alignment with goals and objectives in the Comprehensive Plan .			
					1.3.2 Describe elements of development that the Village desires when working with developers.			
					1.3.3 Approve plans based on alignment with the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and community values.			
	1.4 Minimize land use conflicts by providing appropriate considerations.				1.4.1 Identify potential land use conflicts that might arise from proposed development.			
					1.4.2 Suggest or request design solutions through modified infrastructure or plan adjustments.			
	1.5 Locate public facilities where access is convenient for all residents.				1.5.1 Conduct a survey of residents to determine important components of desired community facilities (especially a community center).			
					1.5.2 Evaluate possible locations for their ability to meet community needs.			
	1.6 Resolve land and building concerns that jeopardize the health, safety and welfare of the community.				1.6.1 Create and maintain a list of specific concerns about land and buildings.			
					1.6.2 Prioritize the list of concerns in terms of health, safety and welfare.			
					1.6.3 Communicate concerns to relevant government units (IEPA, Champaign County Public Health District, Village Engineer) to determine next steps.			
					1.6.4 Evaluate ability to resolve issues and look for assistance if unable to resolve them (IEPA, Public Health, Legal).			
	1.7 Assess parking and transportation needs for development projects before approving plans.				1.7.1 Create a worksheet to be used with planning and development proposals.			
	1.8 Plan for new parks with new development.				1.8.1 Revise the Subdivision Ordinance to include a provision for public open space in new subdivisions.			
	1.9 Encourage new development to pay a fair share of public facilities and service costs that are attributable to the demand for additional facilities or services as a result of the development.				1.9.1 Request the donation of public land by developers where it meets community needs.			
	1.10 Indicate design considerations where appearances might have a specific role, or impact adjacent properties or the community at large.				1.10.1 Develop design guidelines that fit the existing community identity or achieve a desired appearance for the community.			
					1.10.2 Include input from the development community and residents in the development of the guidelines.			
	1.11 Preserve the quality of local water resources.				1.11.1 Update the Stormwater Management Ordinance to include additional provisions for water quality.			

Goal	Objectives	Agree	Neutral	Disagree	Recommended Actions	Agree	Neutral	Disagree
2. Economic Development St. Joseph has a thriving local economy that is entrepreneur friendly. Entrepreneurs and business owners are supported by local shoppers and nurtured with a variety of programs designed to help them grow and promote their businesses.	2.1 Increase the likelihood that a new business will locate in Downtown St. Joseph.				2.1.1 Participate in the Champaign County Economic Development Corporation as a member.			
					2.1.2 Advertise available commercial space with assistance from local realtors.			
					2.1.3 Establish a funding mechanism to assist in business attraction and retention such as a Tax Increment Financing District.			
					2.1.4 Discuss potential development with business types identified in the 2010 Retail Gap Analysis.			
	2.2 Prepare land and structures in Downtown for commercial development.				2.2.1 Bring non-conforming parcels into compliance through a zoning change or working with the property owner to change the land use.			
					2.2.2 Discuss future plans for property with current land owners.			
					2.2.3 Work with land owners to redevelop underutilized properties by establishing a Tax Increment financing District and creating targeted programs for using the funds.			
	2.3 Distinguish zoning categories for desirable types of development in specific locations.				2.3.1 Introduce "Interstate Commercial" zoning category specifically for desired types of development surrounding the I-74 interchange.			
					2.3.2 Consider introducing "Central Business District" zoning designation with specific considerations for frontage in the downtown area, maximizing available space in general, and specifying parking requirements.			
					2.3.3 Revise locations for "General Commercial" categories and limit overlap between commercial categories.			
	2.4 Identify local financing that might be available to prospective developers.				2.4.1 Develop informational packet about local financing availability and contacts that can be distributed to prospective developers.			
	2.5 Increase the sale of goods and merchandise within the Village.				2.5.1 Coordinate a shop local program with the Chamber of Commerce or other community group.			
	2.6 Increase patronage from travelers along I74.				2.6.1 Create downtown way-finding signs that supplement advertising from businesses located in St. Joseph.			
	2.7 Distinguish downtown through infrastructure and visual components.				2.7.1 Revise the Sign Ordinance to provide for a consistent visual theme throughout downtown.			
					2.7.2 Invest in more landscaping.			
					2.7.3 Locate public art downtown.			
	2.8 Evaluate opportunities to extend utilities north of Interstate 74 with minimal contribution from Village finances.				2.8.1 Obtain a report regarding costs for extending utilities north of Interstate 74. Updates needed on a regular basis.			
	2.9 Identify a shared vision between the Village and land owners for Downtown and document in a plan.				2.9.1 Create a planning committee comprised of downtown landowners and business owners.			
					2.9.2 Develop a Downtown plan or strategy that includes a list of actions and responsible parties.			
	2.10 Engage local businesses in retention and location activities.				2.10.1 Work with existing incubators in the region to determine if a satellite facility would be appropriate in the Village. Identify funding sources for contributions to the facility.			
	2.11 Assess redevelopment sites for eligibility of outside funding.				2.11.1 Complete an assessment and inventory of downtown site and building conditions.			

Goal	Objectives	Agree	Neutral	Disagree	Recommended Actions	Agree	Neutral	Disagree
3. Infrastructure Availability and Maintenance St. Joseph is a Village with state of the art infrastructure for business development including traditional infrastructure (roads, sewer/water) as well as technological infrastructure.	3.1 Carry out the draft drainage plan and maintain appropriate storm sewer infrastructure.				3.1.1 Include drainage plan elements in a Capital Improvement Plan.			
					3.1.2 Identify available funding sources for stormwater infrastructure maintenance.			
	3.2 Identify and evaluate grant opportunities for infrastructure resources.				3.2.1 Write a Capital Improvement Plan that identifies infrastructure needs.			
					3.2.2 Write an evaluation procedure for grant opportunities (local match requirements, alignment with capital improvements, and alignment with comprehensive plan).			
	3.3 Expand the Village's network of trails and sidewalks to provide better connections between residential neighborhoods, parks, schools, Downtown, and other activity centers.				3.3.1 Identify locations for pedestrian and bicycle paths based on resident input and planning processes.			
	3.4 Locate technology infrastructure within the Village.				3.4.1 Identify needs and opportunities for technology infrastructure.			
	3.5 Maintain community infrastructure for the long-term benefit of the community.				3.5.1 Use life cycle costing and planning to determine the long term needs of the community.			
	3.6 Support the development of the Urbana to Danville Trail.				3.6.1 Provide waste and recycle bins along the trail.			
					3.6.2 Locate a trailhead with easy trail access.			

Goal	Objectives	Agree	Neutral	Disagree	Recommended Actions	Agree	Neutral	Disagree
4. Affordable and Accessible Housing St. Joseph offers a variety of housing options for residents of all ages and income levels.	4.1 Designate sufficient buildable land for residential development to accommodate growth.				4.1.1 Update the Village Future Land Use Map as necessary to show land available for residential development.			
					4.1.2 Make the updated map available on the Village website.			
	4.2 Locate higher density residential property near community amenities (parks, shopping).				4.2.1 Update the Village Future Land Use Map to show land available for different types of residential development including multifamily.			
					4.2.2 Identify locations where senior housing is desirable.			
	4.3 Support the provision of a variety of housing types and economic choices (owner-occupied and rental) that meet the specific needs of elderly residents, including accessibility, single-story units, etc., and help sustain a high quality of independent living.				4.3.1 Adopt a building code with provisions for accessibility.			
					4.3.2 Add an element to the zoning ordinance requiring that a percentage of housing in a new development be priced for low and moderate income levels (Inclusionary Zoning).			
	4.4 Explore the creation of a property maintenance program to assist residents, particularly seniors, with their property maintenance needs.				4.4.1 Evaluate creating a program to provide services such as affordable lawn cutting and snow removal services.			
					4.4.2 Advertise any new programming to residents.			
	4.5 Monitor the condition of residences as neighborhoods age and consider assistance programs for qualifying households to maintain the existing housing stock.				4.5.1 Request a report listing housing units that receive a below average condition grade from the township assessor.			
					4.5.2 If properties become numerous or are concentrated in a certain location, assess the feasibility of implementing a household maintenance assistance program.			
					4.5.3 Create a household maintenance program for housing units in poor condition.			

Goal	Objectives	Agree	Neutral	Disagree	Recommended Actions	Agree	Neutral	Disagree
5. Resource Preservation St. Joseph is known for its revitalized historic downtown with beautiful streetscaping, green space and restored facades.	5.1 Preserve historic facades in the downtown area.				5.1.1 Identify the types of façade issues present in St. Joseph.			
					5.1.2 Estimate costs associated with likely façade restoration projects.			
					5.1.3 Dedicate funding towards a façade restoration program (perhaps implementing a TIF District).			
					5.1.4 Implement a façade restoration program.			
	5.2 Maintain seasonally appropriate and inviting streetscapes.				5.2.1 Create and implement a program that manages streetscape elements including plants, benches, signage, etc.			
	5.3 - Preserve the natural environment and create connections between natural areas that support natural habitat and provide recreational opportunities.				5.3.1 Identify connections between natural areas.			
					5.3.2 Establish connections between the Urbana to Danville Trail and the St. Joseph Wetland.			

Goal	Objectives	Agree	Neutral	Disagree	Recommended Actions	Agree	Neutral	Disagree
6. Healthy Individuals and Community St. Joseph is a diverse, welcoming and healthy community where people have the resources to stay mentally, emotionally and physically healthy.	6.1 Welcome new residents to the community.				6.1.1 Distribute a packet of information to new residents (resources, village meeting times).			
					6.1.2 Establish a welcome center / visitors center / community center.			
					6.2.1 Establish communication resources that include social media, signage, print media, the village website, schools, and churches			
					6.3.1 Create a community calendar of recreational events and programs.			
	6.3 Provide recreational opportunities for a variety of ages and interests.				6.3.2 Advertise events and programs and solicit input for potential programs.			

Goal	Objectives	Agree	Neutral	Disagree	Recommended Actions	Agree	Neutral	Disagree
7. Lively Community St. Joseph attracts visitors and local residents alike with year-round entertainment options and a wide variety of community events, festivals, and activities, both cultural and sporting, in exceptional facilities.	7.1 Coordinate new community events that bring in visitors.				7.1.1 Identify seasonal events that can be marketed to visitors.			
					7.1.2 Join Champaign County Convention and Visitors Bureau.			
					7.1.3 Coordinate committees to organize and run events.			
					7.1.4 Inform residents and business and provide opportunities for businesses to be involved.			
	7.2 Operate community facilities that can host community events.				7.2.1 Create an easy way for community facilities to be reserved.			
	7.3 Identify partnerships that promote and market the community.				7.3.1 Create a list of events or items that the Village would like to promote or market.			
					7.3.2 List organizations or potential partners for each item.			
					7.3.3 Identify ways that the Village can support potential partners.			
					7.3.4 Invite partnerships for events or specific actions.			

Goal	Objectives	Agree	Neutral	Disagree	Recommended Actions	Agree	Neutral	Disagree
8. Government Operations St. Joseph is known across the region for its responsive, efficient government.	8.1 Operate infrastructure, services, community development and key transportation connections efficiently.				8.1.1 Maintain Village committees and report concerns and issues to the Board of Trustees.			
	8.2 Address community issues of health, safety, and welfare in a timely and efficient manner.				8.2.1 Establish task force committees to address issues and have them report to the Village Trustees.			
					8.2.2 Develop an emergency fund for addressing health, safety, and welfare issues.			
	8.3 Prepare for emergency situations.				8.3.1 Develop an emergency management plan for the community, including disaster preparedness and evacuation procedures.			
					8.3.2 Implement recommendations from the Champaign County Hazard Mitigation Plan.			
	8.4 Use the Zoning and Subdivision Ordinances to develop in a manner that is consistent with the Village Comprehensive Plan.				8.4.1 Revise the Zoning Ordinance and Zoning Map for consistency (i.e. add a Parks and Schools zoning category in the Ordinance or remove Parks and Schools classification from the Zoning Map).			
					8.4.2 Revise the Subdivision Ordinance to implement the updated comprehensive plan (Include statement about providing open space consistent with the Comprehensive Plan).			
	8.5 Use pre-annexation agreements to ensure compatibility with Village plans.				8.5.1 Review existing annexation agreements for compatibility once Village Comprehensive Plan is adopted.			
	8.6 Ensure that police, fire and emergency protection meet the needs of the community.				8.6.1 Consult emergency management agencies to identify concerns from significant development projects, plans or large events to determine capacity and ability to respond to community needs.			
	8.7 Support efforts of the Public Library to provide services for the community.				8.7.1 As opportunities arise.			
	8.8 Ensure that parks and recreational facilities are suitable for a variety of ages and interests.				8.8.1 Construct walking paths and other amenities that provide recreational opportunities for all residents.			
	8.9 Represent community views in decision-making.				8.9.1 Maintain compliance with the, Illinois Open Meetings Act, including taking minutes and making minutes available on the Village website.			
					8.9.2 Gather representative public input outside Village meetings through a website or other methods.			
	8.10 Assess and plan for Village facilities and assets through an ongoing maintenance program.				8.10.1 Assess buildings, equipment, vehicles, and properties. Develop a multi-year maintenance plan and ongoing maintenance program.			
	8.11 Evaluate financing strategies that allow the Village to meet current needs without incurring excessive risk.				8.11.1 Lobby for changes to state legislation that allows non-home rule municipalities to adopt a stormwater utility fee.			

The following summaries are provided for statements where members of the St. Joseph Plan Commission indicated disagreement or neutral sentiments.

Goal 1 – Community Development

Statement in question

Action 1.8.1 - Revise the Subdivision Ordinance to include a provision for public open space in new subdivisions.

Plan Commission Comments

Several neutrals or disagrees

Open space should be evaluated on a case by case basis

Should be mandated so everyone is treated equally

Needs to be room for compromise, suggested the use of a guideline

Suggest removing the word public to allow for private open space (commons area in a home owners association)

Times are changing and the village may not “receive” open space as it has in the past.

CCRPC Analysis

Public open space is an important part of community quality of life. The Comprehensive Plan provides the Village with an opportunity to actively determine preferred locations, sizes, and uses of public open space. There are many different methods of implementing this concept from percentage requirements (5% of any development over 60 acres), to density (2 acres for every 1,000 additional population) to leaving the amount of land to the developer. The majority of adopted regulations are not an unconditional mandate for open space. Instead, regulations provide that development should be in concert with adopted land use plans for the community or where deemed necessary by the Plan Commission or Village Board.

Proposed revision

Action 1.8.1 - Revise the Subdivision Ordinance to include a reference to open space plans in the Village Comprehensive Plan or guidelines dictating when open space should be a consideration ~~provision for public open space~~ in new subdivisions.

Goal 1 – Community Development

Statement in question

Action 1.11.1 - Update the Stormwater Management Ordinance to include additional provisions for water quality.

Plan Commission Comments

Neutral

Concerns about resident's costs

CCRPC Analysis

The current Stormwater Management Ordinance focuses on managing the quantity of water through a properly designed system. The most convenient and logical time to address stormwater issues is at the time of construction. Appropriate stormwater management, erosion, and pollutions controls implemented during construction including natural buffers, infiltration areas, and minimizing exposed soil can have significant benefits for water quality. Just as management of stormwater quantity is assessed through development plans, minimal management of stormwater quality can also be assessed.

No revision

CCRPC response provided as information only.

Goal 2 – Economic Development

Statement in question

Action 2.2.3 - Work with land owners to redevelop underutilized properties by establishing a Tax Increment Financing District and creating targeted programs for using the funds.

Plan Commission Comments

One neutral comment followed by discussion

Comments: wants to ensure that everyone gets treated fairly in a TIF process; wants more information on developing a TIF District. The Plan Commission wants to make sure that all people affected by a potential TIF District get a say during the process.

CCRPC Analysis

A TIF District freezes the tax base within a defined area at current levels for a pre-determined length of time. Tax revenue resulting from any increase in valuation after freezing the base – the incremental revenue – can be used to finance improvements and support activities within the TIF District. A variety of planning and implementation activities could be eligible for TIF funds depending on the types or programs established by the Village: feasibility studies, surveys, plans, administration, acquisition and relocation expenses; demolition, rehabilitation, reconstruction, capital costs, job training, and financing costs.

Possible results of establishing TIF districts include:

- *Revitalization of blighted areas*
- *Increased development and redevelopment*
- *Job retention and creation*
- *Increased property values*
- *Increased tax revenues*
- *Improved infrastructure*
- *Improved public safety, health, and welfare*
- *Public-private partnerships*
- *Incentives for development and private sector investment*
- *Local government management and involvement in financing for targeted areas*
- *Address environmental issues*
- *Improve regional economy with revitalized businesses and residences*
- *Planning and economic vision for the community*

Possible challenges of TIF districts include:

- *High level of local government responsibility*
- *Cost of establishing a TIF district (generally \$40,000 or greater in up-front costs)*
- *Minimal tax increment if properties are not improved*
- *New tax increment in the district is temporarily unavailable to taxing bodies; however, there are opportunities to disburse through tax surplus, capital improvements, and state aid formula. In addition, the requirement for a TIF district is that the revitalization of the blighted area would not have occurred otherwise, but for the TIF district. Therefore, the increased tax revenue would not have been there to allocate for taxing bodies if not for the TIF district.*
- *Detailed process for establishing TIF districts, and ongoing management*
- *Perceived lack of funding*

No Revision

CCRPC response provided as information only.

Goal 3 – Infrastructure Availability and Maintenance

Statement in question

Action 3.4.1 - Identify needs and opportunities for technology infrastructure.

Plan Commission Comments

Neutral

Businesses that provide technology infrastructure will seek them out. Unsure how much the Village can encourage technology infrastructure to located within corporate limits.

CCRPC Analysis

Depending on future needs, the Village may want to encourage technology infrastructure. Methods can be investigated at that time.

Proposed revision

Remove Action 3.4.1

Statement in question

Action 3.6.1 - Provide waste and recycle bins along the trail.

Comments

Neutral

Not the responsibility of the Village. A different taxing body will be responsible for maintenance.

CCRPC Analysis

Tourist and recreational activities have a tendency to bring visitors to town. Local dollars spent to provide services (garbage/recycling containers, public restrooms, water fountains) to these activities often results in positive economic impact. Areas that are clean and provide a stopping point often result in sales at restaurants and potentially new economic activity. In the future, the Village may want to actively encourage economic activity generated from trail use.

Proposed revision

Remove Action 3.6.1

Goal 4 – Affordable and Accessible Housing

Statement in question

Action 4.3.1 - Adopt a building code with provisions for accessibility.

Plan Commission Comments

Neutral and Disagree

Not sure how this works. Would the code be mandated? There are different codes, which one would be adopted? Do not want to overburden owners. Who would enforce a building code? There is not a building inspector. What rights do non-home rule governments have?

CCRPC Analysis

The Illinois Municipal code (65 ILCS -5/11-30 et. seq.) provides that corporate authorities may regulate and control the construction, alteration and maintenance of buildings and structures, parts thereof and systems therein. The State of Illinois administers some aspects of residential construction, but not enforcement is generally on a complaint-basis only. A locally adopted building code would be mandated for specific types of buildings that would be specified at the time of adoption. The Village can determine which version of existing building codes that it wishes to use and could be similar to those already used in the region. Enforcement of a building code is generally done by a building inspector that would be employed by the Village. Illinois State law permits for code administration responsibilities to be jointly operated by jurisdictions so it may not be necessary to hire a full time employee.

Resources: [Flanigan, Illinois](#)

[Champaign County Building Code Feasibility Study and Implementation Strategies](#)

Proposed revision

Action 4.3.1 – Consider adopting a building code with provisions for accessibility.

Goal 4 – Affordable and Accessible Housing

Statement in question

Action 4.3.2 - Add an element to the zoning ordinance requiring that a percentage of housing in a new development be priced for low and moderate income levels (Inclusionary Zoning).

Plan Commission Comments

Neutral and Disagree

Not sure if the Village has the ability to develop lower income housing. There are not local jobs currently available and limited access and transportation options to employment centers, services, and activity centers.

CCRPC Analysis

The Illinois Municipal code (65 ILCS -5/11-13-1) grants non-home rule municipalities the ability to create and preserve affordable housing. The Existing Conditions Report for the St. Joseph Comprehensive Plan states that a greater percentage of households with lower incomes are paying more than 30% of their income towards housing. There are limited methods for achieving the community goal of “St. Joseph offers a variety of housing options for residents of all ages and income levels”. Since specifying a percentage of homes for different price points was found undesirable by the Plan Commission, an alternate method might be considered.

Locations on the future land use map could be identified as mixed residential. In these areas, the Village would look for development plans that have a variety of lot sizes which would translate into a mix of housing types available at a range of prices. This method supports development largely based on market forces, but also provides a niche for markets that are in demand but unable to compete with projects that have higher profit margins. Planning for a variety of housing options for different ages and income levels requires local jurisdictions to understand their housing market and accommodate changing market conditions.

Resources: [Corporate Authorities; powers for Illinois](#) – page 19

Proposed revision

The Plan Commission recommended removing this action. However, CCRPC feels that alternative language might be suitable and provides the Village with a method for achieving its goal.

Action 4.3.2 – Conduct a study of local housing markets focusing on current and projected demand, filtering and how local regulatory conditions impact the market.

Goal 4 – Affordable and Accessible Housing

Statement in question

Objective 4.4 and proposed actions –

4.4 Explore the creation of a property maintenance program to assist residents, particularly seniors, with their property maintenance needs.

4.4.1 Evaluate creating a program to provide services such as affordable lawn cutting and snow removal services.

4.4.2 Advertise any new programming to residents

Plan Commission Comments

Neutral and Disagree

Do not believe that the Village could maintain this type of program

CCRPC Analysis

Methods for achieving a variety of housing options are limited. Local programs that seek to maintain existing housing stock provides options for filtering. Other methods of maintaining the local housing stock might have greater success.

Proposed revision

Remove Objective 4.4 and proposed actions

Statement in question

Objective 4.5 and proposed actions –

4.5 Monitor the condition of residences as neighborhoods age and consider assistance programs for qualifying households to maintain the existing housing stock.

4.5.1 Request a report listing housing units that receive a below average condition grade from the township assessor.

4.5.2 If properties become numerous or are concentrated in a certain location, assess the feasibility of implementing a household maintenance assistance program.

4.5.3 Create a household maintenance program for housing units in poor condition.

Plan Commission Comments

Neutral and Disagree

Concerns about treating all residents fairly and do not want to develop programs through local funding sources.

CCRPC Analysis

Methods for achieving a variety of housing options are limited. Local programs that seek to maintain existing housing stock provides options for filtering. Other methods of maintaining the local housing stock might have greater success.

Proposed revision

Remove Objective 4.5 and proposed actions

Goal 8 – Government Operations

Statement in question

Action 8.4.2 – Revise the Subdivision Ordinance to implement the updated comprehensive plan.

Plan Commission Comments

One neutral comment

Would like more information on what it means before making such a definitive statement.

CCRPC Analysis

One tool to implement the Comprehensive Plan is to ensure that Village Ordinances reflect the Comprehensive Plan goals and objectives. Existing ordinances may not adequately address topics created in the Comprehensive Plan or may contradict newly expressed desires of the Village and its residents. The zoning and subdivision ordinances can be viewed as tools for implementing the ideas presented in the Comprehensive Plan.

Plans that conflict with ordinances can cause confusion for developers, residents, and community officials alike. When the legal basis (comprehensive plan) for land use and development decisions is not reflected in ordinances, those decisions could be called in to legal question. Integrating items from the Comprehensive Plan in the Village Ordinance establishes expectations and standards that need to be met by all.

As an example, an action item identified in the current planning process involves providing open space in new subdivisions. There is nothing in the current subdivision ordinance indicating that developers should provide information about this as part of their development proposal. If the Village decides to include this idea in its Comprehensive Plan, the most appropriate way to implement the idea is by updating ordinances. The Comprehensive Plan is a guideline, but the idea is not actually implemented until codified in some fashion in an ordinance.

No revision

CCRPC response provided as information only.

Goal 8 – Economic Development

Statement in question

Action 8.11.1 – Lobby for changes to state legislation that allows non-home rule municipalities to adopt a stormwater utility fee.

Plan Commission Comments

Neutral

Would like more information before finalizing this statement, such as knowing the difference between non-home rule and home rule in this case, and more about a stormwater utility fee.

CCRPC Analysis

Illinois Statute allows a non-home rule municipality to levy a tax if it is within a county which is preparing a stormwater management plan. The tax must be authorized by referendum and is limited to a specific state-established rate unless a referendum vote changes those limits.

The tax may be used for the purposes of implementing the stormwater management plan, improving storm sewer and combined sewer facilities, protecting sanitary sewage treatment works from the 100-year frequency flood, and acquiring lands, buildings and properties in the 100-year floodplain, paying the principal of and interest on any bonds or loans issued pursuant to the Statute.

The Village of Morton, City of East Moline, and Village of Richton Park are non-home rule municipalities which have established stormwater fees.

Resources: 65 ILCS 5/11-113.1-1

No revision

CCRPC response provided as information only.

Appendix D: Future Land Use Scenarios



Future Land Use Scenarios were used to develop alternative future land use maps. This appendix includes scenario descriptions and Future Land Use Map alternatives.

The following Boxes 1.1 through 1.4 are used to summarize conditions and community input during the comprehensive planning process. They outline the rationale, logic, and decisions that formulate the plan and the Future Land Use Map.

The Steering Committee may add or remove summary statements from any of these boxes. Any change made should explain an element of the comprehensive plan or affect changes to one or more of the future land use scenarios. Statements should represent views of the entire community and be consistent with good planning practice.

Box 1.1 Givens

The statements below are intended to help understand the issues and forces facing the Village of St. Joseph. Some of the concepts can be drawn on the Future Land Use Map, while others are used to define future land uses. These statements affect each scenario in the same way.

- Continued population growth
- High demand for residential development
- Agricultural uses adjacent to corporate limits (map)
- Continue as a bedroom community for larger communities of Champaign and Urbana
- Utility extension north of I-74 will be costly
- Large traffic volumes along Hwy 150 (map)
- Rail trail through town (map)
- Potential for a variety of businesses locating in the Village
- Limited municipal finances
- Shifting transportation modes to bike and pedestrian (map)

Box 1.2 Unknowns

Forces from outside of the community can result in uncertainty about the future. The statements below are about expectations or forces that influence what happens in the community. Categorizing unknowns in comprehensive planning efforts helps communities understand the future, while focusing on issues that can be controlled at the local level.

- *Example: Gas prices continue to increase. This conditions might change residents ability to live further from where they work.*
- Extension of utilities and services north of I-74 will require a partner organization to help fund the improvements. Unsure if and when this would happen.
- Undeveloped areas may have specific development plans created by land owners. Land owner plans may conflict with community goals and ideas in the Comprehensive Plan.
- Changes in the projected school enrollment. Village demographics, local markets, and development patterns may change.

Box 1.3 Driving Forces

The following statements identify forces which are reflected in the scenarios differently. The way each forces impacts a scenario is outlined in the table following the descriptions starting on page 8.

- Undeveloped land ready for development
- Limited commercial space available in Downtown
- Vacant or open land unsuitable for development
- Limited retail market
- Limitless housing market
- Emerging demand for higher-end housing
- Flooding concerns

Box 1.4 Stakeholder Values

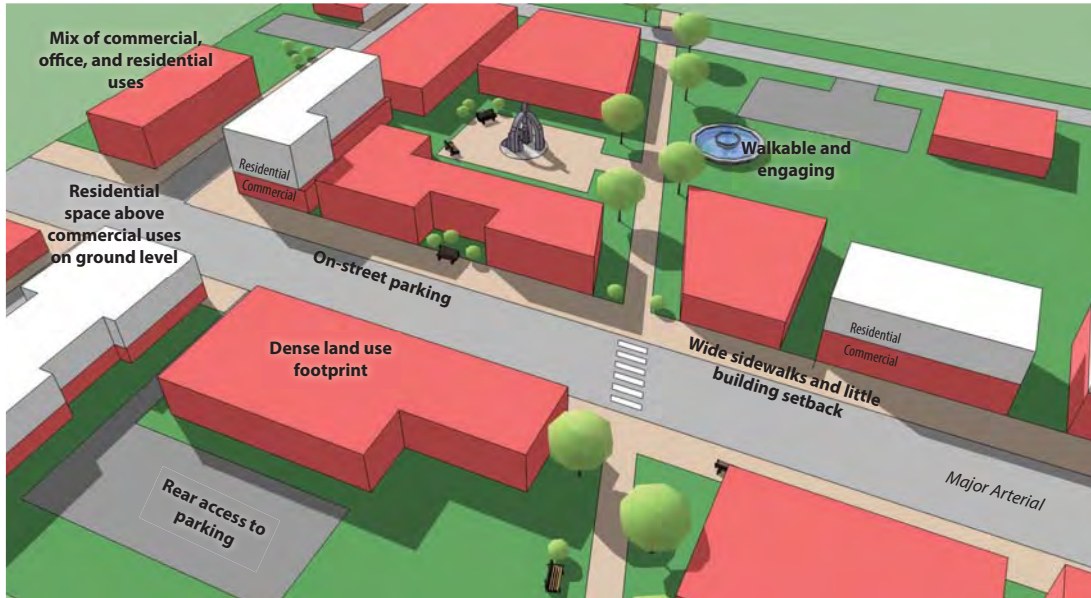
The following statements identify community values. These values are reflected in each scenario, but the method or impact might be different for each.

- Desire for additional retail options
- Desire for community space
- Desire for a variety of housing options including rentals, options for young families and senior living
- Desire for a revitalized downtown

The following are descriptions and visualizations of the future land use categories.

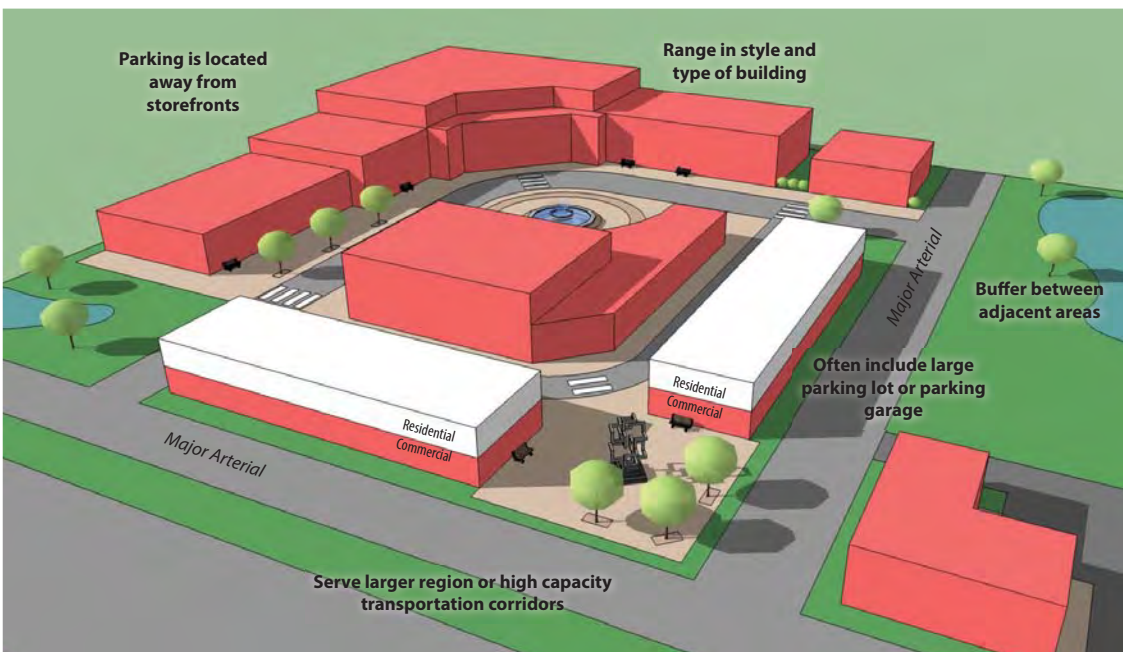
Downtown

Downtown land uses include a mix of businesses, offices and residences that create a dense and intensive land use footprint. The entire area is walkable and provides interesting and engaging streetscapes. Mixed use developments provide commercial space on ground levels and residential space above.



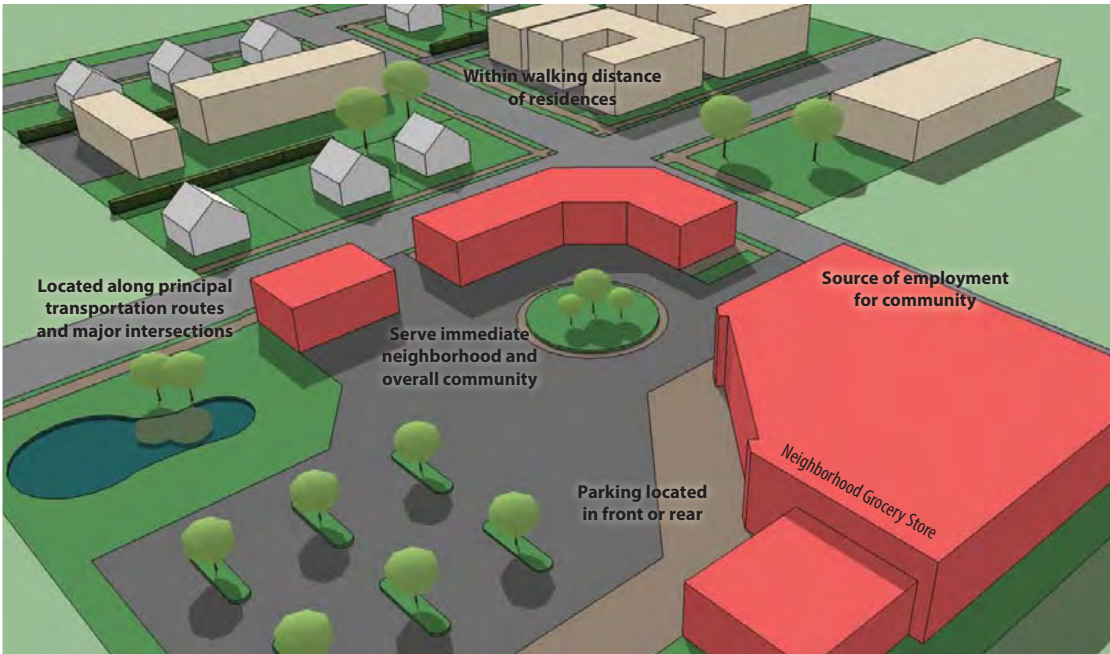
Regional Business

Regional businesses are intended to serve larger demand from the region or high capacity transportation corridors. These range in type and style of buildings but often include larger parking facilities and service type businesses.



Community Business

Community businesses serve both immediate neighborhoods as well as the overall community. These areas also serve as employment centers for the community or surrounding communities. These are generally located along principal transportation routes and major intersections.



Industrial / Utility

Industrial land use includes planned developments that typically generate higher intensity traffic patterns or may impact adjacent properties through noise, smell or other impacts. Utilities include private lots that hold facilities related to energy and water distribution. Fencing materials (preferably trees and shrubs) should be used to reduce impacts.



Mixed Residential

Mixed residential areas primarily contain residences with multiple units. These include duplexes, apartments, townhomes and condominiums. Other compatible uses may include civic, institutional and small business uses with limited parking needs. These areas are designated for planned multifamily complexes and should be located close to activity centers and have easy access to major transportation infrastructure. Buffers to lower density areas and pedestrian infrastructure are important components of these areas.



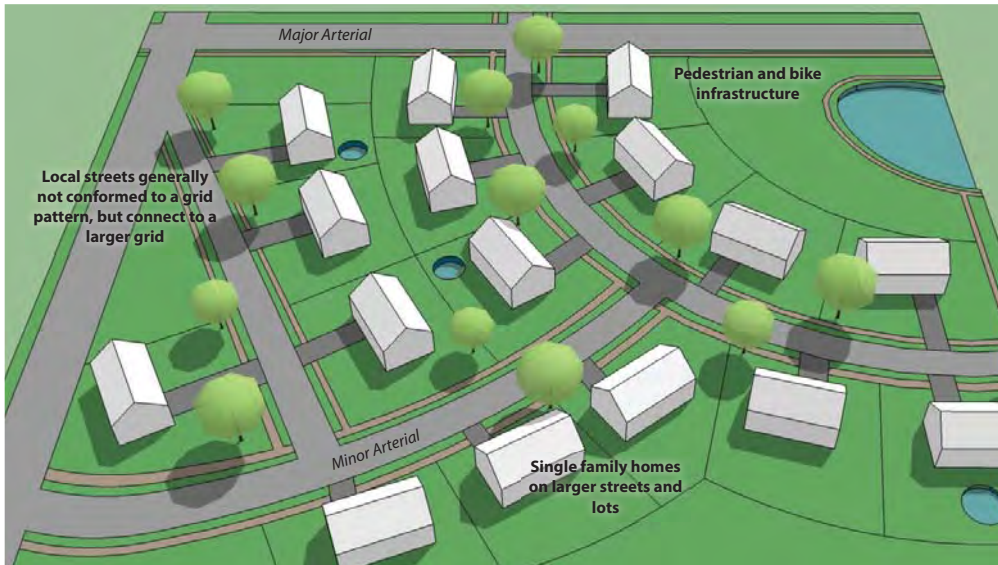
Urban Residential

Urban residential areas primarily contain single family homes but may include compatible uses including higher density residences, civic, institutional, and small business uses with limited parking needs. The urban development pattern consists of narrow streets, alleys, homes that front the street, sidewalks and smaller sized lots where garage presence is reduced along the street. Streets are laid out in straight lines and have small block sizes.



Suburban Residential

Suburban residential areas primarily contain single family homes but may include compatible uses including civic, institutional and small business uses with limited parking needs. The suburban development pattern consists of larger streets and lots. Local streets generally do not conform to a grid pattern but connect to larger streets laid out in a grid pattern.



Neighborhood Recreation

Neighborhood recreation areas contain recreational opportunities including parks and outdoor sports facilities which can be combined with necessary public infrastructure including public utilities and stormwater infrastructure. These areas should be located in residential areas and provide recreational opportunities for a variety of ages and interests. Recreational areas can be combined with public infrastructure so long as design considerations account for public safety. Detention ponds are often combined with neighborhood recreation and provide safe and useful facilities through public education, restricted access, protected outlets and fences.



Institutional

Institutional uses generally include public, quasi-public and private uses including governmental, educational, medical or religious facilities.



Agricultural

Agricultural land uses involve crop cultivation and production, the raising of livestock, and uses that support agriculture such as feed stores and silos.



Natural Recreation

Natural recreation areas designate important natural resources that might include wetlands, forests, prairies, riparian areas or significant wildlife habitat. These areas protect natural resources by limiting intensive development but enhance local quality of life by allowing limited development and passive recreational opportunities.

Scenarios for Future Land Use in St. Joseph

The following scenarios are accompanied by maps. Each scenario provides a different combination of responses based on the described conditions. A summary of the responses are provided on pages 9 and 10.

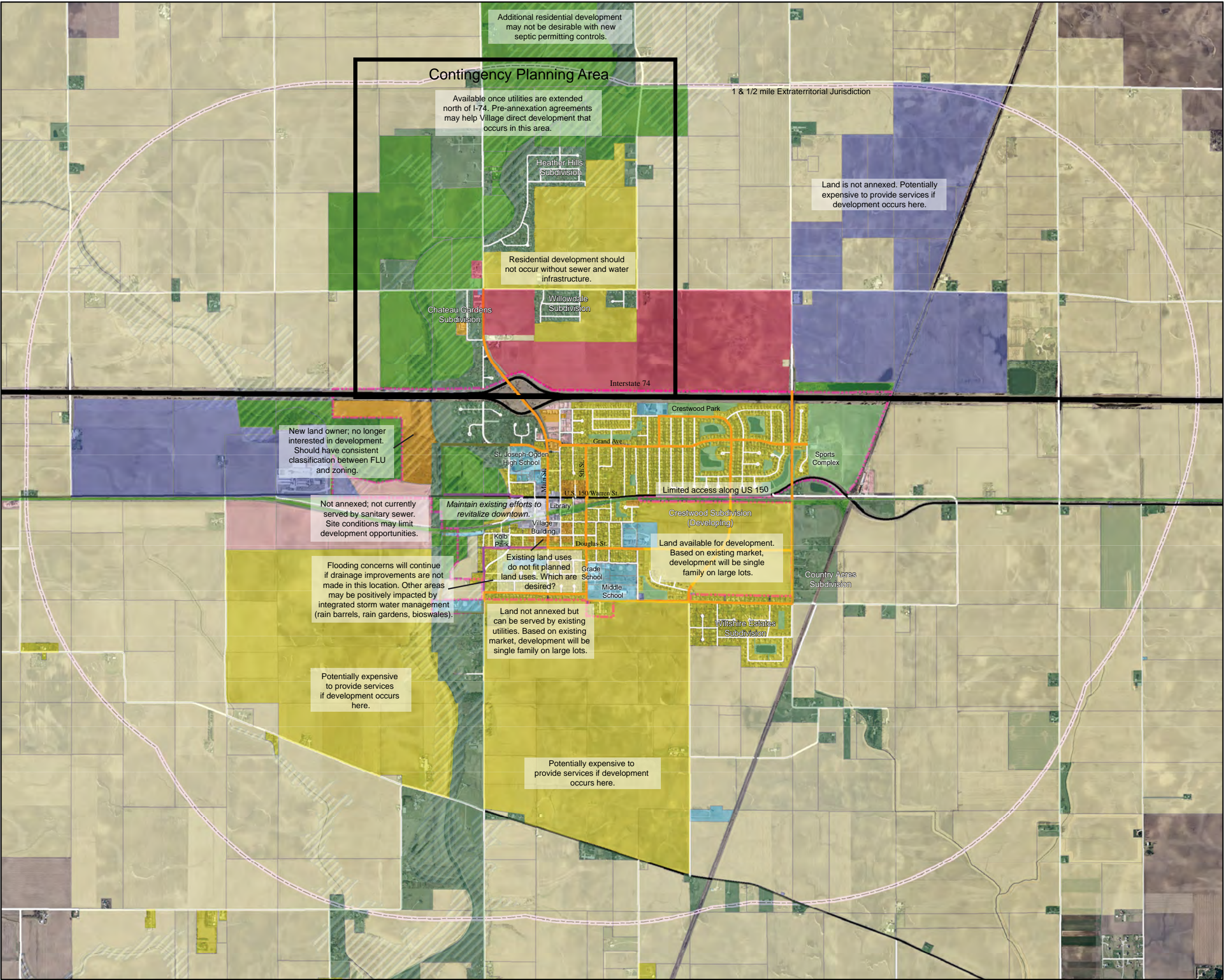
<p>Status quo</p> <p>Demand for residential development continues at levels similar to the recent past. Residential areas continue to develop with large lots containing single family homes. Commercial development continues to be desirable, but available sites and structures within Village limits are unsuitable or undesirable for prospective development projects. Commercial development outside the Village is hindered by high costs for utility extension. Development is approved and identified in the current Village ETJ Map.</p>	<p>Contingency scenario for northern extension (planning area along Co Hwy 10 north of I74 only)</p> <p>The area to the north of the I-74 interchange at St. Joseph is underutilized due to the lack of utility infrastructure available to the area. Significant cost is associated with extending services, and development is unlikely without the services. Should a commercial enterprise wish to locate in St. Joseph and is willing to fund part of the utility extension, the Village is ready with designs and cost shares to make the project a reality. Access to County Hwy 10 is limited so the access point nearest the interchange should be reserved for an interstate related business. This likely includes a gas station as well as a restaurant. Water and sewer utilities may provide frontage access for commercial or industrial development along the interstate as well as residential development further to the north. Existing residences may desire to be annexed to the Village once property becomes contiguous.</p>
<p>Residential Pressures - Concentrated Commerce</p> <p>In the near term, demand for residential development continues at levels similar to the recent past. The Village suggests developing an area of mixed housing types in the community that is located near downtown and near local schools. In the following years, demand for commercial development increases. By this time, St. Joseph has worked to establish development lots in the downtown area. Balanced retail, office, and residential development in the downtown area helps invigorate an already vital Central Business District.</p>	<p>Commercial Pressures - Nodal Development</p> <p>In the near term, the Village receives proposals for commercial development in an undeveloped area. Wanting to grow the local economy, the Village identifies an appropriate location to provide immediate opportunities for development. Maintaining and growing the vitality of the Central Business District as the primary economic driver in the community is a goal, so the new commercial node is limited in size and focused on community oriented services rather than commerce and tourism that is suited to a lively central business district. The commercial node can be supported by mixed residential development and residents can benefit from close proximity to services and community activity centers.</p>

Table 2.1 Scenario Features - Driving Forces

	Status Quo	Residential Pressures	Commercial Pressures	Utility Expansion Contingency
Undeveloped land ready for development	Maintain single family development as in the past.	Mixed housing types.	Residential and service oriented commercial.	Readies additional land for development.
Limited commercial space available in Downtown	Maintain existing efforts downtown. Work towards redevelopment.	Increase intensity of uses in downtown through focused redevelopment or land use conversion efforts.	Allow commercial development at Hwy 150 and Cedar Drive extended.	Allow commercial development north of I74.
Vacant or open land unsuitable for development	Provide greenfield options for development.	Use village resources to remediate unsuitable land. Under-utilized properties are converted as opportunities arise	Provide greenfield options for development and remediate unsuitable land.	Provide greenfield options for development.
Limited retail market	Allow commercial development outside of downtown.	Provide incentives for retail businesses in downtown.	Allow commercial development outside of downtown.	Allow commercial development outside of downtown.
Limitless housing market	Large lot single family (based on likely demand).	Mixed housing types clustered near existing activity centers.	Mixed housing types clustered near new commercial center.	Extends land available for development North of I74.
Emerging demand for higher-end housing	Allow as market demands.	Provides for a variety of housing types.	Provides for a variety of housing types.	Additional land for development available. Potentially desirable location for higher-end housing.
Flooding concerns	Continue the use of large detention ponds.	Encourage the use of integrated stormwater management techniques that require less infrastructure and land area.	Encourage the use of integrated stormwater management techniques that require less infrastructure and land area.	No impact on existing concerns, stormwater management needs will be created.

Table 2.2 Scenario Features - Stakeholder Values

	Status Quo	Residential Pressures	Commercial Pressures	Utility Expansion Contingency
Desire for additional retail options	Greenfield sites available.	Located in downtown.	Additional location along Cedar Drive.	Land available for interstate type businesses.
Desire for community space	Greenfield sites available.	Focused redevelopment efforts may identify centralized community space in downtown.	New activity center may provide an opportunity for community space.	No impact.
Desire for variety of housing options including rentals and senior living	No impact.	Locations identified for this type of development.	Locations identified for this type of development.	No impact.
Desire for additional recreation opportunities	No Impact.	New park, stormwater facilities include neighborhood recreation amenities.	New park, stormwater facilities include neighborhood recreation amenities.	No Impact.



Status Quo Scenario

Future Land Use

St. Joseph Comprehensive Plan


- Legend**
- Future Land Use Categories**
- Open Space
 - Downtown
 - Regional Business
 - Community Business
 - Agricultural
 - Institutional
 - Industrial
 - Mixed Residential
 - Urban Residential
 - Suburban Residential
 - Natural Recreation
 - Neighborhood Recreation
- Bicycle
- Sidewalk
- Trail
- Municipal Boundary
- Draft Flood Hazard Area

CHAMPAIGN COUNTY


rpc

REGIONAL
PLANNING
COMMISSION

CHAMPAIGN COUNTY



GIS
CONSORTIUM



0

0.25

0.5

1 Miles

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Residential Pressures Scenario

Future Land Use

St. Joseph Comprehensive Plan

Legend

- Bicycle
- Sidewalk
- Trail
- Municipal Boundary
- Draft Flood Hazard Area

Future Land Use

- Open Space
- Downtown
- Regional Business
- Community Business
- Agricultural
- Institutional
- Industrial
- Mixed Residential
- Urban Residential
- Suburban Residential
- Natural Recreation
- Neighborhood Recreation

Contingency Planning Area

Available once utilities are extended north of I-74. Pre-annexation agreements may help Village direct development that occurs in this area.

Heather Hills Subdivision

Chateau Gardens Subdivision

Willowdale Subdivision

Interstate 74

Grand Ave.

St. Joseph-Ogden High School

Library

Kolb Park

Grade School

Middle School

Development occurs along with integrated stormwater management, requiring less land for detention ponds. A neighborhood park is centrally located.

Wiltshire Estates Subdivision

Mixed housing located near activity centers.

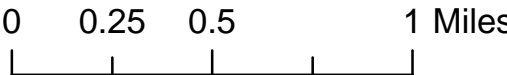
Limited access along US 150

Develop neighborhood recreation amenities in stormwater management facilities.

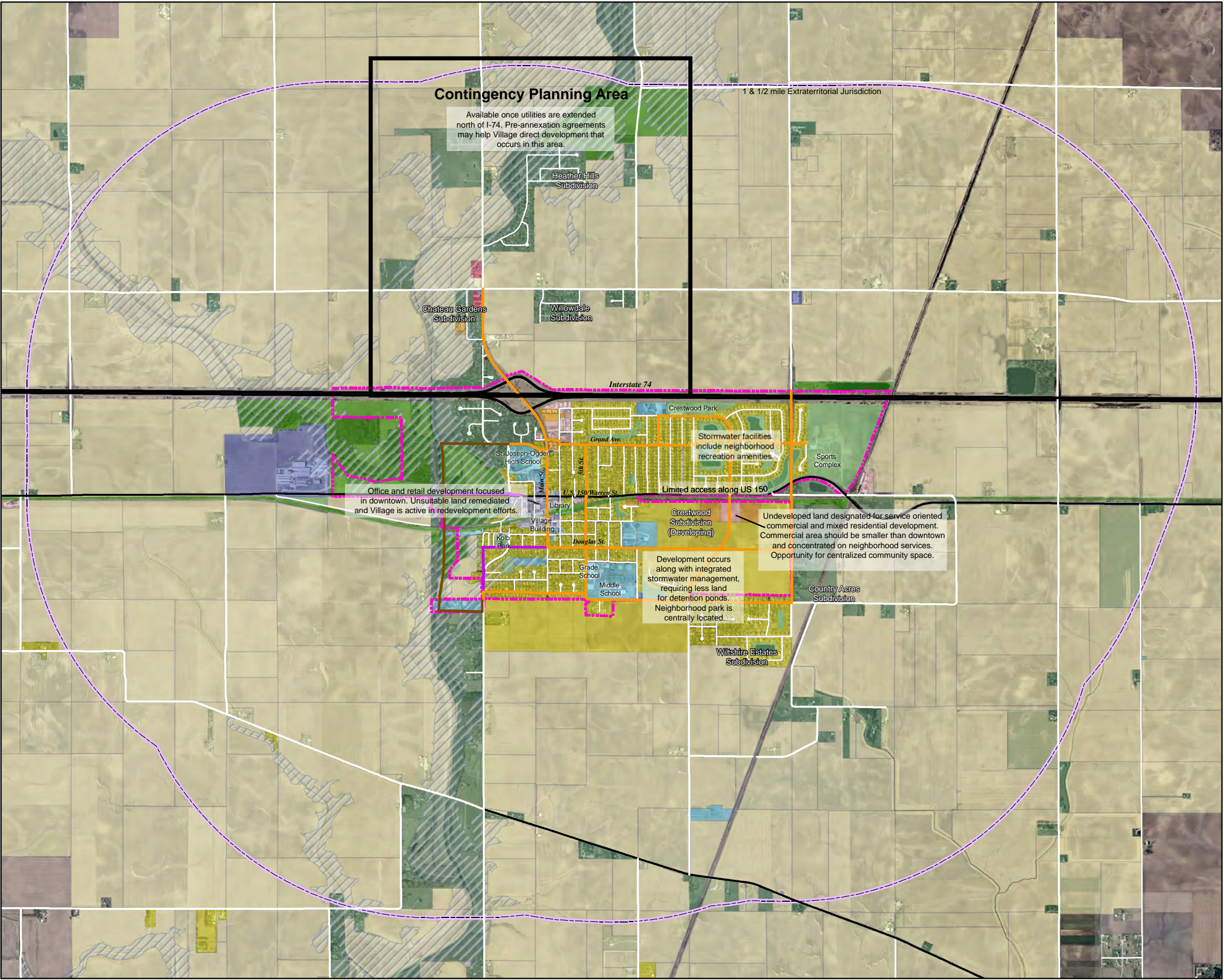
Sports Complex

Crestwood Subdivision (Developing)

Country Acres Subdivision



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Commercial Pressures Scenario

Future Land Use

St. Joseph Comprehensive Plan

Legend

- Bicycle
- Sidewalk
- Trail
- Municipal Boundary
- Draft Flood Hazard Area

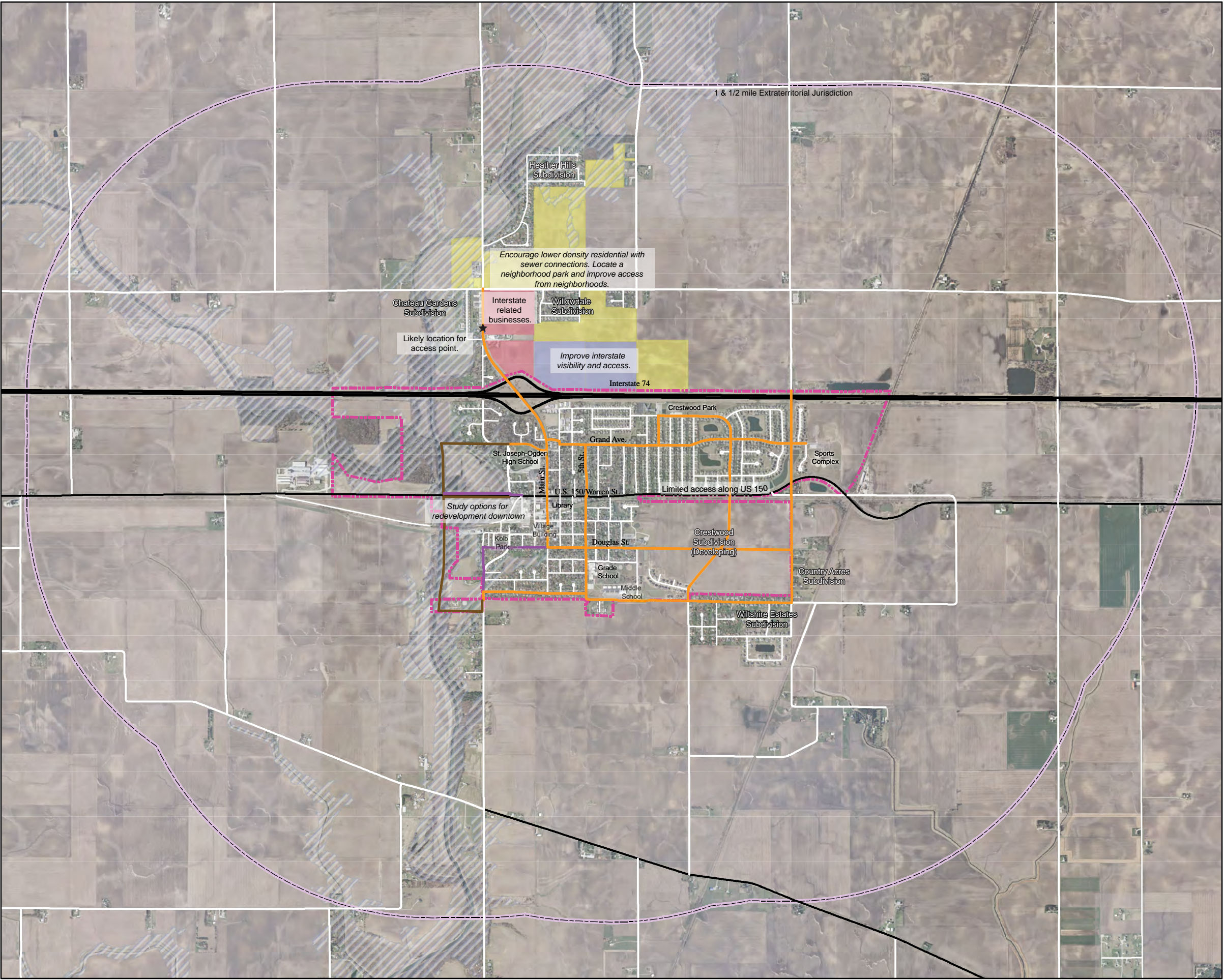
Future Land Use Categories

- Open Space
- Downtown
- Regional Business
- Community Business
- Agricultural
- Institutional
- Industrial
- Mixed Residential
- Urban Residential
- Suburban Residential
- Natural Recreation
- Neighborhood Recreation



0 0.25 0.5 1 Miles

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Contingency Scenario
Future Land Use
St. Joseph Comprehensive Plan

- Legend**
- Bicycle
 - Sidewalk
 - Trail
 - Municipal Boundary
 - Draft Flood Hazard Area


- Future Land Use**
- Open Space
 - Downtown
 - Regional Business
 - Community Business
 - Agricultural
 - Institutional
 - Industrial
 - Multifamily Residential
 - Urban Residential
 - Suburban Residential
 - Natural Recreation
 - Neighborhood Recreation

CHAMPAIGN COUNTY


rpc

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CHAMPAIGN COUNTY



GIS
CONSORTIUM



00.250.51

Miles

Disclaimer:
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Appendix E: Implementation Resources



The implementation references additional resources that provide more detail, or can be used as a tool for implementation. This appendix includes the following resources:

- Checklist for Development Proposals
- Transportation Worksheet

**Plan Commission Evaluation
Development Proposal and Comprehensive Plan**

Meeting date:
Case:

This evaluation can be incorporated into existing plan review or used as an ancillary review.

Development Name: _____

Contact Name:

Phone:

Email:

Yes	No	N/A	Criteria
			The proposed development is consistent with the Future Land Use Map.
			The proposed development is contiguous with existing or planned development.
			The proposed development has convenient access to public facilities.
			The proposed development does not cause land use conflicts or accounts for potential conflicts.
			The site plan identifies a sufficient amount of open space and locates open space in desirable locations.
			Parking and transportation needs are planned adequately. (Checklists or parking assessment can be used if necessary)
			The proposed development maintains historic façades (when applicable).
			The proposed development will not cause additional flooding or water quality issues for the Village.
			The Proposed development helps to achieve goals identified in the Stormwater Management Plan.
			The proposed development factors in site accessibility for disabled persons.

Evaluator's Name: _____

Signature

Date

Transportation Worksheet

Meeting date:

Case:

Name:

This worksheet determines whether a **Transportation Impact Analysis (TIA)** is needed in the case of a new development. A TIA is a study which assesses the effects that a particular development's traffic will have on the transportation network in the community.

1. Summary of the Development Proposal

Location Description	
List proposed land uses (including amount of land for each)	
Type of development if known (school, shopping center, residential, etc.)	

2. Existing Conditions

Attach map of existing road, pedestrian, and bike networks and facilities in the plan area and its surroundings	
Assess parking availability (attached guide)	
Existing traffic flows (peak if known, or Annual Average Daily Traffic)	

3. Proposed Development

Attach map of proposed changes to the road network including intersection controls	
Describe the proposed pedestrian/bicycle crossing facilities	
Describe additional traffic and parking generated by development	

4. Results

Are new traffic controls proposed? (If yes, consider a TIA)	Yes	No
Are there concerns about sufficient and safe pedestrian and bicycle crossings? (If yes, consider a TIA)	Yes	No
Are there concerns about sufficient parking or parking safety? (If yes, consider further study of parking)	Yes	No
Does the development add greater than 100 vehicle trips during peak hours? (If yes, consider a TIA)	Yes	No

Appendix F: Potential Funding Sources



This appendix contains a list of potential funding sources. Information provided includes: agency, descriptions, status, and a web link for further information.

Funding Sources: Grants

Grants	Agency	Description	Status	Link
Brownfields Economic Development Initiative (BEDI)	HUD	Grant program that HUD administers to stimulate and promote economic and community development. BEDI is designed to assist cities with the redevelopment of abandoned, idled and underused industrial and commercial facilities where expansion and redevelopment is burdened by real or potential environmental contamination.	Contact for availability of funding and/or an application	http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/
Building Blocks for Sustainable Communities (EPA)	EPA	Seeks to provide quick, targeted technical assistance to communities using a variety of tools that have demonstrated results and widespread application. This technical assistance will help selected local and/or tribal governments to implement development approaches that protect the environment, improve public health, create jobs, expand economic opportunity, and improve overall quality of life. Some tools offered in 2013 included Neighborhood Planning for Healthy Aging, Parking Audit, Smart Growth, and others.	Various ongoing programs. Applications for assistance for 2014 will be available in Fall 2013.	http://www.epa.gov/smartgrowth/buildingblocks.htm
Community Development Assistance Program (CDAP)	DCEO	The Community Development Assistance Program (CDAP) is a grant program funded through the U.S. Department of Housing and Urban Development that assists Illinois communities by providing grants to local governments to help them in financing economic development projects, public facilities and housing rehabilitation. The program is targeted to assist low-to-moderate income persons by creating job opportunities and improving the quality of their living environment. Three types of grants are available: Public Infrastructure, Economic Development, and Housing Rehabilitation.	Check relevant applications for deadline information	http://www.commerce.state.il.us/dceo/Bureau/Community_Development/Grants/CDAP.htm
Community Development Block Grant (CDBG) Program	HUD	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Grants may be used for community and economic development activities, but are primarily used for housing rehabilitation, public infrastructure projects--e.g., wastewater and drinking water facilities--and economic development. Seventy (70) percent of grant funds must be used for activities that principally benefit low- and moderate-income persons.	Ongoing	http://www.hud.gov/offices/cpd/
Community Facility Grants	USDA Rural Development	Grant funds may be used to assist in the development of essential community facilities. Grant funds can be used to construct, enlarge, or improve community facilities for health care, public safety, and community and public services.	Ongoing	http://www.rurdev.usda.gov/HAD-CF_Grants.html
Economic Development Program (EDP)	IDOT	Assistance in improving highway access to new or expanding industrial, distribution, or tourism developments. The focus of the program is on the retention and creation of primary jobs. Funding will be available to construct highway facilities that provide direct access to industrial, distribution or tourism developments. The program is designed to assist in those situations where development of these types of facilities is imminent. Projects which only improve opportunities for development or are speculative in nature are not eligible for EDP funding. The EDP is a program for reimbursement of a portion of eligible costs of an approved project and is not a grant program.	Ongoing	http://www.dot.state.il.us/edp/edp.html

Grants	Agency	Description	Status	Link
Illinois Business Development Public Infrastructure Program (BDPIP)	DCEO	Provides grants for public improvements on behalf of businesses undertaking a major expansion or relocation project that will result in substantial private investment and the creation and/or retention of a large amount of Illinois jobs. The infrastructure improvements must be made for public benefit and on public property and must directly result in the creation or retention of private sector jobs. For this program, at least one private sector job must be created or retained for every \$10,000 awarded by DCEO. Typically, the department will limit its assistance to \$500,000 or less.	Ongoing	http://www.commerce.state.il.us/dceo/Bureaus/Business_Development/Grants/bdPIP.htm
Large Business Development Program (LBDP)	DCEO	Funds available through the program may be used by large businesses for bondable activities, including financing the purchase of land or buildings, building construction or renovation, and certain types of machinery and equipment. Grant eligibility and amounts are determined by the amount of investment and job creation or retention involved.	Ongoing	http://www.illinoisbiz.biz/dceo/Bureaus/Business_Development/Grants/lbdp.htm
Public Works and Economic Development Program	EDA	Provides Public Works investments to support the construction or rehabilitation of essential public infrastructure and facilities necessary to generate or retain private sector jobs and investments, attract private sector capital, and promote regional competitiveness, including investments that expand and upgrade infrastructure to attract new industry, support technology-led development, accelerate new business development, and enhance the ability of regions to capitalize on opportunities presented by free trade.	Check Application section for all active opportunities	http://www.grants.gov/search/search
Rural Business Enterprise Grants (RBEG)	USDA Rural	The RBEG program provides grants for rural projects that finance and facilitate development of small and emerging rural businesses, help fund business incubators, and help fund employment related adult education programs.	Ongoing	http://www.rurdev.usda.gov/BCP_rbeg.html
Rural Business Opportunity Grants (RBOG)	USDA Rural	The RBOG program promotes sustainable economic development in rural communities with exceptional needs through provision of training and technical assistance for business development, entrepreneurs, and economic development officials and to assist with economic development planning.	Closed for this year. Check back for future availability.	http://www.rurdev.usda.gov/rbs/coops/rbog.htm
Smart Growth Implementation Assistance	EPA	For communities that want to foster economic growth, protect environmental resources, enhance public health, and plan for development, but may lack the tools, resources, and information for future development. Once selected, communities receive direct technical assistance from a team of national experts in one of two areas: policy analysis (e.g., reviewing state and local codes, school siting guidelines, transportation policies, etc.) or public participatory processes (e.g., visioning, design workshops, alternative analysis, build-out analysis, etc.). EPA provides the assistance through a contractor team – not a grant.	Letters of interest must be submitted no later than March 1, 2013. Assistance is provided every year.	http://www.epa.gov/smartgrowth/sgia.htm

Funding Sources: Loans

Loans	Agency	Description	Status	Link
Business and Industry Guaranteed Loans (B&I)	USDA Rural Development	The purpose of the B&I Guarantee Loan Program is to improve, develop, or finance business, industry, and employment and improve the economic and environmental climate in rural communities. Applicant must provide employment, improve economic or environmental climate, promote conservation, development, and use of water for aquaculture, or reduce alliance on nonrenewable energy resources.	Ongoing	http://www.rurdev.usda.gov/BCP_gar.html
Business Bonds	EIEDA	EIEDA can issue bonds on behalf of businesses in which debt service is payable exclusively from the earnings of the borrower. In issuing revenue bonds for the borrower, EIEDA acts as a "conduit" or "middle-man." The bonds are sold to insurance companies, banks, mutual funds or brokerage houses on behalf of individuals. The proceeds of the sale are made available to the borrower for the project. The borrower then pays the money back directly to those who bought the bonds. The major advantages of EIEDA include providing savings of 2-3% lower than conventional financing for manufacturing, allowing all types of non-manufacturing a savings of 1.0-1.5% through a state mechanism that provides a quasi-guarantee of the loan and low operational overhead.	Ongoing	http://www.eieda.com/
Business Invest Loans	IL State Treasurer	Business Invest loans are used to acquire land, purchase equipment, provide working capital, buy inventory, or make capital improvements that will lead to job creation.	Ongoing	http://www.treasurer.il.gov/programs/business-invest/business-invest.aspx
Community Development Fund	DCEO	The DCEO is partnering with financial institutions with strong small business lending backgrounds to distribute \$5 million in micro loans to start-ups and existing small businesses. It is likely that this fund will make over 300 loans to start-ups and existing business, while creating and/or retaining over 800 jobs.	Ongoing	http://www.illinoisbiz.biz/dceo/Bureaus/Business_Development/Loan+Programs/2-
Community Facilities Direct and Guaranteed Loans	USDA Rural Development	Community Facilities (CF) Programs administers programs designed to develop essential community facilities for public use in rural areas. Loan funds may be used to construct, enlarge, or improve community facilities for health care, public safety, and public services.	Ongoing	http://www.rurdev.usda.gov/HAD-CF_Loans.html
Intermediary Relending Program	CCRPC	USDA lends funds to an Intermediary for providing loans to the community. This program provides loans to help small businesses and communities in Champaign, Douglas, Ford, Iroquois, Piatt and Vermilion Counties. Loans can be up to \$250,000 or 75% of the total project, whichever is less. Loans can be used toward a variety of uses including business start-ups, expansions, purchase of land, buildings, and equipment, pollution control, transportation services, feasibility studies, tourist facilities.	Ongoing	http://www.eciedd.org/pdf/publications/USDA_IRP_brochure.pdf

Loans	Agency	Description	Status	Link
Revolving Fund (RF)	DCEO	<p>CDAP is a federally-funded grant program that assists Illinois communities by providing grants to local governments to assist them in financing economic development projects as well as other types of infrastructure.</p> <p>The program is targeted to assist low-to-moderate income people by creating or retaining job opportunities and improving the quality of their living environment. Local governments may lend to for-profit and not-for-profit businesses. Another eligible use of recaptured funds is public infrastructure improvements that directly support private capital investment and job creation. Loans must be 50% or less of the overall project, and must created/retain one full-time equivalent job for every \$15,000 loaned.</p>	Ongoing	http://www.commerce.state.il.us/dceo/Bureaus/Community_Development/Community+Programs/RF.htm
Rural Economic Development Loans and Grants (REDLG)	USDA Rural	<p>The REDLG program provides funding to rural projects through local utility organizations. Under the REDLoan program, USDA provides zero interest loans to local utilities which they, in turn pass through to local businesses (ultimate recipients) for projects that will create and retain employment in rural areas. Under the REDGrant program, USDA provides grant funds to local utility organization which use the funding to establish revolving loan funds. Loans are made from the revolving loan fund for projects that will create or retain rural jobs. When the revolving loan fund is terminated, the grant is repaid to the Agency.</p>	Ongoing	http://www.rurdev.usda.gov/rbs/buspr/redlg.htm
SBA 7(a) Loan Program	U.S. Small Business	<p>The 7(a) Loan Program is SBA's primary program to help start-up and existing small businesses obtain financing when they might not be eligible for business loans through normal lending channels. The name comes from section 7(a) of the Small Business Act, which authorizes SBA to provide business loans to American small businesses. SBA itself does not make loans, but rather guarantees a portion of loans made and administered by commercial lending institutions.</p>	Ongoing	http://www.sba.gov/category/navigation-structure/loans-grants/small-business-loans/sba-loan-programs/7a-loan-program
SBA Certified Development Company (504) Loan Program	U.S. Small Business	<p>The CDC/504 loan program is a long-term financing tool for economic development within a community. The 504 Program provides small businesses requiring "brick and mortar" financing with long-term, fixed-rate financing to acquire major fixed assets for expansion or modernization. Permissible activities include but are not limited to:</p> <ul style="list-style-type: none"> purchasing land and improvements, including existing buildings, grading, street improvements, utilities, parking lots, and landscaping. 	Ongoing	http://www.sba.gov/content/cdc504-loan-program

Appendix G: Public Participation and Media



This appendix contains materials related to public participation and official public input received during the Comprehensive Planning process.

ST. JOSEPH | PLANNING

St. Joseph initiates comprehensive planning process with CCRPC

Public workshop to be held in fall to present information to community

The Village of St. Joseph is updating its 2004 Comprehensive Plan with help from the Champaign County Regional Planning Commission (CCRPC).

The Village and residents recently completed a community vision of goals and actions entitled Mapping the Future of St. Joseph with help from Western Illinois University.

CCRPC will use the input and results from the mapping project vision and develop a “blueprint” for development.

The purpose of the Comprehensive Plan is to guide the quality, timing, and intensity of growth in a manner that is

consistent with the goals of the Village. The plan is used by the Village, but is also a source of civic inspiration and reference affecting public and private investments throughout the community.

It is comprehensive because it includes a broad range of topics and organizes them as a unified direction for the future.

The plan provides enough focus to facilitate results, but remains flexible enough to adjust with changing conditions.

The Comprehensive Plan will be developed over the next nine months with input from a steering committee and residents at large.

CCRPC has developed a website containing additional information about the project, which will be continually updated with information and opportunities for community involvement.

A public workshop will be held in the fall to present information to the community and obtain additional input about the future of St. Joseph.

For questions and/or more information contact Susan Chavarria, Regional Planning Manager with the Champaign County Regional Planning Commission, at 217-328-3313 or via email at schavarr@ccrpc.org.

August ?, 2012

Published on *The Leader* (<http://www.leaderlandnews.com>)

[Home](#) > [News](#) > [Politics and Government](#) > Village begins updating comprehensive plan

Village begins updating comprehensive plan

Fri, 08/31/2012 - 7:00am | [Nora Maberry-Daniels](#) 111

The Village of St. Joseph has started updating its comprehensive plan.

The plan was last updated in 2004. The village will be working with the Champaign County Regional Planning Commission on the project.

"The Champaign County Regional Planning Commission will facilitate the development of the comprehensive plan by holding meetings, collecting community input and conducting research about current conditions and issues present in the community," said Andrew Levy, a planner and sustainability coordinator for the Champaign County Regional Planning Commission. "We want to make a record of the needs and desires of the entire community and work with residents to identify appropriate ways of meeting needs and achieving goals."

Recently the village completed a community vision of goals and actions entitled "Mapping the Future of St. Joseph" with help from Western Illinois University.

Some of those goals will be used to update the comprehensive plan. The CCRPC will use the input and results from the mapping project vision and develop a "blueprint" for development.

"The purpose of the comprehensive plan is to shape and channel actions in order to benefit the community as a whole," Levy said. "Communities are not changed overnight, so the comprehensive plan is used to document potential changes, identify methods that encourage changes to occur, and track progress towards achieving community goals."

Levy said many things can be included in the plan. For example, Levy said that with some plans a safe and convenient transportation network is often included because land uses and transportation interconnected systems. The plan can document various transportation issues based on location.

"Issues might be prioritized based on concerns or projected growth, and policies or investments might be recommended so that the community will achieve its goals," Levy said.

The plan links various parts of the community such as housing, transportation, economic development and environmental.

The Comprehensive Plan will be developed over the next nine months with input from a steering committee and residents at large. The steering committee will be determined by Mayor B. J. Hackler and planning commission members.

CCRPC has developed a website containing additional information about the project, www.ccrpc.org/planning/stjoe.html.
121 The site will be continually updated with information and opportunities for community involvement, said Levy.

"We hope that each member of the community provides input and helps to shape the future of St. Joseph," Levy said. A public workshop will be held in the fall to present information to the community and obtain additional input about the future of St. Joseph.

For questions and/or more information contact Susan Chavarria, Regional Planning Manager with the Champaign County Regional Planning Commission, at 217-328-3313 or via email at schavarr@ccrpc.org 131.

ST. JOSEPH | BOARD

Community to begin work on updating comprehensive plan this week

Website created to keep village residents updated on project

By NORA MABERRY-DANIELS
nmaberry@news-gazette.com

The St. Joseph Village Board will begin work on its comprehensive plan this week.

Champaign County Regional Planning Commission is facilitating the development of the comprehensive plan by holding meetings, collecting community input and conducting research.

Recently the village com-

pleted a community vision of goals and actions entitled "Mapping the Future of St. Joseph" with help from Western Illinois University.

Some of those goals will be used to update the comprehensive plan.

The CCRPC will use the input and results from the mapping project vision and develop a "blueprint" for development.

The Comprehensive Plan will be developed over the next

nine months with input from a steering committee and residents at large.

The steering committee was led by Mayor B.J. Hackler and planning commission members.

The committee will meet Wednesday at village hall at 6 p.m.

CCRPC has developed a website containing additional information about the project, www.ccrpc.org/planning/stjoe.html.

html.

The site will be continually updated with information and opportunities for community involvement.

A public workshop will be held in the fall to present information to the community and obtain additional input about the future of St. Joseph.

"It will be a nice thing for the community," Trustee Tami Fruhling-Voges said.

October 4, 2012



Contact:

Susan Chavarria
Champaign County Regional Planning Commission
Phone: (217) 328-3313
Fax: (217) 328-2426
E-mail: schavarr@ccrpc.org
Web: www.ccrpc.org

St. Joseph Comprehensive Plan Public Workshop Scheduled for November 29th

Champaign County Regional Planning Commission to work with participants on developing their ideas for the future of St. Joseph

ST. JOSEPH, IL, November 15, 2012 – Champaign County Regional Planning Commission, in coordination with the Village of St. Joseph, will hold a Public Workshop on Thursday, November 29, 2012 from 6:30 to 8:30 pm at the Prince of Peace Lutheran Church in St. Joseph.

The workshop will include opportunities for residents to provide input on specific topics such as land use, transportation, downtown redevelopment, recreation, environment, and what makes a healthy community. Youth aged 5 and older are invited to attend with their parents; activities will be provided for them to share their ideas as well. This workshop will be the principal opportunity for residents to share and discuss their ideas during the planning process.

The purpose of the Comprehensive Plan is to guide the quality, timing, and intensity of growth in a manner that is consistent with the goals of the Village. The plan is used by the Village, but is also a source of civic inspiration and reference affecting public and private investments throughout the community. It is comprehensive because it includes a broad range of topics and organizes them as a unified direction for the future. The plan provides enough focus to facilitate results, while being flexible enough to adjust to changing conditions.

Please visit the project website, <http://www.ccrpc.org/planning/stjoe.html>, for more information on the planning process and to learn more ways residents can provide their input.

For questions and/or more information contact Susan Chavarria, Regional Planning Manager with the Champaign County Regional Planning Commission, at 217-328-3313 or via email at schavarr@ccrpc.org.

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VILLAGE OF ST. JOSEPH

207 EAST LINCOLN STREET, P.O. BOX 716 • ST. JOSEPH, ILLINOIS 61873-0716

PHONE 217-469-7371 • FAX 217-469-7019

HELP PLAN ST. JOSEPH!

*Two Ways You Can Help Plan For
The Future...*

1) Attend the Community Workshop

Thursday, November 29, 2012

6:30pm - 8:30pm at Prince of Peace Church

802 East Douglas Street

This workshop will create a snapshot picture of issues and desires for the community. Input given during the workshop will be used to describe the future of St. Joseph and identify a pathway for achieving community goals.

We want to hear from kids too!

Activities provided for ages 5 and up



2) Online Map and Surveys **www.ccrpc.org/planning/stjoe.html**

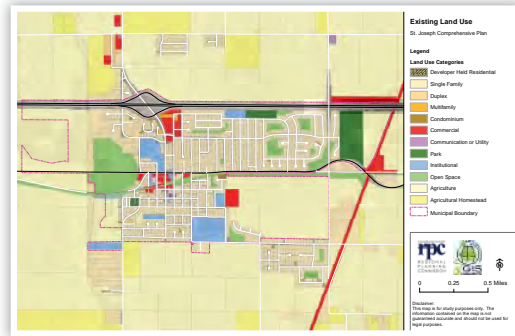
Visit the project website for information and interactive content

- *Map your Community!*
- *Provide your ideas through surveys*
- *See the planning process in action*

Comprehensive Plan

Topics will include:

- Strengths
- Challenges
- Downtown
- Transportation
- Recreation
- Stormwater
- Growth
- Housing



HELP PLAN ST. JOSEPH!

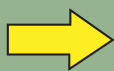
Two Ways You Can Help Plan For The Future Of St. Joseph...

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CHAMPAIGN COUNTY
rpc
REGIONAL
PLANNING
COMMISSION

For more information about the Comprehensive Plan process, please contact Susan Chavarria at 819-4053 or visit the project website at www.ccrpc.org/planning/stjoe.html

Help Plan The Future Of St. Joseph!!

Please join us at the upcoming Community Workshop
for the St. Joseph Comprehensive Plan.

Community Workshop
Thursday, November 29, 2012
6:30pm - 8:30pm
Prince of Peace Church
802 East Douglas Street

Discussion topics to include...

- Strengths	- Recreation
- Challenges	- Stormwater
- Downtown	- Growth
- Transportation	- Housing



For more information, please contact Susan Chavarria at 819-4053 or
visit the project website at www.ccrpc.org/planning/stjoe.html

November 22, 2012

Help Plan The Future Of St. Joseph!!

Please join us at the upcoming Community Workshop for the St. Joseph Comprehensive Plan.

Community Workshop

Thursday, November 29, 2012 • 6:30pm-8:30pm
Prince of Peace Church • 802 East Douglas Street

Discussion topics to include . . .

- Strengths
- Challenges
- Downtown
- Transportation
- Recreation
- Stormwater
- Growth
- Housing



For more information, please contact Susan Chavarria at 819-4053 or visit the project website at www.ccrpc.org/planning/stjoe.html

HURRY! OFFER EXPIRES FRIDAY, NOVEMBER 23, 2012

1165731

St. Joseph Comprehensive Plan public workshop scheduled for late November

November 22, 2012

Champaign County Regional Planning Commission, in coordination with the Village of St. Joseph, will hold a Public Workshop on Thursday, Nov. 29 from 6:30 to 8:30 p.m. at the Prince of Peace Lutheran Church in St. Joseph. The workshop will include opportunities for residents to provide input on specific topics such as land use, transportation, downtown redevelopment, recreation, environment, and what makes a healthy community.

Youth aged 5 and older are invited to attend with their parents; activities will be provided for them to share their ideas as well.

This workshop will be the principal opportunity for residents to share and discuss their ideas during the planning process.

The purpose of the Comprehensive Plan is to guide the quality, timing, and intensity of growth in a manner that is consistent with the goals of the

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Please visit the project website, <http://www.ccrpc.org/planning/stjoe.html>, for more information on the planning process and to learn more ways residents can provide their input.

For questions and/or more information contact Susan Chavarria, Regional Planning Manager with the Champaign County Regional Planning Commission, at 217-328-3313 or via email at schavarr@ccrpc.org.

Help Plan The Future Of St. Joseph!!

Please join us at the upcoming Community Workshop for the St. Joseph Comprehensive Plan.

Community Workshop

Thursday, November 29, 2012 • 6:30pm-8:30pm
Prince of Peace Church • 802 East Douglas Street

Discussion topics to include . . .

- Strengths
- Challenges
- Downtown
- Transportation
- Recreation
- Stormwater
- Growth
- Housing



For more information, please contact Susan Chavarria at 819-4053 or visit the project website at www.ccrpc.org/planning/stjoe.html

November 29, 2012

The Homer Village Board held a special meeting at 7 p.m. Monday at the village hall to continue discussing the request from Sunrise.

At the meeting the trustees discussed a recent legal report

and those would need to be addressed in contract language to protect the village. And the report states that if the village were to issue bonds to pay for any infrastructure required to meet the water request, it

request for raw water and to ask the village board not to support moving forward with the contract for potable water and sewage services.

Chad Beckett, a local attorney representing Prairie Riv-

like Sunrise Coal," he said. "There are ways for the village to do this. And they may be able to bring this forth, but they do so at their peril. The village is taking a leap of faith."

ST. JOSEPH | BOARD

Board approves existing condition report

By NORA MABERRY-DANIELS
nmaberry@news-gazette.com

During a board meeting on Nov. 15, Susan Chavarria from the Champaign County Regional Planning Commission addressed the St. Joseph board and presented a comprehensive plan existing condition report. The report was created from meetings held discussing the St. Joseph Comprehensive Plan.

It includes demographics, information on businesses, the economy, transportation and environment.

The report is intended to inform citizens about the physical and demographic make up of the village.

The board accepted the report. Chavarria said the document was fluid and could be changed in the future.

Eagle Scout Willie Campbell also addressed the board.

Campbell told the board that the community was very generous and he would be returning the donation the village for the Veterans Sidewalk because he raised more than enough money to complete the project.

Another boy scout Wei Wei Su addressed the board and said he hopes to expand on Campbell's project by placing flags along the sidewalk.

The flags will feature a



Photo by NORA MABERRY-DANIELS

Mayor B.J. Hackler addresses the village board during a meeting.

plaque with the names of soldiers who have served and the soldiers' branch of service. Su said the entire project, which will feature 40 flags, will cost less than \$1,000.

Family members can sponsor flags for their family member. The troop will take care of storing and maintaining the flags.

Also at the meeting, the referendum regarding electrical aggregation was discussed.

"A lot of people voted for it because of the savings," Mayor B.J. Hackler said. "But I'm not sure a lot of people understand it."

Residents will have the ability to opt out of the program.

By the end of the month St. Joseph will start negotiating a contract with a retail electric supplier to provide energy to

homes.

What residents pay for electricity is expected to drop within the next few months as a result of the program.

Not everyone will be required to participate — residents will be twice notified by letter of their opportunity to "opt out" of the programs: once when their electric supplier is about to change and again when it has changed. Ameren Illinois' involvement in the delivery of electricity to residents will not change, nor will its prices. Ameren will still be in charge of billing and maintenance — meaning that residents' monthly bills will still look the same and, when the power goes out, they should still call Ameren.

Also at the meeting, Lincoln Street from Fifth Street to

Eighth Street was designated Honorary David Audu Drive. The honorary designation will be in effect for 10 years and can be renewed by the board.

It was also announced at the board meeting, that the village will complete evaluations on employees by the end of the month.

Also at the meeting, Attorney Joe Lierman said that resident Danny Ehmen has asked the village to waive its subdivision requirement because he has 40 acres of land within one and a half miles of the village limits on which he wants to use one to two acres to build a home on. Lierman said Ehmen would have to abide by county zoning issues. He also said the village should decide if this would interfere with any long range plans the village had if it would cause any drainage issues. The board felt it would not interfere with village plans or drainage issues. The land is located near Peters Drive.

The village waived the subdivision process for Ehmen's proposed three acre tract out of his 40 acre track.

Also at the meeting, the board discussed the municipal election in April.

Trustees Bob Rigdon, Aric Silver, Tony Spurlock and Mayor B.J. Hackler will all be up for election.

11/29/12 The Leader

ST. JOSEPH | BOARD

Comprehensive plan moving forward

Project expected to be completed by April 2013

Photo by Nora Maberry-Daniels

Mayor BJ Hackler and Susan Chavarria of the Champaign County Regional Planning Commission work on questions during the public meeting held to help form the St. Joseph Comprehensive Plan.



By NORA MABERRY-DANIELS
nmaberry@news-gazette.com

At a public meeting held to gather public input for the St. Joseph Comprehensive plan, citizens expressed interest in helping their community grow.

Susan Chavarria of the Champaign County Regional Planning Commission told those in attendance that the plan focused on long term goals for land use, economy and resources.

Chavarria said the entire plan has three phases. The first phase is where the CCRPC collects data on existing conditions within the village. This

started in August.

The current phase of constructing a vision, goals and objectives will be completed by January. The implementation phase will be completed by April. At the meeting CCRPC asked those in attendance to answer questions about local government, land use, transportation, the downtown, businesses, resources and a community building. Those in attendance thought more sidewalks were necessary near schools and wanted to see something done with the old gas station on Rt. 150. A more detailed report regarding the meeting will be presented to the village board at a future meeting.

December 20, 2012