



2013 Comprehensive Plan

Village of St. Joseph, IL

Created for:
The Village of St. Joseph, IL

Created by:
Champaign County
Regional Planning Commission

April 2013

CHAMPAIGN COUNTY



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PLANNING
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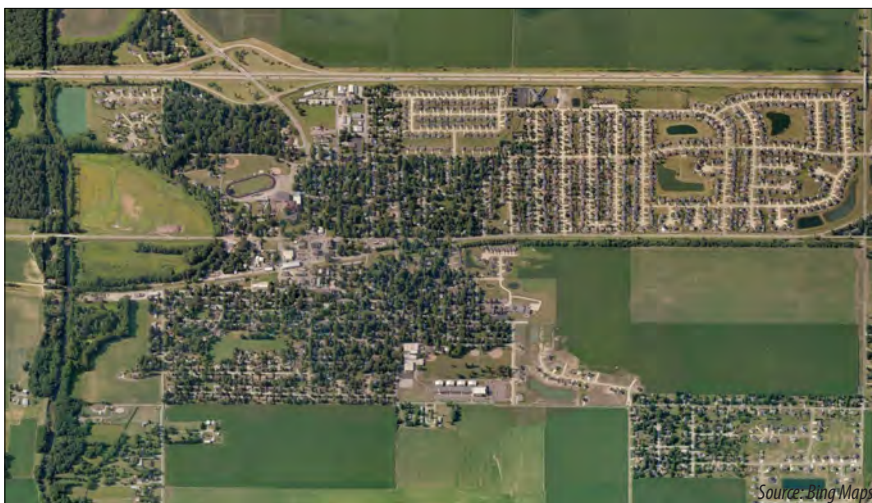
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Vision Statement

St. Joseph is a friendly and safe community that values its people, businesses and visitors. Located just outside of Champaign-Urbana, the community boasts a beautiful downtown, a strong local economy, modern infrastructure with capacity for growth, community-uniting events, a top ranked school system and small-town charm. Because of these assets, St. Joseph provides a healthy community with a variety of housing options and business opportunities.



A view of the Village in 2012.

Introduction



"St. Joseph recognizes the need to accommodate population growth, while protecting its existing character. This is where comprehensive planning comes in..."

The Village of St. Joseph is a community that takes pride in its character. It is known for its small town charm, friendliness, safety, and excellent education. Since desirable characteristics bring people to communities, the Village currently experiences a steady growth rate higher than those of comparable small communities. St. Joseph recognizes the need to accommodate population growth, while protecting its existing character. This is where comprehensive planning comes in as a guide to future growth and development.

What is a comprehensive plan?

A comprehensive plan is a guide for future growth and development for the Village, and its 1-1/2 mile surrounding area. A comprehensive plan establishes a vision, predicts the future needs of the community, and presents a strategy of development that achieves the community's ideals.

This comprehensive plan is composed of multiple parts:

1. **Existing Conditions** summarizes data and trends, providing a snapshot of the community that is later used in the plan development.
2. **Vision, Goals, and Objectives** establish the framework for how the community vision will be achieved.
3. **Future Land Use** establishes a land use pattern for existing and future development that reflects the community vision.
4. **Implementation** gives detailed steps for how St. Joseph can implement the plan.

Comprehensive plans often act as an "umbrella" to other plans and documents that are relevant to its vision and goals. These may include:

- Capital Improvement Plans
- Transportation Plans
- Neighborhood Plans
- Downtown Plans
- Park Master Plans

Background and Process

The comprehensive plan process was conducted in multiple stages: the Existing Conditions Report, Goals and Objectives, Future Land Use, and the Implementation Plan. It was completed using information contained in MAPPING the Future of St. Joseph (2011-2012), community input obtained through meetings and a community workshop, and other resources. Since the comprehensive plan plays a large role in guiding development and affects many stakeholders, each stage requires thorough study and public input. The results of each section were reviewed by the Steering Committee and discussed with the Village Plan Commission and Village Board before moving on to the next stage.



Residents brainstorming strategies for a healthy community



Residents discussing transportation in St. Joseph

Begin

Review existing plans and documents

Steering Committee Kickoff Meeting

Existing Conditions Report Completed

Steering Committee Meeting

Community Workshop

Goals and Objectives Completed

Steering Committee Meeting

Future Land Use Map Completed

Steering Committee Meeting

Implementation Plan Completed

Steering Committee Meeting

Approval and Adoption



Looking north along Main Street

This section summarizes data and trends and provides a **snapshot of the community** that is later used in developing the plan.

Existing Conditions

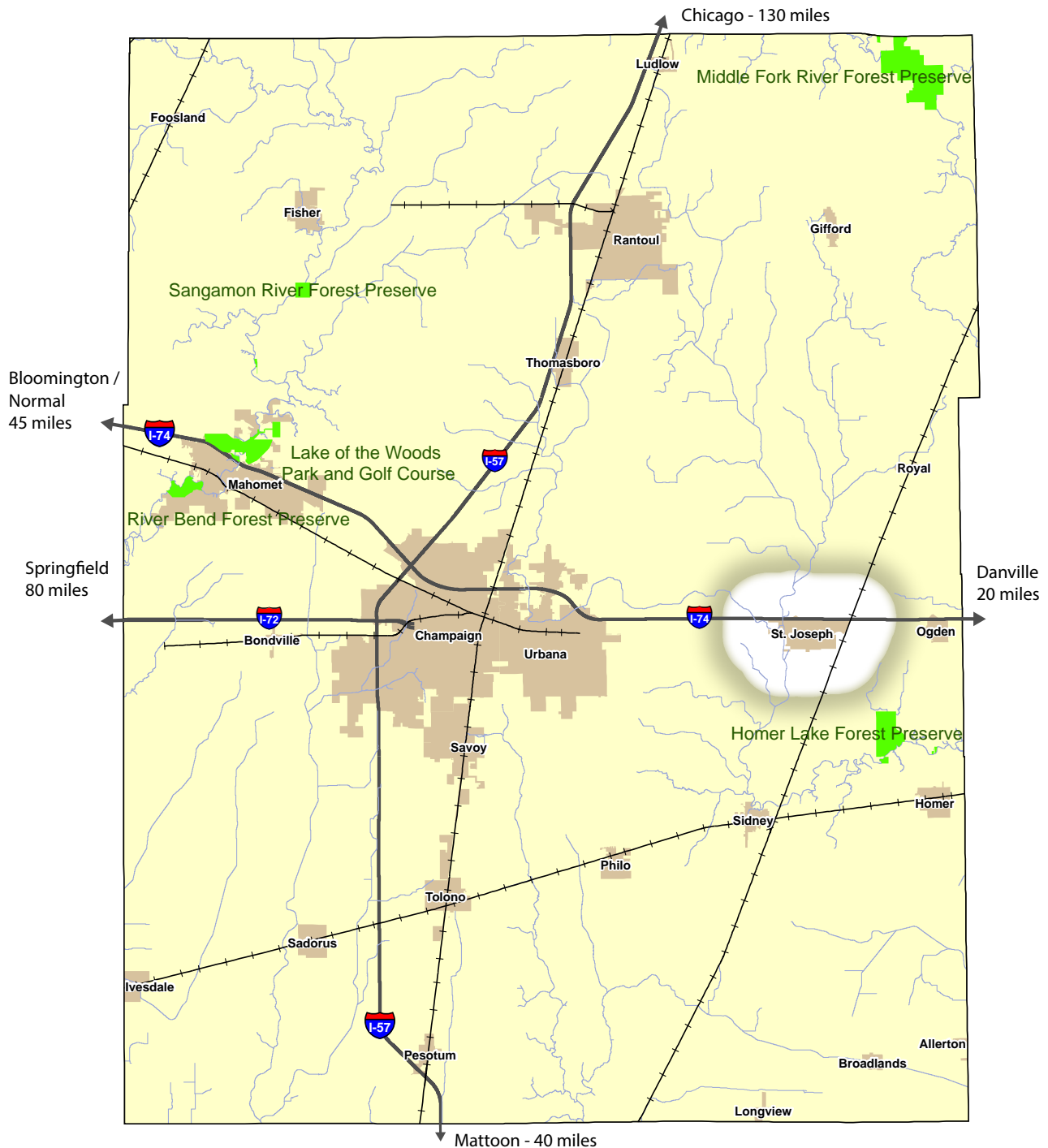
The Existing Conditions Report is the first component of the Comprehensive Plan. This section summarizes data and trends and provides a snapshot of the community that is later used in developing the plan. The Existing Conditions Report encompasses the areas of general trends; population projections; land use and land management; economy; natural environment and cultural resources; infrastructure and utilities; and transportation. Each section concludes with a summary of findings and related issues to consider through the Comprehensive Plan.

Regional Context

The Village is located in Champaign County, within St. Joseph Township. It is located approximately ten miles east of Champaign-Urbana, 20 miles west of Danville, and roughly 130 miles south of Chicago. Smaller municipalities located within close proximity to St. Joseph include Ogden, Royal, Homer, and Sidney. Map 1 on the following page shows the regional interstate highways that cross Champaign County, including I-72, I-57, and I-74, which passes across the north edge of St. Joseph. The map also shows several railroads that run through the County, one of which passes along the eastern edge of the Village. An inactive rail line also runs through the center of the Village which is expected to become a rail trail in the near future.

There are several natural resource areas located within driving distance shown on Map 1. The closest is Homer Lake, which is within 6 miles. Other forest preserves in Champaign County include Lake of the Woods, Sangamon River Forest Preserve and River Bend Forest Preserve, which are within 20 miles, and Middle Fork River Forest Preserve, which is 30 miles north of St. Joseph.

Map 1: Regional Context



Regional Context

Village of St. Joseph, Illinois

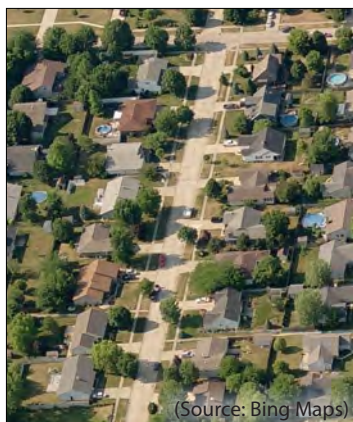
Legend

- Interstates
- Non-Intermittent Streams
- Railroads
- Forest Preserves



Local Context

St. Joseph had a population of 3,967 in 2010. This is an increase of 1,055 or 36.2 percent between 2000 and 2010. The median age is 35.8 and average family size is 3.09 according to Census 2010. The Village is situated in a rural setting surrounded by commercial agriculture operations. Topographic relief is minimal and views of agricultural land can be seen for miles.



Looking north along Crestwood Drive

A Changing Community

“What the community can expect in the future, and whether it is ready for upcoming changes.”

Past Planning Efforts

In 1998, the Village undertook a visioning and strategic planning initiative. Goals and strategies identified in this process informed public decision and activities for approximately 10 years. Results of the strategic plan include building a sports complex, completing a stormwater management study, updating the Comprehensive Plan in 2004, and studying commercial zoning within the Village. The Village undertook the same strategic planning process in 2011 and has incorporated the strategic plan into this comprehensive planning process.

A Changing Community

The following sections outline community changes as well as current services and community assets. This information can be used to define what the community can expect in the future, and whether it is ready for upcoming changes.

Steady Population Growth

Population in the Village has grown steadily since 1970 with the greatest growth occurring since 1990. Table 1 shows the decennial population from 1970 to 2010. St. Joseph Township overall saw a slightly higher rate of growth than the Village until the last decade, and both have seen higher growth rates compared to the State of Illinois and Champaign County.

Table 1: Comparison of Population Change

	St. Joseph Village	St. Joseph Township	Champaign County	Illinois
1970	1,554	2,494	163,281	11,110,285
1980	1,900	3,612	168,392	11,427,429
1990	2,052	3,694	173,025	11,430,602
2000	2,912	4,611	179,669	12,419,593
2010	3,967	5,876	201,081	12,830,632

Higher Median Income Levels, but Poverty Still Exists

Median Household Income and Median Family Income levels for St. Joseph are higher than surrounding communities. These and per capita income figures are presented in Table 2. Even though several measures of income are higher than most areas in the region, there are segments of the population in St. Joseph with lower incomes which can be considered in Poverty. Census statistics show that 6.3 percent of families in St. Joseph are in poverty, with the majority of these being single householder families with children under 18.

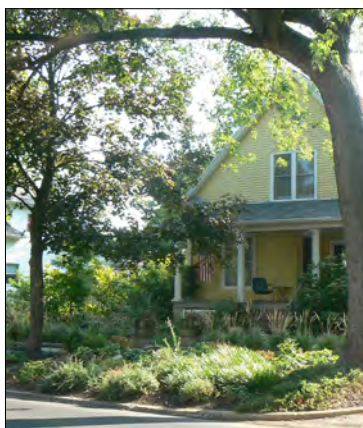
Additionally, 8.9 percent of households earn less than \$20,000 per year and are spending greater than 30 percent of their income on housing within the Village. This percentage generally goes down as income rises. Ensuring that residents have access to affordable housing at all income levels will help make St. Joseph a welcoming and prosperous community.

Table 2: Income Measures

	Median Household Income 2006-2010	Median Family Income 2006-2010	Per Capita Income 2006-2010
Illinois	\$55,735	\$68,236	\$28,782
Champaign County	\$45,262	\$65,785	\$24,553
St Joseph	\$62,207	\$74,048	\$26,431
Ogden	\$67,867	\$68,702	\$26,500
Homer	\$52,574	\$58,472	\$25,154
Sidney	\$50,700	\$59,722	\$21,726
Champaign	\$40,116	\$66,149	\$23,554
Urbana	\$34,951	\$55,522	\$19,850

Community Growth Spurts in the 1970's and Recently

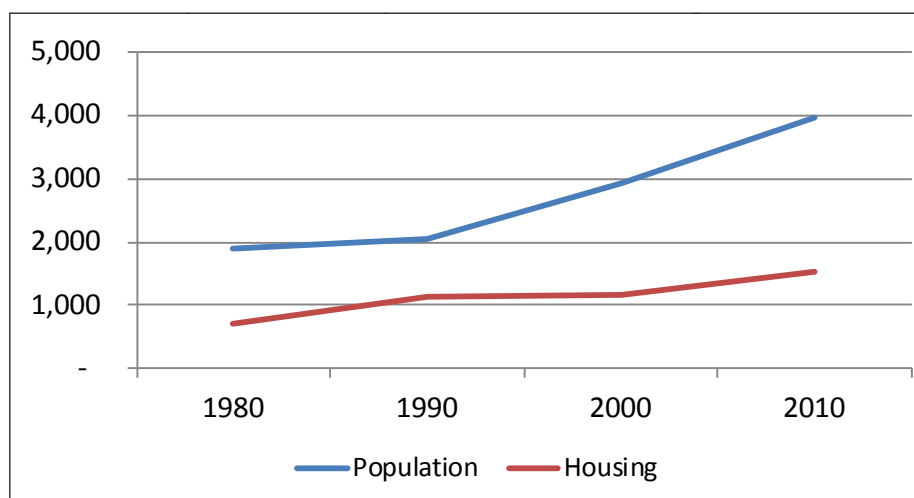
According to the 2010 Census, the Village had 1,522 total housing units. 1,482 units (97.4%) were occupied and 218 units (14.7%) were rental units. With only 2.6 percent of the total number of units vacant, housing demand in the Village is high and additional development may be warranted. A comparison of population and housing development shows greater population growth than housing, indicating that a larger number of families are moving to or establishing in the community.



A home in St. Joseph

A comparison of population and housing development shows greater population growth than housing, indicating that a **larger number of families are moving to or establishing in the community.**

Graph 1: Comparison of Population and Housing Growth



Source: U.S. Census Bureau, Census 2010

Development can be estimated by mapping land subdivisions by the year they occurred. Even though houses may not have been constructed right away, this provides a general depiction of community expansion. St. Joseph was originally laid out south of the now inactive railway near the Salt Fork River. Early expansion moved east and added lots on the north side of the tracks. Housing development occurred at the core of the community largely until the 1960's. At that time, growth occurred adjacent to the existing Village and in several rural subdivisions between 1960 and 1980. Since 1980, development has occurred adjacent to existing subdivisions and has extended the Village limits to the east reaching the railroad tracks.

Community Resources and Facilities

Schools

The Village of St. Joseph prides itself on its excellent school system, which is one of the leading attractors for new residents. The grade school, middle school, and high school are consistently high scoring on state achievement tests. The community is served by the St. Joseph Community Consolidated School District (CCSD) #169 and the St. Joseph-Ogden High School. The CCSD consists of the St. Joseph Grade School (K-4) and the St. Joseph Middle School (5-8), which are located in separate buildings and house nearly 900 students. Students matriculate to the St. Joseph-Ogden High School, which has approximately 500 students. The high school serves the communities of St. Joseph, Ogden, Flatville, and Royal.



St. Joseph - Ogden High School

Additionally, St. Joseph is within 15 miles of the University of Illinois and Parkland College, both of which are located in Champaign-Urbana.

Police

St. Joseph is served by the Champaign County Sheriff's Department. The Sheriff's Office is located in downtown Urbana and has 54 staff members who patrol and answer calls throughout the county. The department is the primary police agency for about 50,000 people within Champaign County.

Fire

St. Joseph is served by the St. Joseph-Stanton Fire Department & Emergency Services. It is a volunteer fire and rescue department that serves a 72 square mile area: the Village of St. Joseph, St. Joseph Township, most of Stanton Township, and small portions of Somer Township and Urbana Township. The department is located on Warren Street in St. Joseph and has gear available for 42 volunteers.

Parks and Programs

There are four public recreational areas in St. Joseph. Crestwood Park (Park Avenue), Hackler Park (County Rd 2200E), and Kolb Park (S. Elm Street) each have different sports facilities including soccer, tennis, baseball and basketball. They also have playground equipment, picnic areas, gazebos, and restrooms for public use. The Sports Complex (Grand Avenue) was built by the Village as a result of community input from the 1998 MAPPING expressing the desire for more parks and space for recreation. The 20 acre site provides space for current sports and youth programs as well as room for expansion.



St. Joseph - Stanton Fire Protection District

Existing Conditions



Recreational field adjacent to St. Joseph - Ogden High School

St. Joseph offers a wide variety of youth programs to its residents through the park district, school sports, and other agencies. The Summer Daze Youth Recreation Program is a morning summer camp in St. Joseph that takes place three days a week. Sport opportunities for youth include soccer, baseball, basketball, dance, football, gymnastics, roller hockey, softball, and wrestling. Other active youth programs include Boy Scouts, Girl Scouts, and the Champaign County YMCA.

Healthcare

Two major medical centers are located within ten miles of St. Joseph. The Carle Foundation Hospital is a 325-bed regional care hospital with the area's only Level I Trauma Center. The Provena Covenant Medical Center is a 254-bed hospital with a Level II Trauma Center and regional emergency medical services. Provena Medical Group (PMG) has a Family Practice office located in St. Joseph.

Summary of Findings and Issues to Consider through the Plan

The Village of St. Joseph has seen considerable population growth, especially among traditional family age groups. Even though these groups are increasing, traditional family units make up a smaller share of families in the Village. Single parent households (both male and female householder) are increasing. Population growth has also resulted in greater diversity, though the Village remains predominantly (97%) white.

While numerous resources exist in the community, information about the resources can be difficult to find. Continued efforts to identify community needs, desires, and providing informational materials about resources will help focus efforts and efficiently provide services to residents.



Carle Hospital in Urbana

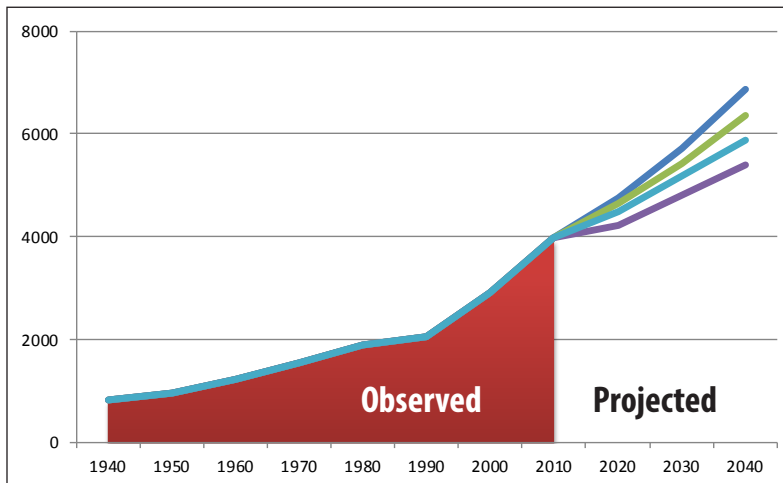
- While a younger population is growing in the Village, the **needs of all segments of the population need to be considered** for current and future generations.
- Growing populations often become more diverse in terms of age, race, income, and household type. Consider how the Village might provide housing, facilities, activities, and services that **meet the needs of a diverse group of people** while **maintaining the feel and charm of a small town**.
- As long-term homeowners age and neighborhoods begin to turn over, consider changes that will **make older neighborhoods fit the needs and desires of new residents**.

Population Projections

St. Joseph had a population of 3,967 in 2010. Population growth has been steady, with higher growth rates than other small communities in the area.

A variety of methods can be applied to estimate future populations. Each method uses slightly different information depicting a range of possibilities. Decennial growth rates range from 7% to 30% and the range of growth over the past forty years shows that there are many possibilities for growth. Based on this variety of past trends, an additional 1,429 to 2,888 people can be expected by 2040, increasing Village population to between 5,400 and 6,800.

Graph 2: Population Projection

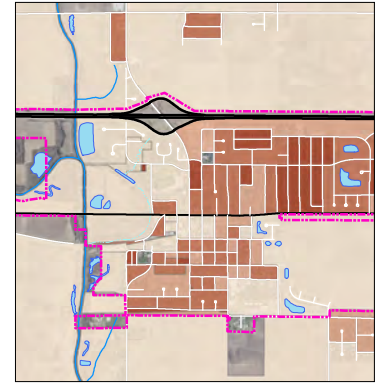


Source: U.S. Census Bureau, CCRPC for projected population

Impacts from specific activities such as annexations are not accounted for in the projection, but are noted in this section. If all nearby subdivisions are annexed to the Village, this could significantly increase the projected population.

The 2010 population for each subdivision in close proximity to the Village includes:

- Wiltshire Estates – 430 people
- Willowdale Subdivision – 183 people
- Heather Hills Subdivision – 329 people



An image showing population density. Darker shades have higher densities

Population growth in the Village has been steady, with higher growth rates compared to other small communities in the region.

There are community considerations that will help shape and control the type of growth that occurs over the long-term. This includes phasing land development opportunities for efficient growth, encouraging the development of housing options, businesses, and facilities that meet long-term needs of the community, and providing infrastructure that benefits quality of life and meets economic needs.

Summary of Findings and Issues to Consider through the Plan

- St. Joseph is projected to continue its growth path.
- Identifying **space and infrastructure needs for a growing population** is an integral part of the Comprehensive Plan. Continued planning will help the Village meet the needs of its residents in an efficient and timely manner.
- While future growth is expected, there are many variables that could impact the rate of growth. **Allowing development to occur adjacent to existing neighborhoods** will result in efficient and cost effective growth.
- The community may begin to experience greater population and residential turnover. **A range of housing types will allow residents to continue to live in the community even though their needs might change.**



A storefront in downtown St. Joseph

There are community considerations that will help **shape and control the type of growth** that occurs over the long-term.

Land Use and Land Management

The following sections assess existing land use patterns and can be used to identify needs and potential management changes.

Existing Land Use

Existing land use was defined based on tax assessment codes. Each parcel was categorized by its predominant use and summarized to develop land use statistics. Nearly half of the area in the Village is used as single family residential units. The next largest use in terms of area is agriculture. Two recent annexations (one at the northwest edge and the other at the southeast edge) significantly increased the amount of space in the Village used for agricultural purposes. These two annexations added 279 acres of land to the previous 17 acres of agriculture. The third largest land use in the Village is institutional. This land use category includes Village owned properties for storage and/or utilities, places of worship and schools facilities.

Table 3 – Summary of Existing Land Use

	Number of Parcels	Acres	Percent of Area
Single Family	1454	434.9	42.6%
Agriculture	14	296.0	29.0%
Open Space	22	122.5	12.0%
Institutional	56	75.0	7.3%
Park	11	51.7	5.1%
Commercial	65	30.8	3.0%
Duplex	14	3.5	0.3%
Developer Held Residential	7	2.1	0.2%
Multifamily	3	2.1	0.2%
Condominium	2	1.1	0.1%
Communication or Utility	2	0.9	0.1%

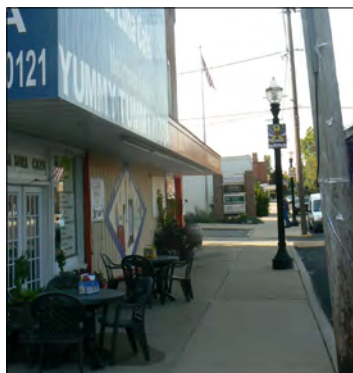
Source: Champaign County Regional Planning Commission, Champaign County GIS Consortium



A home in St. Joseph

Nearly half of the area in the Village is used as single family residential units.

Refer to Map 2 Existing Land Use on page A-1 in Appendix A



*View of a sidewalk in downtown
St. Joseph*

Evaluating areas where services and infrastructure are currently available can centralize economic activity within the community rather than on the fringe, and **highlight existing opportunities rather than waiting for development proposals.**

Village Expansion

In the past, the Village identified growth areas on all sides of the community. The Extraterritorial Boundary Map, last updated in 2004, slates commercial and residential development north of Interstate 74, industrial development to the northeast and west along railways, and residential development to the south. Extending water and sewer services across the interstate to the north and across the Salt Fork to the west will require considerable expense. While the Village may wish to pursue infrastructure expansion in coordination with a developer, areas with lower cost burden are more likely to develop. Evaluating areas where services and infrastructure are currently available can centralize economic activity within the community rather than on the fringe, and highlight existing opportunities rather than waiting for development proposals.

Current Village Zoning

Village zoning information was obtained from the 2006 Village Map and recent annexation documents. Zoning designations were applied to parcels using the best methods available. Section 10-3-2 of the Zoning Code explains boundary interpretation and Section 10-1-3 states that all territory annexed to the Village is classified as R-1 residential unless otherwise noted or through a separate action of the Zoning Board of Appeals and the Board of Trustees.

R-1 Residential zoning is applied to 67.7% of land in the Village. The second highest amount of land is classified as Parks & Schools on the map; however, there is no explanation of the Park & Schools district in the Zoning Ordinance. Parks are allowed uses in all districts except commercial and industrial, and schools are allowed in all residential districts.

Recent annexations have increased the amount of area zoned R1-Residential by 58% (521 to 822 acres). Based on recent development patterns in the Village and assuming seven people per acre in the R-1 district, this amount of land could potentially hold 1,665 people. The R-4 residential zone was increased by 64 acres and could potentially hold 686 people at a density of 11 people per acre. This amount of land is likely enough land capacity for the majority of projected development over the next 30 years.

Table 4 – Current Zoning Summary

	Number of Parcels	Acres	Percent of Area
No Zoning	3	15	1.4%
Agriculture	28	56.3	5.5%
Commercial	120	53.1	5.2%
Industrial	1	9.6	0.9%
Parks & Schools	34	98.0	9.6%
R1 - Residential	1312	689.7	67.7%
R2 - Residential	76	14.4	1.4%
R3 - Residential	44	11.5	1.1%
R4 - Residential	26	72.0	7.1%

Source: Champaign County Regional Planning Commission, Champaign County GIS Consortium

The Village controls development and implements the Comprehensive Plan through zoning within the Village limits. St. Joseph also controls parcel subdivision within 1.5 miles of the Village limit through its Land Subdivision Ordinance. This identifies the legal requirements for subdividing property and can act as a tool for implementation if it is consistent with the Comprehensive Plan. Within this 1.5 mile area, Champaign County has zoning authority. These designations are shown on Map 3.

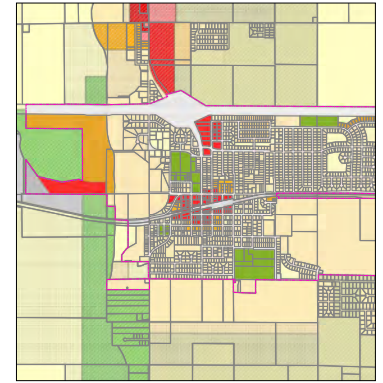
Refer to Map 3 Unofficial Zoning on page A-2 in Appendix A

Summary of Findings and Issues to Consider through the Plan

Existing land use in the Village is dominated by single family residential housing. Recent annexations have added agricultural land uses within the Village, but these are expected to develop. Parks and Open Space are located within the community; however, access to these amenities might be limited for certain parts of the community.

- Revise the zoning ordinance to include **permitted and special uses for Parks and Schools**. Consider revising Park and Schools zone to be named Conservation, Recreation, and Education.

Continued on next page



Depiction of general zoning classes for the Village and the County

The village controls development and implements the Comprehensive Plan **through zoning**.

- Rather than zoning all annexed land as R1 – Residential unless specified, the **Future Land Use Map should be used to inform the type of zoning applied to areas** for consistency with the Comprehensive Plan and appropriate legal basis for zoning decisions.
- Recent annexations supply the Village with land appropriate for development without annexing additional land or opening up land for development. Focus on **acquiring development that meets the needs of the community rather than outward expansion.**
- Building **neighborhood parks** and providing **greater access from all parts of the community** should be considered with development proposals.
- R1 – Residential Zoning is applied to 67.7 percent of acreage within the Village. To encourage a range of housing options for residents, the Village could consider **applying other residential zoning types where appropriate.**
- Maintain the **downtown area as the primary business district.**
- **Align Village and County plans** and regulations to the extent feasible.



*Main Street Station in Downtown
St. Joseph*

St. Joseph is home to approximately 45 stores, offices, and restaurants.

Economy

The following sections provide a basis for local economic development efforts.

Economic Base Snapshot

The St. Joseph local economy is retail and service based, with approximately 45 stores, offices, and restaurants. The Village has one grocery store, one gas station, three banks, seven restaurants, a veterinary clinic, a funeral home, antique shops, and service/office establishments. In terms of more intensive businesses or industries, warehouses exist within the Village limits, and Pioneer Hi-Bred adjacent to the Village.

As seen in Table 5, sales tax revenues for the Village come primarily from the gas station, grocery store, and restaurants. The Village implemented a non-home rule sales tax in 2008. This is reflected in the 21.4 percent increase in revenues between 2007 and 2008. The global economic recession is evident beginning in 2008. Revenues from automotive and filling stations decreased in 2009 while revenue from food sales declined in 2010. The Village has experienced a 16.0 percent increase in sales tax revenues since the start of the recession in 2008. This is a positive indication that St. Joseph is recovering from the recession and has added to its tax base since 2008.

Table 5: Sales Tax Revenues, 2007-2011

Category	2007	2008	2009	2010	2011	% Change 2007 - 2011
Automotive & Filling Stations	\$53,302	\$72,874	\$65,803	\$78,755	\$85,703	61%
Food	\$56,609	\$61,977	\$66,791	\$62,998	\$62,895	11%
Drinking and Eating Places	\$18,903	\$27,568	\$43,598	\$43,929	\$43,697	131%
Drugs & Miscellaneous Retail	\$24,080	\$24,836	\$25,220	\$26,202	\$29,498	23%
Agriculture & All Others	\$3,288	\$4,110	\$4,170	\$4,785	\$3,958	20%
Furniture & Household & Radio	\$1,130	\$1,621	\$2,850	\$2,399	\$3,003	166%
Manufacturers	\$1,310	\$2,965	\$2,224	\$1,725	-	-
Lumber, Building, Hardware	\$6,870	\$4,929	\$5,095	-	-	-
Apparel	-	-	-	-	-	-
General Merchandise	-	-	-	-	-	-
Totals	\$165,494	\$200,923	\$215,751	\$221,442	\$233,157	41%
Number of Tax Payers	130	130	124	123	131	

Source: Illinois Department of Revenue; <https://www.revenue.state.il.us/app/kob/index.jsp>

Major employers within the Village, listed in Table 6, include the school districts and the grocery store. Residents are largely dependent on commuting to other towns for work. According to US Census five year estimates for 2010, approximately 88% of employed St. Joseph residents aged 16 and over worked outside the community. A retail gap analysis completed for the Village in 2010 confirms that St. Joseph does not generally attract retail customers from outside its limits, and residents largely shop outside the community. With commute patterns and convenience contributing to where a person shops, residents will stop on their way to and from work or other activities to pick up items that might not be found as easily or at all in their own community.



Gas station along Hwy 150

Sales tax revenues for the Village come primarily from the gas station, grocery store, and restaurants.



Sign in front of the St. Joseph Ogden High School

Major employers within the Village include the school districts and the grocery store. However, residents are largely dependent on commuting to other towns for work.

Locating shops that provide for residents' everyday needs, as well as specialty shops, can increase the amount of money spent within the community. Local currency programs can also have a positive impact by keeping money within the community.

Table 6: Major Employers in St. Joseph



A storefront in downtown St. Joseph

Locating shops that provide for residents' everyday needs, as well as specialty shops, can **increase the amount of money spent within the community.**

Employer	Employees
St. Joseph CCSD #169	76
St. Joseph Ogden High School	56
St. Joseph IGA Grocery	50
Dairy Queen	26
Monical's Pizza	25
Prince of Peace Early Learning	21
Champaign Terrace Nursing Home	16
El Toro Restaurant	15
Elite Day Care	15
St. Joseph Apothecary	12
Casey's General Store	11
Spring Green Lawn Care	11

Source: DCEO Community Profile, Updated 8/31/12; Phone Survey

Existing Programs and Incentives

Since 1991, the Village has made a tax abatement incentive available to new and expanding businesses. For new businesses, the Village can choose to rebate half of the Village's portion of sales taxes and the Village's entire portion of the corporate tax. For existing businesses seeking to expand, the Village can choose to rebate some of its sales tax for a period of two years.

The Village has considered but not yet implemented other programs such as a TIF District and beautification grants. The St. Joseph Chamber of Commerce hosts community events and supports local businesses through its "shop local" marketing program.

Summary of Findings and Issues to Consider through the Plan

St. Joseph has a healthy economy that could benefit from more diversification in its employer base. The Village has some incentives to attract business development, but could consider programs such as a Tax Increment Financing District and downtown beautification grants to provide targeted assistance. There is a perception of not having enough land in the downtown area to attract desirable businesses. The Plan's implementation should further consider:

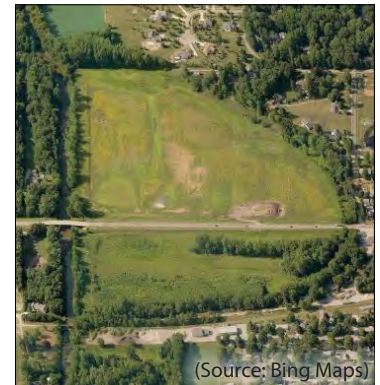
- Complete an **assessment and inventory of downtown** building conditions and space
- Integrate the results from the **2010 Retail Gap Analysis** with what residents would like to attract or expand upon in the community.

Natural Environment and Cultural Resources

The natural environment can act as both a resource and a nuisance depending on its relationship with roads, homes, businesses and other components of a community. Ideally, natural areas act as recreation areas, scenic attractions, and provide uses like streams channeling stormwater, tree shade for cooling, and wetlands for improving surface water quality. Unfortunately, improper relationships between built and natural environments can lead to problems including flooding and water pollution. Reinforcing nature within a built environment helps alleviate problems and maintain the character and setting that makes villages and towns unique.

St. Joseph was settled just to the east of the Saline Branch and Salt Fork River confluence. These streams represent a corridor of environmental resources ranging from the water and aquatic life contained within, to the floodplain, wetlands, forested soils, trees, and wildlife that exist adjacent to the streams. These areas represent the riparian corridor which is important for stream stabilization, natural habitat for flora and fauna, and can act as an amenity and recreational resource.

Soil resources surrounding the Village are considered highly productive for commodity crops. Agricultural activities include the movement of large equipment and other activities that produce some amount of conflict with other uses. The quality of the resource can be embraced by the community through preserving agricultural land specifically in areas where conflict would not exist. As the Village expands, conflict with agricultural uses may also expand.



St. Joseph Wetland

Reinforcing nature within a built environment helps alleviate problems and maintain the character that makes villages and towns unique.



A tree with a smiley face in St. Joseph

Village programs that use environment features to enhance the community can realize **community, economic, and environmental benefits.**

The rural character of St. Joseph largely remains, with a centralized business district and vast agricultural landscape extending out from the community. Even though the community has not seen the business growth it might desire, commercial strip development has not taken away from the character and feel of the community as it has in many other areas. Maintaining the essence of a small town is more than appearance; a town's physical layout can have positive and negative impacts on travel behavior, social interaction, and overall economic condition.

Reinforcing nature within the built environment can be accomplished with many natural resources. The following developmental patterns represent some of the different relationships communities can have with their natural environment.

- **Suburban** – Residential development has taken many forms, impacting the natural environment in many ways. Large lot suburban development in Champaign County takes significant space away from agricultural uses. Development in and around St. Joseph has not adopted this pattern, resulting in preserved agricultural land, forests, habitat, and wetland resources.
- **Traditional** – The traditional development pattern includes sidewalks, many street trees, a mix of housing types, a mix of residential and commercial uses, public parks, and a strong town center. Village programs that use environmental features to enhance the community can realize economic and environmental benefits.

Communities can either be active or inactive participants in resource management. Active management does not necessarily mean regulation, but it does mean that the Village views the environment as a resource that should be maintained for the benefit of the community.

Summary of Findings and Issues to Consider through the Plan

Environmental and cultural features exist throughout the Village. Areas around the Saline Branch and Salt Fork represent the primary environmental resource while trees and the flood plain extend beyond this area. Conflicts may exist between Village land uses and adjacent agricultural uses. High soil productivity and right-to-farm legislation make it the Village's responsibility to identify and limit potential conflicts to the benefit of its residents. Historical and cultural resources still exist within the community and can be emphasized.

- Preserve riparian areas and **grow environmental resources**
- Locate **compatible land uses in resource rich areas**
- **Minimize conflicts** between the Village and agricultural uses
- Community character includes a **centralized business district and compact town layout**
- Use **environmental features in Village infrastructure** while reducing impacts on the local environment due to development
- **Actively manage environmental and cultural resources**

Infrastructure and Utilities

The following sections assess infrastructure considerations for the Village.

Water System and Capacity

The Village of St. Joseph receives its water from Illinois American Water via a 12-inch transmission line from Urbana. Water comes from wells bored into area groundwater. Illinois American Water owns and maintains the system, which includes a 200,000 gallon elevated storage tank and adjacent pump station located one block south of Warren Street on North First Street.

At this time there are no capacity constraints with the water system. Depending on the rate of growth that the Village allows, system capacity will need to be monitored.



The water tower which serves the village behind the grocery store

Table 7 – Water Infrastructure

	Gallons/ Day	Liters/Day
Storage Capacity	200,000	760,000
Treatment Capacity	350,000	1,330,000
Average Daily Demand	220,000	836,000
Peak Daily Demand	300,000	1,140,000
Excess Capacity	50,000	190,000

Source: DCEO Community Profiles, Updated 8/31/12

At this time there are no capacity constraints with the water system. Depending on the rate of growth that the Village allows, system capacity will need to be monitored.

Sanitary Sewer System and Capacity

The Village sanitary sewer system includes six to 12-inch lines, with the largest lines running to the water treatment plant. The water treatment plant uses a two stage treatment system.

At this time there are no capacity issues with the sewer system. However, as the Village grows, it will be necessary to expand sanitary sewer infrastructure, which at some point will require additional treatment capacity. Factors related to sewer infrastructure expansion include: growth rates, the type of development (residential, commercial, industrial), water conservation measures, and the types of fixtures used in new construction. Monitoring water infrastructure at the time of development provides a good indication of the impact on sewer infrastructure. If the capacity of water infrastructure is expanded, it is likely that the Village will need to expand its sewer system.

Table 8 – Sewer Infrastructure

	Gallons/ Day	Liters/ Day
Treatment Capacity	420,000	1,596,000
Present Load	330,000	1,254,000
Excess Capacity	90,000	342,000

Source: DCEO Community Profiles, Updated 8/31/12



Newer subdivision in the Village

New subdivisions, located along the eastern portions of the Village, were constructed with stormwater detention ponds. Although these ponds help to reduce peak flow rates, they **ultimately discharge into the old system of drainage tiles.**

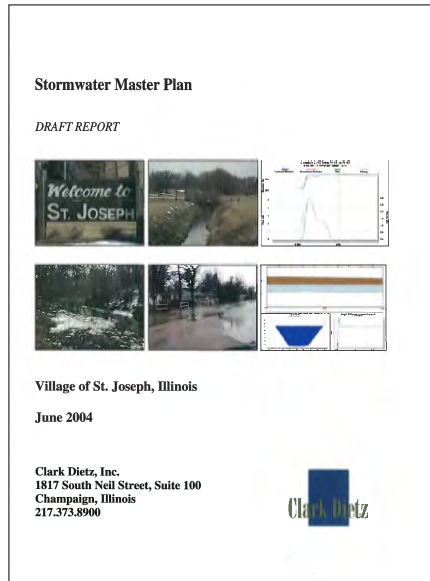
Storm Sewer System

Flooding in the Village has been a concern in recent years. Flat terrain and increasing runoff surfaces (rooftops and roads) have resulted in flooding in parts of the Village where older infrastructure is now overburdened.

The storm sewer system runs on 12 to 60 inch lines. According to the Stormwater Master Plan Draft Report created by Clark Dietz, Inc. for the Village in 2004, storm sewer pipes direct stormwater runoff to the Salt Fork channel along the western Village boundary.

*"The older areas of the Village, located immediately east of the Salt Fork channel, are served by old field drainage tiles which were **originally designed to drain farm fields.** As the Village grew, surface runoff was directed into 8-inch, 10-inch, and 12-inch diameter storm sewers which were connected to the older drainage tiles.*

*New subdivisions, located along the eastern portions of the Village, were constructed with stormwater detention ponds. Although these ponds help to reduce peak flow rates, they **ultimately discharge into the old system of drainage tiles**, which places an additional burden on the Village's aging system. The existing storm sewer system does not provide an adequate outlet for detention pond 'emergency discharge', which would occur when the ponds reach their design high water levels."*



Stormwater Master Plan Draft Report

The St. Joseph Stormwater Master Plan Draft Report identifies several options for improving the infrastructure, but the Village is not pursuing any improvements at this time due to lack of funds. A stormwater utility fee was proposed by the engineering consultant, but under current Illinois State Law, non-home rule municipalities are unable to adopt stormwater utilities without passing a referendum.

Electric and Natural Gas

In early 2013, the Village of St. Joseph entered into a Power Purchase Agreement with integrys energy services to supply electricity to participating households and small businesses within the Village. The initial agreement ends with the February 2014 read date. Ameren is the default electric supplier and supplies natural gas to the Village.

Telecommunications

AT&T supplies telecommunications to the Village. The infrastructure includes digital switching and fiber-optics.

Summary of Findings and Issues to Consider through the Plan

St. Joseph has taken care to ensure that future growth can occur by updating its infrastructure as resources allow. The existing Comprehensive Plan seeks to ensure that the Village use existing, maintained infrastructure and services as much as possible before investing in expansion to these systems. The infrastructure and utilities topics on the following page should be further considered during plan implementation.

Existing Conditions



Village infrastructure

Flooding in the Village has been a concern in recent years.

- The existing **water and sanitary sewer systems** may need capacity improvements **as development occurs**.
- Runoff at the school can cause stormwater drainage issues in the neighborhood to the north; the Village intends to **explore drainage tiles along Ethel Street**.
- If the farmland on the southeast side of the Village develops, they will need a place to mitigate storm water running northwest into the Village. **"The development of Crestview subdivision**, south of Route 150 and east of the current Village boundary, **will consist of hundreds of residential properties and will place an additional burden on the Village's storm sewer system**. Over 100 acres of this proposed development will drain towards the east end of Lincoln Street and enter the Village's storm sewer system"(Stormwater Master Plan Draft Report; Clark Dietz, Inc. 2004). **The draft report outlines recommendations for how stormwater should be considered for future development of this subdivision.**
- There is **no infrastructure planned for north of the interstate**; infrastructure will need to be **constructed as development occurs**.
- "The 100-year floodplain of the Salt Fork channel impacts the western portions of the Village. No storm sewer improvements would change the flood potential in the existing floodplain areas. In its long term planning, the **Village should consider purchasing properties within the floodplain, as they become available, and converting these properties to open space**" (Stormwater Master Plan Draft Report; Clark Dietz, Inc. 2004).

Transportation and Circulation

Roads

The road network in St. Joseph ranges from narrow two-lane asphalt cross sections with gravel shoulders to two-lane urban cross sections with curb and gutter. Interstate 74 runs east-west on the north side of the community, and US Route 150 bisects St. Joseph, also running east-west.

Refer to Map 4 Roadway Network on page A-3 in Appendix A

Traffic volumes range from a few cars per day on lesser-used residential streets to 7,200 vehicles per day on US 150 and 30,000 vehicles per day on I-74 west of the St. Joseph interchange.

Refer to Map 5 Average Daily Traffic on page A-4 in Appendix A

Pedestrians and Bicycles

Most of the community can be traversed by sidewalks, especially on the east side. The older west side, including the downtown area, has some gaps in the sidewalk system. Some of the newer residential areas on the east side have detention ponds surrounded by recreational paths.

There is a proposed 35 mile shared use path between Urbana and Danville that will traverse St. Joseph along the former rail line paralleling US 150. Land acquisition negotiations are currently underway, which would secure the pathway for construction as resources permit.

Rail

Union Pacific has a freight rail line running southwest-northeast just outside the eastern corporate limits of St. Joseph. Approximately 20 trains per day run on this track between Chicago and St. Louis.

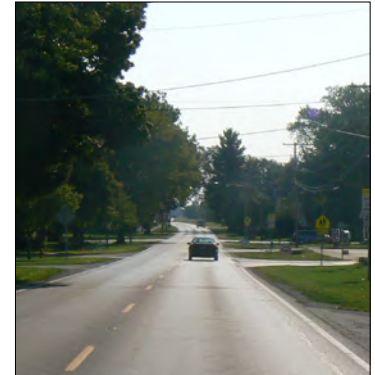
Public Transit

There is no intercity bus service serving the St. Joseph community. The nearest stations are in Champaign and Danville.

Major Transportation Activity Centers

There are numerous destinations in St. Joseph that attract higher traffic volumes, such as:

- High School, Elementary and Middle Schools
- Woodard and Crestwood Parks
- Downtown businesses
- Interchange area businesses



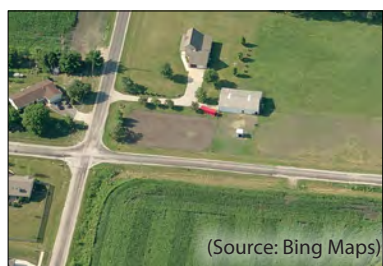
Hwy 150 in St. Joseph

The St. Joseph road network ranges from **narrow two-lane asphalt** cross sections with gravel shoulders to **two-lane urban** cross sections with curb and gutter.

Existing Conditions



To the **north**, Interstate 74 provides only two bridges along which the Village could extend.



To the **south and east**, peripheral farm roads may need improvements to handle future development traffic.



Potential development to the **west** may require bridges over the Salt Fork River or consideration of heavier traffic volumes on existing crossings.

Some of these higher volume areas are on narrow, rural cross-section streets that eventually may not meet the capacity needs for these adjacent uses.

Development Constraints Related to Transportation

St. Joseph has development constraints on all sides. On the north side, Interstate 74 is a barrier to contiguous development. However, two bridges connect the Village to the north allowing reasonable access should development occur. North Main Street already has significant traffic affecting the Village due to the interstate. Further development north would increase traffic at the Main Street/Warren Street (US150) intersection and could necessitate improvements to Sportsman Club Road.

In the center of the Village there are many narrow, “rural” cross section roads that are less than two full lanes and have gravel shoulders. Some of these roads lead to major transportation activity centers listed above and/or to areas poised for future development.

To the south and east, peripheral farm roads (2350E, Peters Drive) may need improvements to handle future development traffic and access. The railroad on the east side of town presents a barrier to development.

To the west, potential development south of US150 west of the Salt Fork River may require bridges or consideration of heavier traffic volumes on existing crossings.

Summary of Findings and Issues to Consider through the Plan

St. Joseph has improved its road and sidewalk standards as development has occurred, especially notable in the northern portion of the community. Older areas of town, including the downtown area, may have capacity and maintenance issues that will need to be considered as the Village grows. There are also barriers to development in the transportation system which would benefit from proactive resources planning. The transportation topics on the following page should be considered during plan implementation.

- Low traffic volumes (200-800) on downtown streets impact adjacent businesses. This is a question of attracting more businesses to the community and **ensuring the transportation infrastructure is sufficient to handle additional traffic.**
- Pedestrian accessibility has gaps on downtown streets and older parts of town. **Making the downtown area fully connected with sidewalks** can improve pedestrian traffic volumes at local businesses.
- There is good potential for **retail development along the proposed Rails-to-Trails shared use path.**
- A **Capital Improvements Plan** or **road maintenance schedule** might prioritize funding more effectively.
- **Future development plans** will need to consider **whether existing infrastructure has the capacity to withstand higher traffic volumes.** This is especially true of the narrower residential streets on the south side of town.



Goals and Objectives



Goals and Objectives are the framework for how the community vision will be achieved

Goals and objectives establish the framework for how the community vision will be achieved. Goals are used to divide the vision into coherent themes. Objectives detail ways the Village and the community can achieve the goal. The goals and objectives reinforce concepts illustrated on the Future Land Use map and will guide the Village Board in making important decisions related to land use and policy. Recommended actions to achieve the objectives are provided in the Implementation section.

A **Goal** is: a general statement about an ideal future condition expressing **community values and desires**.

An **Objective** is: a more specific statement related to a goal that offers a tangible and measurable **means to achieve that goal**.

Proper objectives are specific enough that they can be measured. Suggested methods for measuring the objectives are also provided. Reporting these measures over time will indicate progress towards achieving community goals.



A storefront in downtown St. Joseph

Goals are used to divide the vision into themes and **objectives** detail ways the Village and the community can achieve those goals.

Community Vision

St. Joseph is a **friendly and safe community that values its people, businesses and visitors**. Located just outside of Champaign-Urbana, the community boasts a beautiful downtown, a strong local economy, modern infrastructure with capacity for growth, community-uniting events, a top ranked school system and small-town charm. Because of these assets, St. Joseph provides a **healthy community with a variety of housing options and business opportunities**.

Goal 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.



Objective	Measure
1.1 Allow various types of development that meet community needs and desires and align with existing and planned development.	Existing and expected population density
1.2 Designate appropriate development locations to meet future needs.	Percent of planned area easily served by sanitary sewer
1.3 Permit contiguous growth and discourage leap frog development.	Polsby-Popper Score $\frac{(4 * \pi) * \text{corporate limit area}}{\text{corporate limit perimeter}^2}$
1.4. Minimize land use conflicts by providing appropriate considerations	Number of land use related nuisance complaints
1.5 Locate public facilities where access is convenient for all residents.	Evaluation summaries are written and on file
1.6 Resolve land and building concerns that jeopardize the health, safety and welfare of the community.	Table of perceived or reported conflicts and mitigation measures
1.7 Assess parking and transportation needs for development projects before approving plans.	Number of plan commission recommendations that provide information about parking and transportation needs
1.8 Plan for new parks with new development.	Percent of population within 1/4 mile of a park
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.	Share of cost paid by Village vs. developer for public facilities.
1.10 Indicate design considerations where appearances might have a specific role, or impact adjacent properties or the community at large.	Design guidelines are adopted.
1.11 Preserve the quality of local water resources.	Illinois Environmental Protection Agency water quality reports

Goals and Objectives

Goal 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.



Objective	Measure
2.1 Increase the likelihood that a new business will locate in Downtown St. Joseph.	Number of St. Joseph Chamber of Commerce members and vacancy rate for downtown buildings
2.2 Prepare land and structures in Downtown for commercial development.	Available square feet, undeveloped parcels
2.3 Distinguish zoning categories for desirable types of development in specific locations.	Zoning categories and Zoning Map match desired development types as established in the Comprehensive Plan.
2.4 Identify local financing or other incentives that might be available to prospective developers.	Number of times resources are provided
2.5 Increase the sale of goods within the Village.	Changes in Sales Tax revenue
2.6 Increase patronage from travelers along Interstate 74.	Average Annual Daily Traffic along ramps and main commercial streets
2.7 Distinguish Downtown through infrastructure and visual components.	Number of infrastructure components (benches, lights, signs, etc.)
2.8 Evaluate opportunities to extend utilities north of Interstate 74.	Costs for utility extension are identified in a report with current cost breakdowns.
2.9 Identify a shared vision between the Village and land owners for Downtown and document in a plan.	Maintain an adopted downtown plan.
2.10 Engage local businesses in retention and location activities.	Identified contribution (money or labor)
2.11 Assess redevelopment sites for eligibility of outside funding.	Number of grant applications and grants received.

Goal 3: Infrastructure Availability and Maintenance

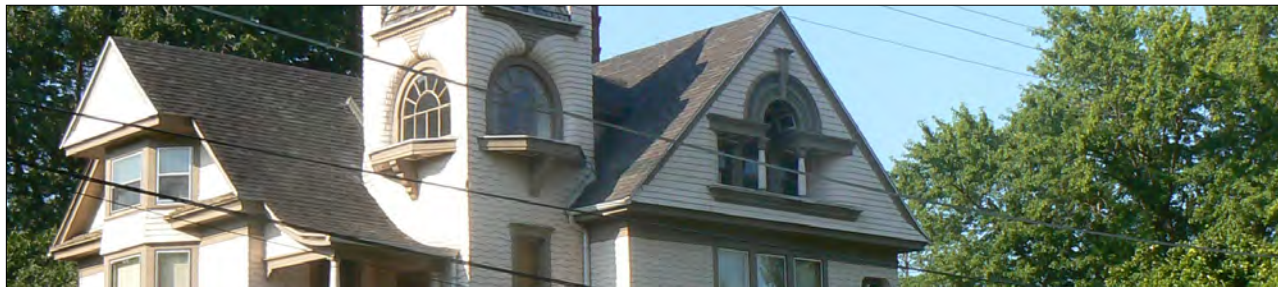
St. Joseph is a Village with state of the art infrastructure for business development including traditional infrastructure (roads, sewer/water) as well as technological infrastructure.



Objective	Measure
3.1 Carry out the draft drainage plan and maintain appropriate storm sewer infrastructure.	List of plan elements completed
3.2 Identify and evaluate grant opportunities for infrastructure resources.	Number of grant opportunities evaluated
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.	Transportation mode connectivity
3.4 Maintain infrastructure for the long-term benefit of the community.	Cost of high priority infrastructure maintenance tasks
3.5 Support the development of the Urbana to Danville Trail.	

Goal 4: Affordable and Accessible Housing

St. Joseph offers a variety of housing options for residents of all ages and income levels.



Objective		Measure
4.1	Designate sufficient buildable land for residential development to accommodate growth.	Land acreage zoned for residential development through utility extensions.
4.2	Locate higher density residential property near community amenities (i.e. parks and shopping).	Percent of population within 1/4 mile of Downtown and percent of population within 1/4 mile of a park
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.	New housing permits catering to senior residents

Goal 5: Resource Preservation

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



Objective	Measure
5.1 Preserve historic façades in the Downtown area.	Number of buildings with a historic façade
5.2 Maintain seasonally appropriate and inviting streetscapes.	Detailed streetscape program identifying infrastructure, landscaping, locations and seasons
5.3 Preserve the natural environment and create connections between natural areas that support natural habitat and provide recreational opportunities.	Amount of land designated as green space or limited development area

Goal 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.



Objective	Measure
6.1 Welcome new residents to the community.	Number of packets distributed
6.2 Share relevant community information with all residents.	
6.3 Provide recreational opportunities for a variety of ages and interests.	Number of age specific recreation programs available in St. Joseph

Goals and Objectives

Goal 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.



Objective		Measure
7.1	Coordinate new community events that bring in visitors.	Attendance at events and programs
7.2	Operate community facilities that can host community events.	Number of events held at Village facilities
7.3	Identify partnerships that promote and market the community.	Number of partnerships focused on marketing

Goal 8: Government Procedures

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



Objective	Measure
8.1 Operate infrastructure, services, community development and key transportation connections efficiently.	Number of complaints about infrastructure and services
8.2 Address community issues of health, safety, and welfare in a timely and efficient manner.	Number of health, safety and welfare related complaints
8.3 Prepare for emergency situations.	Emergency plan developed and adopted
8.4 Use the Zoning and Subdivision Ordinances to develop in a manner that is consistent with the Village Comprehensive Plan.	Ordinance language is consistent with the Comprehensive Plan.
8.5 Use pre-annexation agreements to ensure compatibility with Village plans.	Number of pre-annexation agreements
8.6 Ensure that police, fire and emergency protection meet the needs of the community.	Crime reports, fire calls, EMT calls
8.7 Support efforts of the Public Library to provide services for the community.	Number of new resources available at the library
8.8 Ensure that parks and recreational facilities are suitable for a variety of ages and interests.	Requests for new amenities or user surveys
8.9 Represent community views in decision-making.	
8.10 Assess and plan for Village facilities and assets through an ongoing maintenance program.	
8.11 Evaluate financing strategies that allow the Village to meet current needs without incurring excessive risk.	List of financing strategies evaluated for individual projects

Future Land Use

The Future Land Use Map shows development patterns and investments that the community would like for the Village and its 1-1/2 mile Extraterritorial Jurisdiction (ETJ).

Future land use is not the same as zoning. It does not guarantee that specific zoning districts will be designated in a certain area. Future land use suggests suitable zoning options, development patterns, and investments. Public officials, landowners and developers should refer to the future land use section when deciding type, density, and location of development.

Zoning is used as a tool to implement the ideas presented in the Comprehensive Plan. While a plan provides the basis for decisions, zoning and development provisions must support the development identified in the plan if a community wishes to implement the plan.

Future land use descriptions are presented verbally and graphically on the following pages.

Future Land Use Categories

- Downtown
- Regional Business
- Community Business
- Institutional
- Industrial/Utility
- Mixed Residential
- Urban Residential
- Suburban Residential
- Agricultural
- Natural Recreation
- Neighborhood Recreation



Future Land Use Category Descriptions

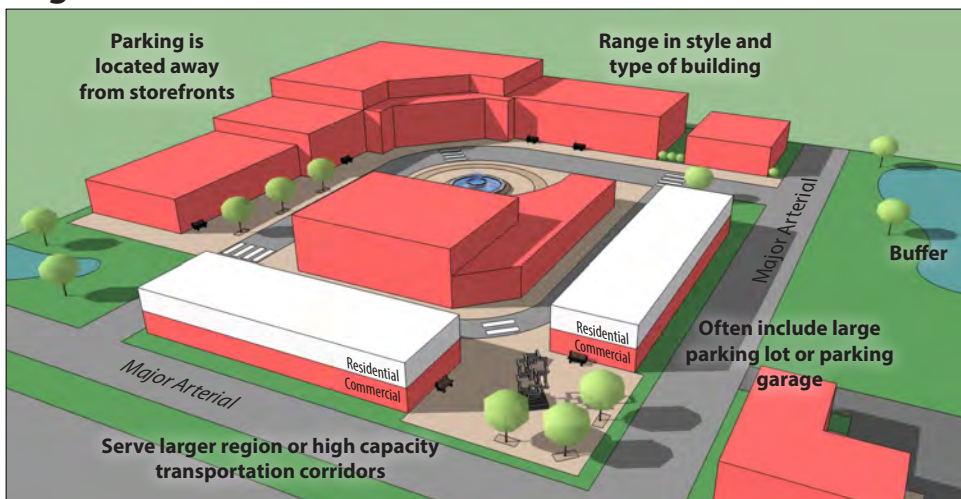
Downtown



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 lots 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 areas are located along principal transportation routes and major intersections.

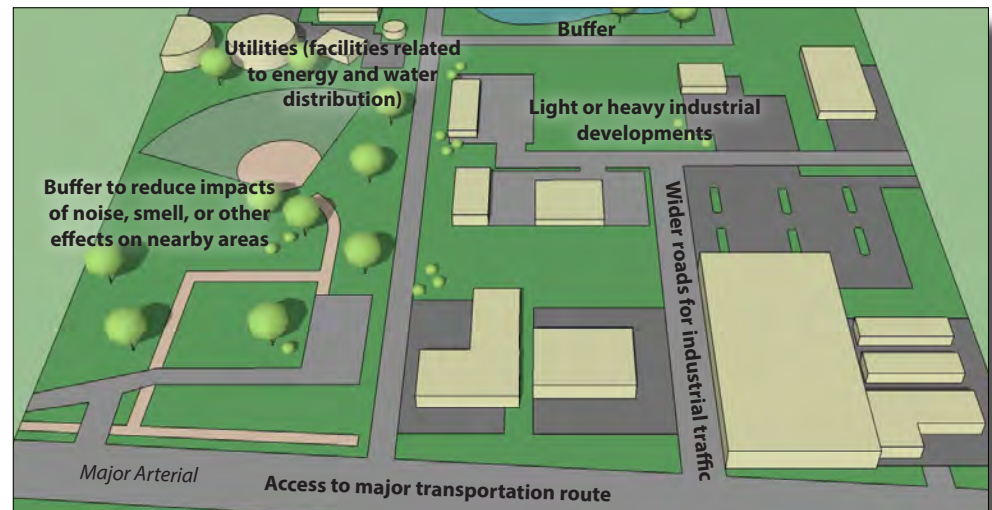
Institutional

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



Industrial/Utility

Industrial land uses include 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 areas primarily contain residences with **multiple units**. These include duplexes, apartments, townhomes and condominiums. Other compatible uses may include civic, institutional and small businesses 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.

Mixed Residential

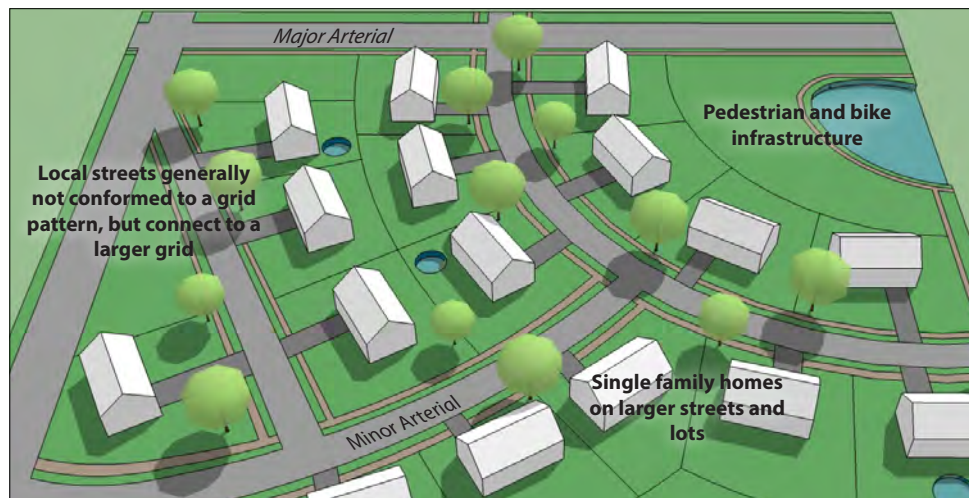


Urban Residential



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 a grid pattern 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.

Agricultural



Source: Bing Maps

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.



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.

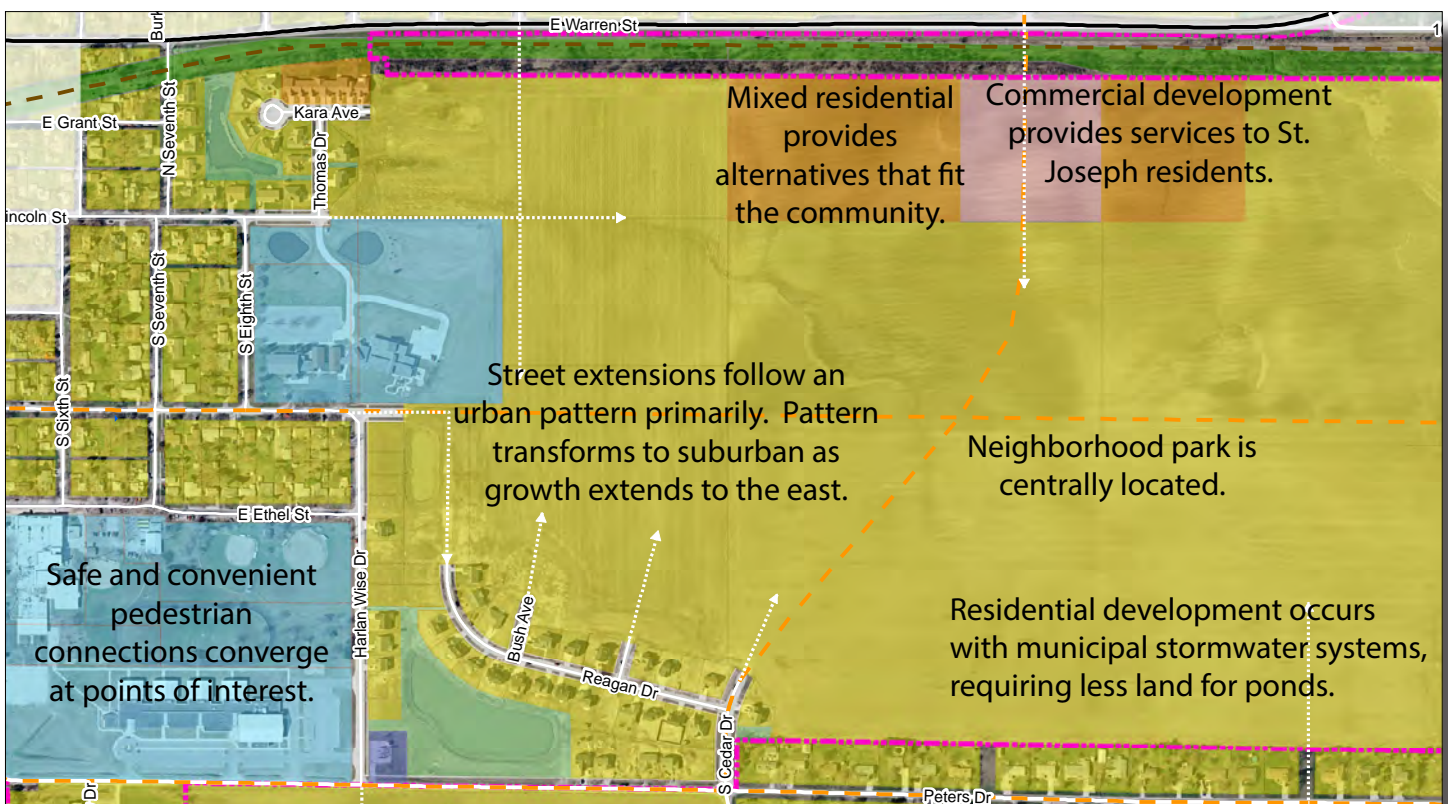
Neighborhood Recreation



Future Land Use Map

The Future Land Use Map includes a map of the Village and the 1 - 1/2 mile ETJ as well as insets of important development areas providing additional detail. Information contained on the map relates to the future land use categories, street extensions, transportation networks, projects, and development considerations.

- Future Land Use
- Downtown Inset
- Southeast Inset
- Interstate Interchange Inset



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Official Map Future Land Use

St. Joseph Comprehensive Plan

Legend

Important Intersections

Street Extensions

Proposed Bike Route

Proposed Sidewalk Addition

Proposed Trail

Municipal Boundary

Draft Flood Hazard Area

FutureLandUse

Downtown

Regional Business

Community Business

Agricultural

Institutional

Industrial

Mixed Residential

Urban Residential

Suburban Residential

Natural Recreation

Neighborhood Recreation

CHAMPAIGN COUNTY

REGIONAL PLANNING COMMISSION

CHAMPAIGN COUNTY

GIS CONSORTIUM

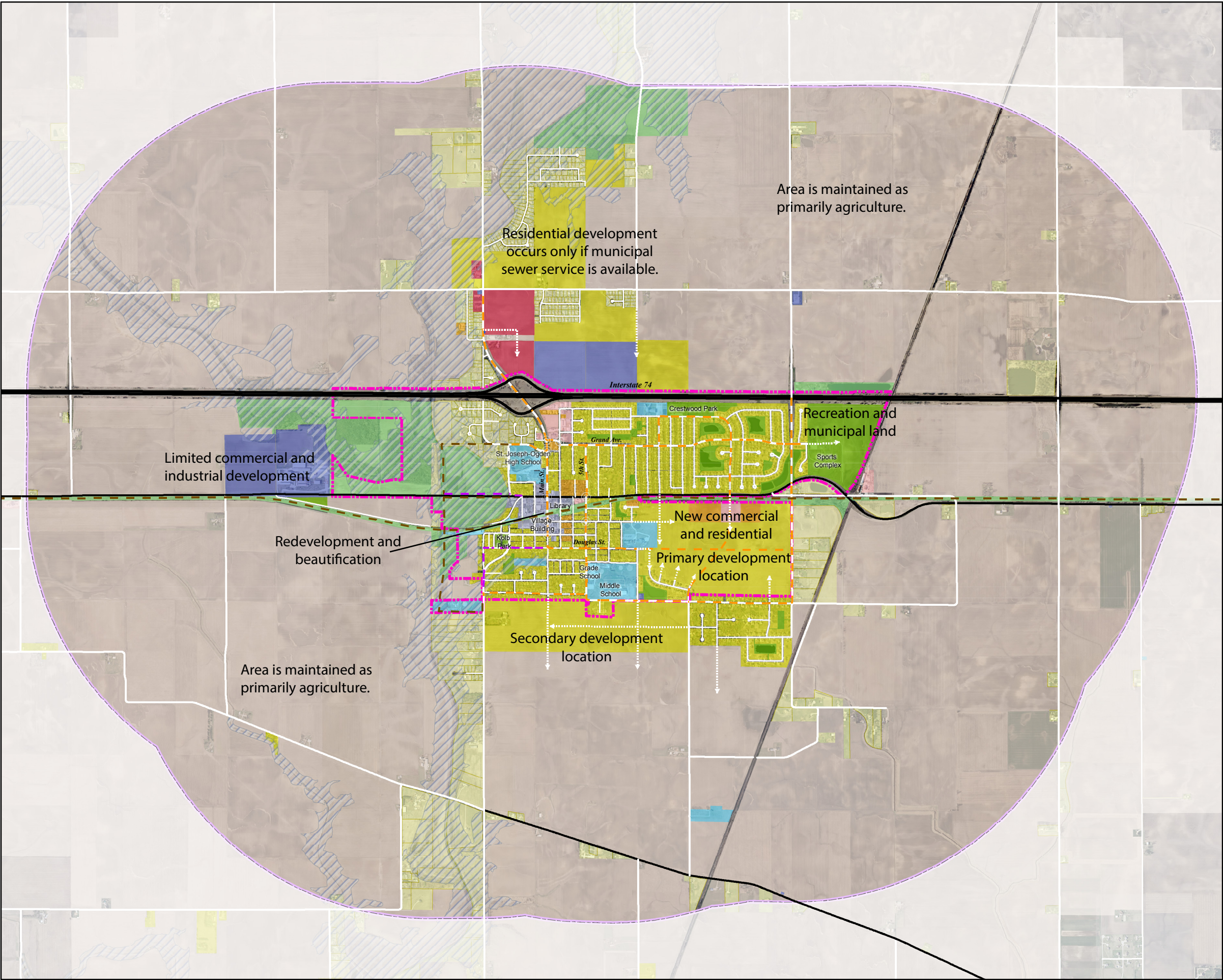
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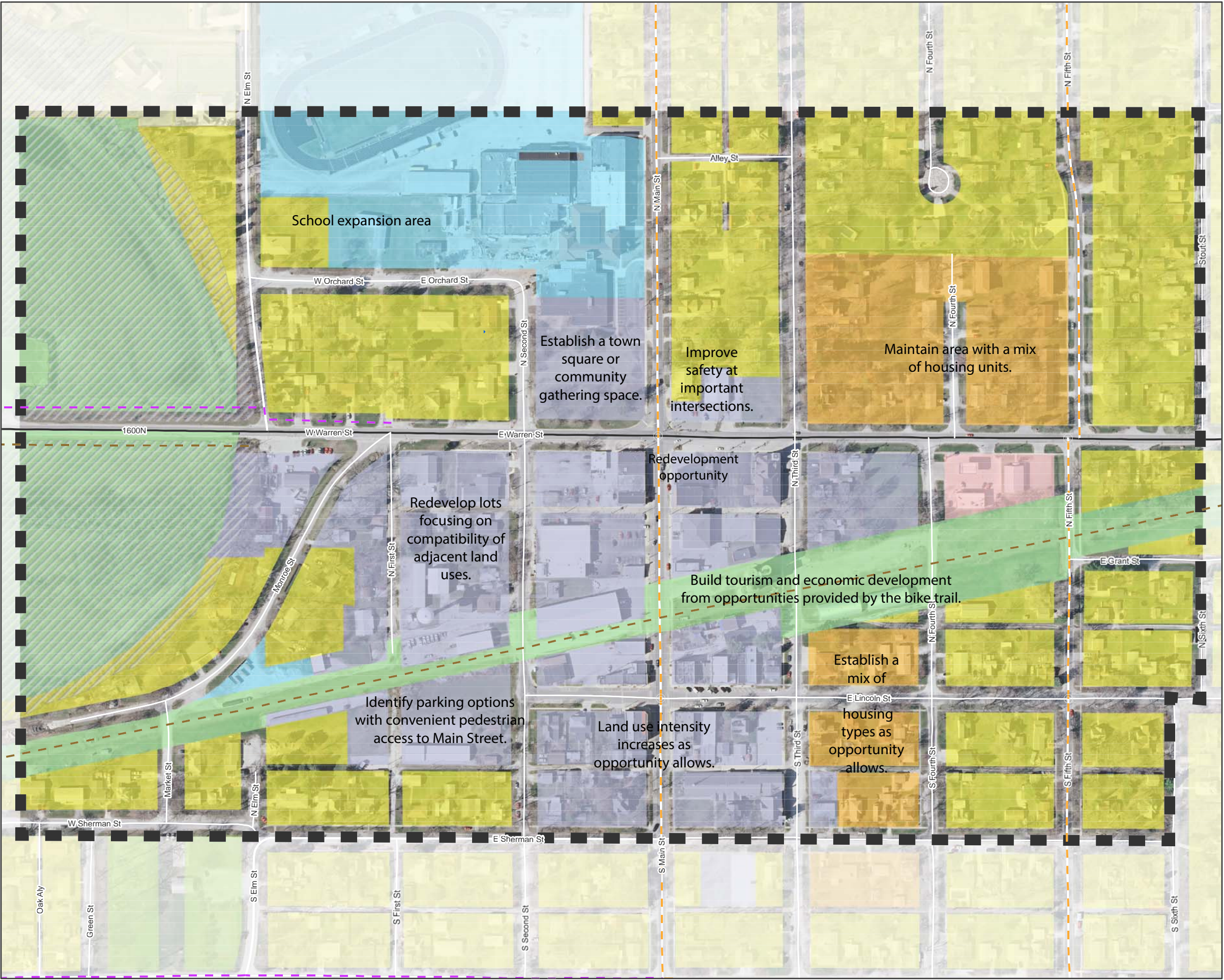
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Miles

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.





**Official Map
Future Land Use
Downtown Inset**
St. Joseph Comprehensive Plan

- Legend**
- Important Intersections
 - Street Extensions
 - Proposed Bike Route
 - Proposed Sidewalk Addition
 - Proposed Trail
 - Municipal Boundary
 - Draft Flood Hazard Area
- FutureLandUse**
- Downtown
 - Regional Business
 - Community Business
 - Agricultural
 - Institutional
 - Industrial
 - Mixed Residential
 - Urban Residential
 - Suburban Residential
 - Natural Recreation
 - Neighborhood Recreation








CHAMPAIGN COUNTY
rpc
REGIONAL
PLANNING
COMMISSION

CHAMPAIGN COUNTY
GIS
CONSORTIUM

0 250 500 Feet

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.

St. Joseph Comprehensive Plan

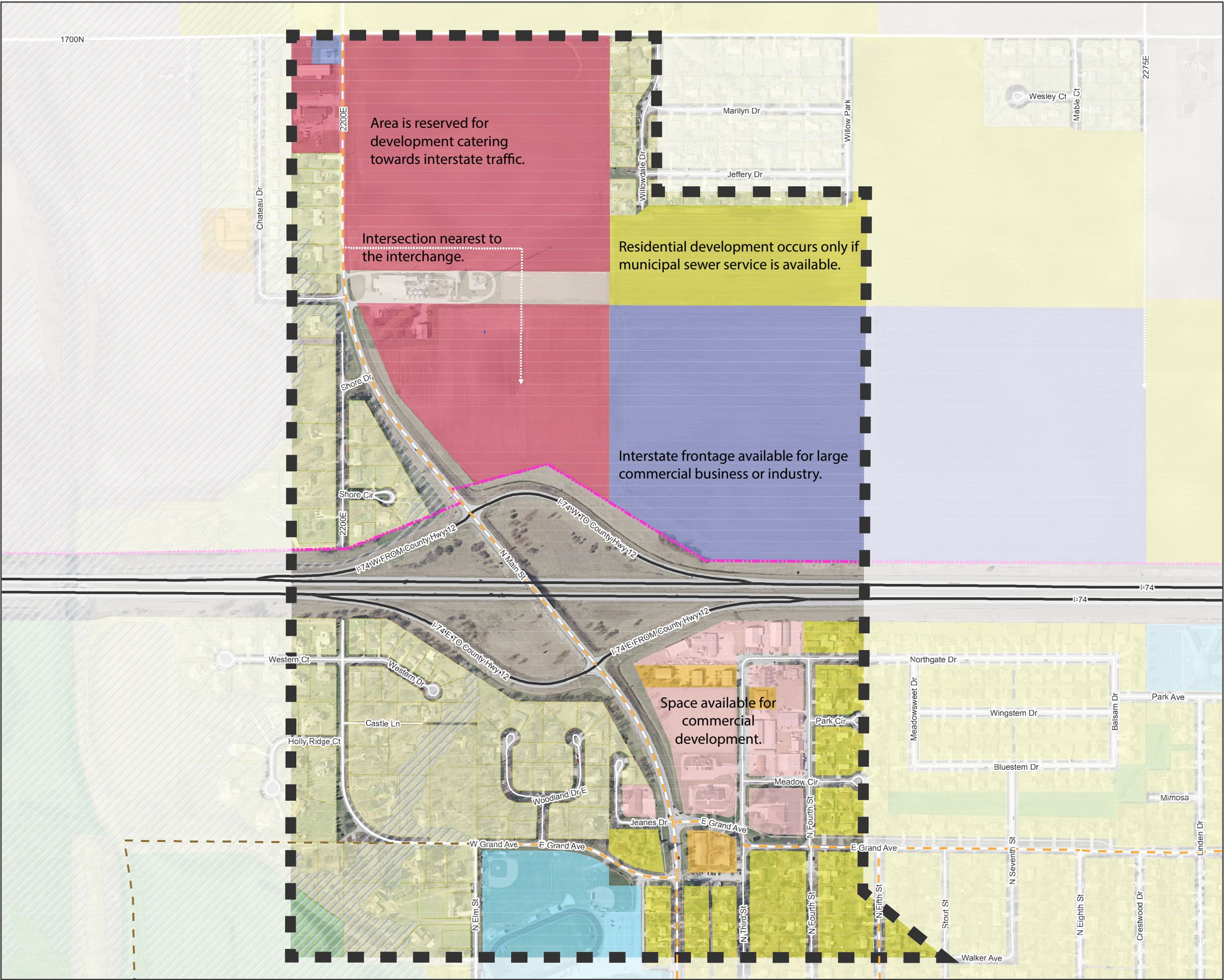
-  Important Intersections
-  Street Extensions
-  Proposed Bike Route
-  Proposed Sidewalk Addition
-  Proposed Trail
-  Municipal Boundary
-  Draft Flood Hazard Area

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



0 250 500 1,000 1,500 Feet

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**Official Map
Future Land Use
Interstate Interchange Inset**
St. Joseph Comprehensive Plan

- Legend**
- Important Intersections
 - Street Extensions
 - Proposed Bike Route
 - Proposed Sidewalk Addition
 - Proposed Trail
 - Municipal Boundary
 - Draft Flood Hazard Area
- FutureLandUse**
- Downtown
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Implementation Program

Implementing elements of the Comprehensive Plan can take months and even years. The Implementation Program offers a way to achieve Goals and Objectives developed through the planning process. The suggested actions vary in scope and can be very specific or general. Priorities and resources are also provided to help the Village achieve their goals.

Capital Improvements

The Village can make certain investments to implement the Comprehensive Plan. These investments are directly related to public spaces and are intended to provide a return on investment through increased economic development.

Action		G&O's	Priority	Resources	See Pages
CI.1	Locate trail amenities to take advantage of the Urbana to Danville trail, including a trailhead with parking and public restrooms and a trail link to the St. Joseph Wetlands.	3.5	Mid		33
		5.3			35
CI.2	Construct walking paths and bike routes to provide recreational opportunities for residents.	8.8	Mid	See Funding Opportunities in appendix for recreational amenities funding.	37 F-1 F-3
CI.3	Develop public spaces catering to specific uses including a community center, and a visitors center.	6.1 7.2	Mid	See Funding Opportunities in appendix for community facility funding.	35 36 F-1 F-3
CI.4	Invest in additional landscaping amenities to improve the streetscaping in the Central Business District. Develop a maintenance schedule and enlist volunteers to complete the scheduled tasks.	2.7	Low	http://www.dot.il.gov/opp/itep.html Local match required TIF dollars can be used once the district is created.	32

Implementation

Coordination

While some elements of the Comprehensive Plan must be implemented by the Village, others require help from other agencies, land owners, or individuals. The Village can help initiate some actions by coordinating or participating in certain activities.

Action	G&O's	Priority	Resources	See Pages
C.1 Identify important development and redevelopment parcels and meet with land owners to identify opportunities.	2.2	High	Investigate resources for public private partnerships.	32
C.2 Participate in the Champaign County Economic Development Corporation as a member.	2.1	Mid	Champaign County Economic Development Corporation http://www.champaigncountyedc.org/	32
C.3 Work with the Chamber of Commerce or other group to establish a local currency program.	2.5	Mid	See Buy Gibson City Program and UC Smiles Program http://ucsmiles.org/about/about.html	32
C.4 Coordinate with local artists to locate public art downtown.	2.7	Low	Coordinate with 40 North, Public Art League, and/or with local artists.	32

Marketing

Several goals and objectives may be influenced through specific marketing campaigns. While the direct impact of marketing is often difficult to measure, it is a common method of fostering economic development, tourism, and community involvement.

Action	G&O's	Priority	Resources	See Pages
M.1 Develop an economic development marketing campaign with Village Branding, commercial space advertisement, retail gap analysis, and local financing options.	2.1 2.4	High	Examples of marketing for economic development. http://www.mrsc.org/subjects/econ/ed-mark.aspx	32
M.2 Develop a community marketing campaign with information for new and long-time residents, including events and a community calendar ,using social media, signage, print media, websites, and other formats.	6.1 6.2 6.3	Mid		35
M.3 Develop a tourism marketing campaign with information about community events, local businesses and event sponsors.	6.3 7.1 7.3	Mid		35 36

Ordinance Update

The Comprehensive Plan establishes a vision for the future, but does not produce immediate results. In some instances, specific actions can be taken to influence future decisions. Updating the Village Zoning and Subdivision Ordinances are two ways of implementing the Comprehensive Plan in a way that influences future decisions and actions.

Action	G&O's	Priority	Resources	See Pages
OU.1 Repeal practice of giving a base zoning to annexed lands. Use the Comprehensive Plan, Future Land Use Map, and land-owners' plans to designate zoning.	1.2	High		31
OU.2 Amend the zoning ordinance to include desirable types of zoning including Agriculture, Central Business District, General Commercial, Interstate Commercial, and Parks and Schools.	1.1 2.3 8.4	Mid	CCRPC, Zoning Administrator, Village Attorney	31 32 37
OU.3 Amend the zoning ordinance text for existing residential categories with different permitted uses to encourage a variety of residential development types.	1.1	Mid	CCRPC, Zoning Administrator, Village Attorney	31
OU.4 Amend the Subdivision Ordinance to include guidelines for open space in new subdivisions.	1.8 4.2 8.4	Mid	CCRPC, Zoning Administrator, Village Attorney	31 34 37
OU.5 Identify property with non-conforming land uses. Work to ensure that land uses are brought into conformance when opportunities arise.	2.2	Low		32
OU.6 Amend the Sign Ordinance to provide for a more consistent visual theme throughout the Central Business District.	2.7	Low	CCRPC, Zoning Administrator, Village Attorney	33
OU.7 Update the Stormwater Management Ordinance to include additional provisions for water quality	1.11	Low	CCRPC, Zoning Administrator, Village Attorney	31

Plan Review

The Village has an opportunity to implement the Comprehensive Plan and influence Village development during the plan review process. Looking for specific information, using worksheets, and having relevant discussions with potential developers about the Comprehensive Plan and the future of the Village can help identify decisions that will achieve the identified goals and objectives.

Action		G&O's	Priority	Resources	See Pages
PR.1	Assess development plans in a consistent and detailed manner. Themes might include: Comprehensive Plan, general development considerations, parking, transportation, emergency management and others.	1.7 8.6	High	See checklists for new development and transportation in Appendix E for further detail.	31 37 E-1 E-2 E-3
PR.2	Approve development plans when they achieve the vision and goals of the Village and align with the Comprehensive Plan and Village Ordinances.	1.3 1.7	High		31
PR.3	Assess potential land use conflicts.	1.4	High		31
PR.4	Use the Comprehensive Plan as a basis for making requests from developers. Requests might include providing open space, infrastructure, or other development related considerations.	1.3 1.9	High		31

Studies

Additional detail may be needed before a definitive recommendation can be made or before the Village can be confident in acting on a decision. Several studies should be completed by trained professionals to provide the Village with an authoritative voice on the subject. Others can be completed by Village volunteers, Village officials or students. Each study should provide definitive recommendations on the topic and give the Village realistic actions to pursue.

Action	G&O's	Priority	Resources	See Pages
S.1	Downtown studies might include design	High	See Urbana Downtown Plan http://urbanaininois.us/downtown/ ; See potential funding sources in Appendix F, specifically Smart Growth Implementation Assistance, Community Development Block Grant Program, Revolving Fund, Rural Economic Development Loans and Grants, and SBA Certified Development Company (504) Loan Program	31
	guidelines, Tax Increment Financing, detailed site			32
	and building assessment, wayfinding, façade,			35
	and others. The study should include proposed			F-1
	programs an may consider streetscaping and			F-2
	facade improvements. An area specific plan for			F-4
	Downtown could then recommend actions based			
	on the completed studies and public input.			
S.2	Capital Improvement and Maintenance Studies	Mid	See potential funding sources in Appendix F, specifically Community Development Assistance Program (CDAP) – Public Facilities Construction; See the Little Chute Capital Improvements Plan	31
	might include cost estimates for extending			32
	utilities north of Interstate 74, identify phased			33
	drainage improvements, identify funding			35
	sources for stormwater utilities, identify locations			36
	for transportation improvements, identify			37
	locations and facility needs for a community			F-1
	center, and a maintenance plan for Village			
	assets. This information can be contained in a			
	Capital Improvements Plan so that necessary			
S.3	Health, Safety and Welfare studies might include a	Low	Brownfields Economic Development Initiative (BEDI) is a funding opportunity to redevelop facilities with environmental contamination; See International Building Code guide for building code guidelines, See Champaign County Hazard Mitigation Plan	31
	list of specific concerns about land and buildings,			34
	identify appropriate partners for assistance			37
	with issues, building code, and an emergency			F-1
S.4	management plan. These studies could be used as	Low	See potential funding sources in Appendix F	
	reference manuals should concerns warrant action			
	by the Village.			
	Other studies might help the Village make better			
	land use decisions. A study of local housing			
	markets might help the village understand how			
	their current regulations impact the market. A			
	life cycle costing analysis would help the Village			
	understand up front costs for infrastructure or			
	assets as well as long-term costs. A study of the			
	environment could help the Village maintain			
	natural habitat through corridors and links to			
	natural areas. A study of business incubators might			
	identify an opportunity to participate in a regional			
	initiative.			

Village Procedures

There are certain procedures that the Village may adopt or follow to implement the Comprehensive Plan. These include actions taken by the Village Board as well as Village staff.

Action	G&O's	Priority	Resources	See Pages
VP.1 The Comprehensive Plan is reviewed at a regular interval and necessary updates are completed. A limited but reasonable amount of land will be designated as ready for development in appropriate locations.	1.2	High		31
VP.2 Provide information to the general public including the Comprehensive Plan, future land use map, zoning maps, and meeting agendas and minutes.	4.1 8.9	High	See the Illinois Open Meetings Act http://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=84&ChapterID=2	34 37
VP.3 Use the Comprehensive Plan when considering land use and other relevant decisions. Checklists are provided in Appendix E to help with several topics.	8.5	High		37
VP.4 Provide multiple methods of commenting on local government discussions and decisions to residents.	8.9	Mid		37
VP.5 Committees are used for specific projects when they require greater oversight than what the Village Board can provide with two meetings per month.	8.2	Low		37