VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Mathew Trout
Dean Pruett
Elizabeth Niebruegge
Lisa Meehling
Ray Matchett, Jr.
Mike Blaies

VILLAGE OF FREEBURG

FREEBURG MUNICIPAL CENTER
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PHONE: (618) 539-5545 • FAX: (618) 539-5590
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VILLAGE ADMINISTRATOR
Tony Funderburg

VILLAGE TREASURER
Bryan A. Vogel

PUBLIC WORKS DIRECTOR
John Tolan

POLICE CHIEF
Stanley Donald

VILLAGE ATTORNEY
Weilmuenster Law Group, P.C

September 3, 2015

NOTICE

COMMITTEE AS A WHOLE MEETING
VILLAGE OF FREEBURG

A Committee as a Whole Meeting of the Village of Freeburg will be held at the Municipal Center, Executive Board Room, **Tuesday, September 8, 2015, at 6:00 p.m.**

COMMITTEE AS A WHOLE MEETING AGENDA

I. Items to be Reviewed

A. Old Business

1. Approval of July 16, 2015 Minutes
2. Comprehensive Plan Update

B. New Business

C. General Concerns

D. Public Participation

E. Adjourn

At said Committee Meeting, the Village Trustees may vote on whether or not to hold an Executive Session to discuss the selection of a person to fill a public position [5 ILCS, 120/2 – (c)(3)]; litigation [5 ILCS, 120/2 - (c)(11)] personnel [5 ILCS, 120/2 – (c) (1)]; real estate transactions [5 ILCS, 120/2 - (c)(5)]; or collective negotiating matters between the public body and its employees or their representatives [5 ILCS 120/2 (C)(2); discussion of executive session minutes, 5 ILCS, 120/2 – (C)(21)

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Committee as a Whole Meeting
Thursday, July 16, 2015
5:30 p.m.

The Committee as a Whole meeting was called to order at 5:30 p.m. on Thursday, July 15, 2016 by Mayor Seth Speiser. Members present were Mayor Seth Speiser, Trustee Mike Blaies, Trustee Ray Matchett, Trustee Lisa Meehling, Trustee Elizabeth Niebruegge, Trustee Dean Pruett, Trustee Matt Trout, Public Works Director John Tolan, Village Clerk Jerry Menard, Village Administrator Tony Funderburg (absent) and Office Manager Julie Polson. Guests present: Plan Commission Members Steve Woodward, Bryan Vogel, Mary Krieg, Dale Klohr, Bill Schwartz, Vic Rose (absent), Lee Smith, and from Moran Economic Development: Keith Moran and Jared Kanallakan; Tony miller.

A. Old Business:

1. Approval of June 30, 2015 minutes: *Trustee Matt Trout motioned to approve the June 30, 2015 minutes and Trustee Dean Pruett seconded the motion.* All voting yea, the motion carried.

B. New Business

1. Comprehensive Plan Update: Mayor Speiser turned the meeting over to Keith Moran to discuss the comprehensive plan update. Keith advised he has been retained by the Village to update our comprehensive plan. He provided some background on Moran Economic Development stating they are involved with TIFs and enterprise zones all over central/southern Illinois, and cited Breese, Bethalto and Mt. Vernon, as a few cities he has done business in. He explained the draft plan is not a final copy, especially with respect to the goals and objectives. Our comprehensive plan is only as good as we in this room make it. He stated he does not pretend to know everything about the Village of Freeburg. If there is something that you feel needs to be included, use Tony or Julie as a point of contact to get those suggestions to him. Keith wants to hear from us about state of the village, and further wants the discussion to be how we want to see the village grow in the next 20 years.

   Keith explained the comprehensive plan is an official public document that states the desired vision of the village. He commented when the Village submits grant applications, the governmental agency will look to see if the proposed project is in line with your comprehensive plan. Frank Heiligenstein said the 1991 comprehensive plan was never adopted by ordinance. He stated the original one was done in 1969.

Keith summarized the Overview and Quick Facts, and a copy of this is included with the minutes. He stated Freeburg grew as fast as any surrounding areas. And further said there is a lot of money expended outside village limits. Under demographics, Trustee Niebruegge would like to see the age group from 18-64 broken down. She would like to have a 50-64 age range so we can determine how many residents are moving into an older category.

Table 2.21 – Consumer expenditures: Keith stated to use this table as a guide to help identify future businesses that you may want to attract. Out of the $84,000,000 we can spend, we only get $59,000,000. Residents are going elsewhere for particular merchandise. Bill Schwartz wanted Keith to see where we could expand. Keith said even if you have an opportunity to recruit something, it doesn't mean it will work out. He suggested an auto mall since the large car dealers like Ford and Buick are so regulated. Jared stated drugs, health & beauty aids is another retailer to target, only 67% is being met currently, Mary Krieg stated we have two pharmacies in Freeburg now. Keith believes Freeburg is a commerce center, a mini Belleville for this portion of the county.

Land Use: For now, our future land use reflects our current zoning. We want a realistic plan that is written in that manner. Jared stated an issue that needs to be addressed is development constraint. This topic is generally broken up into housing, infrastructure, land use goals, economic development and livability goals.

One goal is to strengthen and grow village property tax and sales tax. Keith brought up our industrial park and said how well that did. We need to use that thinking for future projects. He suggested being involved with other economic development organizations. We could hire a part-time person to help with that. Our website needs to be updated to showcase Freeburg on an economic standpoint. Businesses and developers should be able to find out what we have to offer and who we are. We need to promote a positive image. Trustee Niebruegge stated with a plan like this, she believes the Economic Development Committee could be utilized more effectively. Trustee Trout thinks this could help the Chamber of Commerce as well. Keith also said it is important to keep our current businesses.

In order to continue to maintain a high standard of living, our zoning code and occupancy permits are the kinds of things we need to think about it. Keith will look at public transportation to see what elements in there need to be revisited.

Keith said land use drives population. Bill Schwartz asked if we want to double our population or stay small. Frank wants growth but stated our housing is expensive enough. Keith brought up the square park area, and said we need to focus on growing that.

He highlighted marketing businesses, making our town more attractive, promote areas and use economic incentive programs. Keith commented we get a lot of traffic in town on the Freeburg Recreation Park events.

Keith asked for everyone to read through the housing objectives because he doesn't want to assume anything. We also need to look at the development constraints, especially with respect to the undermined areas.

Another area that needs to be reviewed is making sure our infrastructure is able to support future residential/commercial developments. Keith advised we will schedule another meeting within the next 30 days.

C. **General Concerns**: None.

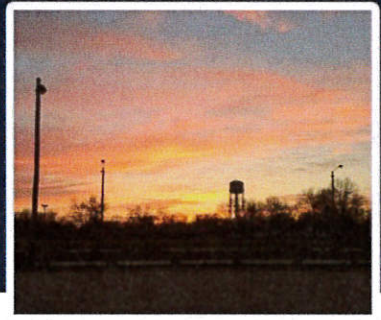
D. **Public Participation**: Above.

E. **Adjourn**: *Trustee Matt Trout motioned to adjourn the meeting at 6:45 p.m. and Trustee Dean Pruett seconded the motion.* All voting yea, the motion carried.

Julie Polson

Julie Polson
Office Manager

COMPREHENSIVE PLAN
VILLAGE OF FREEBURG, ILLINOIS



Village of Freeburg
2015 Comprehensive Plan Update

DRAFT
8/20/15

VILLAGE OF Freeburg ILLINOIS

COMPREHENSIVE PLAN

PREPARED FOR:
The Village of Freeburg

PREPARED BY:
The Village of Freeburg
With
Moran Economic Development

MORAN
ECONOMIC DEVELOPMENT

MARCH, 2015

ACKNOWLEDGEMENTS

This Comprehensive Plan represents many hours of dedicated work and meetings with citizens, members of the Village Board, Plan Commission, Board of Zoning Appeals and Village Staff. Throughout the course of the work, key input was provided by a Comprehensive Plan Advisory Committee consisting of representatives of the Board, Plan Commission and Economic Development Commission.

VILLAGE PRESIDENT AND TRUSTEES

Village President Seth Speiser
Trustee Mike Blaies
Trustee Ray Matchett, Jr.
Trustee Elizabeth Niebruegge
Trustee Dean Pruett
Trustee Matt Trout
Trustee Lisa Meehling
Past Trustee Steve Smith

PLAN COMMISSION

Mr. Dale Klohr
Ms. Mary Krieg
Mr. Vic Rose
Mr. William Schwartz
Mr. Bryan Vogel
Mr. Steve Woodward
Mr. Lee Smith

VILLAGE STAFF

Mr. Tony Funderburg, Village Administrator
Mr. Gary Henning, Zoning Administrator
Ms. Jerry Menard, Village Clerk
Ms. Julie Polson, Office Manager
Mr. John Tolan, Public Works Director
Mr. Shane Krauss, Head Lineman
Mr. Bryan Vogel, Village Treasurer
Mr. Gene Kramer, ESDA
Mr. Stan Donald, Police Chief

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INTRODUCTION

The Comprehensive Plan adopted by the Village dates back to 1968-1969. This document was prepared in 2015 and constitutes an update to the Comprehensive Plan efforts initiated by the Village of Freeburg in 1991. It contains considerable information on the Village with regard to physical and socio-economic characteristics and estimates of future development requirements.

Within the present Village is an arrangement of land uses that has been adjusted through supply and demand of the people of the Village throughout its long history. This arrangement consists of a certain amount of land areas dedicated to single-family residential, multi-family residential (duplexes and apartments), commercial, industrial uses, etc. In general, these areas are in proportion to the needs and desires of the citizens, institutions and business enterprises. While the current arrangement may leave much to be desired, any land use plan (and development control ordinances) must be related to these land uses. Therefore, a careful study must be made of existing land use and its supporting infrastructure because it is the basis for the future community pattern.

1.1 PURPOSE OF PLANNING AND ZONING

Before explaining the purpose of planning and zoning, it is important to distinguish the basic difference between the two. In general, planning can be defined as a scheme for making, doing or arranging something. A community plan, in essence, sets the framework for future development based on a thorough assessment of existing conditions and goals and objectives for the future. It is a "policy" document that defines how the future community environment should be. It is normally "comprehensive" in nature, whereby land use, major streets, utilities, etc., are integrated into a unified scheme. Additionally, since the condition of the local economy is closely tied to a community's wellbeing, the plan can serve, in part, to fulfill economic development objectives. This report contains a chapter on economic trends and projections which helps define physical growth requirements.

Zoning is the "legal" tool the Village uses to control land use. The Village is granted this regulatory authority by the State of Illinois, per Chapter 65 of the Municipal Code. There are other development control ordinances that can supplement the zoning ordinance, such as subdivision regulations and sign controls. Specifically, a zoning ordinance regulates items relative to the use of land, height and size of buildings, size of lots, size of yards (building setbacks) and parking. It establishes definitions, standards and procedures for the community's governing body to review and approve specific land developments.

Zoning should be based on a sound and rational plan. Though Illinois State statutes do not specifically require that a plan be prepared to support zoning controls (unlike many other states), case law reveals that land development regulations cannot be arbitrary and capricious. Hence, it is always in the best interest of a community to carefully consider its development objectives and adopt a plan that provides a strong foundation for its regulatory authority. Figure 1-1 provides a summary of the key features of a comprehensive plan and zoning.

The control of the use of land through zoning (supported by a plan) is essential to avoid incompatible uses, traffic congestion, environmental degradation and other negative community impacts which are the inevitable results of no community development control. A reasonable,

but relatively stringent, control is also important to promoting and encouraging private development. It is important so that an individual buying or building a home or investing money in a commercial or industrial enterprise can proceed with confidence in what the future holds for the Village's land use pattern and, more importantly, its immediate surroundings.

Preparing a village plan is a structured process and, in order for it to have community support, it is essential to have citizen input. Figure 1-2 illustrates the basic planning process employed by the Village of Freeburg. The planning processes for the Village of Freeburg provides for citizen input early in the planning process, prior to the required public hearing after the plan has been developed.

1.2 ORGANIZATION OF REPORT

This community analysis component of the Comprehensive Plan (Section 2) begins with an examination of population and economic trends and projections. These projections provide an "order of magnitude" estimate of future population and economic activity which, in turn, provides a means to estimate future land use requirements (Section 3) and supporting streets and utilities.

The Goals and Objectives (Section 4) provide a listing of goals and specific objectives for a variety of community development topics and represent the action items and policy positions for the Village government to follow.

COMMUNITY PROFILE

Section 2 serves as the Village's community profile. This section provides a look at the Village in its current state, detailing demographics, households, transportation, infrastructure, the local economy, quality of life, and retail/commerce.

2.1 DEMOGRAPHIC OVERVIEW & TRENDS

Population Growth & Characteristics

Freeburg has shown consistent population growth throughout its history until this most recent decade (*Table 2.1*). Population estimates for 2015 are 4,301, down 54 (-0.24%) from the 2010 census number. Additionally, the projection for 2020 has the population declining further. Although the population may be declining, the losses are marginal when looking at the overall population growth trends (*Figure 2.1)*, and are likely attributed to an aging demographic and the tendency for young individuals to live in more densely populated areas.

TABLE 2.1 – POPULATION TRENDS

YEAR	POPULATION	AVG. ANNUAL GROWTH
1900	1,214	-
1930	1,434	0.60%
1950	1,661	0.79%
1960	1,908	1.49%
1970	2,495	3.08%
1980	2,989	1.98%
1990	3,115	0.42%
2000	3,872	2.43%
2010	4,354	1.24%
2015 (Est.)	4,301	-0.24%
2020 (Proj.)	4,241	-0.28%

Source: US Census Bureau, The Nielsen Company

The age demographics in Freeburg explain the population drop to some extent (*Table 2.2*), particularly in the growth of the population 65 years and older. It is estimated that 16.07% of the population falls into this category, which is higher than any other time the Village's history. The age 5 and under population has dropped consistently since 1980, with only a slight increase of 0.17% to 5.07% from 2010-2015. A growing elderly population without a growing birth rate in the Village leads to a decline in population.

FIGURE 2.1 - POPULATION TRENDS

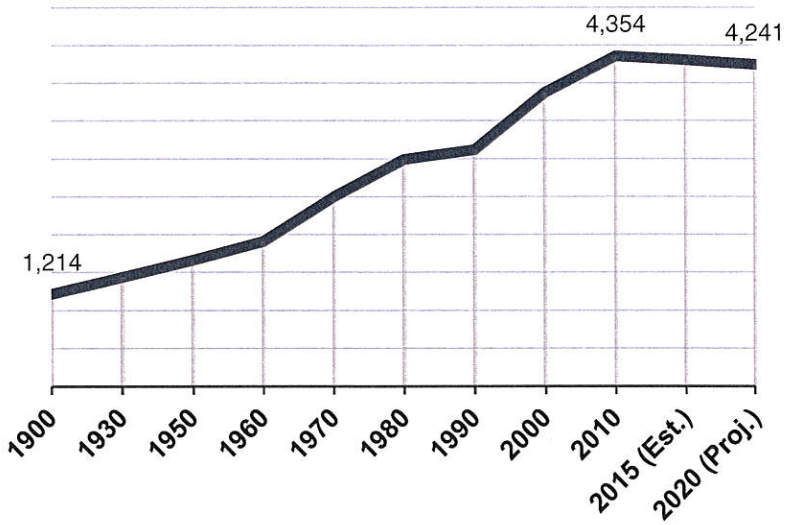


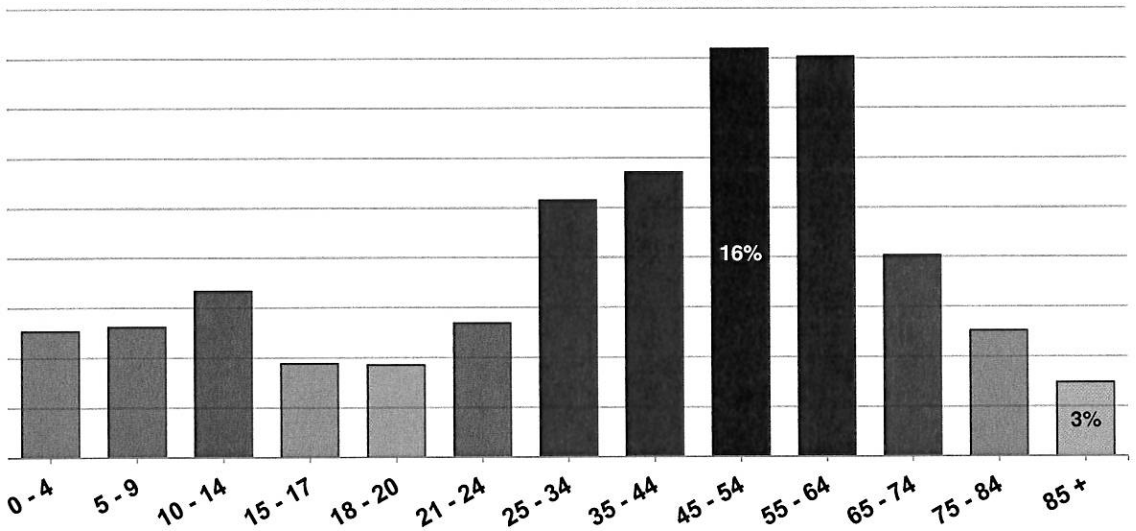
TABLE 2.2 - POPULATION AGE DISTRIBUTION

AGE GROUP	1980 CENSUS		1990 CENSUS		2000 CENSUS		2010 CENSUS		2015 ESTIMATE	
	#	%	#	%	#	%	#	%	#	%
Ages Under 5	240	8%	221	7%	210	5%	213	5%	218	5%
Ages 5 - 17	647	22%	640	21%	841	22%	870	20%	674	16%
Ages 18 - 64	1,763	59%	1,806	58%	2,255	58%	2,606	60%	2,718	60%
Ages 65 +	339	11%	448	14%	566	15%	665	15%	691	16%
Total:	**2,989**	**100%**	**3,115**	**100%**	**3,872**	**100%**	**4,354**	**100%**	**4,301**	**100%**

Source: US Census Bureau, The Nielsen Company

The age distribution of the population (*Figure 2.2*) shows that the age group with the highest percentage of the population is 45-54 years, following closely by 55-64 years. The age group with the least amount of the population is the 85 and older group, with low percentages in the 15-17 range as well as the 18-20 years.

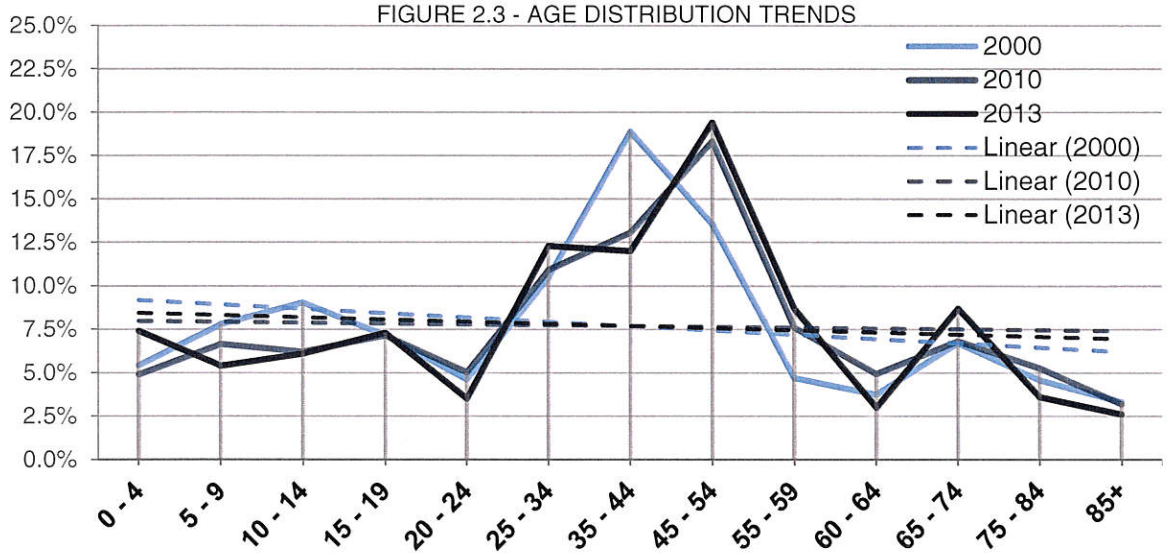
FIGURE 2.2 - 2015 POPULATION AGE DISTRIBUTION



Source: US Census Bureau, The Nielsen Company

Since 2000 the population has been trending slightly older (*Figure 2.3*) in the Village. The median age in 2000 was 38.2, in 2010 it was 41.9, and according to 2015 estimates the median age is 43.7. In 2000 the most populated age grouping was 35-44 years old at 19%, whereas in 2010 and 2013 the most populated age group became 45-54 years old. The 45-54 age range is still the most populated according to 2015 estimates, but the number has dropped from 19% in 2013 to 16%, and the age range of 55-64 years old has increased from 12% to 16%. Figure 2.3 shows the linear trendlines of the age distributions for 2000, 2010, and 2013. While the trends are very similar, it is clear the ages are starting to skew to the older groupings.

FIGURE 2.3 - AGE DISTRIBUTION TRENDS



Source: US Census Bureau

Race & Sex

The population in the Village is primarily white (*Table 2.3*). The only other race with over 1% of the population is the classification Two or More Races, with 1.37%.

The population is nearly split in terms of sex, with 49% of the residents being male and 51% female.

TABLE 2.3 - POPULATION BY RACE

RACE	#	%
White Alone	4,172	97
Black or African American Alone	16	0.37
American Indian and Alaska Native Alone	18	0.42
Asian Alone	18	0.42
Native Hawaiian and Other Pacific Islander Alone	4	0.09
Some Other Race Alone	14	0.33
Two or More Races	59	1.37

Source: US Census Bureau, The Nielsen Company

2.2 HOUSEHOLDS & HOUSING

Households Overview

Just as the aging population is a factor to the declining population, it also contributes to the reduction in the number of people per household (*Table 2.4*). From the 1980 census to the 2015 estimate the average persons per household has been in decline. The total number of households does not share the same trend, however, with only a slight decline in the 2015 estimate after steady growth from the 1980 – 2010 census. Additionally, this decline in the 2015 estimate was in large part due to a decrease in renter households, with family and owner households seeing continued growth.

TABLE 2.4 - SELECTED HOUSEHOLD CHARACTERISTICS

HOUSEHOLD CHARACTERISTIC	1980 CENSUS		1990 CENSUS		2000 CENSUS		2010 CENSUS		2015 ESTIMATE	
	#	CHG.	#	CHG.	#	CHG.	#	CHG.	#	CHG.
Persons Per HH	2.81	-	2.7	-0.11	2.65	-0.05	2.54	-0.11	2.47	-0.07
Family HH	812	-	844	32	1,063	219	1,215	152	1,236	21
Owner HH	828	-	864	36	1,142	278	1,376	234	1,407	31
Renter HH	221	-	249	28	272	23	337	59	304	-33
All HH	1,049	-	1,113	64	1,414	301	1,713	271	1,711	-2

Source: US Census Bureau, The Nielsen Company

Average Household Income

The average household income has been steadily increasing in the Village as well (*Table 2.5)*. Between 1990 and 2000 there was an annual average change of 7.2%, the highest dating back to 1980. From 2000 to 2010, however, the Village only saw an average annual change of 3.8%. From the 1980 census to the 2015 estimate there has been an average annual change of 5.3%.

TABLE 2.5 - AVERAGE HOUSEHOLD INCOME

YEAR	INCOME	CHANGE
1980 Census	$19,212	-
1990 Census	$29,960	$10,748
2000 Census	$51,434	$21,474
2010 Census	$70,990	$19,556
2015 Estimate	$87,265	$16,275

Source: US Census Bureau, The Nielsen Company

Housing Types

Single-family housing makes up the majority of housing types in the Village (*Table 2.6)*. Since 1980 the number of single-family homes has nearly doubled, with an 86% increase. Over this same time period duplex and multi-family homes saw a 20% increase, and mobile homes only a 1% increase.

TABLE 2.6 - HOUSING TYPES

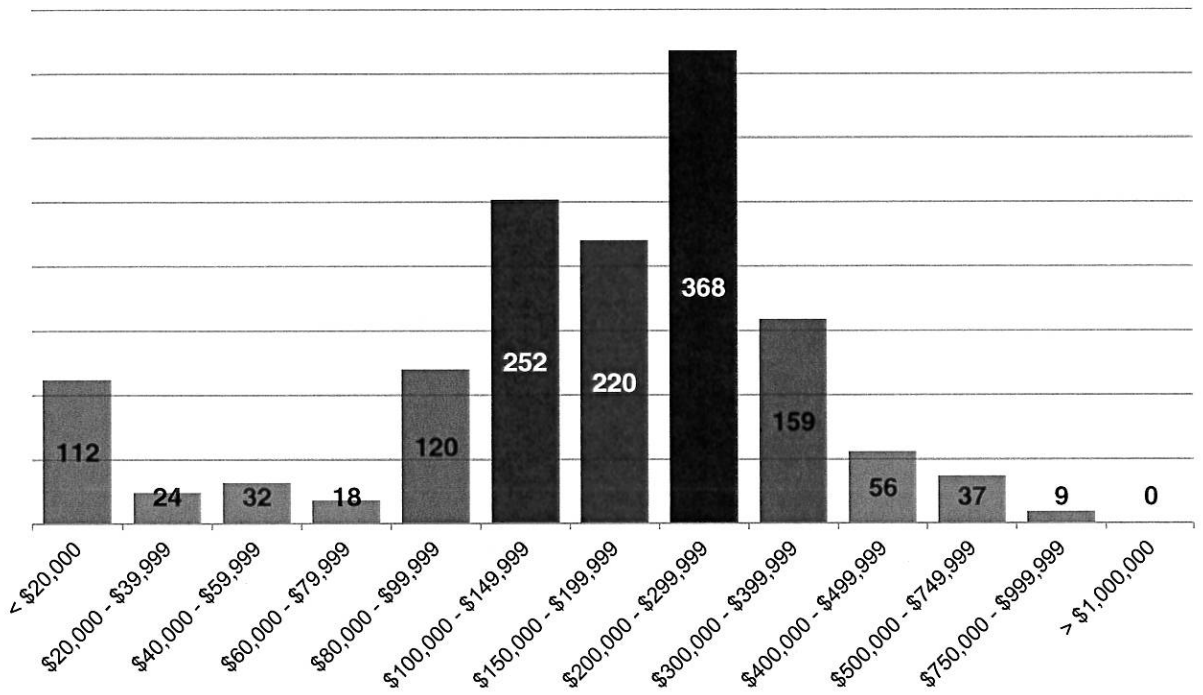
HOUSING TYPE	1980 CENSUS		1990 CENSUS		2000 CENSUS		2010 CENSUS		2015 ESTIMATE	
	#	CHG.	#	CHG.	#	CHG.	#	CHG.	#	CHG.
Single-Family	777	-	788	11	1,069	281	1,343	274	1,448	105
Duplex and Multi-Family	127	-	133	6	216	83	104	-112	152	48
Mobile Home	194	-	236	42	204	-32	159	-45	196	37
Total	1,098	-	1,157	59	1,489	332	1,606	117	1,796	190

Source: US Census Bureau, The Nielsen Company

Owner-Occupied Housing Values

Home values within the Village of Freeburg show the highest percentage of homes (26.15%) are $200,000-$299,999. The next most common group is the $100,000-$149,999 (17.91%) range, followed by $150,000-$199,999 (15.64%). Overall, the quality of housing in the Village is strong with 71% of all owner occupied housing units valued between $100,000 and $399,999.

FIGURE 2.2 - OWNER-OCCUPIED HOUSING VALUE



Source: US Census Bureau, The Nielsen Company

Housing Age

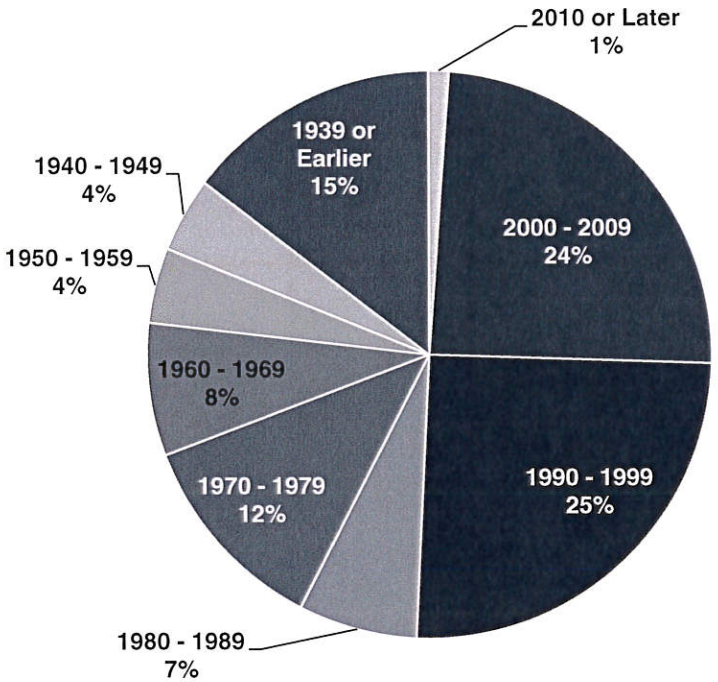
The majority of the housing units in the Village (*Table 2.7)* were constructed between 1990 and 1999 (454), followed closely by those constructed between 2000 and 2009 (437). Half of all homes in the Village were constructed between these time periods. The next highest grouping is those homes built in 1939 or earlier (262). The age range with the fewest homes is the 2010 or later category, with only 21.

TABLE 2.7 - HOUSING UNITS BY YEAR BUILT

YEAR BUILT	#	%
2010 or Later	21	1.17
2000 - 2009	437	24.33
1990 - 1999	454	25.28
1980 - 1989	122	6.79
1970 - 1979	210	11.69
1960 - 1969	136	7.57
1950 - 1959	77	4.29
1940 - 1949	77	4.29
1939 or Earlier	262	14.59

Source: The Nielsen Company

FIGURE 2.3 - HOUSING UNITS BY YEAR BUILT



Source: US Census Bureau, The Nielsen Company

2.3 TRANSPORTATION

The following is an inventory of the existing street network (*Figure 2.8*) in the Village per Illinois Department of Transportation (IDOT) roadway data from 2013. The majority of the street network (77%) is maintained by the Village, with IDOT responsible for a portion (18%), and the County maintaining the remainder (5%).

TABLE 2.8 - STREET INVENTORY

STREET TYPE	MILES	%	AADT
Principal Arterial	5.37	9.76%	12,242
Minor Arterial	6.04	10.98%	2,332
Major Collector	6.82	12.40%	1,010
Local Road or Street	36.79	66.87%	761*
*Only 20% of local roads/streets have AADT records.			

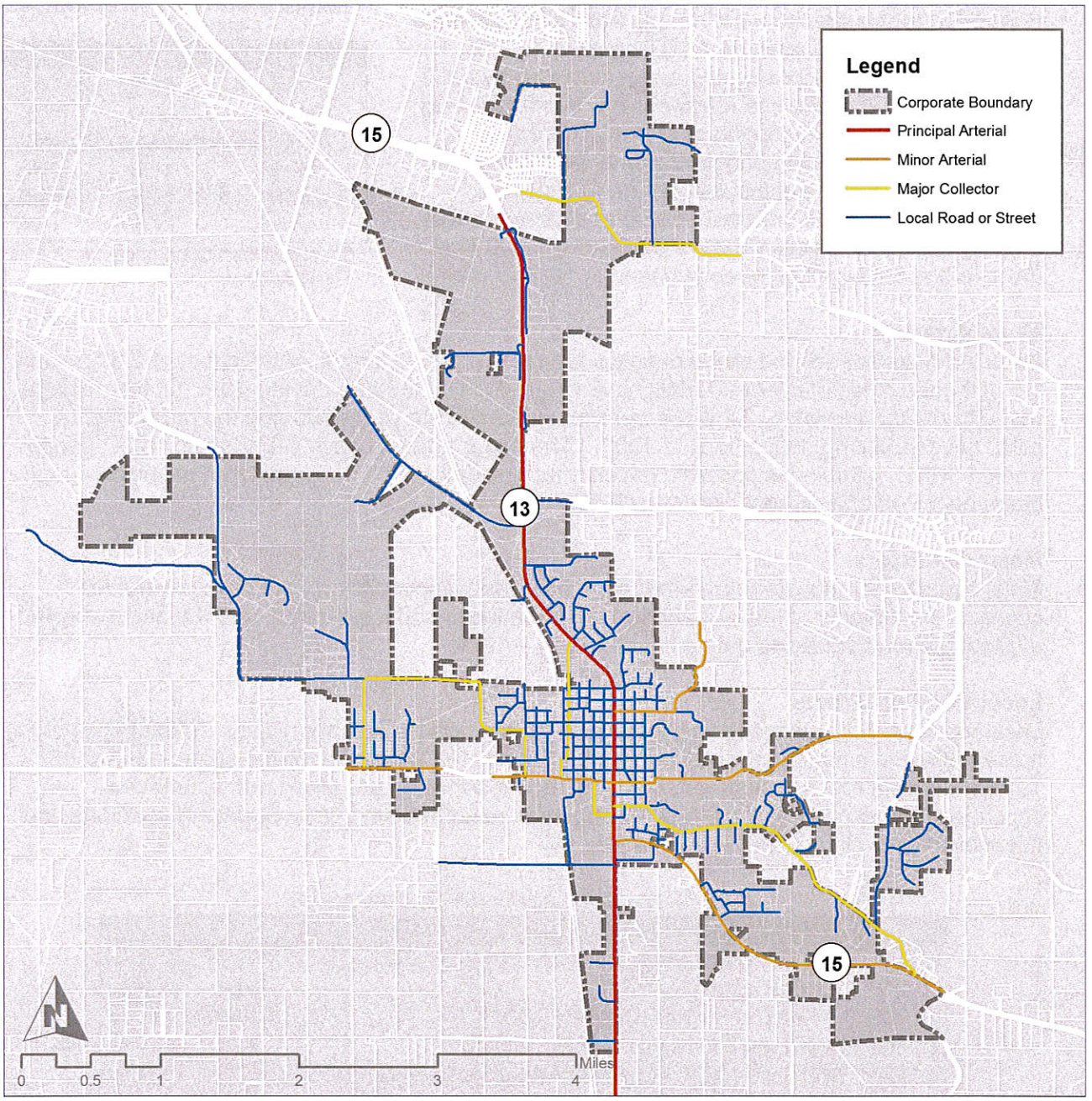
Source: Illinois Department of Transportation

The Federal Highway Administration's hierarchy of functional systems of roadways is as follows:

- Principal Arterials
- Minor Arterials
- Major Collectors
- Local Roads/Streets

This classification is based on the proportions of service of each roadway classification, with arterials offering higher mobility but less land access, and local roads/streets with high land access but limited mobility. The average annual daily traffic (AADT) counts (*Figure 2.5*) follow the hierarchy.

FIGURE 2.4 – STREET NETWORK BY STREET TYPE



Principal Arterials

Principal arterials are the most heavily trafficked roadways in the Village, with an average AADT count of 12,242. These are roadways constructed and maintained by IDOT. The majority (72%) of these roadways are two-lanes, with high type bituminous surfacing over Portland cement concrete. The remaining principle arterial sections (28%) are four-lanes, with bituminous concrete pavement surfacing. Most of the principal arterial streets were most recently surfaced in 1990 (*Table 2.9*), although over half (56%) of the mileage has been surfaced in 1996 or later.

TABLE 2.9 - PRINCIPAL ARTERIAL SURFACE AGE

YEAR	MILES	%
1925	0.01	0%
1990	2.1	39%
1991	0.24	4%
1996	1.58	29%
2006	0.66	12%
2012	0.78	15%

Source: Illinois Department of Transportation

Minor Arterials

Minor Arterials are second to the principal arterials with an average AADT count of 2,332. Only 3.5 of the 6.0 miles of minor arterials have information on the resurfacing year. Of the mileage with information available, 2.2 miles were resurfaced in the year 2000 and the remaining 1.3 miles have surfacing dating back to 1997. The minor arterials have either bituminous surface-treated (43%), bituminous concrete pavement (full-depth) (21%), or high type bituminous (rigid base) over Portland cement concrete (36%) surfacing.

Major Collectors

Major collector streets are more prominent than arterials by mileage, but have lower AADT counts. The majority of these roadways are bituminous surface-treated, and the data (where available) shows surfacing dating back to 1934 – 1979.

Local Road or Streets

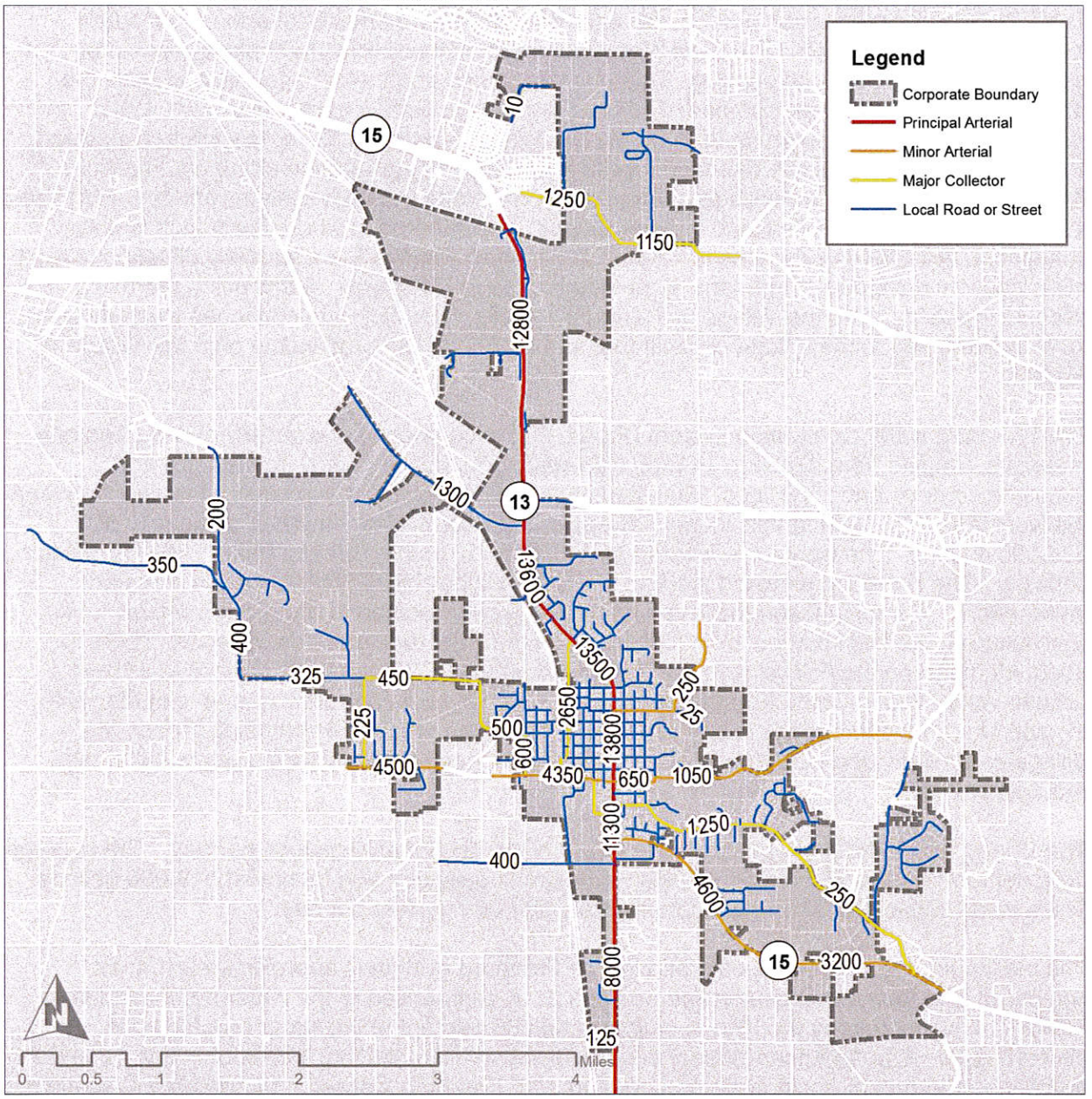
Local roads and streets make up the majority of the road types in the Village. Most (57%) of these roads are bituminous surface-treated (*Table 2.10*), with the average surfacing year of 1971. The local roads/streets with the most recent surfacing are those with bituminous concrete/sheet asphalt/rock asphalt, having been resurfaced in 2008. Surfacing year data was not available for all roads/streets, however.

TABLE 2.10 - LOCAL ROAD/STREET SURFACING

CODE	DESCRIPTION	MILES	%
110	Soil-Surfaced (Oiled)	0.17	0.46%
200	Soil-Surfaced (Untreated)	0.64	1.74%
300	Bituminous Surface-Treated	21.08	57.30%
500	High Type Bituminous Surface Treated	8.44	22.94%
550	Bituminous Concrete, Sheet Asphalt or Rock Asphalt	3.72	10.11%
700	Portland Cement Concrete (Reinforcement Unknown)	2.45	6.66%
710	Portland Cement Concrete (No Reinforcement)	0.29	0.79%

Source: Illinois Department of Transportation

FIGURE 2.5 – AVERAGE ANNUAL DAILY TRAFFIC BY STREET TYPE



2.4 INFRASTRUCTURE

Water Distribution System

The Village of Freeburg Water Distribution System dates back to the late 1800s. In 1938, a water treatment plant was constructed east of the Village near Silver Creek. Water was drawn from Silver Creek and pumped to an impoundment which served as the water supply source for the treatment plant. In 1978 the Freeburg-Smithton-Hecker (FSH) Water Commission constructed a water transmission system to serve the three communities, at which point the Village of Freeburg abandoned their water treatment plant and connected to the FSH system.

Existing Conditions

The FSH Water Commission purchases water from the Summerfield-Lebanon-Mascoutah (SLM) Water Commission. The SLM Water Commission has a treatment plant capable of handling 6.5 million gallons per day. This plant is located south of Mascoutah and uses the Kaskaskia River as its water source. FSH has a pumping station at the SLM plant with a capacity of 960 gallons per minute (1.38 MGD). Water is pumped into a 16-inch transmission line which goes in a westerly direction toward Freeburg. At the location of the old Freeburg Water Treatment Plant, the Village of Freeburg connects to the FSH system with an 8-inch line that follows Old Fayetteville Road into the Village. From the point where the 8-inch line is connected, the FSH line reduces to 12-inch and follows Route 15 in a westerly direction to a 0.5 million gallon elevated storage tank at the south edge of Freeburg. At this point, there is a second connection into the Village of Freeburg system. The FSH line continues westerly with a 10-inch line going to the Village of Smithton, and an 8-inch line proceeding onto the Village of Hecker.

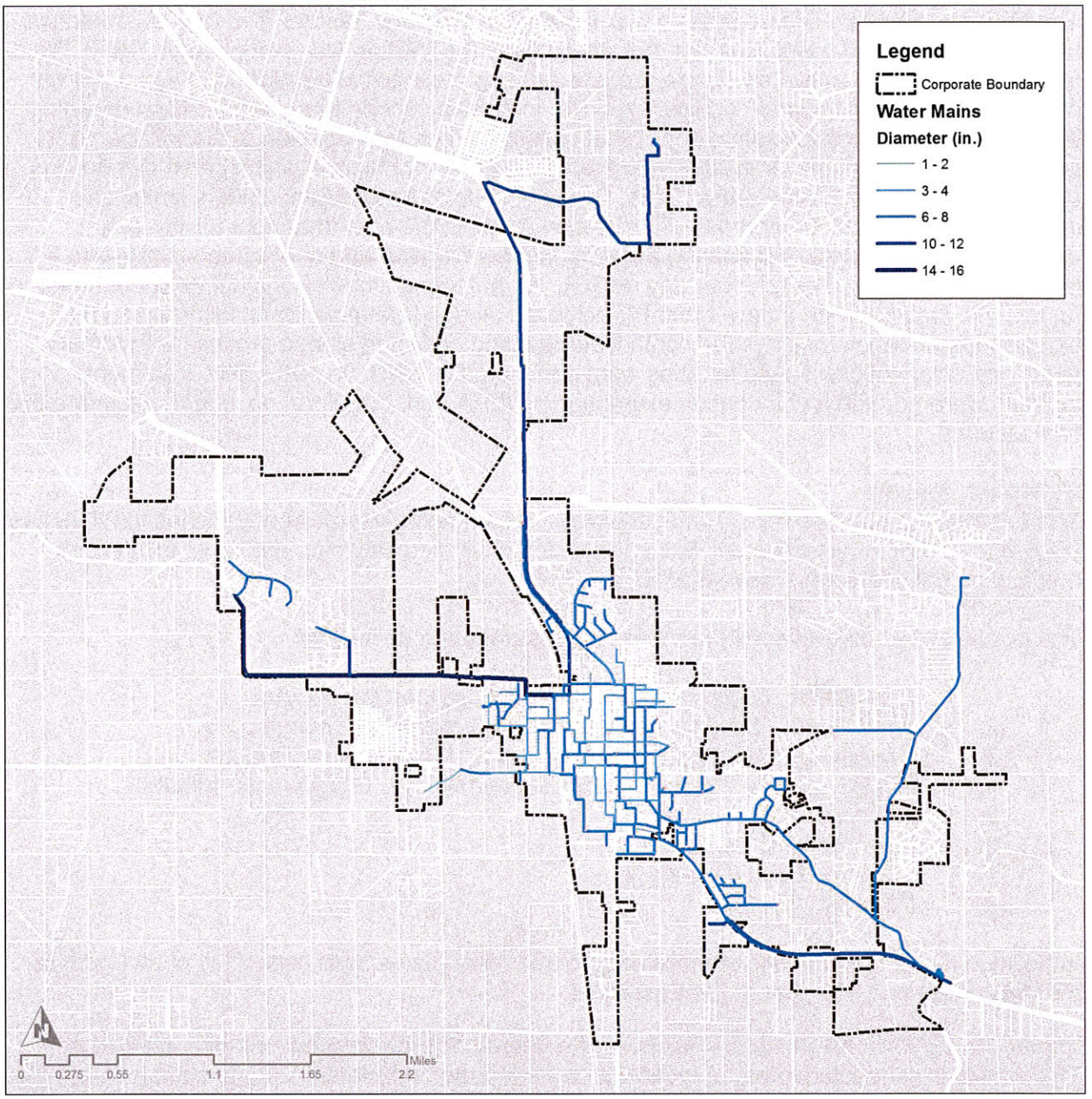
The Freeburg water distribution system (*Figure 2.6*) is composed of a variety of line sizes and materials, ranging from 4-inch to 14-inch diameter and containing cast iron, ductile iron, asbestos cement, and PVC lines. Elevated storage is provided by two tanks: the east tank and the west tank. The east tank is located at Apple and Pitts Streets, and has a capacity of 225,000 gallons. The west tank, located at Walnut and Temple Streets, has a 250,000 gallon capacity. The Freeburg elevated storage tanks are slightly higher than the FSH elevated storage tank. For this reason there is a telemetry system located at the west Freeburg tank, which signals the FSH pumps to shut down when the west tank reaches capacity. There is adequate head on the FSH system to fill the FSH elevated storage tank, controlled with an altitude valve, and to fill the Freeburg east tank, which is also controlled with an altitude valve. In case of a prolonged power failure preventing operation of the FSH pumping facility, the Village could draw upon the FSH elevated storage to feed into the Village system, albeit at a reduced pressure.

The Village has a total storage capacity of approximately 655,000 gallons per day. The average daily demand is around 346,000 gallons, with a peak daily demand of almost 519,000 gallons. The excess capacity available is approximately 500,000 gallons per day.

The maximum day to average day ratio for the Freeburg system is approximately 1.4, as compared with the normal design average of 1.5. A comparison of the water purchased from FSH to the water sold by the Village indicates that 86 percent of the water purchased is accounted for. The American Waterworks Association indicates that losses between 12 and 20 percent are normal for most systems; therefore, the Freeburg losses of 14 percent are within the normal range.

The Insurance Service Office (ISO) specifies a flow of 2,250 gallons per minute for two hours is required for fire protection flow. Based on this metric the Village has a storage requirement of 270,000 gallons, which is well below the existing available storage capacity. However, the Freeburg Fire Protection District follows the national standard flow of 1,000 gallons per minute with a 20-pound per square inch (psi) residual pressure as an objective for the distribution system. This standard cannot be met throughout much of the present system.

FIGURE 2.6 – WATER DISTRIBUTION SYSTEM



Future Considerations

Over the past several years, the Village has replaced a number of waterlines within its system to improve capacities and pressure. However, available flows and pressure in some parts of the system are less than desired for fire flows and do warrant improvement. The Village has a water system network analysis in its five-year plan which should serve as a guide for future system improvements.

A proposed North State Street/Peabody Road water loop would create development opportunities in the future for some of the undeveloped land east of Route 13. Additionally, the expansion of the water system would allow the Village to annex more property once utilities could be provided to the land owners, as water service is a priority to area residents due to the deterioration of well water quality.

Wastewater System

The Freeburg Sanitary Sewer System was installed in the early 1940's. The original treatment plant, located along Kessler Road on the west side of the Village, was completed in 1943. That facility employed the activated sludge process utilizing mechanical aerators and had a design capacity of a 2,000 population equivalent (PE). In 1968 a second treatment facility, consisting of a two-stage waste stabilization pond, was constructed on the east side of the Village. A portion of the sanitary sewer system was then diverted to that facility, which had a design capacity of 1,470 PE. In the early 1970s, in response to more stringent effluent limitations imposed by the Illinois Environmental Protection Agency, the east treatment facility was upgraded with the addition of floating aerators, tertiary filtration and chlorination facilities to a capacity of 0.31 million gallons per day (MGD). At that same time the original west treatment facility was replaced with a new 4,000 PE activated sludge treatment plant, located south of Douglas Road, which employs the contact stabilization activated sludge process with tertiary filters and chlorination. These facilities were completed in 1973. In 1989, both treatment facilities were granted a chlorination exemption by IEPA and, therefore, no longer chlorinate the final effluent.

Collection System

The Freeburg sanitary sewer system consists of lines ranging in size from 8 inches to 24 inches (*Figure 2.7*). The original system was constructed of vitrified clay pipe and most extensions made in recent years have been of PVC plastic.

The locations and capacities of the Village's lift stations are as follows:

1. Pitts Street: Duplex - submersible, 120 gallons per minute;
2. West Street: Simplex - submersible, 80 gallons per minute;
3. Swimming Pool: Duplex - submersible, 100 gallons per minute;
4. Old Fayetteville Road: Duplex - submersible, 110 gallons per minute.
5. Meadowbrook: Triplex
6. North Edison: Duplex
7. Industrial Park: Duplex
8. Palomar: Duplex

In addition, there are pumping stations at both treatment plants, with capacities of 694 gpm at the West Plant and 800 gpm at the East Plant.

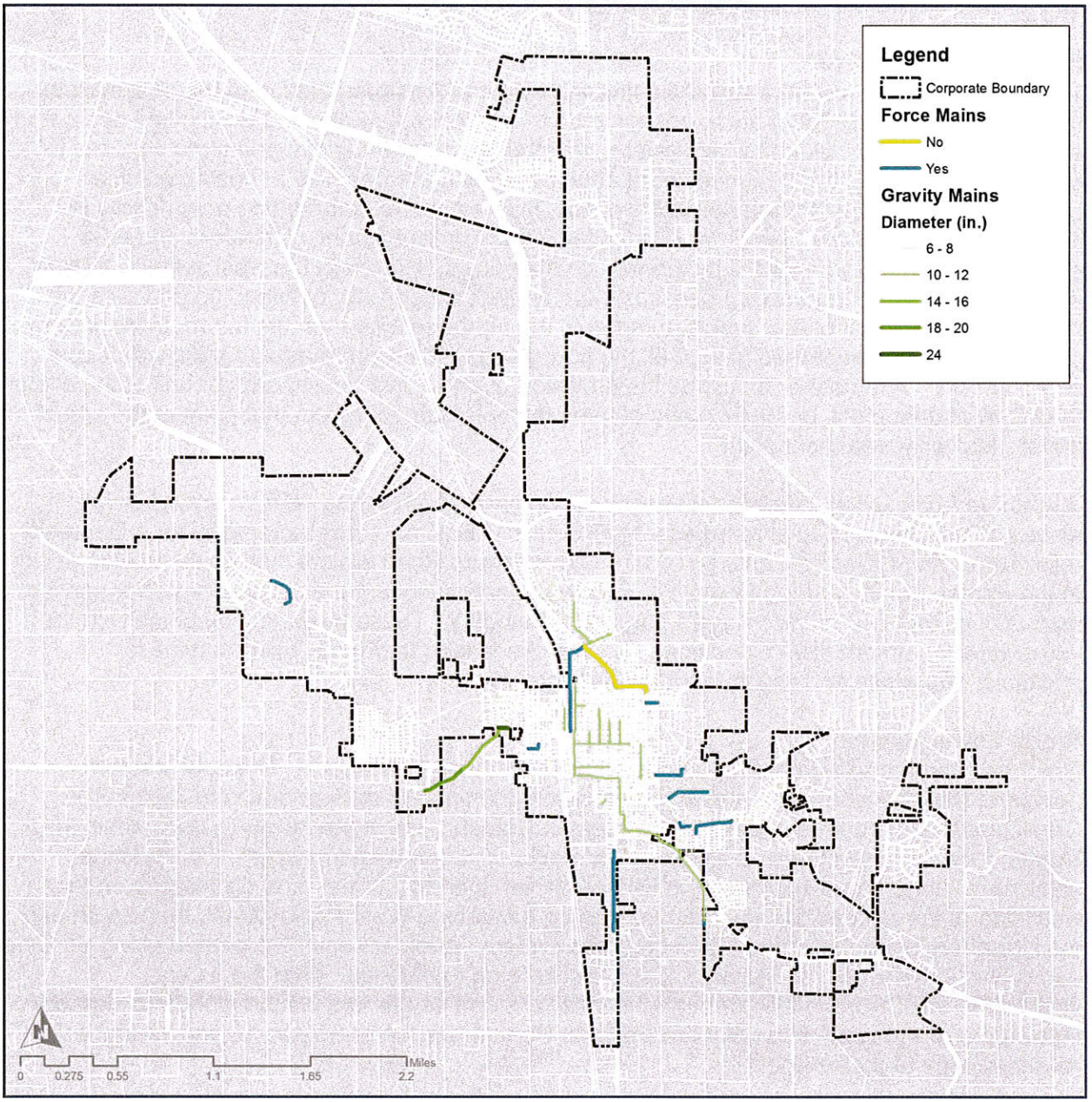
The Route 13/15 North lift station has been the source of periodic problems over the years. This station is scheduled to be replaced with a new, larger submersible pump station which will discharge to the west collection system, re-routing the flow away from the east collection system where it presently discharges. This lift station will be sized to serve the existing tributary flow.

The Pitts Street lift station, upgraded in 2014, has been the source of very few problems. Converting the system to a duplex unit has provided additional reliability.

The West Street lift station had been the source of problems resulting in sewer back-up in basements of adjoining residences. The issue appeared to have been excessive flow entering the line tributary to the lift station. These backups seem to have ceased, however, as they have not occurred in some time. It would be desirable to convert the station to a duplex unit, but the wet well diameter may be a limiting factor in doing so.

The swimming pool lift station receives limited usage except during the summer months when the swimming pool is in operation. This station also serves a restroom at the municipal park, the caretaker's house and several mobile homes adjacent to the park. Recently upgraded in 2014, there have been no significant problems with this station.

FIGURE 2.7 – SANITARY SEWER SYSTEM



The capacity of the west sewer system was improved with the construction of a 21-inch St. Clair Street Trunk Sewer. The hydraulic limitation in the system occurs at the old wastewater treatment plant on Kessler Road, where the 21-inch trunk sewer junctions with the 15-inch interceptor sewer to the west treatment plant. During extremely high flow periods the 15-inch line is unable to handle the flow from the St. Clair Street Trunk Sewer, resulting in a surcharging of the line.

Treatment Plants

The Village has a total treatment capacity of approximately 710,000 gallons per day. The present load is around 500,000 gallons, with an excess capacity of approximately 237,000 per day. The raw wastewater received at both treatment facilities averages at or below the organic strength of normal domestic sewage, therefore, the hydraulic capacity is the limiting factor. Village engineers have indicated that the wastewater treatment plant expansion is a top priority on the list of future capital improvement projects.

Future Considerations

There are limitations with the sewage collection system. As stated earlier, in the east system, the trunk lines are not adequate to accept large quantities of flow such as what might occur from a large development. On the west system, the interceptor sewer is of inadequate capacity to carry all of the flow to the treatment plant after it junctions with the new 21-inch trunk line. Because of the nature of the treatment process, the east waste stabilization pond facility is better able to handle the high flows with limited impact on its effluent. Therefore, the east system is not critically impacted by the wet weather flows. However, the west system utilizing the activated sludge treatment process is more subject to hydraulic overloading and must be limited on the amount of flow that is pumped to the treatment plant. In the future, the high flow conditions and the inability to handle all the flow going to the west treatment plant will need to be addressed. Alternatives would be the provision of an excess flow treatment unit at the site of the old treatment plant, or the increase of the interceptor capacity from that point to the site of the present west treatment plant.

A northern trunk sewer extension was recently completed, providing 18-inch gravity sewer service to the commercial area adjacent to Route 13. Bids have been prepared for a Deerfield relief sewer project, as well as a MH 317 – Old Freeburg Road project that would provide sewer to the Parrish property along Route 13. Future projects include the extension of sewer service north along Route 13 to the Village's corporate boundary. These projects, combined with the wastewater treatment plant extension, will allow the Village to provide utility service for additional properties and accommodate future growth.

Storm Sewer System

Drainage from the Village of Freeburg is primarily in three watersheds. The northwestern portion of the community drains to Kinney Branch, the eastern section drains to Jack's Run Creek and the southern section drains to Lemen Branch. The storm sewer system within the Village consists of scattered sections with no well-defined collection system. Of the longer sections, a storm sewer runs west on Phillips Street, then Mill Street, and discharges on the west side of the railroad tracks. Another section runs along West Apple Street, then south and east, discharging to the Route 13/15 drainage system. Another section is located along St. Clair and White Streets, east of Highway 13/15, discharging to the east. With the recent improvements of Route 13/15 through the Village, storm sewer was placed along the highway from Apple Street south to a point just south of the intersection of Routes 13 and 15 at the southern edge of the Village.

There are numerous isolated sections of storm sewer problems, many of which have resulted from residents filling in ditches in front of their homes. There are storm drainage problems in the vicinity of the Richland Street area. During heavy rains, particularly during secondary storms occurrences, the stormwater runoff from the properties of Dressler Grain, Tower Fire Apparatus and G&S Foundry discharges into inlets and pipes incapable of handling the volume of water. This was addressed in part by the storm sewer installed from the High School south to Hill Mine Rd. The Village is currently investigating solutions to this storm drainage problem. In

addition to this investigation, it would be desirable for the Village to undertake an identification program for the existing storm sewer system so that it could be mapped for future reference.

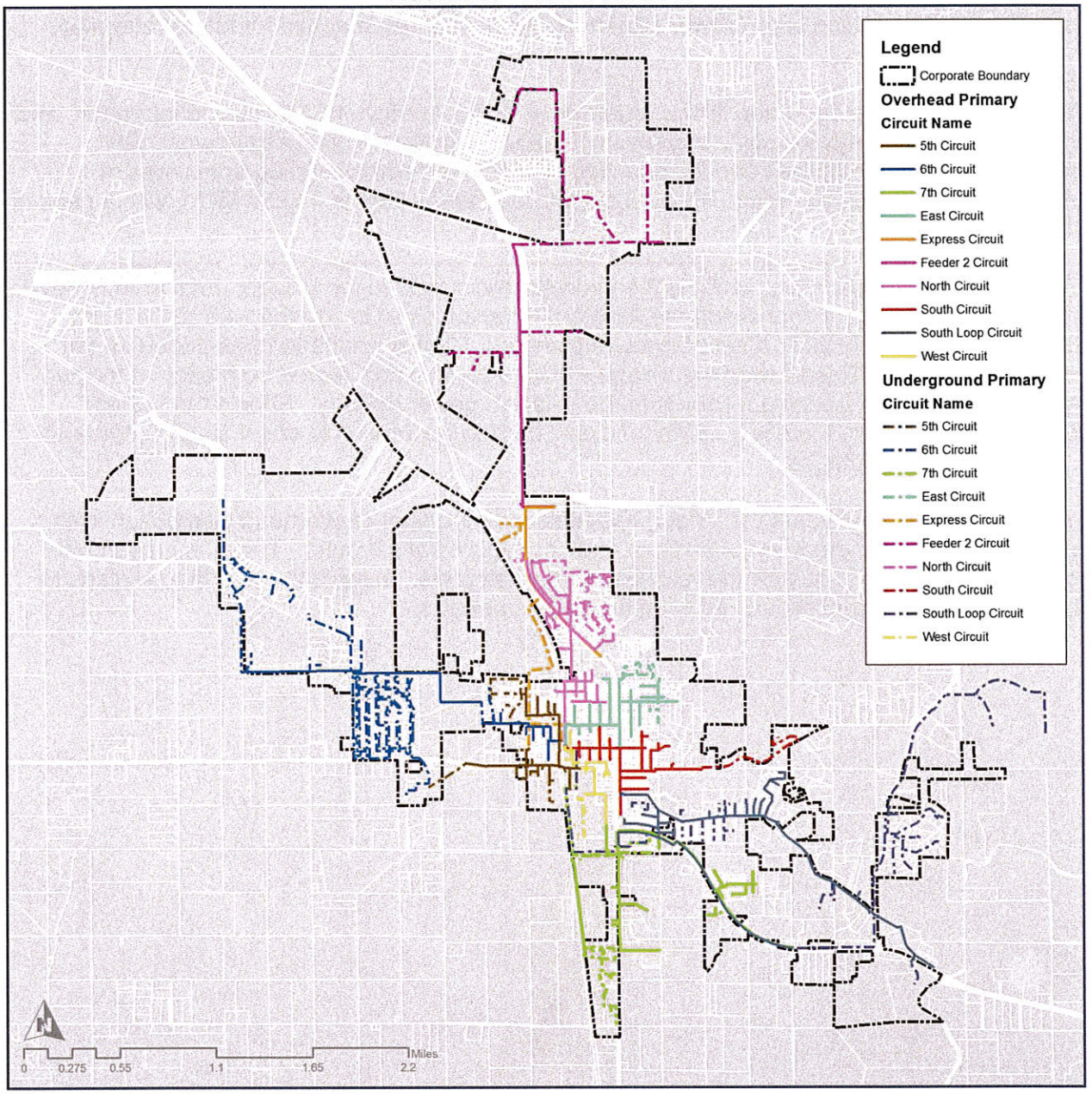
Electric System

The Village is a member of the Illinois Municipal Electric Agency and has owned, operated, and maintained its own electric utility system since 1904. The system presently serves 1,966 residential, 156 commercial, and 24 industrial users spread across a geographic area of approximately 18 square miles. The total electric load for 2014 was 43,254 MWh, with a peak of 11.3 MW.

A 34.5 KV transmission line, which is the main electric supply to the Village, runs from Belleville to the power plant yard connecting the Ameren IP transmission line to the 34.5 KV/ 4.16KV 10MVA substation. In 2007 a second power plant and 12MVA substation was added on the north end of town. This allowed the Village's load to be split and served from each of the two substations, further ensuring reliability of the Village's power delivery. Should the system encounter a problem, there is 10.8MW of diesel backup generation to offset supply shortages and bridge power outages.

Over the past several years the Village has replaced a number of overhead distribution lines, poles, and transformers with buried lines and pad mount transformers. These improvements enhance the system's quality and reliability to its customers. In the future the Village plans to continue to update and expand its infrastructure as needed.

FIGURE 2.8 – ELECTRIC LINES



2.5 LOCAL ECONOMY & JOBS

Employment Characteristics

There are approximately 2,318 residents in the civilian population 16 and older that are employed (*Table 2.11*). The majority (68%) of these residents are For-Profit Private Workers. Non-Profit Private and Self-Employed Workers are the next most common classifications, with approximately 220 residents falling under each category.

TABLE 2.11 - CLASS OF WORKER

CLASSIFICATION	#	%
For-Profit Private Workers	1,580	68.16
Non-Profit Private Workers	219	9.45
Local Government Workers	146	6.3
State Government Workers	24	1.04
Federal Government Workers	131	5.65
Self-Employed Workers	218	9.4
Unpaid Family Workers	0	0

Source: The Nielsen Company

The most common occupation of residents (*Table 2.12*) is classified as Construction and Extraction (345 employees/15.8% of all workers). Office and Administrative Support (225/10.2%), Management (189/8.6%), Unclassified (181/8.3%), and Sales and Related (175/8%) are the next most common occupations.

TABLE 2.12 - EMPLOYMENT BY OCCUPATION

SOC CODE	OCCUPATION DESCRIPTION	#	%
11	Management	189	8.64
13	Business and Financial Operations	98	4.48
15	Computer and Mathematical	15	0.69
17	Architecture and Engineering	49	2.24
19	Life, Physical, and Social Science	8	0.37
21	Community and Social Services	58	2.65
23	Legal	2	0.09
25	Education, Training, and Library	143	6.54
27	Arts, Design, Entertainment, Sports, and Media	23	1.05
29	Healthcare Practitioners and Technical	94	4.3
31	Healthcare Support	31	1.42
33	Protective Service	25	1.14
35	Food Preparation and Serving Related	48	2.19
37	Building and Grounds Cleaning and Maintenance	95	4.34
39	Personal Care and Service	75	3.43
41	Sales and Related	175	8
43	Office and Administrative Support	225	10.29
45	Farming, Fishing, and Forestry	12	0.55
47	Construction and Extraction	345	15.78
49	Installation, Maintenance, and Repair	91	4.16
51	Production	84	3.84
53	Transportation and Material Moving	121	5.53
99	Unclassified	181	8.28

Source: The Nielsen Company

Workplace Population (*Table 2.13*) shows the number of establishments, total employees, and employees per establishment for those businesses in the Village. The business type with the most establishments in the Village is Construction (22), and the business type with the most employees is Manufacturing (299). Other notable businesses, in terms of total employees, are Healthcare and Social Assistance (176), Accommodation and Food Services (124), Retail Trade (121), and Educational Services (120).

TABLE 2.13 - WORKPLACE POPULATION

BUSINESS DESCRIPTION	TOTAL ESTABLISHMENT	TOTAL EMPLOYEES	EMPLOYEES PER ESTABLISHMENT
Total Businesses	138	1,357	10
Private Sector	131	1,307	10
Public Administration	4	48	12
Agriculture, Forestry, Fishing and Hunting	3	13	4
Mining, Quarrying, and Oil and Gas Extraction	0	0	0
Utilities	1	4	4
Construction	22	81	4
Manufacturing	5	299	60
Wholesale Trade	3	79	26
Transportation and Warehousing	5	46	9
Information	3	7	2
Real Estate and Rental and Leasing	2	11	6
Professional, Scientific, and Technical Services	9	64	7
Management of Companies and Enterprises	0	0	0
Administrative, Support, Waste Mgmt. Remediation Services	6	36	6
Educational Services	1	120	120
Healthcare and Social Assistance	12	176	15
Arts, Entertainment, and Recreation	4	9	2
Retail Trade	15	121	8
Motor Vehicle and Parts Dealers	4	18	5
Furniture and Home Furnishing Stores	1	1	1
Electronics and Appliance Stores	0	1	0
Building Material and Garden Equipment, Supplies Dlrs	3	35	12
Food and Beverage Stores	2	35	18
Health and Personal Care Stores	3	14	5
Gasoline Stations	2	3	0
Clothing and Accessories Stores	0	0	0
Sporting Goods, Hobby, Book and Music Stores	1	1	1
General Merchandise Stores	1	11	11
Miscellaneous Store Retailers	0	0	0
Nonstore Retailers	0	2	0
Finance and Insurance	11	33	3
Monetary Authorities-Central Bank	0	0	0
Credit Intermediation and Related Activities	7	22	3
Securities, Comm Cntrcts, Fin Invests, Related Activities	2	3	2
Insurance Carriers and Related Activities	2	8	4

TABLE 2.13 - WORKPLACE POPULATION (CONT.)

BUSINESS DESCRIPTION	TOTAL ESTABLISHMENT	TOTAL EMPLOYEES	EMPLOYEES PER ESTABLISHMENT
Funds, Trusts and Other Financial Vehicles	0	0	0
Accommodation and Food Services	11	124	11
Accommodation	1	3	3
Food Services and Drinking Places	10	121	12
Other Services (except Public Administration)	18	84	5
Repair and Maintenance	6	25	4
Personal and Laundry Services	4	16	4
Religious, Grant Making, Civic, Professional, Similar Orgs	8	43	5

Source: The Nielsen Company

Employment opportunities are within a relatively close proximity to the Village (*Table 2.14*). Nearly all employees (95.2%) have less than an hour of travel time (one-way) to work, and over half (62.3%) are within 30 minutes. The most common commute time range is 15 – 29 minutes (44.5%).

TABLE 2.14 - TRAVEL TIME TO WORK

TIME	#	%
< 15 Minutes	393	17.77
15 - 29 Minutes	984	44.5
30 - 44 Minutes	550	24.88
45 - 59 Minutes	178	8.05
> 60 Minutes	106	4.79

Source: The Nielsen Company

TABLE 2.15 - TRANSPORTATION TO WORK

TRANSPORTATION	#	%
Drove Alone	1,919	83.07
Car Pooled	140	6.06
Public Transportation	51	2.21
Walked	74	3.2
Bicycle	1	0.04
Other Means	13	0.56
Worked at Home	112	4.85

Source: The Nielsen Company

For the most part the workers in the Village are commuting alone (*Table 2.15*). Since most workers having relatively short commute residents may not be seeking out car pools or other means of transportation. Alternatively, with most residents working in the area if more public transportation options were made available it could reduce the amount of single passenger commuters.

Economic Development

One of the economic development incentives in use by the Village is Tax Increment Financing (TIF), an instrument created by the State of Illinois to promote the economic development or redevelopment of high priority areas within a community. In order to establish a TIF Redevelopment Project Area, the property set for inclusion has to meet specific State designated criteria. TIF Districts are financed through a portion of property tax in the given district, dedicated to pay for eligible redevelopment activities through financing of public improvements and providing economic incentives to businesses that will undertake improvements to parcels of land in the District.

In a TIF district the incremental property tax (the tax above the base value of property when the district is established), goes entirely to the municipality. This increment is dedicated to the payment of redevelopment costs. In short, anticipated increase in real estate tax revenues from property development and improvement are used to finance the improvements themselves. At the end of the TIF District's 23-year life, all real estate tax revenues, including increments generated, are again shared proportionately by the taxing bodies based on their individual tax rates.

Freeburg has one TIF redevelopment project area, the North State Street TIF District, which was established in 2004. The program has been active since its creation, with over $3.5M dispersed for TIF eligible projects.

TABLE 2.16 - TIF DISTRICT OVERVIEW

TIF	DATE CREATED	BALANCE AT YEAR START (FY 2014)	TOTAL AMOUNT DEPOSITED	TOTAL AMOUNT DISPERSED
North State Street	12/6/2004	$347,661	$3,885,512	$3,549,304

Source: Illinois Department of Revenue

Municipal sales tax revenues have been in decline in recent years (*Table 2.17*). Since 2012 the Village has averaged -5% annually.

TABLE 2.17 - MUNICIPAL SALES TAX OVERVIEW

YEAR	REVENUE	CHANGE ($)	CHANGE (%)
2012	$407,033	--	--
2013	$377,163	- $29,870	-7.34%
2014	$365,603	- $11,560	-3.07%

Source: Illinois Department of Revenue

2.6 QUALITY OF LIFE

Parks & Recreation

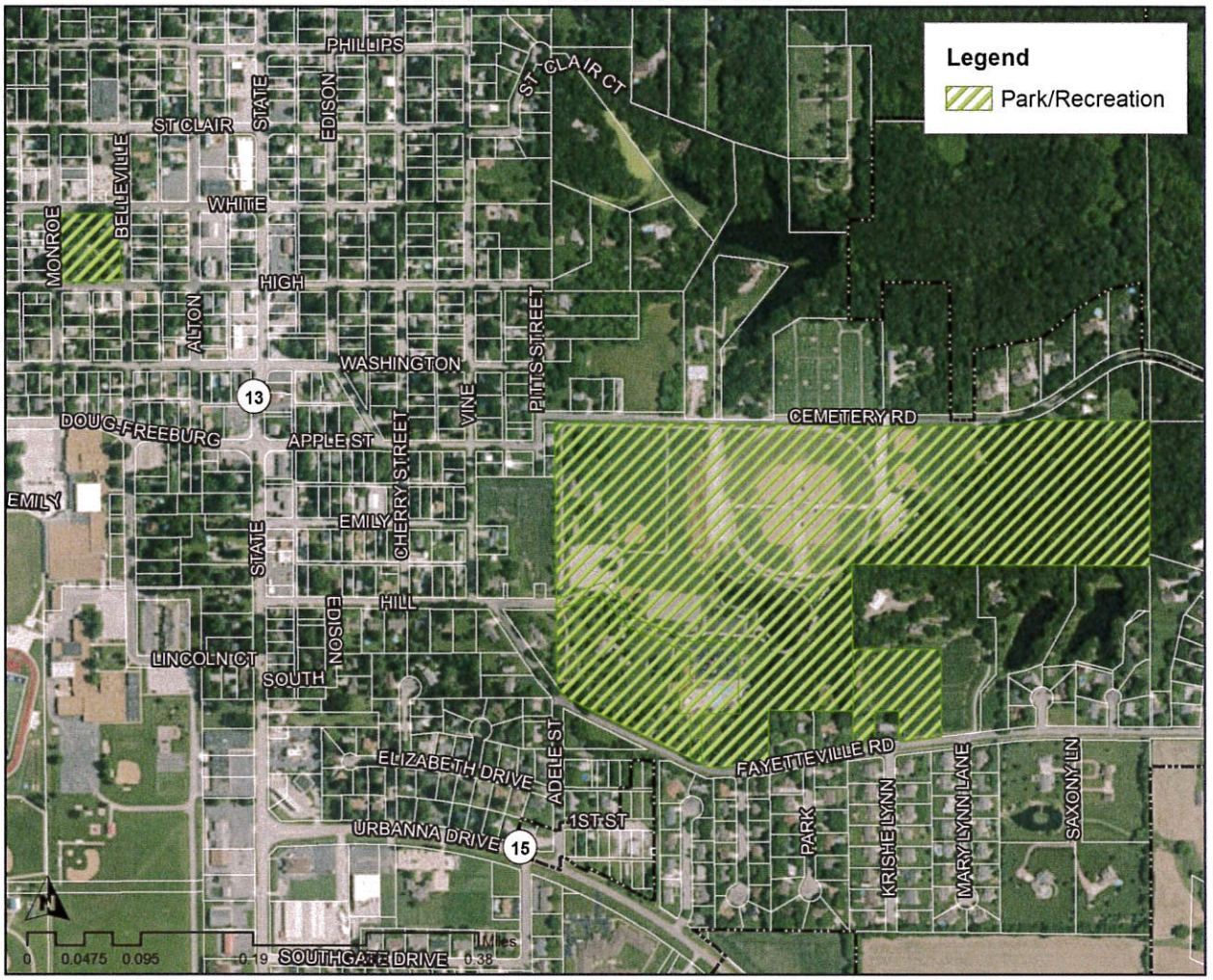
Within the corporate limits of Freeburg, there are approximately 61 acres of park land. The vast majority of this park land is associated with the Freeburg Recreation Park which contains an outdoor swimming pool, tennis courts, lighted ball diamonds, a fishing pond and natural wooded areas. Except for the swimming pool, the Freeburg Recreation Park is owned and operated by the Freeburg Park District Board. The Village of Freeburg owns and operates the swimming pool. The only other park land within the community is Village Square Park.

While Freeburg Recreation Park provides exceptional recreation opportunities for Village residents, the lack of other defined public or private open space throughout the community diminishes the overall quality of life. Many communities require that subdivisions and other developments dedicate a certain portion of land to common open space. This is a technique to ensure that a minimum of active and/or passive open space is disbursed throughout a community as development occurs. Such open spaces can be nothing more than visual breaks in the urban landscape and can serve dual purposes (i.e., storm drainage detention or retention facilities). Notwithstanding this option to gain open space, the Village Plan should consider other parks to service other sections of the Village, particularly to the west and north.

Though not graphically identified on the Plan, other open spaces and neighborhood parks are encouraged as residential development occurs. With larger development proposals, it would be appropriate for the Park District and/or other interest groups to negotiate the purchase of a small

amount of land for future park facilities. Creative site designs, with open common areas, can provide recreational activity space for the persons that reside in the subdivisions.

FIGURE 2.9 – PARKS AND RECREATION



Fire Protection

The Village is served by a volunteer fire department. Currently there are 40 volunteers, and the Village has a Fire Insurance Class of 4.

Police Protection

There are ten full-time and four part-time members of the Village's police department.

TABLE 2.18- 2013 CRIME STATISTICS (PER 100,000 RESIDENTS)

LOCATION	MURDERS	RAPES	ROBBERIES	ASSAULTS	BURGLARIES	THEFTS	VEHICLE THEFTS	ARSON	CRIME INDEX
Freeburg	0	N/A	22.9	229.2	320.9	779.3	22.9	0	630.0
Illinois	5.5	25.4	137.6	204	452.1	1659.8	162.5	N/A	1342.0
U.S.	4.5	25.2	109.1	229.1	610	1899.4	221.3	N/A	1477.0
Freeburg (Total)	0	N/A	1	10	14	34	1	0	

Source: CityData

Hospitals & Medical Centers

There are no hospitals in the Village. The residents of Freeburg are served by the hospitals located in Belleville, just eight miles northeast. Belleville is home to Belle Manor, Family Hospice of Belleville, Hospice of Southern Ill, Inc., Memorial Hospital, and St. Elizabeth Hospital.

Education

Freeburg is home to a well educated population (*Table 2.19*). Nearly all residents (93.3%) are at least a high school graduate. Additionally, over 40% of the residents have attained a degree of some sort (Associate's, Bachelor's, Master's, Professional School, or Doctorate).

The level of educational attainment can be attributed to the Village's access to higher education. Within a 30 mile radius (*Table 2.20*) there are numerous large (enrollment of 2,000 +) institutions, ranging from nationally accredited technical universities to nationally acclaimed public and private Universities.

TABLE 2.19 - EDUCATION ATTAINMENT OF POPULATION AGE 25+

EDUCATION LEVEL	#	%
Less than 9th grade	71	2.35
Some High School, no diploma	131	4.34
High School Graduate (or GED)	992	32.86
Some College, no degree	608	20.14
Associate Degree	305	10.1
Bachelor's Degree	571	18.91
Master's Degree	287	9.51
Professional School Degree	38	1.26
Doctorate Degree	16	0.53

Source: The Nielsen Company

TABLE 2.20 - REGIONAL COLLEGES/UNIVERSITIES (2,000+ ENROLLMENT)

COLLEGE/UNIVERSITY	DISTANCE	CITY	FULL-TIME ENROLLMENT
Southwestern Illinois College	7 miles	Belleville, IL	9,085
Lindenwood University – Belleville	10 miles	Belleville, IL	1,900
McKendree University	14 miles	Lebanon, IL	2,564
Saint Louis Community College	21 miles	Saint Louis, MO	18,019
Saint Louis University	23 miles	Saint Louis, MO	11,606
Ranken Technical College	25 miles	Saint Louis, MO	2,134
Southern Illinois University Edwardsville	26 miles	Edwardsville, IL	11,933
Webster University	27 miles	Saint Louis, MO	12,406

Source: City-Data Report

2.7 RETAIL & COMMERCE

Retail Sales

Of all consumer expenditures of those residents in the Village in 2014 (*Table 2.21*), 61% were in retail sales. The retail category with the most sales was in the Census's GAFO classification, which represents sales at stores that sell merchandise normally sold in department stores. These kinds of retail businesses are:

- general merchandise stores
- clothing and clothing accessories stores
- furniture and home furnishings stores
- electronics and appliance stores
- sporting goods, hobby, book, and music stores
- office supplies, stationery, and gift stores

Given the encompassing GAFO classification it is not surprising that it would be the retail category with the most sales, at $19.6M or 18.6% of all consumer expenditures. Auto Dealers were second to GAFO, with $13.3M (12.6% of consumer expenditures). Grocery Stores ($10.7M/10.2%), General Merchandise Stores ($10.4M/9.9%), and Total Accommodation & Food Services ($7.7M/7.3%) were the next highest retail categories.

Projected sales for 2020 show that the most significant retail increases are in electronics related stores. Radio/TV/Other Electronic Stores are projected over a 30% increase, from $933,000 sales in 2014 to $1.2M in 2020. Computer & Software Stores are projected to increase 27%, but with a smaller impact of total sales from only $386,000 to $491,000.

Automotive related retail sales are expected to decline, with the biggest decreases projected in Automotive Parts/Accessories/Tire Stores (-9.6%), Auto Dealers (-7.1%), Gas Stations without Convenience Stores (-5.5%), and Gas Stations with Convenience Stores (-2.7%). The most significant decrease is the projected drop of Auto Dealers from $13.3M to $12.4M, as the Auto Dealers retail category was the second highest in terms of total sales. This contributes to the reasons total consumer expenditures in only projected to increase 1.1% by 2020.

TABLE 2.21 - CONSUMER EXPENDITURES

RETAIL CATEGORY	2015 ESTIMATE			2020 PROJECTION		
	#	%	ANNUAL AVG/HH	#	%	ANNUAL AVG/HH
Consumer Expenditures	**105,339,000**	**100**	**61,566**	**106,534,000**	**100**	**62,815**
All Retail Stores	64,683,000	61.4	37,804	65,778	61.74	38,784
Grocery Stores	10,754,000	10.21	6,285	10,864,000	10.2	6,406
Convenience Stores	575,000	0.55	336	591,000	0.55	348
Health & Personal Care Stores	5,088,000	4.83	2,974	5,221,000	4.9	3,078
Building Materials/Garden Equipment/Supplies Dlr	1,807,000	1.72	1,056	1,918,000	1.8	1,131
Hardware Stores	221,000	0.21	129	234,000	0.22	138
Home Centers	836,000	0.79	488	886,000	0.83	522
Nursery & Garden Centers	262,000	0.25	153	279,000	0.26	165
Lawn & Garden Equipment & Supplies Dealers	294,000	0.28	172	314,000	0.3	185
General Merchandise Stores	10,385,000	9.86	6,070	10,975,000	10.3	6,471
Department Stores (Excluding Leased)	5,225,000	4.96	3,054	5,571,000	5.23	3,285
Warehouse Clubs, Superstores, Other General Merch	5,251,000	4.98	3,069	5,516,000	5.18	3,252
Full Service Restaurants	1,761,000	1.67	1,029	1,782,000	1.67	1,050
Fast Food Restaurants	1,455,000	1.38	850	1,454,000	1.37	858
Eating Places	5,026,000	4.77	2,938	5,084,000	4.77	2,998
Drinking Places	137,000	0.13	80	139,000	0.13	82
Furniture Stores	1,015,000	0.96	593	1,068,000	1	630
Other Home Furnishing Stores	791,000	0.75	462	842,000	0.79	497
Household Appliance Stores	246,000	0.23	144	283,000	0.27	167
Radio/TV/Other Electronics Stores	933,000	0.89	545	1,220,000	1.15	719
Computer & Software Stores	386,000	0.37	225	491,000	0.46	290
Camera/Photographic Supply Stores	87,000	0.08	51	110,000	0.1	65
Clothing & Clothing Accessory Stores	4,130,000	3.92	2,414	4,335,000	4.07	2,556
Clothing Accessory Stores	67,000	0.06	39	71,000	0.07	42
Shoe Stores	583,000	0.55	341	591,000	0.55	349
Jewelry Stores	956,000	0.91	559	1,060,000	0.99	625

TABLE 2.21 - CONSUMER EXPENDITURES (CONT.)

RETAIL CATEGORY	2015 ESTIMATE			2020 PROJECTION		
	#	%	ANNUAL AVG/HH	#	%	ANNUAL AVG/HH
Office Supplies & Stationary Stores	246,000	0.23	144	277,000	0.26	163
Gift, Novelty & Souvenir Shops	223,000	0.21	130	239,000	0.22	141
Hobby, Toy & Game Shops	399,000	0.38	233	429,000	0.4	253
Sewing/Needlework/Piece Goods Stores	105,000	0.1	61	108,000	0.1	64
Florists	693,000	0.66	405	758,000	0.71	447
Book Stores	565,000	0.54	330	606,000	0.57	357
Sporting Goods Stores	566,000	0.54	331	650,000	0.61	383
Sporting Goods, Hobby, Book & Music Stores	1,626,000	1.54	950	1,844,000	1.73	1,087
Luggage & Leather Goods Stores	89,000	0.08	52	108,000	0.1	63
Auto Dealers	13,309,000	12.63	7,779	12,364,000	11.61	7,290
Automotive Parts/Accessories/Tire Stores	603,000	0.57	353	545,000	0.51	322
Gas Stations with Convenience Stores	5,100,000	4.84	2,981	4,965,000	4.66	2,928
Gas Stations without Convenience Stores	1,472,000	1.4	860	1,391,000	1.31	820
Electronic Shopping & Mail Order	2,792,000	2.65	1,632	3,095,000	2.9	1,825
Total Accommodation & Food Services	7,729,000	7.34	4,517	7,816,000	7.34	4,608
GAFO: General Merch, Apparel, Furniture, Other	19,618,000	18.62	11,466	21,119,000	19.82	12,452

Source: The Nielsen Company

Retail Market Power

Retail Market Power (RMP) is the difference between the supply and demand in a reporting geography, in this case the Village. When the difference is positive, in that the demand is greater than the supply, there is an opportunity gap. As such, when the difference is negative there is a surplus. Nielsen's Retail Market Power statistics are derived from two major sources of information. The demand is from the Consumer Expenditure Survey (CE Survey, or CEX), fielded by the US Bureau of Labor Statistics. The supply data is from the Census of Retail Trade (CRT), which is made available by the US Census. The following additional data sources are incorporated to create both supply and demand estimates, and then generate the opportunity gap data:

Data Sources for Potential Sales:

- Census of Retail Trade (CRT) Annual Survey of Retail Trade
- Claritas Business-Facts
- Census of Employment & Wages
- State Sales Tax reports
- Trade Associations
- Demand Side Estimates

Data Sources for Potential Expenditures:

- Consumer Expenditure Survey (CEX) Global Insights
- Claritas Current Year demographics
- Trade Associations

The RMP data allows for the comparison of the supply and demand to determine potential sources of revenue growth. This comparison can be done both at the merchandise line level (*Table 2.22*) and the retail outlet level (*Table 2.23*). An opportunity gap appears when

household expenditure levels for the Village are higher than the corresponding retail sales estimates. This difference signifies that resident households are meeting the available supply and supplementing their additional demand potential by going outside of the Village. The opposite is true in the event of an opportunity surplus which occurs when the levels of household expenditures are lower than the retail sales estimates. In this case, local retailers are attracting residents from other areas to their stores.

When looking at the opportunity gap of all merchandise lines it is clear that there is some retail leakage occurring, with a $25.6M gap across all merchandise lines. The highest gap of any merchandise line is the Cars, Trucks, Other Powered Transportation category, with a $4.8M difference between the demand of residents and supply in the Village. It is also significant due to the fact that it has the highest demand of any merchandise line, and only 67% of that demand is being met. The next highest category in terms of demand is Groceries & Other Foods, with $13.3M. The demand for this merchandise line is adequately being met, however, and only a 2% opportunity gap exists.

Drugs, Health Aids & Beauty Aids are another significant category, with the third highest demand ($9.0M) and the second highest opportunity gap ($3.9M). Only 67% of the demand for this merchandise line is being met in the Village, which results in a considerable amount of money spent by residents outside of Freeburg.

Some other merchandise lines that are significant solely on the lack of supply in the Village are Jewelry ($1.3M gap), Packaged Liquor/Wine/Beer ($1.8M gap), Computer Hardware, Software & Supplies ($1.2M gap), and Women's, Junior's & Misses' Wear ($2.5M gap).

Notable surpluses exist in Automotive Fuels (-$1.1M) and Meals & Snacks (-$1.7M). While opportunity gaps are viewed as positive, surpluses are not necessarily negative indicators. The surpluses in these merchandise lines are due to the fuel stations and convenience stores along the Hwy 13 corridor, which draw consumer expenditures from residents outside of the Village.

Other surpluses could be an indication that the market for that merchandise line is saturated. New stores in the merchandise lines of Hardware, Tools, Plumbing, Electrical (41% surplus), Lumber & Building Materials (38% surplus), Flooring & Floor Coverings (19% surplus), and Sporting Goods (17% surplus) may not be able to capture as many consumer expenditures due to the abundant supply.

TABLE 2.22 - RETAIL MARKET POWER OPPORTUNITY GAP (MERCHANDISE LINES)

MERCHANDISE LINES	2015 DEMAND (CONSUMER EXPENDITURES)	2015 SUPPLY (RETAIL SALES)	OPPORTUNITY GAP/SURPLUS
Total Retail Sales & Eating, Drinking Places	84,811,071	59,242,609	25,568,462
Groceries & Other Foods	13,289,075	13,024,825	264,250
Meals & Snacks	7,118,586	8,803,422	-1,684,836
Alcoholic Drinks	358,960	146,802	212,158
Packaged Liquor/Wine/Beer	2,088,912	226,881	1,862,031
Cigars, Cigarettes, Tobacco, Accessories	2,083,710	2,098,817	-15,107
Drugs, Health Aids & Beauty Aids	8,982,273	5,048,981	3,933,292
Soaps, Detergents & Household Cleaners	186,387	98,002	88,385
Paper & Related Products	750,620	610,488	140,132
Men's Wear	1,860,238	833,798	1,026,440
Women's, Juniors' & Misses' Wear	3,091,067	573,366	2,517,701

TABLE 2.22 - RETAIL MARKET POWER OPPORTUNITY GAP (MERCHANDISE LINES) (CONT.)

MERCHANDISE LINES	2015 DEMAND	2015 SUPPLY	OPPORTUNITY GAP/SURPLUS
Children's Wear	1,282,722	243,030	1,039,692
Footwear	1,267,511	806,508	461,003
Sewing, Knitting & Needlework Goods	143,358	20,201	123,157
Curtains, Draperies, Blinds, Slipcovers, Etc.	902,096	267,296	634,800
Major Household Appliances	504,294	276,796	227,498
Small Electric Appliances	156,824	120,546	36,278
Televisions, Video Recorders, Video Cameras	735,859	174,654	561,205
Audio Equipment, Musical Instruments	664,817	130,848	533,969
Furniture & Sleep Equipment	1,537,807	431,482	1,106,325
Flooring & Floor Coverings	500,826	597,871	-97,045
Computer Hardware, Software & Supplies	1,405,778	155,794	1,249,984
Kitchenware & Home Furnishings	1,526,436	1,089,146	437,290
Jewelry	1,339,127	11,481	1,327,646
Books	1,183,054	307,449	875,605
Photographic Equipment & Supplies	239,448	123,331	116,117
Toys, Hobby Goods & Games	1,267,140	442,233	824,907
Optical Goods	469,384	138,850	330,534
Sporting Goods	862,398	1,006,288	-143,890
RVs, Campers, Camping & Travel Trailers	931,063	156,284	774,779
Hardware, Tools, Plumbing, Electrical	557,783	783,645	-225,862
Lawn/Garden/Farm Equipment/Supplies	994,687	398,702	595,985
Lumber & Building Materials	360,847	498,594	-137,747
Paint & Sundries	162,413	85,715	76,698
Cars, Trucks, Other Powered Transportation	14,425,342	9,601,645	4,823,697
Automotive Fuels	5,508,197	6,621,147	-1,112,950
Automotive Lubricants	97,127	62,457	34,670
Pets, Pet Foods & Pet Supplies	1,021,874	423,978	597,896
All Other Merchandise	4,953,032	2,801,254	2,151,778

Source: The Nielsen Company

Retail Market Power is also provided for types of retail stores (*Table 2.23*). The analysis of the merchandise lines provides a general view of the retail sales, while the retail stores RMP shows more of a detailed look at some of the individual types of stores under each merchandise line categorization. The retail store types are as follows:

Vehicle and Parts Dealers
New and used automobile dealers, motorcycle dealers, recreational vehicle dealers, all-terrain vehicle dealers, boat dealers, auto parts stores, auto accessories stores and tire dealers are included in this category

Furniture and Home Furnishings Stores
Furniture stores, home furnishing stores, home decorating stores and floor covering stores are included in this category

Electronics and Appliance Stores
Household appliance stores, electronics stores, computer and software stores and camera and photographic equipment stores are included in this category

Building Materials and Garden Supply Stores
Building material and supply dealers, home improvement centers, paint and wallpaper stores, hardware stores, lumberyards, lawn and garden stores, outdoor power equipment stores, nursery and garden centers are included in this category

Food and Beverage Stores
Grocery stores, supermarkets, convenience stores, specialty food stores and beer, wine and liquor stores are included in this category

Health and Personal Care Stores
Pharmacies, drug stores, cosmetic dealers, beauty supply stores, perfume stores, optical goods stores, health care stores and personal care stores are included in this category

Gasoline Stations
Gasoline stations and gasoline stations with convenience stores are included in this category

Clothing and Clothing Accessories Stores
Men's clothing stores, women's clothing stores, children's and infant's clothing stores, family clothing stores, clothing accessories stores, shoe stores, jewelry stores, luggage stores, leather goods stores are included in this category

Sporting Goods and Hobby Stores
Sporting goods stores, hobby stores, toy stores, sewing and needlework stores, musical instrument and supplies stores, book stores, newsstands, music stores are included in this category

General Merchandise Stores
Department stores and other general merchandise stores are included in this category

Miscellaneous Store Retailers
Florists, office supply stores, stationery stores, gift and souvenir stores, used merchandise stores and other miscellaneous retailers are included in this category

Foodservice and Drinking Places
Full-service restaurants, limited-service eating places, special foodservices, taverns and bars are included in this category

TABLE 2.23 - RETAIL MARKET POWER (RETAIL STORES)

RETAIL STORES	2015 DEMAND (CONSUMER EXPENDITURES)	2015 SUPPLY (RETAIL SALES)	OPPORTUNITY GAP/SURPLUS
Total Retail Sales & Eating, Drinking Places	84,811,071	59,242,609	25,568,462
Motor Vehicle & Parts Dealers-441	16,313,875	10,083,666	6,230,209
Automotive Dealers-4411	13,209,307	9,313,973	3,895,334
Other Motor Vehicle Dealers-4412	1,803,224	458,457	1,344,767
Automotive Parts/Accessories, Tire Stores-4413	1,301,344	311,236	990,108
Furniture & Home Furnishings Stores-442	1,677,255	121,634	1,555,621
Furniture Stores-4421	888,228	0	888,228
Home Furnishing Stores-4422	789,027	121,634	667,393
Electronics & Appliances Stores-443	1,515,946	0	1,515,946
Appliance, TV, Electronics Stores-44311	1,184,001	0	1,184,001
Household Appliances Stores-443111	214,221	0	214,221
Radio, Television, Electronics Stores-443112	969,780	0	969,780

TABLE 2.23 - RETAIL MARKET POWER (RETAIL STORES) (CONT.)

RETAIL STORES	2015 DEMAND (CONSUMER EXPENDITURES)	2015 SUPPLY (RETAIL SALES)	OPPORTUNITY GAP/SURPLUS
Computer & Software Stores-44312	295,610	0	295,610
Camera & Photographic Equipment Stores-44313	36,335	0	36,335
Building Material, Garden Equipment Stores -444	9,291,260	7,929,885	1,361,375
Building Material & Supply Dealers-4441	7,890,635	7,595,260	295,375
Home Centers-44411	3,172,195	0	3,172,195
Paint & Wallpaper Stores-44412	136,881	0	136,881
Hardware Stores-44413	778,530	1,591,604	-813,074
Other Building Materials Dealers-44419	3,803,029	6,003,656	-2,200,627
Building Materials, Lumberyards-444191	1,416,178	2,245,393	-829,215
Lawn/Garden Equipment/Supplies Stores-4442	1,400,625	334,625	1,066,000
Outdoor Power Equipment Stores-44421	478,831	0	478,831
Nursery & Garden Centers-44422	921,794	334,625	587,169
Food & Beverage Stores-445	10,509,325	7,053,197	3,456,128
Grocery Stores-4451	6,751,913	7,051,324	-299,411
Supermarkets, Grocery Stores-44511	6,311,763	6,615,070	-303,307
Convenience Stores-44512	440,150	436,254	3,896
Specialty Food Stores-4452	819,033	1,873	817,160
Beer, Wine & Liquor Stores-4453	2,938,379	0	2,938,379
Health & Personal Care Stores-446	4,903,507	3,445,824	1,457,683
Pharmacies & Drug Stores-44611	3,885,163	3,445,824	439,339
Cosmetics, Beauty Supplies, Perfume Stores-44612	339,451	0	339,451
Optical Goods Stores-44613	248,410	0	248,410
Other Health & Personal Care Stores-44619	430,483	0	430,483
Gasoline Stations-447	7,865,492	11,017,233	-3,151,741
Gasoline Stations with Convenience Stores-44711	5,740,447	11,017,233	-5,276,786
Other Gasoline Stations-44719	2,125,045	0	2,125,045
Clothing & Clothing Accessories Stores-448	3,785,609	0	3,785,609
Clothing Stores-4481	1,936,846	0	1,936,846
Men's Clothing Stores-44811	96,430	0	96,430
Women's Clothing Stores-44812	431,949	0	431,949
Children's, Infants' Clothing Stores-44813	111,347	0	111,347
Family Clothing Stores-44814	1,042,717	0	1,042,717
Clothing Accessories Stores-44815	85,240	0	85,240
Other Clothing Stores-44819	169,163	0	169,163
Shoe Stores-4482	288,276	0	288,276
Jewelry, Luggage, Leather Goods Stores-4483	1,560,487	0	1,560,487
Jewelry Stores-44831	1,408,566	0	1,408,566
Luggage & Leather Goods Stores-44832	151,921	0	151,921
Sporting Goods, Hobby, Book, Music Stores-451	1,546,419	1,895,100	-348,681
Sporting Goods, Hobby, Musical Inst Stores-4511	1,354,327	1,895,100	-540,773
Sporting Goods Stores-45111	714,610	1,895,100	-1,180,490
Hobby, Toy & Game Stores-45112	364,385	0	364,385
Sewing,Needlework & Piece Goods Stores-45113	133,651	0	133,651
Musical Instrument & Supplies Stores-45114	141,681	0	141,681
Book, Periodical & Music Stores-4512	192,092	0	192,092
Book Stores & News Dealers-45121	162,303	0	162,303

TABLE 2.23 - RETAIL MARKET POWER (RETAIL STORES) (CONT.)

RETAIL STORES	2015 DEMAND (CONSUMER EXPENDITURES)	2015 SUPPLY (RETAIL SALES)	OPPORTUNITY GAP/SURPLUS
Book Stores-451211	142,354	0	142,354
News Dealers & Newsstands-451212	19,949	0	19,949
Prerecorded Tape, CD, Record Stores-45122	29,789	0	29,789
General Merchandise Stores-452	9,504,919	6,591,465	2,913,454
Department Stores, Excl Leased Departments-4521	3,995,700	0	3,995,700
Other General Merchandise Stores-4529	5,509,219	6,591,465	-1,082,246
Miscellaneous Store Retailers-453	2,288,939	334,982	1,953,957
Florists-4531	90,495	0	90,495
Office Supplies, Stationery, Gift Stores-4532	1,057,307	0	1,057,307
Office Supplies & Stationery Stores-45321	516,688	0	516,688
Gift, Novelty & Souvenir Stores-45322	540,619	0	540,619
Used Merchandise Stores-4533	160,961	0	160,961
Other Miscellaneous Store Retailers-4539	980,176	334,982	645,194
Non-Store Retailers-454	7,210,335	800,623	6,409,712
Foodservice & Drinking Places-722	8,398,190	9,969,000	-1,570,810
Full-Service Restaurants-7221	3,791,773	2,267,869	1,523,904
Limited-Service Eating Places-7222	3,333,463	7,351,185	-4,017,722
Special Foodservices-7223	920,937	349,946	570,991
Drinking Places -Alcoholic Beverages-7224	352,017	0	352,017
GAFO *	19,087,455	8,608,199	10,479,256
General Merchandise Stores-452	9,504,919	6,591,465	2,913,454
Clothing & Clothing Accessories Stores-448	3,785,609	0	3,785,609
Furniture & Home Furnishings Stores-442	1,677,255	121,634	1,555,621
Electronics & Appliances Stores-443	1,515,946	0	1,515,946
Sporting Goods, Hobby, Book, Music Stores-451	1,546,419	1,895,100	-348,681
Office Supplies, Stationery, Gift Stores-4532	1,057,307	0	1,057,307

Source: The Nielsen Company

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LAND USE

Section 3 is an overview of land use in the Village. Existing land uses by type are detailed, as well as parcel classifications of each land use type. Additionally, the current zoning districts are illustrated, as well as the development constraints within each of those districts. Finally, future land use plans are considered.

3.1 EXISTING LAND USE

The existing land use pattern, to a large extent, sets the stage for the plan. However, this does not preclude the plan from recommending alternate uses of certain parcels that are under-utilized, inappropriate because of negative impacts on surrounding properties or to achieve redevelopment objectives. In order for the plan to be reasonable, careful consideration should be given to the existing use of land, as well as to the suitability and carrying capacity of undeveloped property for particular uses.

The land use analysis shows that the majority (52%) of the land in the Village is developed. Of the developed land, residential is the primary land use. In terms of parcel type, residential is the most common with just over 70% of all parcels. Undeveloped is the next most common parcel type with 19%, followed by industrial and commercial at 5% each. The existing land use in the Village can be seen in *Figure 1.2*.

FIGURE 1.1 - EXISTING LAND USE BY ACREAGE

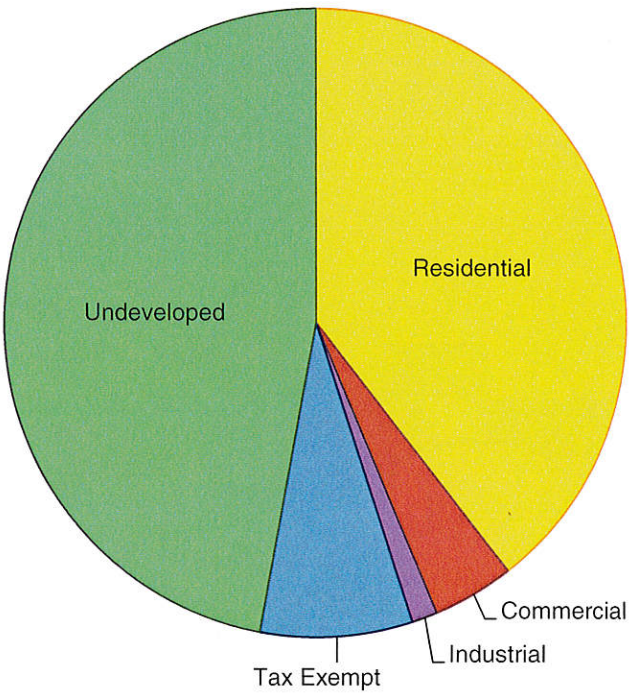
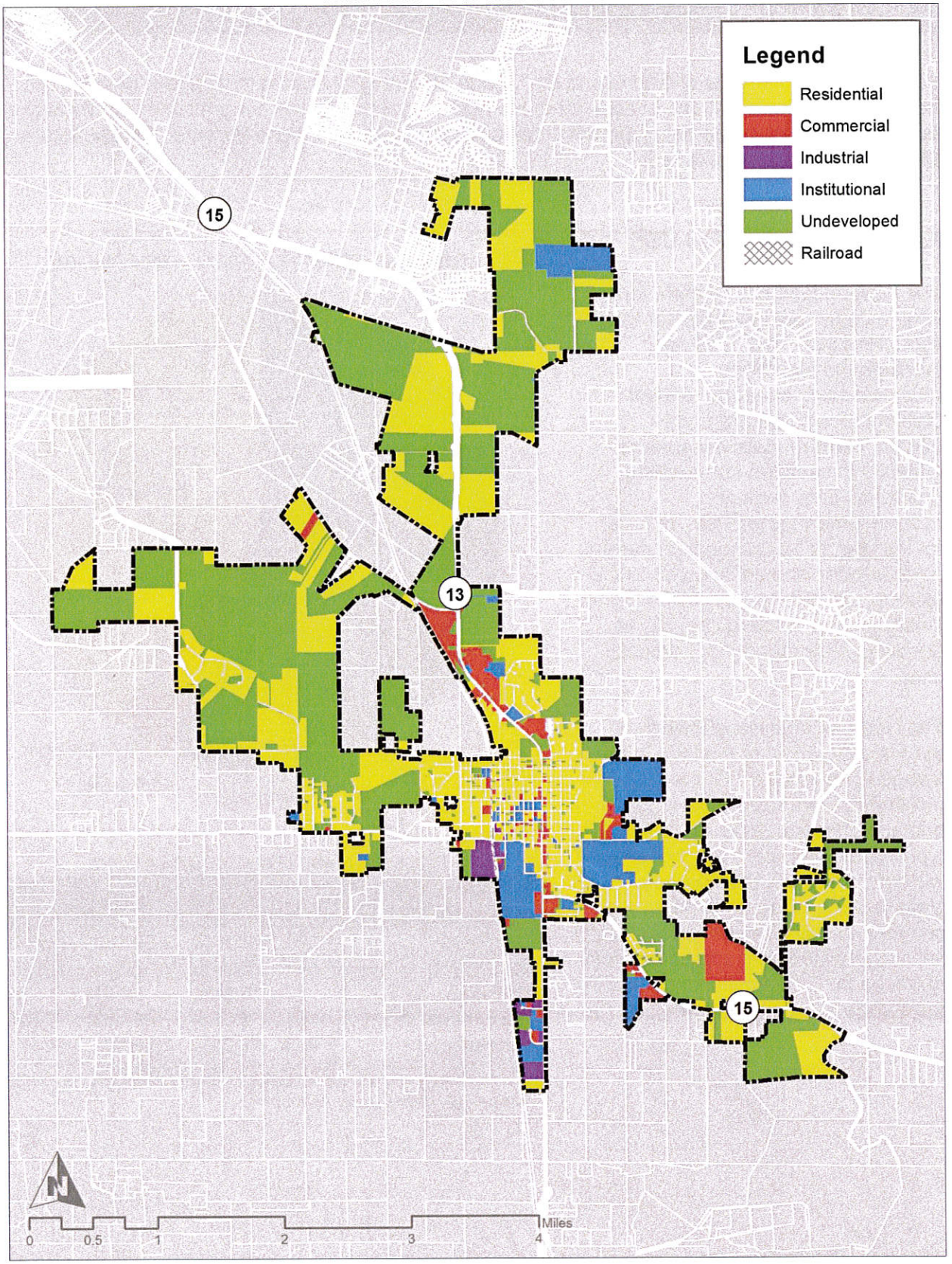


TABLE 3.1 - LAND USE CLASSIFICATIONS

CLASSIFICATION	PARCELS		ACREAGE	
	#	%	#	%
Residential	1,500	71.26%	1,583.60	39.46%
Commercial	107	5.08%	169.48	4.22%
Industrial	17	0.81%	52.91	1.32%
Tax Exempt	103	4.89%	317.33	7.91%
Undeveloped	378	17.96%	1,889.68	47.09%
Total	**2,105**		**4,013.00**	

Source: St. Clair County Assessor

FIGURE 3.2 – EXISTING LAND USE



Residential Land Uses

In terms of residential land use classifications (*Table 4.2*), single-family residences (40 – Improved Residential) make up 82% of all parcels classified as residential. Commercial multi-family parcels (19%) and improved rural - non-farm (6%) are the next most common residential land use classifications.

Figure 3.3 shows the location of the parcels classified as a residential land use in the Village.

TABLE 3.2 - RESIDENTIAL PARCEL CLASSIFICATIONS

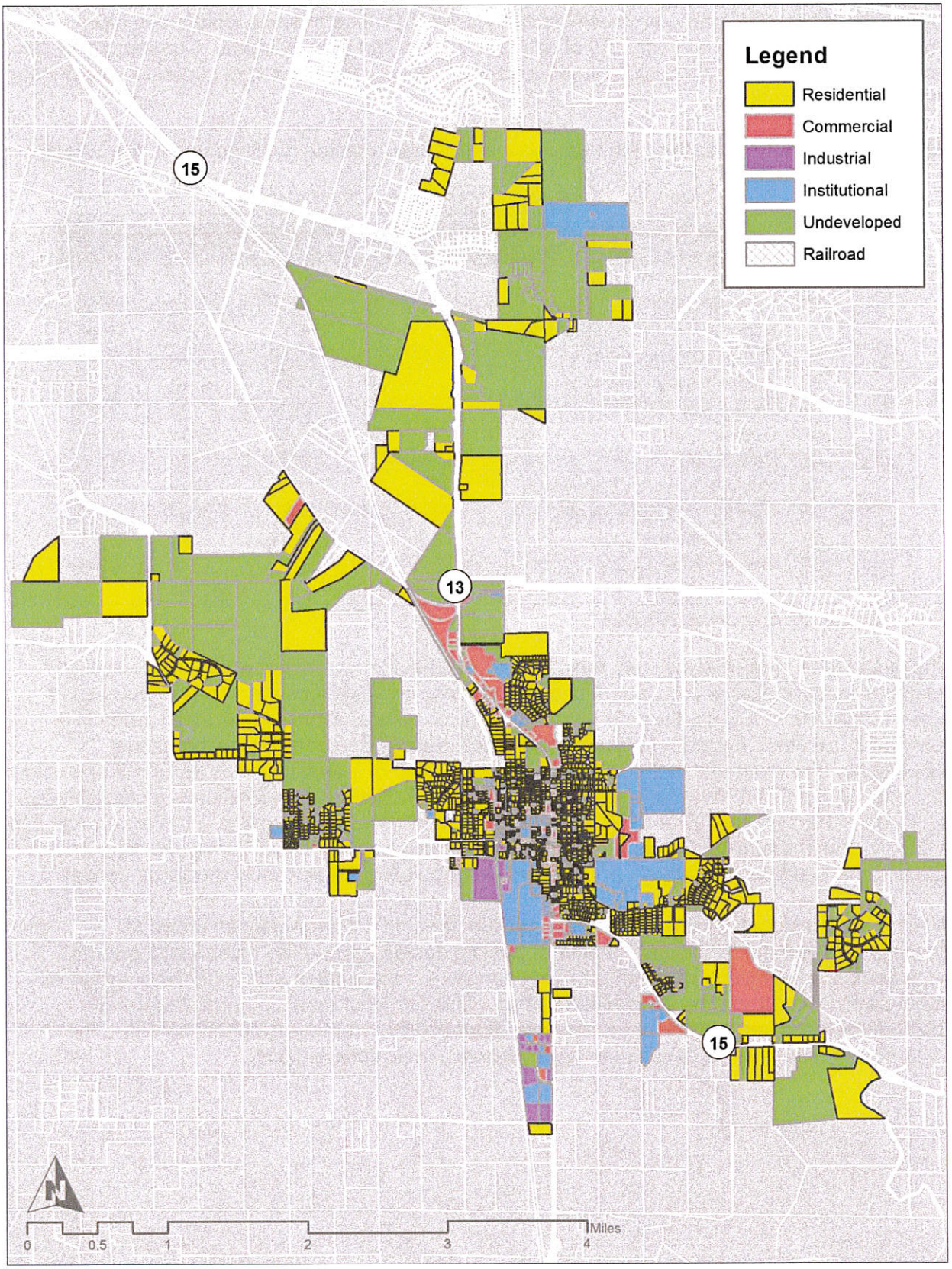
CODE	DESCRIPTION	PARCELS		ACREAGE	
		#	%	#	%
10	Improved rural - Non farm	85	5.67%	321.84	20.32%
11	Farm land with home site	28	1.87%	420.48	26.55%
12	Farm land with farm buildings	7	0.47%	111.54	7.04%
40	Improved residential	1,231	82.07%	664.52	41.96%
42	Mobile Home - Privilege	13	0.87%	4.42	0.28%
43	Mobile Home - Real Estate	40	2.67%	34.72	2.19%
44	Duplex	41	2.73%	12.04	0.76%
45	Split Duplex	30	2.00%	4.24	0.27%
46	Nuisance Value - Residential	1	0.07%	0.65	0.04%
50	Commercial Multi Family	20	18.69%	5.62	3.31%
51	Condominiums	1	0.93%	0.12	0.07%
64	Mobile Home Court	3	2.80%	3.44	2.03%
	Total	**1,500**		**1,583.61**	

Source: St. Clair County Assessor

The intermixing of multi-family and two-family dwellings that is present within single-family neighborhoods is a reflection of past and current zoning regulations. In certain instances, it appears that the mix of multi-family and two-family dwellings within single-family areas is a result of a "pyramid" system of permitted uses in Freeburg's residential zoning district regulations. For example, in the MR-2 Multi-Family District, permitted uses include those uses permitted in the MR-1 Two-Family District. In the MR-1 District, permitted uses include those allowed in what was the SR-2 Single-Family District and so on. Therefore, a developer can plat a subdivision in the MR-2 District and begin building multi-family or two-family dwelling on the lots and then, either concurrently or later, decide to building single-family dwellings as well.

While mixing residential densities within a development is not inherently an improper development technique, it is important that the site design scheme be established prior to construction, with consideration of grouping densities, coordination of architectural styles, off-street parking and vehicular access/circulation. This can best be accomplished through "planned development" district regulations as opposed to pyramid residential zoning. The Village has such planned development provisions in their Zoning Code.

FIGURE 3.3 – RESIDENTIAL PARCELS



Another problematic residential land use issue in Freeburg is the existence of mobile homes in single-family neighborhoods. There is no question that mobile homes are an affordable housing alternative. However, the existence of mobile homes within neighborhoods of a more permanent single-family housing stock tends to negatively affect the values of the single-family homes. At the time of the land use survey, there were 36 mobile homes located within single-family zoning districts. They were either non-conforming uses or are replacement mobile homes that were permitted by the special use permit provisions of the Freeburg Zoning Code (for existing mobile homes only). In addition to the above mobile homes, there were 26 units located on originally single-family platted lots that have been since zoned MH-1 "Mobile Housing District."

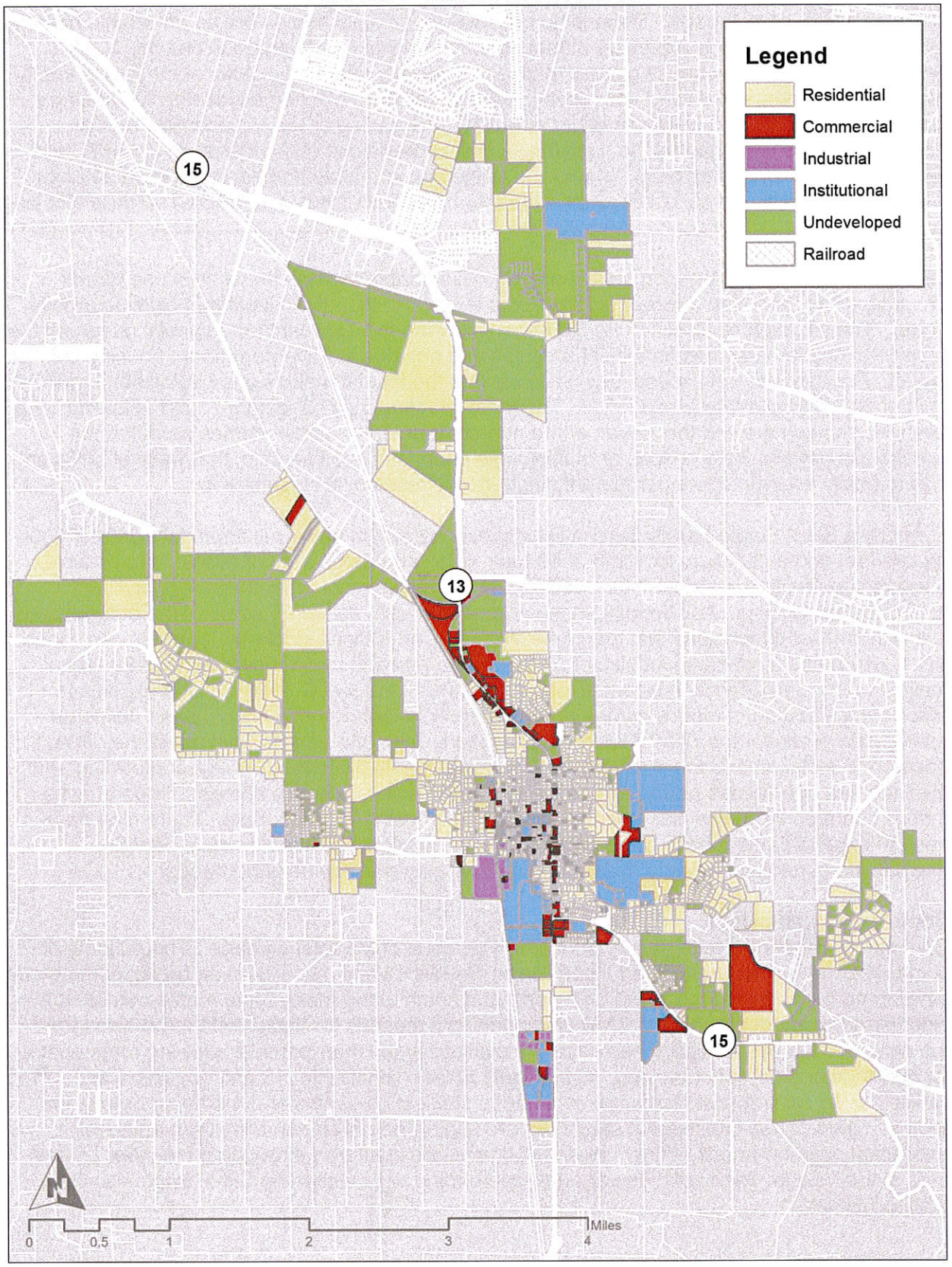
One of the reasons for allowing replacement mobile homes through the special use permit procedure has been that a newer mobile home is a better than the dilapidated existing mobile home. The situation becomes more controversial when the applicant for a special use permit to replace a mobile home has financial hardships and not able to have permanent housing built on the lot. Furthermore, an excuse may be made that the lot dimensions are insufficient to build a contemporary single-family residence. The latter situation may have some merit. However the land use survey revealed that seven of the non-conforming or mobile homes permitted by special use permits were on lots, or multiple lots under single ownership, that were of sufficient size to easily accommodate permanent single-family residential construction.

Formerly a SR-2 Single-Family Zoning District existed, which had a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet. Such standards are conducive to affordable housing construction, whether it be traditional home construction, manufactured, or prefabricated housing. Additionally, these regulations were suited for some of the older platted lots with smaller dimensions that are in the Village. Currently all single-family areas are zoned SR-1, which has a minimum lot size of 9,500 square feet and minimum lot width of 80 feet, making many single-family residential lots non-conforming as well. If the Village expects to resolve the situation of mobile homes in single-family neighborhoods, then it must delineate appropriate areas for the SR-2 District classification. Also, the Village must make the difficult decision to make all existing mobile homes in single-family districts to be non-conforming and eliminate the special use permit alternative to replace existing mobile homes. There are two mobile home parks where placement of this type of housing is appropriate. There may be a need to expand these mobile home communities or to allow additional ones to provide alternatives to relocate existing mobile homes from single-family neighborhoods.

Commercial Land Uses

Commercial properties take up 170 acres, or 4 percent, of the total acreage. The majority of commercial land uses are located along Illinois Routes 13 and 15. The most recent commercial development activity has occurred both north and south along these State routes outside the older platted area of the Village. One of the principal reasons for this growth trend away from the older section of this Village has been the availability of larger parcels, allowing more space for buildings and off-street parking. Along State Street (Illinois Rte. 13 and 15), there are typically older commercial structures confined to shallow lot depths and, perhaps, narrow lot widths. Often, these commercial structures are separated only by an alley from adjacent residential neighborhoods. Other commercial uses are scattered throughout the older platted area of the Village. Many of these are non-conforming uses within the SR-1 Single-Family Zoning District.

FIGURE 3.4 – COMMERCIAL PARCELS



Overall, the pattern of commercial development in Freeburg is fragmented. There is no identifiable "downtown" or "central business district." In considering future commercial development options, it would be wise to limit commercial development to the areas between the existing northern and southernmost commercial properties along Illinois Routes 13 and 15. Also, the Village may also consider increasing the depth of commercial land uses in selected areas along State Street. Such proposals should be predicated on unified redevelopment schemes that involve multiple properties. Plan policy could reflect this, though it would be unwise to pre-zone any existing residential properties until an actual redevelopment proposal is presented to the Village. One incentive that could stimulate redevelopment along State Street is Tax Increment Financing (TIF). However, the key to a successful TIF district is having new commercial (preferably retail) development that will generate a sufficient incremental increase in taxes to finance eligible redevelopment costs (i.e., property acquisition, demolition and infrastructure improvements).

TABLE 3.3 - COMMERCIAL PARCEL CLASSIFICATIONS

CODE	DESCRIPTION	PARCELS		ACREAGE	
		#	%	#	%
60	Commercial Business	90	84.11%	105.19	62.07%
63	Commercial Non Profit	2	1.87%	47.97	28.30%
65	Commercial With Farmland	1	0.93%	5.01	2.95%
70	Commercial Office	14	13.08%	11.31	6.67%
	Total	**107**		**169.48**	

Source: St. Clair County Assessor

Industrial Land Uses

Nearly 53 acres of industrial operations exist within the Village of Freeburg. The largest industrial facility is Hubbell Wiegmann Company (manufactures of electrical enclosures) which employs approximately 280 persons. Historically, the Village's industrial enterprises have developed along, or nearby, the Illinois Central Railroad, though currently, no industry in Freeburg utilizes rail transport.

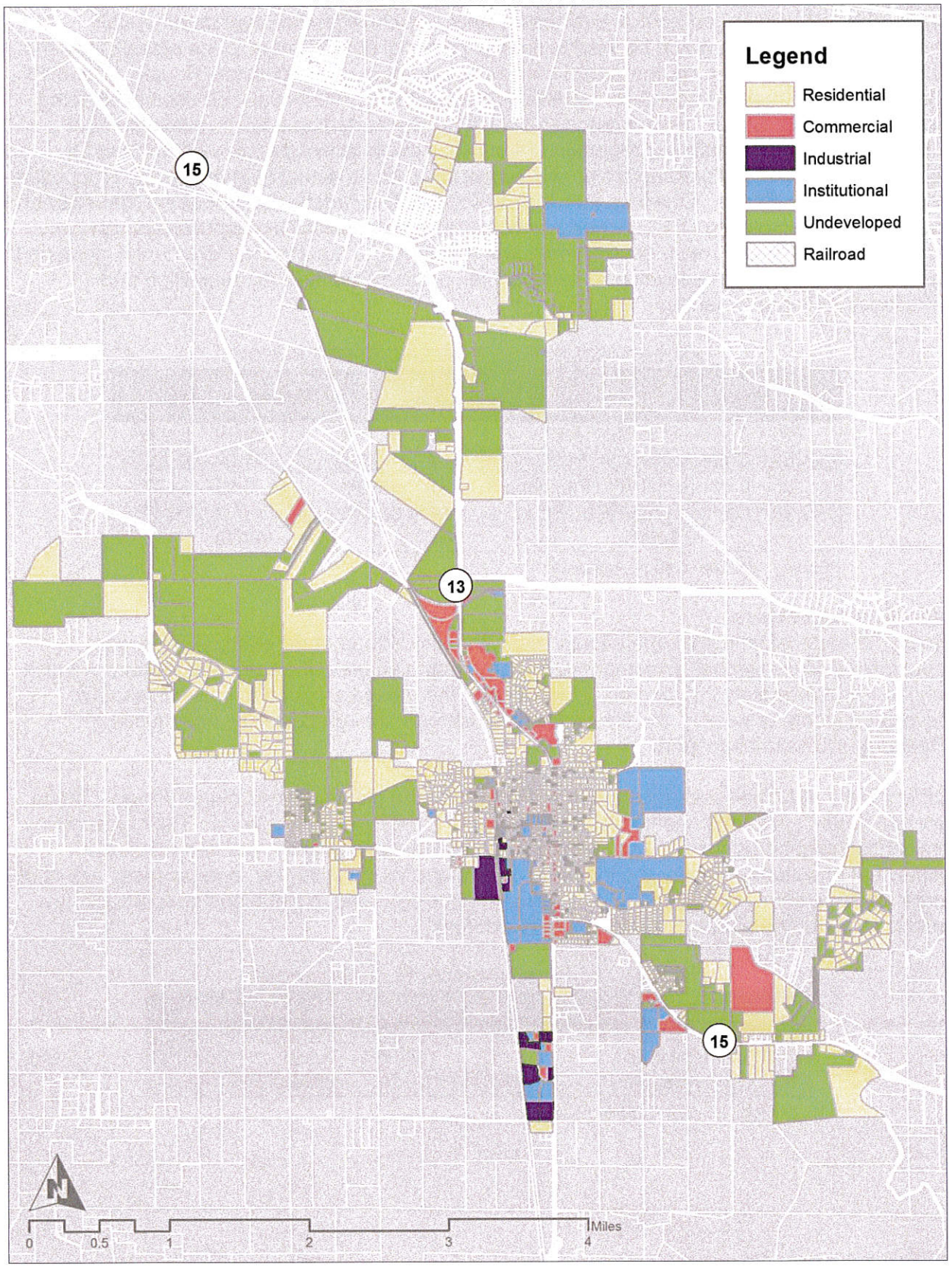
Other similar industrial uses are scattered throughout the older sections of the Village. These are remnants of previous unsatisfactory development policy, or lack thereof. Their location in residential neighborhoods not only damages the residential character, but has resulted in somewhat unsuitable sites for the industrial operations themselves (i.e., poor access, lack of off-street parking, storage areas and no room for expansion). These situations are particularly troublesome for the plan and zoning code to address.

TABLE 3.4 - INDUSTRIAL PARCEL CLASSIFICATIONS

CODE	DESCRIPTION	PARCELS		ACREAGE	
		#	%	#	%
80	Industrial	17	100.00%	52.91	100.00%
	Total	**17**		**52.91**	

Source: St. Clair County Assessor

FIGURE 3.5 – INDUSTRIAL PARCELS



Institutional Land Uses
Public and semi-public land uses include properties developed for schools, churches, cemeteries, public offices and similar uses. They are uses that are typically allowed in residential zoning districts, but subjected to "conditional use" (or "special use") approval procedures.

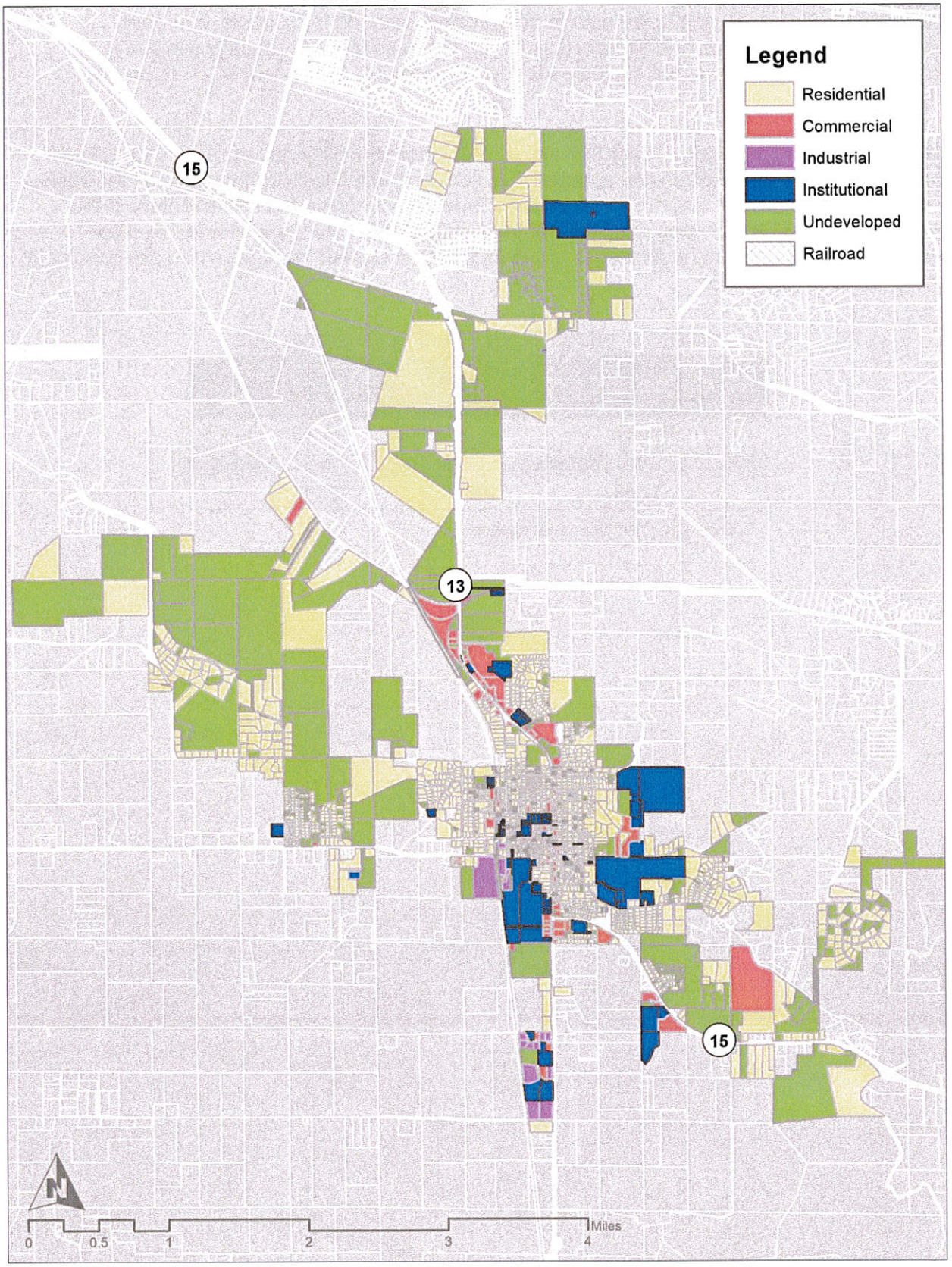
These land uses cover nearly over 317 acres, or 7.7 percent of the Village's acreage. The majority of public and semi-public acreage is associated with Freeburg Elementary, the High School District facilities, and the parks in the Village. Also included in this inventory is the Village Municipal Center, located in the southern part of town on Illinois Route 15. The remaining public and semi-public uses are disbursed throughout the Village and are principally churches and cemeteries.

TABLE 3.5 - INSTITUTIONAL PARCEL CLASSIFICATIONS

CODE	DESCRIPTION	PARCELS		ACREAGE	
		#	%	#	%
9000	Exempt	102	99.03%	316.49	99.74%
9001	Partial Exempt	1	0.97%	0.84	0.26%
	Total	**103**		**317.33**	

Source: St. Clair County Assessor

FIGURE 3.6 – INSTITUTIONAL PARCELS



Undeveloped Land

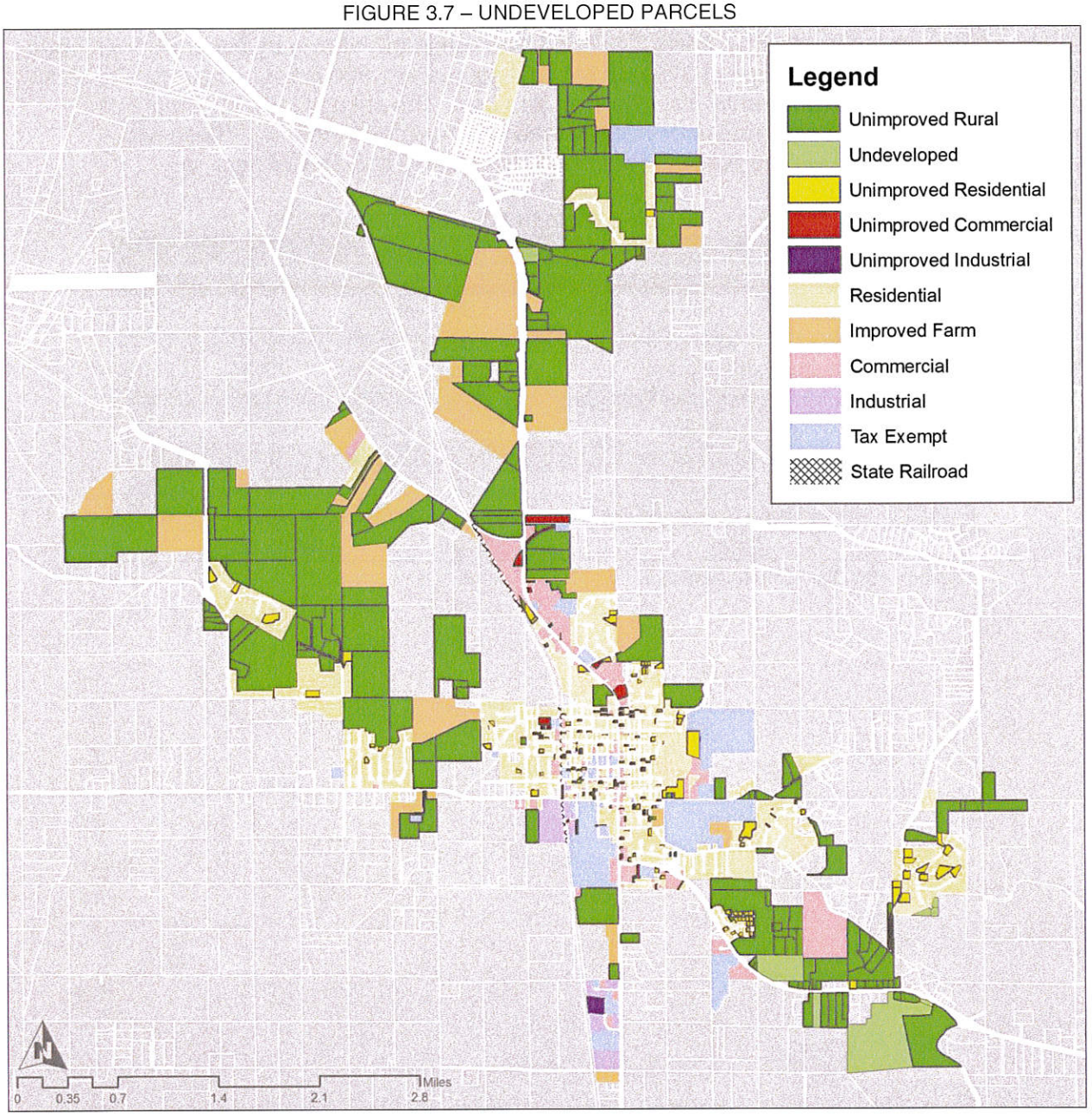
Table 3.6 provides a breakdown of undeveloped land within the Village by the current property classification. There are a total of 378 parcels totaling nearly 1,890 acres. The majority of this undeveloped acreage is currently classified as farm use. The second largest amount of undeveloped acreage is general undeveloped land with no improvements. These two classifications make up 86 percent of the undeveloped land within the Village.

TABLE 3.6 - UNDEVELOPED PARCEL CLASSIFICATIONS

CODE	DESCRIPTION	PARCELS		ACREAGE	
		#	%	#	%
20	Unimproved rural - Non farm	36	9.52%	190.74	10.09%
21	Unimproved rural - Farm	75	19.84%	1,448.23	76.64%
23	Forestry Management	5	1.32%	79.77	4.22%
28	Conservation Stewardship	1	0.26%	4.96	0.26%
29	Woodland Transition	2	0.53%	25.33	1.34%
30	Unimproved residential	163	43.12%	67.91	3.59%
32	Developer Residential	60	15.87%	53.28	2.82%
55	Unimproved Commercial	36	9.52%	19.47	1.03%
	Total	**378**		**1,889.68**	

Source: St. Clair County Assessor

FIGURE 3.7 – UNDEVELOPED PARCELS



SECTION 3.2 – ZONING DISTRICTS

The zoning district map for the Village (*Figure 3.8*) was updated in 2015. Per the Village's Zoning Code, the districts are defined as follows:

Agriculture District – A

The "A" Agricultural District encompasses areas that are presently undeveloped or sparsely developed and that, for various reasons, should remain so for the foreseeable future. Some tracts of land in this district are fertile and relatively level and best suited for agricultural pursuits. Other tracts in this district have such poor soils steep slopes, inadequate natural drainage, and/or other problems, or are simply so distant from existing developed areas that the provision and maintenance of roads, utilities, and storm water drainage systems would be impractical or burdensomely expensive to the tax paying public.

Single-Family Residential – SR-1

In the "SR 1", Single family Residence District, land is principally used for or is best suited for detached, single family dwellings and related educational, religious and recreational facilities. The regulations for this district are intended to stabilize and preserve sound existing single family neighborhoods and to promote the development of subdivisions offering a range of new conventionally constructed single family housing. Other types of residences (mobile homes, immobilized mobile homes, duplexes, apartments, and the like) are strictly prohibited in this district.

Two-Family Residential – MR-1

The "MR 1," Two Family Residence District, encompasses areas suitable for both single family dwellings and duplexes as well as related educational, religious and recreational facilities.

Multi-Family Residential – MR-2

The "MR 2" Multiple Family Residence District is established to stabilize and conserve existing neighborhoods that predominantly consist of multiple family dwellings and to promote the development of comparable new areas in order to accommodate all persons desiring this type of residential environment.

Manufactured Housing District – MH-1

The "MH 1" Manufactured Housing District is primarily intended to provide areas suitable for the placement of immobilized manufactured homes on individual lots for the establishment of manufactured home parks and for the placement of modular homes. This district is intended to preserve all other residential districts for conventionally constructed dwellings.

Community Business District – B-1

The "B 1," Community Business District, primarily encompasses the long established commercial areas of the Village where a wide range of goods and services is offered to the general public at retail or wholesale.

Highway Business District – B-2

The "B 2" Highway Business District is intended to accommodate and regulate strip commercial developments and compatible uses. Since such businesses, both retail and wholesale, draw their patrons primarily from the motoring public, they typically require direct access to major streets and large lots for off street parking and loading.

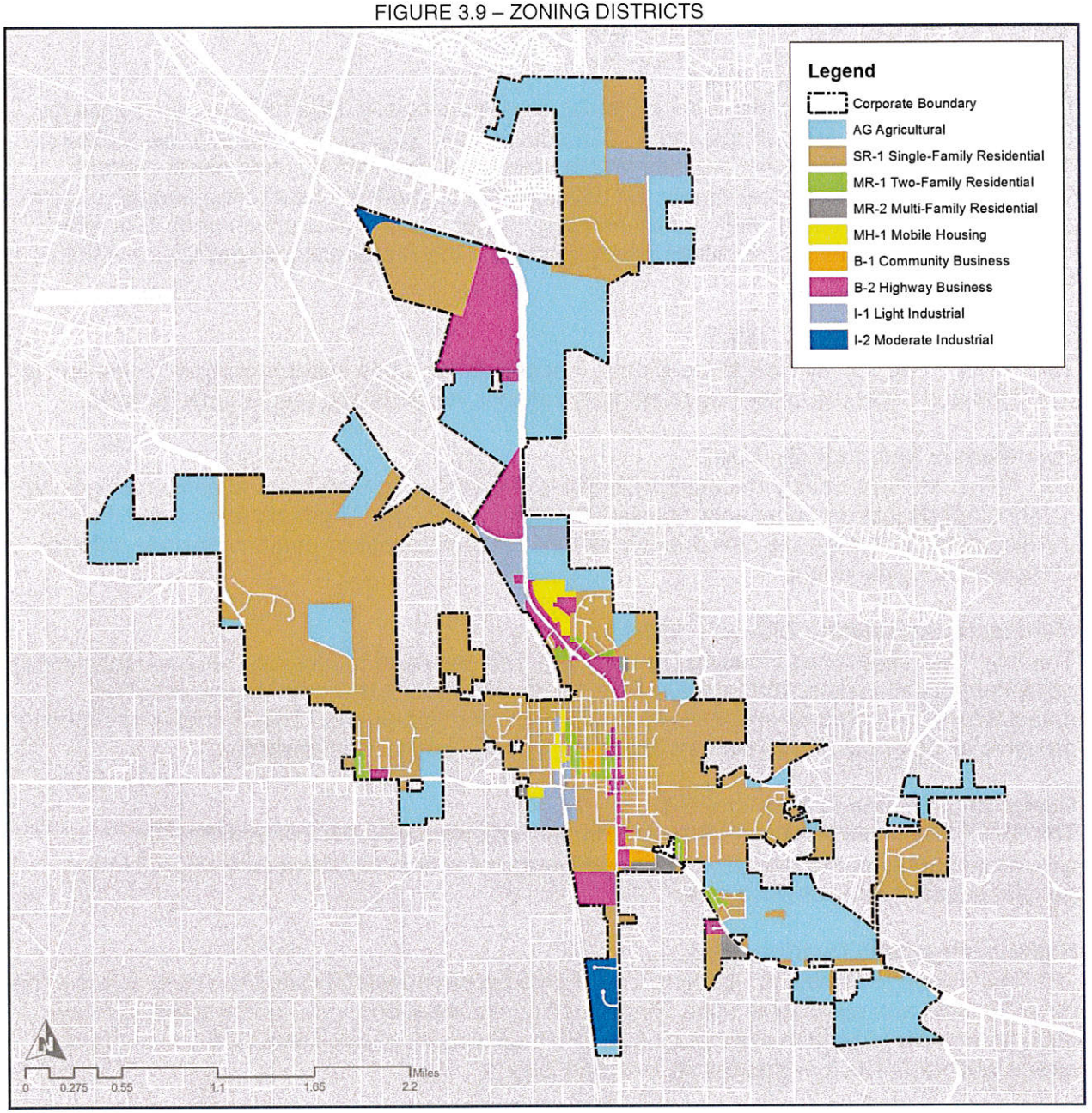
Light Industrial – I-1

The "I 1" Light Industrial District is intended to provide for areas where light industry, research facilities, warehouses, and wholesale businesses may locate without detriment to the remainder of the community. In these areas, a satisfactory correlation of factors required by such uses exists or can be readily achieved.

Moderate Industrial – I-2

The "I 2" Moderate Industrial District is intended to provide for areas where industry, research facilities, warehouses, and wholesale businesses may locate without detriment to the remainder of the community. In these areas, a satisfactory correlation of factors required by such uses exists or can be readily achieved.

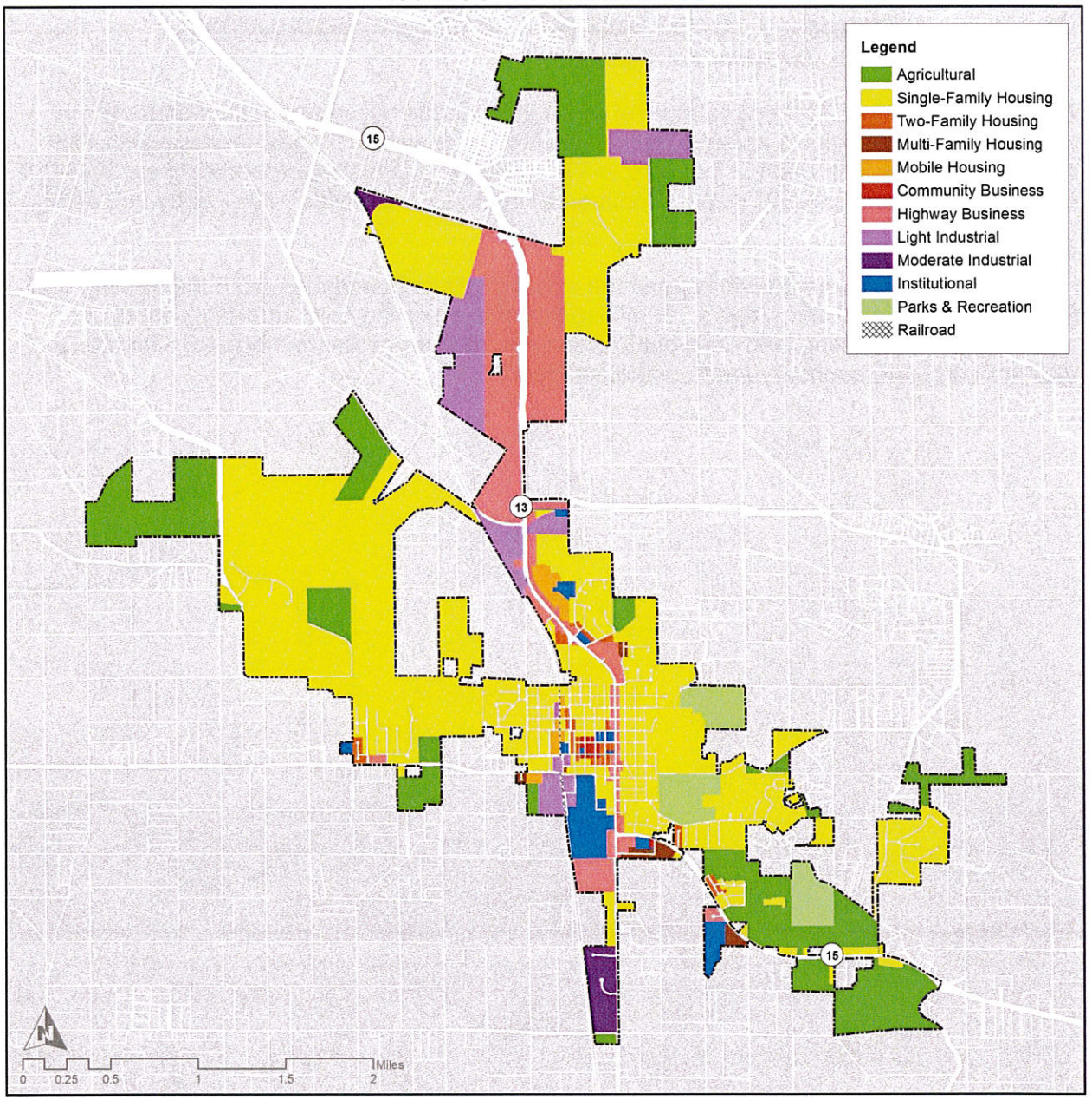
FIGURE 3.9 – ZONING DISTRICTS



SECTION 3.3 – FUTURE LAND USE

The Future Land Use element establishes the pattern of land uses and location of growth for Freeburg. The development of the ideal future land use is based on existing land use, zoning, utilities and infrastructure. This section represents the growth policy from which the Village ensures that physical expansion of the developed areas is managed at a rate to support any projected population and economic growth.

FIGURE 3.8 – FUTURE LAND USE



Future Land Use Requirements

The most significant changes from the existing land use to the future land use plan are associated with what is currently vacant, underdeveloped land or land currently used for

agricultural purposes. Table 3.8 details the acreage change from the existing land use to the illustrated future land use.

TABLE 3.8 - FUTURE LAND USE

CLASSIFICATION	ELU ACREAGE	FLU ACREAGE	CHANGE ACRES	%
Agricultural	2,302.09	907.71	-1394.38	-61%
Residential	1,583.60	2,251.29	667.69	42%
Commercial	169.48	458.12	288.64	170%
Industrial	52.91	213.52	160.61	304%

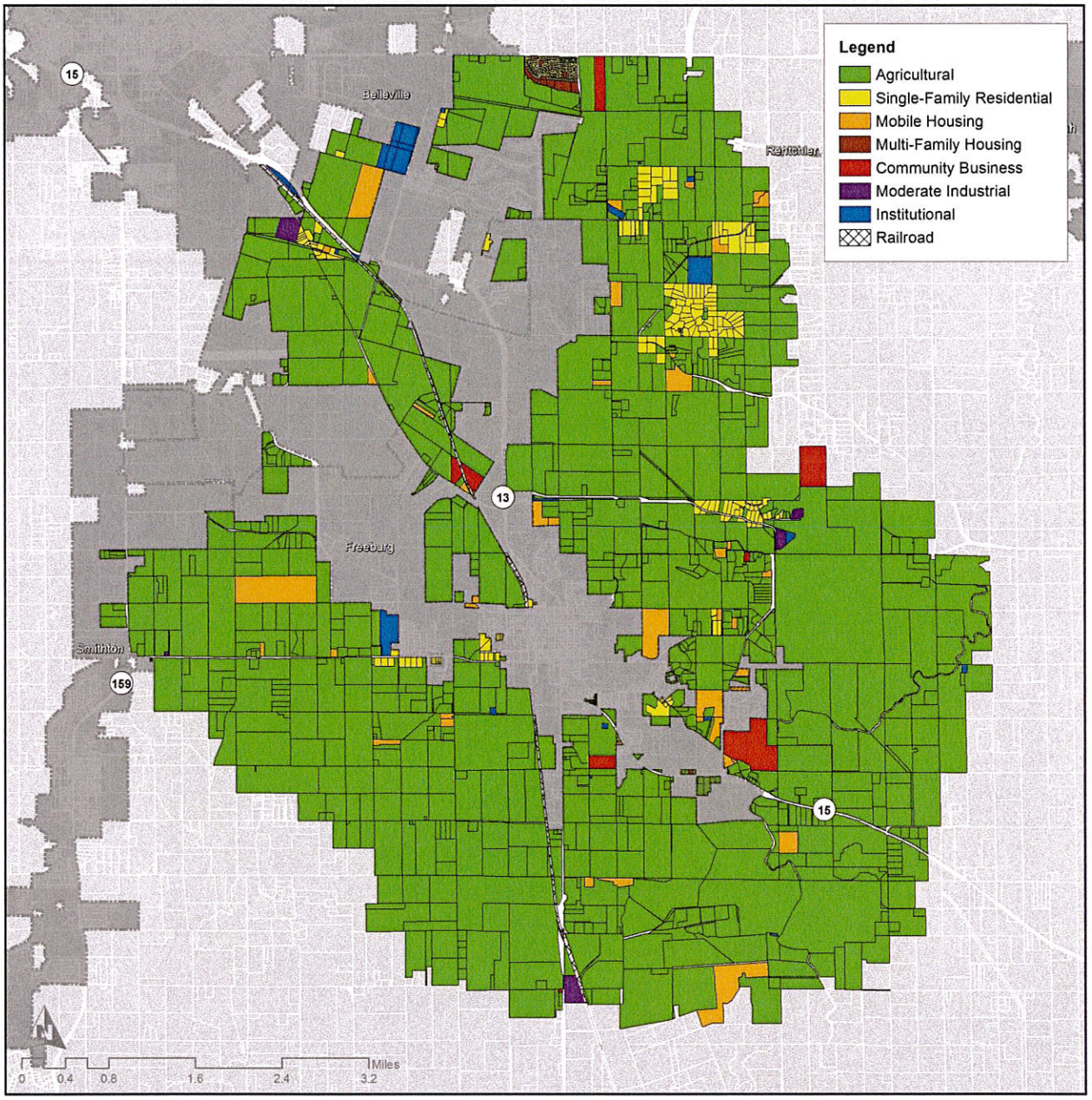
Source: St. Clair County Assessor

The most significant difference in terms of acreage is the change in agricultural property. In terms of planned additional acreage, residential land uses are the biggest increase with 668 acres. As far as a total percent increase, the percentage of industrial properties grew 304% from 53 existing acres to 214 acres. Commercial land uses increased 170%, or by 289 acres.

Planning Area

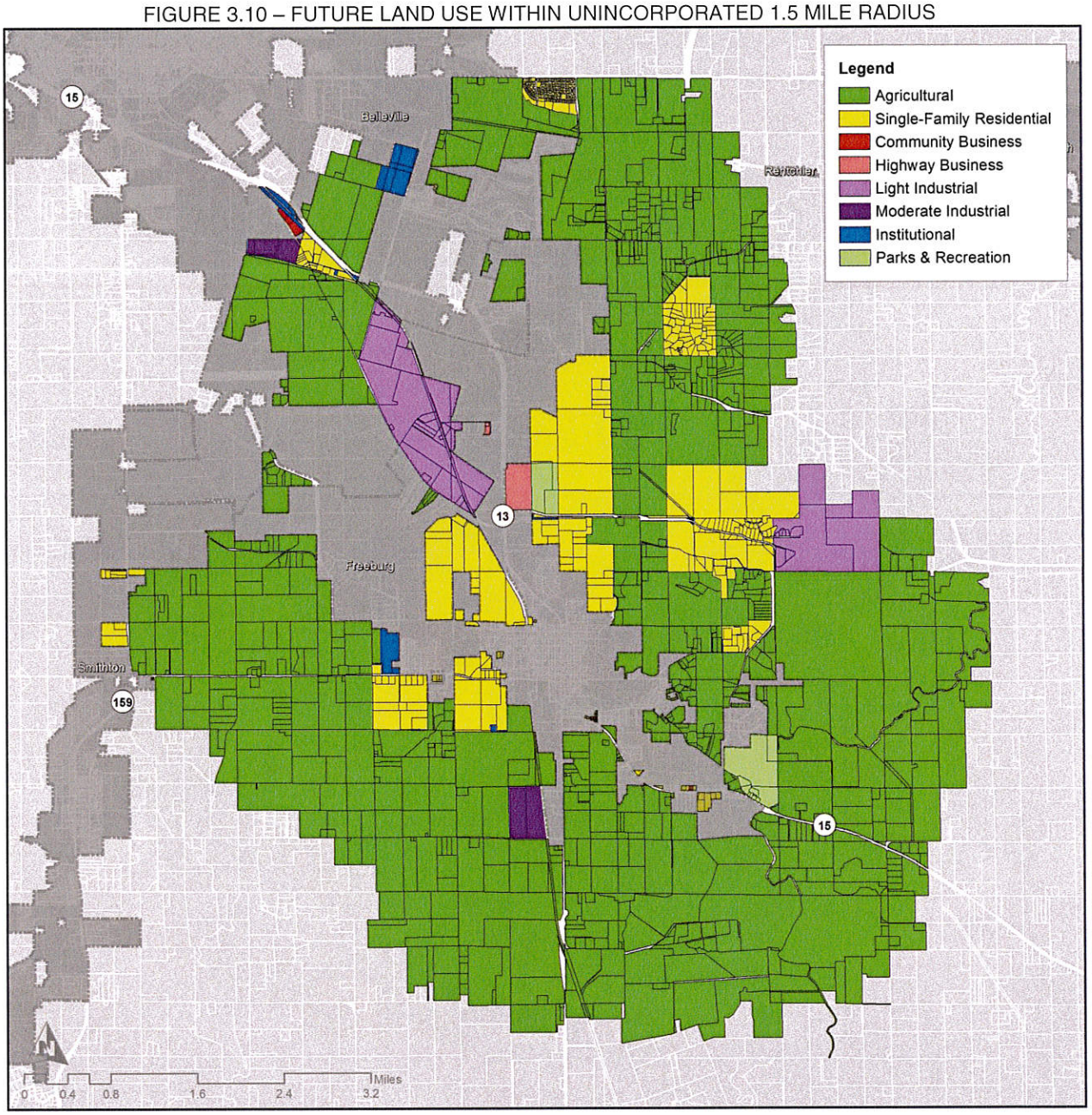
In order to plan for future growth beyond the existing Village boundaries, both the existing and future land use of the land within a 1.5 mile radius of the existing corporate limits should be considered. The existing land uses of the unincorporated properties within a 1.5 mile radius of Village's corporate boundary are illustrated in Figure 3.9.

FIGURE 3.9 – EXISTING LAND USE WITHIN UNINCORPORATED 1.5 MILE RADIUS



Just as with the future land use within the corporate boundary, the most significant changes from the existing land use to the future land use plan (*Figure 3.10*) in the 1.5 mile planning area are associated with what is currently vacant, underdeveloped land or land currently used for agricultural purposes. The most common change is those parcels designated as residential in the future land use plan, in order to accommodate future population growth and the spread of residential land uses. Another reason is that, per the Village's zoning code, any territory annexed into the Village is automatically designated part of the SR-1 (single-family residential) district. However, the Board of Trustees, under advisement of the Plan Commission, may annex property under another zoning district if all legal requirements for zoning the property at the time of the annexation are met.

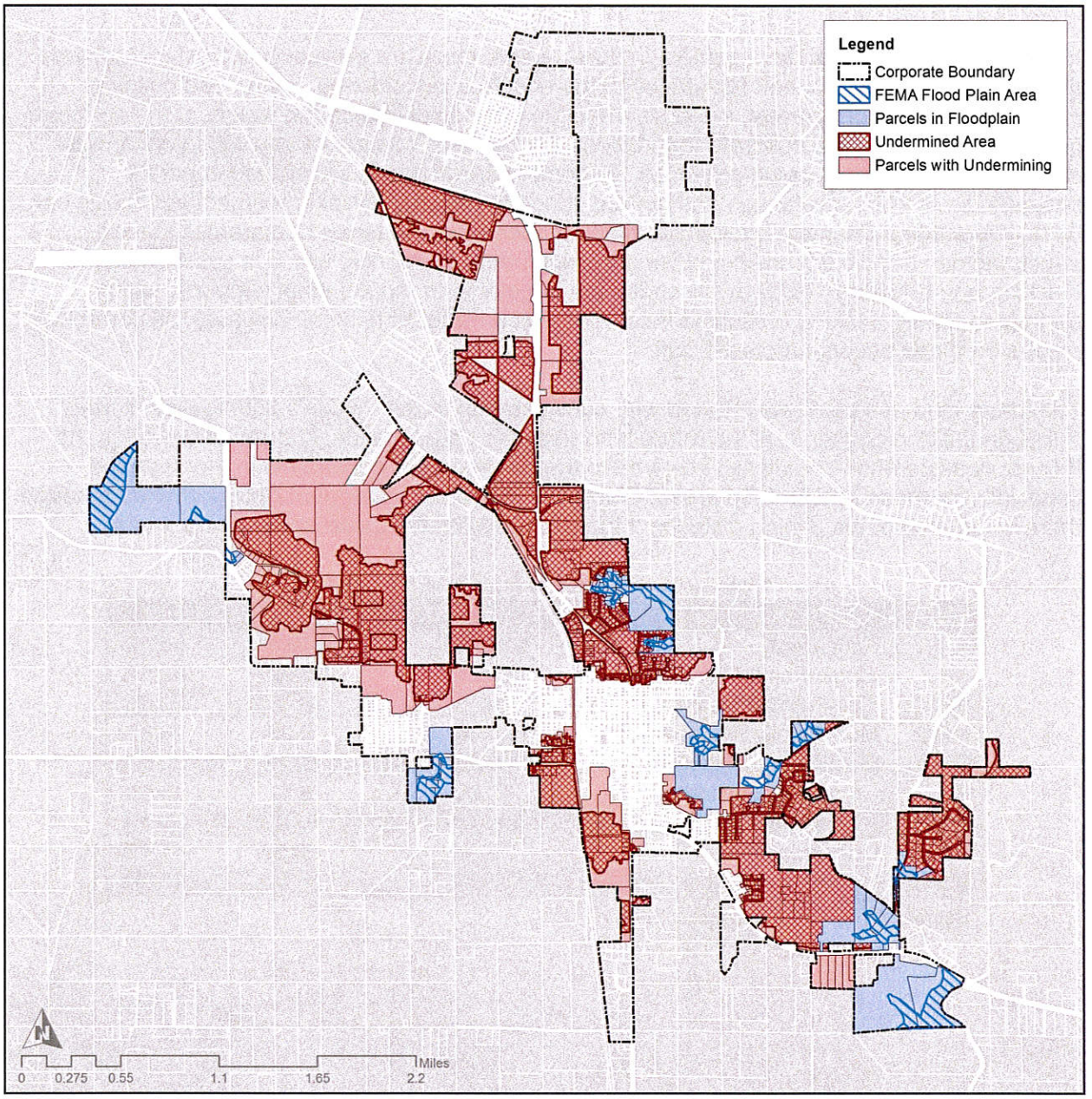
FIGURE 3.10 – FUTURE LAND USE WITHIN UNINCORPORATED 1.5 MILE RADIUS



Development Constraints

Key factors considered when analyzing future development constraints were the location of undermined areas, floodplains, and availability of public sewer and water utilities. The parcels with undermining and/or floodplain concerns are illustrated in Figure 3.11. Of the total undeveloped parcels, only 138 acres (37%) are without these development constraints. In terms of acreage, the parcels not affected by one of the aforementioned constraints total 225 acres, which is just 12% of the total acreage of the undeveloped parcels. However, should some of the undeveloped parcels be split in ways to circumvent these constraints the number of parcels, and the percentage of the acreage, that are without constraints would be higher. These findings suggest that annexing territory with less limiting development constraints will be necessary to accommodate efficient and orderly growth of Freeburg.

FIGURE 3.11 – PARCELS WITH UNDERMINING/IN FLOODPLAIN



Subsurface Coal Mines

The existence of vast amounts of underground coal mines in the vicinity of Freeburg presents the greatest constraint to future development. The threat and unpredictability of subsidence is a discouragement to development that has become more pronounced over the past two decades in southern Illinois. There have been several incidences of structural damage due to subsidence in Freeburg.

The undermined areas depicted in Figure 3.11 were created using Illinois State Geological Survey (ISGS) data. It should be noted that the areas indicated as 'undermined' should be considered to be a general location, and a buffer around these areas should be applied in the when considering future development. The Village has conducted separate studies on the

prevalent undermining throughout the area that should be consulted directly when planning future development.

In the case of residential development in these areas, there are several construction methods that are preferred due to their resistance to the effects of subsidence. Increased building footprints, in terms of acreage, are encouraged in order to distribute the weight of the structure over a larger area. Slab concrete foundations are the least tolerant of any subsidence, with crawlspace foundations being preferred. Second to crawlspaces are poured concrete basements. In both crawlspace and poured concrete basements reinforcement structures can be built to support the main body of the home if necessary. In terms of materials framed structures can handle the shifting of weight much better than brick, which is susceptible to cracking and breaking. Modern fire codes are beginning to require steel supports, which perform in terms of taking on subsidence. There is a trade-off to steel, however, as corrective repairs on these become more difficult.

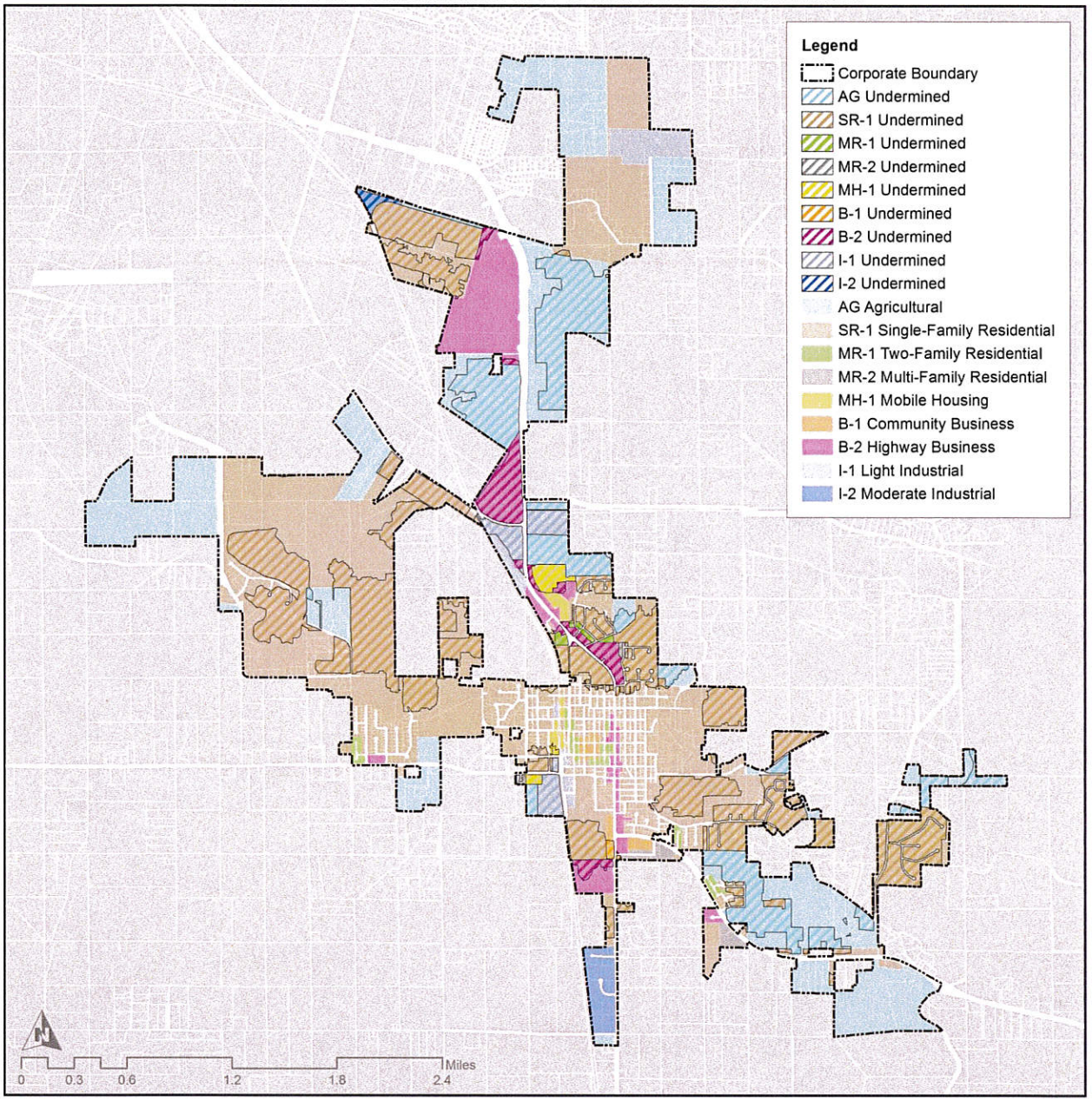
The future land use plan was created with consideration to the Village's zoning district map. Although the zoning map and the future land use plan detail the ideal future land uses in the Village, consideration should still be given to the development constraints in those areas, especially for those undermined areas. Table 3.9 indicates the amount of undermined acreage there is for each of the zoning districts. Figure 3.12 illustrates those undermined areas.

TABLE 3.9 - UNDERMINED ACREAGE BY ZONING

CODE	DESCRIPTION	TOTAL ACRES	UNDERMINED	%
A	Agricultural	1355.88	519.87	38.3%
SR-1	Single-Family Residential	2196.45	866.87	39.5%
MR-1	Two-Family Residential	30.18	6.82	22.6%
MR-2	Multi-Family Residential	24.36	4.09	16.8%
MH-1	Manufactured Housing	36.96	20.92	56.6%
B-1	Community Business	20.30	3.17	15.6%
B-2	Highway Business	300.67	93.40	31.1%
I-1	Light Industrial	138.19	60.99	44.1%
I-2	Moderate Industrial	57.04	8.73	15.3%

Source: Illinois State Geological Survey

FIGURE 3.12 – UNDERMINED AREAS WITHIN ZONING DISTRICTS



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GOALS & OBJECTIVES

The goals and objectives listed herein have been developed as a reflection of the preparation of the Comprehensive Plan. Goals are generally defined as the ultimate aim toward which an effort is directed. The goals outlined below are broad to provide a general framework for which the Village can strive to achieve. Objectives, on the other hand, will be defined as an action directed to achieve the stated goal.

Some of the objectives developed to achieve the goals are non-physical in nature. They are included herein as they directly relate to the community's well-being, through the actual follow-up to the objective will be accomplished under various Village programs, ordinances, etc.

4.1 OVERALL GOALS

There are several overall goals of the Village's Comprehensive Plan and they serve as the primary basis for adopting the Plan. Decisions made with regard to development should be based on achieving the following goals:

Promote and protect public health, safety and welfare of the Village residents

Protect and enhance the local economic, social and cultural climate.

Provide for an appropriate amount and arrangement of land uses for the future expansion of the Village.

Efficiently provide for essential public services and utilities.

These general goals are expounded upon in the following list of specific goals and objectives.

4.2 ECONOMIC DEVELOPMENT GOALS & OBJECTIVES

Goal: Strengthen and grow the Village's property and sales tax base, and increase the number of jobs within the Village, through the expansion of economic activity within Freeburg.

Objectives:

- Increase overall economic activity in the Village to help insure that the Village has the financial ability to meet the Goals and Objectives that it has identified.

- Identify and assess the best fit of various methods of outreach (trade shows, trade publications, regional forums, etc.) to the "business community" which can be used to market Freeburg.

- Form a Village "outreach committee" to undertake the identification and assessment, and to create the marketing program and materials to be used in each setting.

- Undertake assessment of Village's current (and known near-term) locational/market advantages.

- Establish a working relationship with regional economic development organizations in order to identify such advantages and understand current and likely future market trends affecting the community.

- Benchmark the Village's economic development activity and report to the community on an ongoing basis.

- Identify the Village's economic development activities and track their progress (level of investment, opening dates, employees, sales, etc.).

- Report to the community regarding these activities on a periodic basis.

- Explore, add, and keep current, economic development content on the Village's web pages.

- Determine what economic development information is to be made available on the Village's web site and how it is to be maintained.

- Optimize search engines toward the Village's web site's economic development content.

- Identify and retain a partner to assist the Village in these activities.

- Utilize resources available through the Illinois Department of Commerce and Economic Opportunity (IDCEO) using the Location One Information System to list and promote industrial and commercial properties. Keep building and site information current.

- Explore ways to attract tenants to existing buildings.

- Work with local real estate developers, leasing agents and the Chamber of Commerce, and those from outside the community who have successfully leased property in Freeburg, to achieve this Policy.

Goal: Retain and attract quality industrial and other business enterprises within Freeburg in order to retain, expand and diversify the Village's economic and employment base.

Objectives:

- Provide for a variety of "development ready" sites of adequate size, which can be easily served by utilities, have access to arterial highways and/*or* rail.
- Expand and refine the Village's industrial/business retention/expansion efforts by:
    - Establishing and making known a single point-of-contact for existing or prospective businesses to contact regarding the Village's services, regulations and development assistance resources.
    - Reestablish an Economic Development Committee that would maintain up-to-date knowledge of available economic development resources available through state and regional agencies.
    - Increase member participation of the Freeburg Chamber of Commerce.
    - Provide technical support to existing and prospective businesses concerning these business development resources.
    - Develop and continuously refine industry attraction programs that target growth industries in general and industries that have the greatest potential for locating or expanding in the metro-east area.
    - Develop business retention programs that include all commercial and service-sector enterprises within the Village.
- Monitor the progress of the Scott AFB joint use airport expansion program and the proposed outer belt which will greatly improve Freeburg's access to this future regional air transport facility and other portions of the metro-east area.

Goal: Develop and promote a municipal identity, and municipal administration, that positions Freeburg as business friendly.

Objectives:

- Educate municipal employees on providing excellent customer service to residents of, visitors to, and potential investors in, Freeburg.
- Identify program(s) that provide this education and arrange to have such program(s) provided on a periodic basis for municipal employees.
- Create and update a marketing campaign that positions Freeburg as business friendly.
- Joint/cooperative effort with Chamber of Commerce to create this campaign and keep it current.

- Develop a public/private partnership between Village officials and entities that can support Freeburg's efforts to attract and retain businesses.

- Identify these entities, form such partnerships and create the programs to attract and retain businesses.

- Discover and review potential incentive programs to attract and retain businesses, and recommend such programs to the Village for adoption.

Goal: Establish Freeburg as a destination for regional-scale retailing.

Objectives:

- Undertaking periodic market research to determine if such activities are feasible.

- Identifying and retaining a market research firm to conduct the study and updates.

- Identify location(s) for this activity within the Village and provide public infrastructure to attract this type of retailing (if market research determines that this activity is feasible in Freeburg).

- Identify land use development and zoning programs and regulations that would enhance the Village for this activity.

- Review of "best practices" literature for enhancement of such activity.

- Meet with developers of such activity, in order to create these development and zoning programs and regulations.

- Periodically identify land with economic development potential for such activity outside the Village, and expand corporate boundaries to encompass such properties.

- Stay current on land use trends and rezoning requests in order to monitor where such land is located.

- Take appropriate steps to incorporate such parcels into the Village.

Goal: Identify the Village's "downtown" and redevelop and revitalize it as a Village center with a small town character which has a sense of place, is aesthetically attractive, and provides residential and commercial activities, and accommodates both vehicles and pedestrians.

Objectives:

- Evaluate the uses, walkability, design, and architectural styles of the general downtown area so that the Village can formalize a defined boundary of Freeburg's actual downtown.

- Reclaim the Village's historic downtown through (re)development utilizing historic architecture, design and materials, for both public and private investment.

- Once the downtown area is determined, identify these historic architecture, design and materials elements.

- Review specific public and private actions and activities which have been used in similar reclamation efforts, determine which ones are suitable to implement in Freeburg, and develop necessary public policies / rules / regulations / incentives to implement this reclamation.

- Lessen the cost of doing business in the Village's downtown.

- Research the impact and feasibility of applying differential rates, or the abatement or rebate of Village imposed fees and charges within the downtown.

- Identify and apply for low cost financing and/or grants which will assist in achieving this Policy.

- Make downtown more accessible to residents and visitors, by integrating parking needs into land use planning and zoning.

- Review such documents in similarly sized municipalities to determine "best practices", and what has worked in these locales to achieve this Policy.

- Review of Village's zoning ordinances, subdivision regulations and land use policies and revise such documents, if necessary, to meet this Policy.

    - Insure that this consideration is part of the site plan review conducted by the Village.

- Explore the designation of Freeburg's downtown as an historic district.

    - Determine the pros and cons of such a designation.

Goal: Retain small businesses throughout the community.

Objectives:

- Define and/or identify the small businesses in Freeburg and identify their needs.
    - Design and implement a survey to identify such businesses and their needs.
    - Design and implement actions and activities that address such needs.
- Market small businesses to the Freeburg area, and regional residents.
- Working with the identified small businesses, have the Village develop a Village-wide effort to promote and market these businesses.
- Utilize the current Village-wide promotional events to attract participation of, and market, the Village's small businesses.
- Promote 'shop local' as a way to reduce retail sales leakage and promote new business development.
- Recognize small businesses in the Village.
    - Provide awards to small businesses based on defined criteria (e.g. the owner's involvement, business' benefit to non-profits, civic involvement, unique product/services, years in business, etc.)

Goal: Achieve better design and aesthetics in retail and commercial areas throughout the Village, including these areas' private and public structures, landscaping and signage.

Objectives:

- Acknowledge public and private development and redevelopment projects that are of quality design and aesthetically appealing.
- Organize a Village, or other municipal group to review the design and aesthetics, and make such acknowledgements
- Create awards system, and public Village program(s) for such awards, so that quality design and aesthetics can be recognized.

Goal: Diversify the employer base in the Village.

Objectives:

- Identify the specific businesses the Village wants to attract.
- Conduct interviews of the Village's existing businesses and establish what these businesses see as new businesses that would be complementary to them.
- Survey Village residents to determine the businesses that they wish to see in the community.
- Research the Village's current and near-term attributes and market these to businesses that find such attributes attractive/necessary.
- Create the program to bring such businesses to Freeburg.

Goal: Explore economic development incentives and programs which could contribute to the economic growth in the Village.

Objectives:

- Evaluate locations where the use of Tax Increment Financing (TIF), Business Districts, Enterprise Zones and other economic development programs can assist in redevelopment activities and recruitment of new business to the community.
    - Promote a TIF Area and the benefits to a wide range of developers.
    - Develop marketing materials for the TIF Area, and a strategy for the use of these materials.
    - Identify developers to whom these materials should be sent, and distribute this information to them.
- Actively pursue the development of new TIF areas, Business District Areas, Enterprise Zone designations and other economic development programs through direct negotiations involving the Village, proposed developer(s) and major land owner(s).

Goal: Encourage the creation and expansion of recreation activities and venues that contribute to the economic development of the Village.

Objectives:

- Define and update what is unavailable in the region's provision of recreational activities.
- Conduct surveys and create a database of the region's available recreation venues and the activities/programs they provide.
- Determine what currently unavailable activities/programs could be located in the Village and work to locate them in Freeburg.
- Identify recreational activities and venues that would extend the stay of those visiting the Village.
- Work with the all local entities and citizens active in recreation, to determine such activities and venues and recommend such to the Village for development.
- Market the Village as hotel/motel/restaurant/retailing destination for visitors to major regional recreational activities and venues.
- Identify the major regional activity centers and venues and establish ties with them to promote such activities in the Village.
- Develop marketing and promotional materials for the Village's hotel/motel/restaurant/retailing and provide to the major regional centers and venues.
- Cross-market recreational events with the Village's retailers and restaurateurs.
- Improve the communication, and develop the means of such communication (periodic meetings, calendars, print and electronic newsletters et al.) between the providers (municipal, other public, school district and private entities) of recreational services and events, and the Village's retailers and restaurateurs.

Goal: Strengthen existing commercial areas and create a "sense of place" for residents and non-residents alike.

Objectives:

- Encourage property assemblage for new development along the State Street corridor in order to minimize curb cuts, allow for adequate off-street parking, and to permit sufficient space for visual buffers between commercial and residential uses.
- Plan for additional commercial depth along State Street but do not pre-zone properties fronting residential streets. Increasing commercial depth should only

be allowed if sufficient parcels can be assembled (i.e., one full block) and planned in such a way to minimize impacts on adjacent residential areas.

- Consider the use of economic incentives in order to implement appropriate commercial development *only*. These incentives would include but not be limited to special services area, special business districts, tax abatement and enterprise zones, sales tax rebates and sharing arrangements and tax increment financing. Undertaking some objectives will involve extraordinary costs which would be eligible for reimbursement under the TIF mechanism.

- Enforce existing sign regulations.

- Consider establishing more specific on-site landscape requirements for new commercial development or redevelopment.

4.3 HOUSING GOALS & OBJECTIVES

Goal: Maintain and/or increase the quality, stability and value of Freeburg's residential neighborhoods.

Objectives:

- Adopt and enforce building, plumbing, electrical, mechanical and fire preventive codes. Undertaking this objective would apply to all non-residential buildings as well.

- Strictly define the limits of commercial, industrial and multi-family development areas.

- Require buffer zones and/or visual screening between newly developed commercial or industrial areas and residentially-zoned property.

- Discontinue allowing the replacement on non-conforming mobile homes in single family zoning districts through the special use permit procedure. This objective will require amending the zoning ordinance to close this "loop hole." Also, implementing this Objective may require area bulk variances in order to reasonably permit the re-use of lots vacated by non-conforming mobile homes for single family homes.

- Consider amending the residential zoning district provision from a "pyramid" system of allowable residential densities to "express purpose" residential uses. Use the planned development district provisions of the zoning ordinance to review and approve mixed density residential developments in the future.

- Consider establishing an estate residential zoning district to apply to outlying portions of planning area that are unlikely to be serviced with sanitary sewer in the foreseeable future.

- Maintain stringent control of home occupations in residential areas.

- Plan for appropriate amounts of the various residential densities and arrange future development areas to minimize conflicts among density levels. For instance, multi-family (high density) areas should have direct access to the arterial street system. In general, residential densities should transition from high to low and access to/from high density through low density areas should be avoided. Buffers should be provided between multi-family and adjoining single family areas. Also, avoid allowing single-family lots fronting onto arterial streets.

- Evaluate housing needs for all age groups in the Village.

    - Assess the residential needs of "young families" and college-aged young adults.

    - Review the need for multi-family dwellings, including condominiums, duplexes, triplexes and "higher end" apartment complexes.

    - Ensure that zoning and other regulations foster the development of owner-occupied residences priced to attract first time home buyers.

    - Designate areas ideal for senior living. Housing location is also an important consideration for the elderly. Assisted living communities need to be placed within proximity of medical services, social organizations and transportation options

    - Encourage construction of homes that are easy for seniors to navigate. Endorse features that include handicap access, shower bars, seat risers and single-level housing styles.

    - Ensure senior housing is affordable. Many seniors live on fixed incomes and need inexpensive energy-efficient housing

    - Identify existing/establish programs that will provide money, find funds and/or leverage other investments for development of new residential units that are conducive to attracting first-time home buyers.

Goal: Identify opportunities for housing development.

Objectives:

- Coordinate with land use maps to identify priority locations and properties for housing.

- Review undermining documentation to ensure new housing development is not planned for any area susceptible to subsidence.

- Identify lots suitable for housing development and market these lots to developers.

- Identify Village-owned properties that could be used for housing development.

- Annex land which may have the potential to be zoned residential.
- Promote the development of affordable rental units within the Village.
- Promote the development of infill housing within the Village.
- Research and implement incentive programs to help with residential recruitment and funding.
- Review potential incentive programs available to encourage in-fill housing needs.
- Identify and coordinate with residential developers.
- Consider providing incentives to developers to create affordable, quality housing.
- Maintain low current building and tap on fees.
- Identify the different residential ownership options, styles, ownership and land use arrangements that exist now or could be permitted in the future.

Goal: Enhance the quality of physical development in the Village's residential neighborhoods.

Objectives:

- Utilize existing building and zoning codes and permits to protect the quality of housing in the Village.
- Consider dedicating more Village resources to inspecting and enforcing Village building and zoning codes in residential neighborhoods.
- Continue periodic inspections of rental property to ensure that residential units meet all appropriate building and life safety codes.
- Continue the use of occupancy permits and update policies annually.
- Strictly enforce the rules and regulations pertaining to the number of vehicles per residence parked on streets, driveways, and yards.
- Consider implementing new building and zoning codes and permits to promote the quality of residential units in the Village.
- Identify, and evaluate ordinances and regulations in existence currently or in other communities which have successfully enhanced the quality of physical development in residential neighborhoods for their applicability to Freeburg.
- Upon such evaluation, consider establishing guidelines for residences which have enhanced the quality of their homes and/or lots and create awards to recognize such efforts.
- Use building codes to promote various architectural styles in new residential developments.

- Review current subdivision regulations to insure a minimum requirement of various housing options and types within any new residential subdivision development.

- Consider the use of regulatory tools to insure that the appearances of residences are not monotonous (e.g. "anti-monotony ordinances" and/or architectural Review Board).

- Encourage efforts to provide for rehabilitated residential development.

- Identify programs that are available to assist housing owners in remodeling, redeveloping, or bringing their units up to code, and assist owner-occupants in pursuing these programs.

- Create and promote a "Building Facade Improvement Program" to encourage downtown residential property owners to upgrade the appearance of their properties.

- Develop and enforce specific building and zoning codes for areas close to or on undermined areas.

4.4 INFRASTRUCTURE & VILLAGE SERVICES GOALS & OBJECTIVES

Goal: Efficiently utilize existing utility capacities and provide for system extensions to serve new development in such a way that costs borne by the Village and developers are reasonable, fair and equitable.

Objectives:

- Continue to program for capital improvement projects that will upgrade existing water, sewer and electric systems (i.e., water distribution network upsizing and looping, reduction of sanitary sewer infiltration/inflow and surcharging problems).

- Coordinate with developers to appropriately upsize utilities to accommodate future growth. This may require cost sharing by the Village for that portion of the upsizing that is above and beyond the requirements of a particular development. Negotiated cost reimbursements to a developer is one technique frequently employed in Illinois.

- Require extensions of water mains within private developments to be looped back to existing mains to ensure fire protection flows and serviceability.

- Refine existing storm drainage regulations, particularly the requirements for detention or retention, to help ensure that storm water run-off does not damage adjoining properties and does not permit detention to take place on public streets or parking areas.

Goal: Provide for a system of arterial and collector streets to enable safe, efficient and non-congested means for vehicular traffic flow.

Objectives:

- Limit the number of future access points along arterial streets and encourage consolidation of existing access points (curb-cuts) whenever feasible.
- Plan for a system of collector streets to channel traffic to/from future development and the existing arterial and collector street system.
- Via the subdivision review and approval process, ensure that collector street extensions are provided for where appropriate. Avoid approving subdivision designs that inhibit future adjacent developments (i.e., provide for collector street "stubs").

Goal: Update and improve water distribution system.

Objectives:

- Replace aging water lines with PVC lines to improve reliability and durability of the system.
- Identify and implement a plan to increase potable water production capacity for the area served by the Village.
- Continue review and update of engineering needs analysis plans.

Goal: Update and improve sewer system.

Objectives:

- Ensure wastewater treatment plant can meet or exceed the capacity requirements for existing and future development in the Village.
- Continue to provide line maintenance to inhibit infiltration/inflow, and replace lines where necessary.
- Continue review and update of engineering needs analysis plans.

Goal: Enable Freeburg's citizens and businesses to access the most current communication systems (internet, telephone, etc.)

Objectives:

- Ensure all providers of such services are given an opportunity to serve the Village and its extraterritorial areas.

- Identify and secure adequate right-of-way to serve the future needs of such current, and future, technologies.

- Stay up to date on "the most current communication systems" and work with the private side to ensure that such systems are available to the community.

- Explore what technologies are current and under development; identify what conditions need to be present in order for Freeburg to receive those technologies and achieve/secure these conditions.

Goal: Identify, meet and maintain the Village's infrastructure needs.

Objectives:

- Continue to upgrade and improve streets and sidewalks in older neighborhoods.

- Identify the Village's "older neighborhoods" and make sure Village's capital improvement program is cognizant of such areas and their street and sidewalk needs.

- Create street/sidewalk task force to provide input as to where such improvements are needed, and where improvements could include bicycle and jogging lanes.

- Identify highway and bridge construction activities which will impact residents travel time and take steps to mitigate negative impacts of such activities.

- Gather and disseminate information about the purpose, location, completion dates and alternative routes for such construction.

- Continue to develop the Village's capital improvement plan, both for short term projects as well as those projects with longer timelines.

Goal: Preserve and improve the Village's convenient access to IL-13 and IL-15.

Objectives:

- Promote and maintain close communications with the Illinois Department of Transportation.

- Maintain working relationship with state and federal elected officials to seek funding to maintain and improve both IL-13 and IL-15.

- Examine and participate in the design of any redeveloped, or newly developed, intersections which provide access from IL-13/15 to the arterials providing access to the interior roadways of the Village.

- Consider beautification efforts of all Village points of entry.

- Promote and support transportation concepts which will accommodate future/planned growth patterns in and around the Village.

- Work with the Future Land Use map to identify these patterns and devise transportation concepts which will accommodate, and promote this pattern.

Goal: Traffic circulation within the Village will be enhanced through maintaining an adequate street system.

Objectives:

- An overall road plan will be prepared by the Village to depict future roads and improvements to existing roads.

- As developments are connected to the existing street system, care shall be exercised to ensure that the existing streets are adequate to handle increased traffic.

- Developers shall assist in road improvements by dedicating rights-of-way and constructing and/or improving roads leading to and abutting their developments.

- Two or more access points shall be required for new developments when necessary to ensure that adequate access is provided in case of emergencies.

- Interconnected streets shall be provided between adjacent subdivisions and other developments to promote the efficient circulation of traffic.

- As developments are platted, stub streets shall be provided to connect the development with adjacent undeveloped properties.

- Areas with considerable through traffic shall be reviewed to determine whether traffic calming should be implemented.

- Access control techniques along major streets and highways should be identified.

- Minimum roadway, right-of-way, and shoulder standards shall be prepared by the Village for determining traffic circulation improvements to be constructed by developers.

- The use of interconnected parking areas between adjacent commercial developments shall be used to facilitate safe traffic movements.

- Reduce traffic congestion in the Village's major commercial areas.

- Investigate and resolve roadway, right-of-way and land use characteristics that impact congestion.

- Create a congestion management plan, taking into account the terminal boundaries of the Village and the projected revenue that will be allocated to create the infrastructure needed to serve the ultimate service area of Freeburg.

- When reviewing development proposals, take into consideration how the development will impact congestion on specific roads, and whether such impact is harmonious with an overall congestion management plan.

Goal: Improve overall street maintenance

Objectives:

- Improve the quality of roads by implementing and replacing oil and chip road with hot mix asphalt paving.

- Identify those roads in need of replacement and prioritize by need.

- Continue to build curb and gutter in areas that are currently served by ditch and culvert systems.

- Identify those areas in need of replacement and prioritize by need.

Goal: Significantly improve the aesthetics of existing and future Village owned rights-of- way.

Objectives:

- Examine the aesthetic amenities that exist in other communities for possible use in Freeburg including, but not limited to; curbing, crosswalks, street trees, street lighting, monuments and the like.

- Identify and visit other communities of a similar size that are known for attractive right of ways, and review their ordinances, and procedures for such aesthetics.

- Explore the possibility of improving aesthetics by requiring that (all) utilities in commercial areas be underground.

- Develop standards to guide the aesthetic improvement of the Village-owned rights of way.

- Periodically re-evaluate and update what types of aesthetic improvements (including visual amenities) that the Village desires in its rights-of-way.

- Include community input from Freeburg's residents and business owners in re-evaluating and updating the aesthetics in the right-of-way for future, as well as existing development.

Goal: Consider public transportation that serves the Village.

Objectives:

- Integrate locations of public transit lines and stops with concentrations of residential development, employment centers, commercial developments, and Freeburg's downtown.

Goal: Make travel within and between neighborhoods, and to neighborhood commercial centers, safer and more efficient.

Objectives:

- Actively promote the development of additional sidewalks and bike trails within the Village.

- Identify and prioritize where sidewalks and trails are needed, or would be the most beneficial.

- Pursue public and private development and funding of sidewalks and bike trails in the Village and surrounding areas.

Goal: Provide community facilities and services that enhance the quality of life in Freeburg and make the community an attractive place for residents and businesses.

Objective:

- Provide high quality Law Enforcement.

- Continual training of Officers to keep updated on new and changing laws, and ways to approach crime.

- Promote safety within neighborhoods, schools and businesses.

- Maintain 24 hour police protection to the Village.

- Establishing a neighborhood watch program for the residents and develop one for business owners as well.

- Upgrade currently owned police equipment and vehicles to assist in providing services.

4.5 LAND USE GOALS & OBJECTIVES

Goal: Preserve the natural environment as much as reasonably possible during the urban development process.

Objectives:

- Encourage site development techniques which are sensitive to natural features such as wooded areas, drainage channels/swales, etc.

- Strictly enforce the provisions of the Village's flood plain regulations and maintain compliance with the Federal Emergency Management Administration flood plain program requirements.

- Maintain awareness of Federal and State EPA regulations and permitting requirements on air emissions, sewer effluent, and handling/storage of hazardous materials. Continue procedures to ensure compliance with these requirements.

Goal: Develop new commercial areas to meet the future demand for retail and office establishments which will also enhance the Village economic base, be developed in a quality manner, and not conflict with residential areas.

Objectives:

- Define appropriate locations for new commercial land uses of sufficient size to enable development in accordance with contemporary standards (i.e., off-street parking in front of buildings, loading, and parking lot landscaping).

- Limit new commercial development to the principal arterial streets serving the Village.

Goal: Residential land to house existing and future residents of the Village will be provided in appropriate areas of the Village and surrounding area.

Objectives:

- Residential developments shall maintain a good ratio between building size and lot size with large lots provided for large buildings.

- Efforts to properly maintain the older areas of the Village shall be implemented.
- Create more living options for current and future residents of the Village of Freeburg.

Goal: Appropriate areas adjacent to the Village will be annexed to ensure appropriate future growth areas for the community.

Objectives:

- Areas adjacent to IL-13 and IL-15 should be considered for immediate annexation.
- Those unincorporated areas adjacent to the Village but outside of Smithton and Belleville should be carefully considered for future annexation.
- Identify areas of land that are deemed to be desirable due to their lack of development constraints for annexation.
- Establish general costs of providing Village infrastructure into such areas, and methods of funding such work.

Goal: Utilize future land use maps and zoning ordinances to guide development in the Village.

Objectives:

- Create Future Land Use map consistent with the Village's ability to service existing and new development.
- Focus new commercial development along main thoroughfares throughout the Village.
- Focus new Residential development to more undeveloped portions of the Village.
- Create clear and effective building and zoning codes that support community intentions for maintaining and enhancing the Village's small town character.
- Establish zoning ordinances in order to prohibit noxious activities that are incompatible with current land uses, and require permits for any activities not outlined in the zoning code.
- Consider new mixed use zoning designations.
- Promote infill development on undeveloped lots within the Village boundary before annexing new land for development.
- Encourage contiguous development with lowest cost extension of transportation, sewer and water.

Goal: Decision making at the Village level must be particularly cognizant of the interrelatedness of land use planning and transportation planning as it relates to residents' travel time to access everyday necessities.

Objectives:

- Consider having a Village official or representative attend planning commission meetings to improve communication and coordination with decision making as it relates to the Village's goals, objectives, and future land uses.
- Evaluate impacts of current and future land uses and future development patterns when making decisions on transportation projects.
- Monitor traffic counts and study current traffic patterns to determine the need for improved (new or upgrade of existing) roads within the Village.
- Evaluate commercial and residential growth patterns to anticipate best location for future investment in transportation improvements.
- Determine efficiency of traffic signalization to meet current and future land use development plans.
- Send representatives to land use planning, and/or transportation workshops to understand current best practices that address this concern.
- Identify workshops and seminars for selected representatives to attend, and fund the necessary registration and participation costs for Village representatives.
- Identify, and keep current on pertinent planning meetings related to such studies and plans that will have an impact on Freeburg's livability and insure that Village representatives attend, and report to the Village concerning such meetings.

4.6 LIVABILITY GOALS & OBJECTIVES

Goal: Make Freeburg a distinctive and attractive "livable" community, possessing a strong sense of place.

Objectives:

- Encourage "wowing appearance" initiatives and investments by both the public and private sectors.
- Create "Freeburg Progress Community Improvement Board" to consult with the Chamber of Commerce, church and similar groups, and other organizations interested in establishing "wowing appearance" initiatives and investments.
- Identify, monitor and participate in the solution to regional issues that threaten the safety of the community.

- Discover those local, county and state agencies, and other organizations, that exist to address such issues, and participate in them and their decision making.

- Update the Emergency Disaster Plan for the Village, and coordinate this activity with neighboring cities and emergency preparedness agencies.

- Promote and support community events related to public safety initiatives.

- Implement CERT, "Community Emergency Response Team" Program.

- Design and promote, on a formal and periodic basis, safety initiatives (random car seat safety checks, "identity theft" classes, gun safety classes, opportunity to have children fingerprinted) in the community.

- Modernize signs, billboards, and any other public and private forms of notifications and outdoor advertising throughout the community.

- Review and strengthen sign ordinance to, in particular, establish deadlines for temporary signs, and require registration for all types of signs publicly displayed.

- Update and enforce codes that affect physical appearance such as streetscapes, Village gateways, and public buildings.

- Review current codes that relate to streetscapes, Village gateways, and public buildings; determine which codes are outdated.

- Develop new codes that would enhance the physical appearance of the Village's streetscapes, Village gateways, and public buildings.

- Devise a system that monitors the code enforcement process and evaluates the physical appearance of existing and new improvements.

- Work with the Illinois Department of Transportation to allow for enhancements on state right-of-ways in, and in the vicinity of, the Village.

- Work with IDOT and other public and private entities to improve existing landscaping, and provide for its placement in the future, along highways and major thoroughfares leading into and through the Village

Goal: Maintain a high standard of other public facilities to support the safety, health and welfare of community residents.

Objectives:

- Share with the Freeburg Elementary and High School Districts and the Freeburg Park District any applicable data bases maintained by the Village (i.e., building permits, zoning changes, and subdivision approvals) in order to assist these Districts in facility planning.

- Cooperate with other area units of government in developing long-range plans for the following issues and concerns:

    - Solid waste management and landscape waste disposal and/or re-use.

    - Development of programs to encourage recycling on a community-wide basis.

    - Monitoring of regional capital improvement priorities which impact local economic development efforts.

    - Explore ways for the Village to implement a fair share method of paying for expanded public facilities that are required to accommodate new development. Likewise, cooperate/coordinate with other local governmental entities (i.e., School District, Park District, etc.) to develop a system for accessing new developments for a fair share of the cost of supporting public facilities.

Goal: Continue to provide for a wide range of quality recreational opportunities by improving/expanding recreational facilities per the needs/desires of Village residents.

Objectives:

- Continue cooperative efforts with the Freeburg Park District Board in assessing recreational needs of the community to plan for park land expansion. Particular consideration should be given to establishing neighborhood and/or community recreation facilities in the northern and western portions of the Village as development occurs.

- Require the development of open common areas, in association with subdivision development, for passive and/or active recreation uses.

- Plan for and develop bike trails in the community.

- Expand the availability of recreational programs for adults.

- Determine availability of land acquisitions for recreational and parking areas.

- Build quality recreation programs that will meet the needs of a diverse population (children, youths, seniors).

- Find effective ways to advertise and attract participants to Village and District sponsored recreation activities.

Goal: Increase the amount of open space/green space accessible to Village residents.

Objectives:

- Insure that new areas of development have green spaces incorporated in their planning and development.
- Provide options to developers to contribute funds and/or land to future "open space" development.
- Purchase and demolish buildings in disrepair and convert vacant lots into usable and accessible open space/green spaces as they become available near areas of development.
- Allow for both active and passive type green spaces during planning and construction stages of development.
- Review the Village's zoning ordinances and subdivision regulations to insure that that they adhere to this Policy and permit and encourage such development.
- Develop open space for activities in the Downtown area.
- Develop open space for large-crowd activities, including the farmer's market, flea market, community festivals, craft fairs, concerts, barbecues, parades, vigils, and statewide events.
- Create open space that is flexible in order to provide recreational opportunities for playing children and working professionals.
- Create open spaces that are better suited for public meeting sites.

Goal: Insure proper safety and maintenance of the existing parks and recreation facilities.

Objectives:

- Improve safety and sense of security for park users
- Develop a plan to monitor parks, including expanded police and park ranger presence.
- Remove and replace outdated play equipment.
- Add soft-fall surfacing around play equipment.
- Provide greater separation between facilities designed for older kids and play areas geared to younger kids.

- Replace select equipment and facilities to maintain functionality.
- Continue to enhance barrier-free access to park facilities.
- Consider installation of additional lighting at high-use park areas and along pathways.
- Improve the maintenance of the existing parks and recreation facilities and property.
- Initiate a playground equipment maintenance inspection program.
- Improve and maintain green-space, especially those areas around parks and recreation areas.
- Install cameras or other precautionary devices to reduce vandalism in park and recreation areas.
- Install additional trees to provide shade, improve overall aesthetics, and replace ash trees.

Goal: Make Freeburg a pedestrian friendly community.

Objectives:

- Identify current, and plan for future pedestrian corridors.
- Determine the efficacy of planning and constructing future pedestrian corridors in areas where schools and new subdivisions are located or planned to be constructed.
- Devise a sidewalk connection program that identifies the lack of connectivity of sidewalks throughout the Village and develop plans to connect major activity generators.
- Make pedestrian corridors safe and more inviting to users.
- Continue the development of the Safe Routes to School program.
- Add additional lighting in neighborhoods to improve safety and visibility for residents walking at night.

- Encourage "walkability" in the Village by locating potential pedestrian generators (housing, retail, schools, and libraries) within an easily accessible and safe distance of one another.

- Plan for block by block sidewalk connections in all neighborhoods to encourage walkability.

- Produce maps depicting safe places to walk near residential communities, schools, shopping areas, and public service buildings.

- Incorporate the "walkability" policy into planning and decision making regarding future land use in the Village.

- Create a streetscape that better serves pedestrians, bicyclists, transit riders, and automobile users.

- Solicit input from all such users to identify additions and changes to the Village's streetscape plan.

- Preserve open spaces, parks, and green spaces for pedestrian activity.

- Insure the preservation of all parks for pedestrian activity.
- Identify and reserve locations for future parks, and insure their accessibility by, and for pedestrians.

4.7 IMPLEMENTATION

This Comprehensive Plan presents many proposals for the Village of Freeburg which are considered reasonable, feasible, and extremely important to the welfare of the entire community. However, the value of the Comprehensive Plan will be measured in terms of the degree of success which the community achieves in accomplishing these proposals. The effectiveness of the Comprehensive Plan will be directly related to the ongoing recognition of the Plan proposals by the Village Board of Trustees, Village personnel, and by the appointed boards and commissions of the Village. Their future decisions in taking administrative action, particularly those involving applications of provisions in the Zoning Ordinance and Subdivision Regulations, will determine the degree of success the community achieves in accomplishing the goals set forth in the Plan.

The Plan Commission plays a very critical role in the planning process and must be ever alert to the opportunities and needs of the community; bringing such needs to the attention of the Village Board. The appraisal of local needs and the continuing application of the planning principles set forth herein will assure maximum benefits from the Plan and will result in orderly and economical achievement of the goals which have been established in preparation of this Plan.

Implementation depends upon both private and public action. Public action includes administration of the Zoning Ordinance and Subdivision Regulations, long range financial programming, and the review by the Plan Commission of proposals affecting the physical development of the community. The Plan Commission has a continuing responsibility to see that the Plan is kept alive, as well as adjusted to conform with changing conditions. It must be realized that a change in one phase of the plan will, in most probability, affect other parts of the plan; and therefore, thoughtful consideration should be given to all implications before making a decision.

Village administrative personnel and appointive boards and commissions will have the Plan to guide them in decision making. Close cooperation between the Village Board and the Plan Commission is essential to proper administration and effectuation of the plan. Coordination with other governmental jurisdictions and agencies is equally important to realization of planning goals.

The greatest number of decisions affecting urban development are made by citizens through private actions. Thus, it is essential that the public understand and support the plan. It is the express intent of this Comprehensive Plan to reflect the views of the community.

The first official action toward plan implementation is the adoption, by the Freeburg Board of Trustees, of the plan document as the general statement of public policy on land development within the Village and its environs. This action formalizes the plan document as the current basic frame of reference on general development patterns over the next 10 to 20 years. The Plan, thereby, becomes a tool for communicating the Village's land use policy and for coordinating various individual decisions into a consistent set of actions to harmoniously shape the Village's continued growth in the desired manner.