

**VILLAGE OF ARTHUR IL
COMPREHENSIVE PLAN 2006**



Village of Arthur IL Comprehensive Plan Steering Committee Members

- Jim Jurgens
- Dennis Plank
- Rev. Mike Mayfield
- Terry Clark
- George Fritz
- Mike Vanausdoll
- Ardith Thompson
- Iris Dicks
- John McGrath
- Jan Ray
- Ervin Yoder
- Duane Hopkins
- Dave Conlin (Mayor)



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I. BACKGROUND



I. BACKGROUND

In the Fall of 2004, the Village of Arthur IL decided to develop a Comprehensive Plan to guide its development for the next two decades. The last Plan was published about 40 years ago. For the current effort, the Village Board formed a citizen based "Steering Committee" to guide the Plan's development. The Village also engaged the services of the Coles County Regional Planning & Development Commission to help develop the Plan.

The Steering Committee met monthly over the next 2 years to oversee the Plan's development. During this period, two public meetings were held for the purpose of informing the public on the Plan's purpose and to obtain their input. In addition, Coles County Regional Planning & Development staff met with the Village Board twice on the Plan's progress. This Plan was adopted by the Village Board on September 18, 2006. It is hoped that the final product will serve as the primary guide to Arthur's Community Development for years to come.

The Plan is organized into the following components:

- I. Background

- II. Introduction

- III. Community Profile

- IV. Public Meetings Summary and Outcomes

- V. Current Land Use Patterns

- VI. Plan Recommendations
 - A. Developing the Basis for Future Land Use
 - B. Future Land Use
 - C. Transportation & Infrastructure
 - D. Economic Development
 - E. Housing



II. INTRODUCTION



II. INTRODUCTION

What is a Comprehensive Plan?

- A comprehensive plan is a very detailed, long range (10 years) plan intended to guide the growth and development of a community or region.
- The plan details and integrates a community's land use, transportation, economic, development, housing, recreation, and open space and relates these to the community's goals and objectives.
- The key component of a comprehensive plan is the land use plan.

Reasons Arthur Needs a Comprehensive Plan

- The existing Plan is about 40 years old
- A new Plan needs to be developed to provide a longer term blueprint to continue Arthur's economic progress
- A new plan needs to be developed to address critical areas such as housing opportunities and land use

Comprehensive Plan Steering Committee

Steering Committee Roles

- The Steering Committee helps to develop Comprehensive Plan components
- The Steering Committee directs consultant staff in the development of Comprehensive Plan
- The Steering Committee reviews the draft Plan and coordinates revisions to insure it's responsive to the needs of the Arthur Community



Village of Arthur, Illinois

B. NATURAL ENVIRONMENTAL FEATURES

1. CLIMATE and TOPOGRAPHY

Generally, the climate for the area is Humid Continental Climate. The weather of the area is influenced by cold; dry air masses from the North and warm, humid masses from the South. These air masses often collide, which creates frequent changes to the area's temperature, precipitation and other weather features.

The period of November through April is usually the wettest period for the region. On average, the area receives approximately 40 inches of precipitation per year with April through August normally being the wettest period. Due to moisture available from the Gulf of Mexico and its associated humid air masses, droughts are not the norm for the region. This condition allows for a consistent growing season (approximately 180 days) for the area's crop production.

Average Weather

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average temp. (°F)	24.1	29.4	40.0	51.1	62.4	71.6	74.9	72.8	66.0	54.0	41.1	29.4
High temperature (°F)	32.1	37.7	49.6	62.3	73.7	82.7	85.3	83.3	77.7	65.2	49.6	36.9
Low temperature (°F)	16.1	21.0	30.4	39.9	51.1	60.4	64.4	62.4	54.3	42.9	32.6	21.9
Precipitation (in)	1.9	2.0	3.2	3.7	4.8	4.2	4.7	4.4	3.2	2.8	3.4	2.8

Normal Climate

Based on data reported by main weather stations for Champaign, IL

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Days with precip.	9	8	11	12	11	10	9	8	8	8	9	10
Wind speed (mph)	11.6	11.6	12.5	12.3	10.5	9.2	8.0	7.6	8.5	9.7	11.4	11.3
Morning humidity (%)	80	80	81	79	81	83	86	89	88	84	83	83
Afternoon humidity (%)	71	69	65	59	59	59	63	64	61	59	68	73
Sunshine (%)	47	51	51	55	62	67	70	69	66	62	45	43
Days clear of clouds	7	7	6	7	8	8	9	10	12	12	7	7
Partly cloudy days	6	6	7	8	9	10	11	10	8	7	6	6
Cloudy days	18	15	18	16	14	12	10	10	10	12	16	19
Snowfall (in)	6.3	5.5	4.0	0.7	0.0	0.0	0.0	0.0	0.0	0.1	1.8	5.4



The threshold freeze, or the average date for the last 32° temperature in the spring, is April 14. In the fall, the first 32° or lower temperature is October 26. The mean temperature for January is 29.0°, and the mean July temperature is 77.2°. Average annual precipitation is 38 inches, with thunderstorms accounting for 40 percent and snowfall another 5 percent.

The general topography of the Arthur area is quite level, which is characteristic of the Central Illinois Prairie. The control benchmark for the Village of Arthur is set at 662.00 feet above mean sea level (M.S.L.). Total relief differential within the corporate limits is only 5 feet. The surrounding area, within a region of approximately 70 square miles surrounding the Village, features about 10 feet of topographic relief. Generally drainage in Arthur is from north to south and bears somewhat westerly once it enters the Kaskaskia River system east of the Village.

2. GEOLOGY/SOILS

The area in and around the Village of Arthur in Moultrie and Douglas Counties is underlain by approximately 90 feet of glacial drift. The surface of the drift is covered by prairie grasses, timber and drainage material. The upland prairie soil, abutting Arthur, is mainly brown loam silt and a scattering of black clay loam. Coal, petroleum, clay and timber are all in limited or questionable amounts in the immediate Arthur area.

3. HYDROLOGY

a. Sub-Surface Water:

Ground water supplies in the vicinity of Arthur are obtained mainly from the thin layers of sand and gravel in the 90 feet thick glacial drift. The water table has remained high through the years, even though individual production wells have been abandoned because of overproduction.

b. Surface Water: The Kaskaskia River Basin: Description and Background

The sole source of surface water for the Arthur area in Douglas and Moultrie Counties is the Kaskaskia River system. The Kaskaskia, the second longest river in inland Illinois, is the crucial natural resource for a great swathe of mid-Illinois. The watershed of the Kaskaskia River takes in all or parts of 22 counties, from Champaign County in east central Illinois to south-central Randolph County - more than 5,700 square miles or 10.2% of the land surface of the state.

The 9% of this area that is considered to be especially rich in ecological resources amounts to nearly 325,000 acres, most of which are found in and along the Kaskaskia itself.

Before European settlement, grasslands dominated in the northern one third of the watershed. When the first European settlers arrived in Illinois, bottomland forest stretched for miles along the floodplains of the state's major rivers, including the Illinois, the Mississippi and the Wabash, where sycamores and tulip trees grew to seven or eight feet wide and as tall as a 10-story building. Much of east central Illinois was a vast, wet, treeless prairie that stretched for miles across the flat land.



Village of Arthur, Illinois

Efforts to drain Illinois started early and never stopped. Beginning in 1848, a series of federal laws called the Swampland Acts allowed the land to be sold cheaply, and early farmers set out to lay thousands of miles of drainage tile under their fields. In 1879, the state established the first of more than 1,000 drainage districts, obscure governmental bodies that use local taxes to dig and maintain ditches. As farmers converted local prairies to cropland, whole classes of prairie disappeared from the region. Wet prairies were common in the upper reaches of the Kaskaskia watershed but field drainage systems eliminated them all. By 1900, almost all of the prairie in east central Illinois was gone, and the black soil supported some of the best farmland in the world.

Source: IL Dept of Natural Resources and *Illinois Issues Magazine* (July 2001)



Village of Arthur, Illinois

C. DEMOGRAPHIC PROFILE AND POPULATION CHARACTERISTICS

The demographic profile and population characteristics of the Village of Arthur for this comprehensive plan are based on information from the 2000 United States Census. Throughout this section, the figures for the Village of Arthur will be compared to Douglas and Moultrie Counties and to other municipalities in the area. This will allow the Planning Committee to recognize any differences between Arthur and other comparable incorporated areas in the region. Population characteristics in this plan include data on: age, gender, race, household characteristics, income levels, and education levels.

1. AGE AND GENDER

The table below illustrates the age and gender characteristics of Arthur according to the 2000 U.S. Census survey.

Village of Arthur					
Population	Female	17 & Under	18 to 64	65 & Over	Median Age
2,203	1,182	513	1,224	470	40.6
	53.7%	23.3%	55.6%	21.3%	

Figure 3.1 Age and Gender – Arthur

As illustrated above in Figure 3.1, the 2000 U.S. Census shows that the median age in the Village of Arthur is 40.6 and that 1,224 residents or 55.6% of the Village's residents are found in the category of 18 to 64. This leaves approximately 44.4% of the population the "more dependent" age groups of 17 & under and 65 & over. The gender breakout for the Village of Arthur reflects that the Village has 1,182 female residents or 53.7% of the population as compared to 1,021 male residents or 46.3% of the Village's population. With this information in mind, public facilities and community services in the Village should be tailored to attempt to accommodate all population groups equally.

City of Arcola					
Population	Female	17 & Under	18 to 64	65 & Over	Median Age
2,652	1,368	681	1,566	405	37.3
	51.6%	25.6%	59.0%	15.2%	

Figure 3.2 Age and Gender – Arcola



Village of Arthur, Illinois

City of Sullivan					
Population	Female	17 & Under	18 to 64	65 & Over	Median Age
4,326	2,346	987	2,297	1,042	40.3
	54.2%	22.8%	53.0%	24.0%	

Figure 3.3 Age and Gender – Sullivan

City of Tuscola					
Population	Female	17 & Under	18 to 64	65 & Over	Median Age
4,448	2,318	1,114	2,594	740	37.6
	51.1%	25.0%	58.3%	16.6%	

Figure 3.4 Age and Gender – Tuscola

Douglas County					
Population	Female	17 & Under	18 to 64	65 & Over	Median Age
19,922	10,247	5,388	11,354	3,180	37.4
	51.4%	27.0%	56.9%	16.0%	

Figure 3.5 Age and Gender – Douglas County

Moultrie County					
Population	Female	17 & Under	18 to 64	65 & Over	Median Age
14,287	7,402	3,670	8,093	2,524	40.1
	51.8%	25.7%	56.6%	17.7%	

Figure 3.6 Age and Gender – Moultrie County



Village of Arthur, Illinois

Bourbon Township					
Population	Female	17 & Under	18 to 64	65 & Over	Median Age
3,662	1,883	1,293	1,935	434	28.8
	51.4%	35.3%	52.8%	11.9%	

Figure 3.7 Age and Gender – Moultrie County.

Lowe Township					
Population	Female	17 & Under	18 to 64	65 & Over	Median Age
1,662	850	513	842	267	32.5
	52.4%	31.6%	50.6%	16.5%	

Figure 3.8 Age and Gender – Moultrie County

Figures 3.2 through 3.8 reflect the age and gender characteristics of Douglas and Moultrie Counties and neighboring communities to the Village of Arthur in Douglas and Moultrie Counties. For the most part, the figures for Arthur are very similar to the Census figures for Douglas and Moultrie Counties in that they have similar percentages of the population in the 18 to 64 year old category while the median age in Arthur is comparatively higher than that of both counties. When the Village of Arthur is compared to the communities of Arcola and Sullivan, Arthur's population characteristics more closely resemble those of Sullivan with a higher percentage of women in their respective communities as well as a nearly identical median age of 40.6 for Arthur and 40.3 for Sullivan according to the census.

The City of Arthur is part of a greater region that incorporates Bourbon Township in Douglas County and Lowe Township in Moultrie County. This is of particular note because the populations in these two townships are significantly younger than the population found in Arthur and the surrounding communities. As illustrated in the Figure 3.7 and 3.8, the median age in Bourbon Township was 28.8 and Lowe Township was 32.5.



Village of Arthur, Illinois

2. RACE

A breakdown of the racial composition of the Village of Arthur shows that the community is 99.6% White. The next highest racial category identified by the 2000 Census was 0.2% American Indian and Alaskan native. A complete breakout is identified in Figure 3.9 as well as a comparison of Douglas and Moultrie Counties and the neighboring communities of Arcola, Sullivan and Tuscola.

Population by Racial Category									
Community	White	Hispanic	Black African American	or American	American Indian and Alaska Native	Asian	Native Hawaiian Pacific Islander	Ha-and Is-lander	Some Other Race
Arthur	2,195 99.6%	6	1		5	2	0		0
Arcola	2,371 89.4%	527	7		3	21	0		237
Sullivan	4,269 98.7%	17	13		5	7	0		8
Tuscola	4,383 98.5%	47	14		18	23	1		9
Douglas County	19,375 97.3%	690	84		82	72	2		315
Moultrie County	14,131 98.9%	68	28		24	14	7		26
Bourbon Township	3,652 99.8%	9	1		0	0	1		1
Lowe Township	1,616 99.6%	10	0		6	1	0		0

Figure 3.9 Race – All Selected Areas

Arthur, Illinois Amish Community					
Year	Households	Population	15 & Under	16-65	66 & Over
1986	538	2426	975	1305	146
1995	562	2944	1239	1520	185
2003	770	3292	1343	1696	253

Figure 3.10, 2003 Tri-County Directory

Arthur Amish area household and population growth rates have far outstripped surrounding area non-Amish communities. Arthur area Amish households have increased by 232, or over 43% between 1986 and 2003. Overall Amish population increased nearly 36% during the same time period.



Number and percentage population growth rates for the above age categories during the years 1986-2003 are as follows:

- 15 & under ----- +368 (37.8%)
- 16-65 ----- +391 (30%)
- 66 & Over ----- +107 (73%)

Overall population increases have increased an average of 2% per year.

3. HOUSING CHARACTERISTICS

The housing characteristics of the Village of Arthur share some common trends with the other municipalities in the area. The housing stock in Arthur is made up of predominately owner occupied houses at 74.5%. The occupancy rate for Arthur is 96%, statistically similar to Arcola at 95.4%, but significantly higher than Sullivan. The Village of Arthur and the City of Sullivan have higher rate of renter occupied households when compared to the Counties and the City of Arcola. In all, the figures for Arthur indicate a maximized housing market. For continued growth in the community's population, there will be a need for increased housing opportunities as well.

The total number of housing units in the Village of Arthur increased by 66 units from 885 units in 1990 to 951 units in 2000. This reflects a 7.5% increase in the total number of housing units during that time span. During this same time period the total population of the Village of Arthur only increased 4.2% from 2,112 to 2,203 people.

Most of the homes in Arthur were constructed before 1960. In fact, 50.8% of the total units in Arthur are over 45 years old. Although there were a significant number of homes built from 1960 to 1980, an average of 13.6 units per year for that time period, there has been a noticeable decline in the rate of new housing since 1980. In order for the population of Arthur to further increase, the number of housing units will need to increase as well.

HOUSING DATA – VILLAGE OF ARTHUR & AREA COMMUNITIES

Village of Arthur							
Total Housing Units	Owner Occupied	Renter Occupied	Vacancy Rate	Family Households	Female Head of Household		
951	682	233	3.8%	619	72		
	74.5%	25.5%		67.7%	7.9%		

Figure 3.11 Housing – Arthur



Village of Arthur, Illinois

City of Arcola						
Total Housing Units	Owner Occupied	Renter Occupied	Vacancy Rate	Family Households	Female Head of Household	
1,080	777	254	4.5%	749	85	
	75.4%	24.6%		72.6%	8.2%	

Figure 3.12 Housing – Arcola

City of Sullivan						
Total Housing Units	Owner Occupied	Renter Occupied	Vacancy Rate	Family Households	Female Head of Household	
1,945	1,313	507	6.4%	1,189	190	
	72.1%	27.9%		65.3%	10.4%	

Figure 3.13 Housing – Sullivan

City of Tuscola						
Total Housing Units	Owner Occupied	Renter Occupied	Vacancy Rate	Family Households	Female Head of Household	
2000	1,358	527	5.8%	1,261	178	
	72.0%	28.0%		66.9%	9.4%	

Figure 3.14 Housing – Tuscola

Douglas County						
Total Housing Units	Owner Occupied	Renter Occupied	Vacancy Rate	Family Households	Female Head of Household	
8,005	5,827	1,747	5.4%	5,476	602	
	76.9%	23.1%		72.3%	7.9%	

Figure 3.15 Housing – Douglas County



Moultrie County							
Total Housing Units	Owner Occupied	Renter Occupied	Occu-	Vacancy Rate	Family House-holds	Female Head of Household	
5,743	4,241	1,164		5.9%	3,976	385	
	78.5%	21.5%			73.6%	7.1%	

Figure 3.16 Housing – Moultrie County

Bourbon Township							
Total Housing Units	Owner Occupied	Renter Occupied	Occu-	Vacancy Rate	Family House-holds	Female Head of Household	
1,203	888	274		3.4%	890	69	
	76.4%	23.6%			76.6%	5.9%	

Figure 3.17 Housing – Bourbon Township

Lowe Township							
Total Housing Units	Owner Occupied	Renter Occupied	Occu-	Vacancy Rate	Family House-holds	Female Head of Household	
548	385	140		4.2%	403	35	
	73.3%	26.7%			76.8%	6.7%	

Figure 3.18 Housing – Lowe Township



Village of Arthur, Illinois

4. INCOME STATUS

As illustrated below in Figure 3.19, the Village of Arthur compares favorably to other incorporated areas in Douglas and Moultrie Counties. Arthur has the highest per capita income (\$19,683) and has one of the lowest rates of poverty (6.0%) in comparison to the figures for Douglas and Moultrie Counties and the City of Sullivan. The median household income (\$37,437) and median family income (\$47,827) for Arthur are significantly higher than those figures Sullivan, but are more comparable to those income figures for Douglas and Moultrie Counties and the City of Arcola. The per capita income for the Village of Arthur is \$19,983, which is most comparable to the City of Tuscola.

Income Status						
	Arthur	Arcola	Sullivan	Tuscola	Douglas County	Moultrie County
Per Capita Income	\$19,983	\$18,664	\$17,693	\$19,465	\$18,474	\$18,562
Median Household Income	\$37,437	\$38,125	\$33,197	\$39,608	\$39,439	\$40,084
Median Family Income	\$47,827	\$46,107	\$41,894	\$44,816	\$46,117	\$46,655
Persons Below Poverty	128 6.0%	98 3.7%	370 8.8%	185 4.1%	1,247 6.4%	1,087 7.8%

Figure 3.19

5. EDUCATION STATUS

The table below (figure 3.20) details the education level of Arthur and the selected areas in the region. The Village of Arthur is above average for the region with regards to the percentage of persons with a bachelor's degree or higher (16.5%). With exception to the City of Tuscola, the Village of Arthur ranks well above the figures for the selected areas for percentage of persons with high school graduate or higher. As illustrated below, the percentage of people identified as high school graduates or higher was 81.1% for Arthur as compared to 76.6% for Arcola, 78.4% for Sullivan, and 89.6% for Tuscola.



Educational Attainment						
	Arthur	Arcola	Sullivan	Tuscola	Douglas County	Moultrie County
Persons 25 Years Old and Over	1,535	1,703	2,989	2,973	19,923	9,515
Percent with High School Graduate or Higher	81.8%	76.6%	78.4%	89.6%	79.3%	78.8%
Percent with Bachelor's Degree or Higher	16.5%	13.1%	16.3%	17.6%	13.8%	14.7%

Figure 3.20 – Education – All Selected Areas



Village of Arthur, Illinois

6. POPULATION PROJECTIONS

The Village of Arthur has seen an overall increase in population from 1980 to 2000 according to the Census. As seen below in Figure 3.21, Arthur saw a slight decrease in population from 2,122 in 1980 to 2,112 in 1990, a decrease of roughly 0.4%. The Village experienced a period of growth from 1990 to 2000 in which the population increased by 91 people or 4.2%. From 2001-2004, the U.S. Census estimates that Arthur's population has been slowly declining. However, the Census estimated an increase between 2004 and 2005.

Village of Arthur				
	1980	1990	2000	2005 Estimated
Population	2,122	2,112	2,203	2,180

Figure 3.21 – Population – 1980-2005

The Arthur Comprehensive Plan carefully analyzed the Census estimates as well as development activities over the past several years and have concluded that the Village's population will increase by 5.6 % between 2000 and 2010 and by the same percentage between the years 2010 and 2020. Figure 3.22 outlines the figures for 1990 through 2020.

Village of Arthur Estimated Population Projections: 1990 – 2020				
	1990	2000	2010	2020
Population	2,112	2,203	2,326	2,456

Figure 3.22 – Estimated Population Projections: 1990 - 2020

For the surrounding areas of Bourbon and Lowe Townships, population growth is estimated to grow at a substantial rate for many years to come. Population estimates for these Township for the 2000-2020 period are as follows:

Township	2000 Population	Est. 2010 Population	Est. 2020 Population
Bourbon Township	3,662	4,025	4,407
Lowe Township	1,662	1,724	1,830

Figure 3.23– Estimated Population Projections, Bourbon & Lowe Townships: 1990 - 2020

Source: Coles County Regional Planning & Development Commission

Bourbon Township's population is expected to increase 9.9% during the 2000-2010 period and 9.5% during the 2010-2020 decade. Lowe Township's population is expected to increase 3.7% during the 2000-2010 period and 6.1% during the 2010-2020 decade. Given this considerable area growth, the Village of Arthur should seriously consider planning for land development adjacent to their corporate boundaries to insure land use compatibility both inside and outside of town.



One age group that is often looked at is the category of 65 years of age or over. The reason for this is this demographic impacts a number of programs including Social Security, Medicare and Medicaid (Nursing Homes). The greater the number of persons over 65 years of age, the greater the need for support services that these as well as state/local programs represent. This is not a problem if the number of the working age population, ages 20-64, which provides much of the programs' financing, likewise increases. This could be significant financial problem if the over 65 category increases at a rate faster than that of the working group population. From 1990 to 2000, the increase in the over 65 category is very pronounced for the Village of Arthur as compared to the National Average as well as the State of Illinois, Douglas and Moultrie Counties. This information is outlined below in Figure 3.24.

Percent of Population Age 65 and Over		
Area	1990	2000
United States	12.6%	12.4%
Illinois	12.6%	12.1%
Douglas County	15.3%	16.0%
Moultrie County	19.2%	17.7%
Arthur	22.1%	21.3%

Figure 3.24 - Source: U.S. Census

Though Arthur has a significantly higher elderly population than the areas identified on the table just above, there was a slight decrease in the percentage of Arthur elderly between 1990 and 2000. A cohort analysis of the population in Arthur included with this plan provide a more detailed analysis of the future trends with respect to this age group.

7. COHORT POPULATION PROJECTION

Staff of the Coles County Regional Planning Commission also did a "cohort" population projection (See Figure 3.25 just below). Under this particular scenario, the population is estimated for various age categories 10 years from the latest U.S. Census. For Arthur, the cohort projection for the year 2010 is as follows (assumes overall 2000-2010 5% growth rate):

Age Category	Year 2000		Year 2010	
	#	%	#	%
Birth – 19 Years	550	25%	590	25.3%
20 - 44 Years	673	31%	690	29.6%
45 - 64 Years	510	23%	530	22.8%
65 - 74 Years	219	9.9%	235	10.1%
75 Years & Over	251	11.1%	285	12.2%
TOTALS	2,203	100.0%	2,330	100.0%

Figure 3.25. Source: U.S. Census

The 65 & over categories are projected to increase slightly with the other age groups remaining constant or declining somewhat. This pattern will be common throughout much of Central Illinois as persons are living much longer than ever before. Another emerging factor is the huge "baby boom" generation (those born between 1946 & 1964) beginning to retire in great numbers.



Village of Arthur, Illinois

D. ECONOMIC BASE AND ECONOMIC ACTIVITY

The Village of Arthur is located in East Central Illinois along Illinois Route 133. Arthur is centrally located to a number of major Midwest cities, which include: Chicago (approximately 170 miles / 2.75 hours North), St. Louis (approximately 126 miles / 2.3 hours), and Indianapolis (approximately 167 miles / 2.5 hours).

The following information provides general details about the current economy of the Village of Arthur. The information in this section is based on information gathered from the 2000 Census as well as information obtained through the 'Community Profile' of Arthur and Village Representatives.

1. COMMUNITY INCOME

The personal income of the Village is based on the total income of families within the community. According to the 2000 Census, there are 637 family households in Arthur. The average family income the Village of Arthur is approximately \$47,827. Using these figures, the total community personal income (637 x \$47,827) is approximately \$30,121,819 for the Village of Arthur.

2. WORK FORCE CHARACTERISTICS

Focusing on the employment of the Village, the work force of a community details its educational attainment and labor force characteristics. These indicators focus on the employment in the Village.

a. EDUCATIONAL ATTAINMENT

The educational attainment for the Village of Arthur is based on population of the Village aged 25 years and older. Arthur benefits from a strong school system comprised of one Elementary School, a Junior High (Arthur Junior High) and a High School (Arthur High School). In the Village, approximately 932 people (41.8%) have a high school degree or equivalent only. According to the 2000 Census, 71 (4.6%) people in Arthur have an Associate Degree while 196 (12.8%) people have a Bachelor's Degree and 57 (3.7%) people have a graduate or Professional Degree.

b. LABOR FORCE

The labor force for the Village of Arthur is based on a population of the Village's residents aged 16 and older. According to the US Census, the 'Labor Force' is defined as all persons classified as employed or unemployed (i.e., looking for work during the last 4 weeks, and were available to accept a job). Some of those not included in the 'Labor Force' include: students, homemakers, retired workers, and institutionalized persons.

In the Village of Arthur, the population of people aged 16 years and older is 1,759. Of those, 1,143 people (64.9%) are classified as in the labor force and 616 (35.0%) are not in the labor force. According to the latest figures from the Illinois Department of Employment Security (released in May, 2006), the averaged unemployment rate for Douglas and Moultrie Counties was just over 3.8%, considerably below the State of IL May, '06 unemployment rate of 4.4%.



c. CURRENT AREA UNEMPLOYMENT RATE

<u>Location</u>	<u>May 2006 Unemployment Rate</u>
Douglas County	4.1%
Moultrie County	3.6%
State of Illinois	4.4%
United States	4.4%

The most current regional area unemployment rate is lower than both the U.S. and Illinois UE rates.

d. COMMUTING PATTERNS

At the onset of the development of this Village of Arthur Comprehensive Plan, Village Officials have noted that recent increases in employment in the Village does not appear to be matched by corresponding increase in residential development. Unfortunately, there are no commuting pattern figures available for a municipality the size of Arthur. However, it's useful to examine the "journey to work" commuting patterns of Douglas & Moultrie Counties to get a sense of where area residents work. Figure 2.26 summarizes Douglas/Moultrie commuting patterns:

Commuting Patterns		
Number of Douglas/Moultrie Residents Commuting <i>Within</i> Douglas/Moultrie Counties	Number of Douglas/Moultrie Residents <i>Commuting to Other Counties</i> (Champaign, Coles & Macon)	Number of Non-Douglas/Moultrie County Residents <i>Commuting to</i> Douglas/Moultrie Counties
9,236	5,085	3,726

Figure 3.26 - Source: 2000 U.S. Census

As one can discern from the above table, there is a very significant number of Douglas/Moultrie residents who commute to other Counties to work. Though not as significant, large numbers of employees who work in Douglas/Moultrie reside in other area Counties. These commuting figures suggest that increasing both local employment and local housing opportunities should be an important objective for Arthur, Douglas and Moultrie Counties. In terms of Village of Arthur commuting patterns, the 2000 U.S. Census reveals that the average commuting time for resident Arthur workers is just over 14 minutes. This suggests that most working residents work in and or near Arthur.



Village of Arthur, Illinois

3. ARTHUR EMPLOYMENT BASE AND SUPPORTING ECONOMIC ORGANIZATIONS

a. EMPLOYMENT BY SECTOR

Employers of the town's residents by industry is a useful way a gauging important economic trends of a community. For Arthur these are as follows:

Arthur Resident Employment By Sector		
Sector	Number	Percent
AFFHM*	7	0.6
Construction	71	6.2
Manufacturing	318	27.8
Wholesale Trade	59	5.2
Retail Trade	191	16.7
TWUJ**	36	3.1
FIRERL***	53	4.6
PSMAWMS****	27	2.4
Education, Health and Social Services	179	15.7
Arts, Entertainment, Recreation	86	7.5
Other (not public administration)	58	5.1
Public Administration	42	3.7
* Agriculture, Forestry, Hunting, and Mining		
**Transportation, Warehousing, and Utilities Information		
***Finance, Insurance, Real Estate, Rental, and Leasing		
****Professional, Scientific, Management, Administrative, and Waste Management Services		

Figure 3.27 - Source: 2000 U.S. Census

It is clear when looking at the above table that a majority of those employed work in manufacturing, retail trade, education, and health and social services respectively.



a. EMPLOYMENT BY SECTOR (continued)

Arthur's Manufacturing Employers are as follows:

Arthur Manufacturing Employers		
Schrocks/WCI Division	Kitchen Cabinets, etc.	980
New Progress, Inc.	Aluminum/Stainless Tanks	140
Coach House, Inc.	Build/Retail/Garage	35
CHI	Overhead Doors	350
E.Z. Trail, Inc.	Agricultural Equipment	40
Carstin Brands	Countertops and Tubs	60

Figure 3.28 – Arthur Manufacturing Employers

For a community the size of Arthur (2000 U.S. Census Population 2,203), the manufacturing employment level is simply astonishing, with well over 1,500 persons working in this sector. Source: 2004 Arthur Community Profile.

b. FINANCIAL INSTITUTIONS

The Village of Arthur is currently served by three banks with assets over \$100,000,000. The three banks serving Arthur are the Arthur Community Bank, 201 S Vine Street, Central Illinois Bank, 120 W Progress Street, and the State Bank of Arthur, 411 S Vine Street. Each of these banks offers traditional banking services including savings accounts, checking accounts and loan opportunities. Source: City of Arthur, Illinois

c. ECONOMIC DEVELOPMENT ORGANIZATIONS

In terms of economic development organizations, Arthur has a Chamber of Commerce, a Merchant Association (whose focus is the central business district), and an Arthur area industrial corporation whose focus is encouraging industrial manufacturing investments in Arthur.

d. TOURISM SUPPORT

To facilitate tourism, Arthur has a visitor center which receives financial support from the village government. Interest in Arthur as an Amish tourism destination runs high as the Visitor Center received 4,000 phone inquiries in 2005. In addition, "Amish Country of Central Illinois" was formed in 2005 as a cooperative tourism effort by the communities of Arcola, Arthur, Tuscola and Sullivan. Their mission is to promote all of attractions, businesses and events in Douglas and Moultrie Counties.

According to records maintained by the Sullivan IL Economic Development office and using the recommended multiplier from the state of Illinois, there were 201,557 visitors in the Central Illinois "Amish Country" area last year coming from 48 states and 50 countries. Tourism is and will continue to play an important role in Arthur's economic development

Source: City of Arthur, Illinois and Sullivan IL Chamber & Economic Development July 2006 Newsletter



E. COMMUNITY FACILITIES/SERVICES

The Village of Arthur is fortunate to have a high level of services available to the public. These services include education, public safety, health care and general welfare of the residents of the Village of Arthur. The community services available in Arthur provide adequate services to the current population and have the capacity to accommodate future development in the Village. Source: City of Arthur, Illinois

1. HEALTH FACILITIES

Health care facilities are critical to the future development of rural towns and cities. Although Arthur has no hospital, the Village is centrally located among five hospitals including Sarah Bush Lincoln Health Center in Mattoon, Carle Hospital in Champaign, Provena Covenant Hospital in Champaign, Decatur Memorial Hospital and St. Mary's Hospital in Decatur. In addition, the Village is home to two clinics, the Arthur Medical Center associated with Decatur Memorial Hospital and the Arthur clinic associated with the Sarah Bush Lincoln Health Center.

Five doctors in the community and two dentists serve the Village of Arthur. The Village is also served by the Douglas County Health Department in Tuscola and the Moultrie County Health Department in Sullivan. Both health Departments offer a number of services including Immunization Programs, TB Testing, Cholesterol Screening, Diabetes Screening, Blood Pressure Screening, Lead Screening, Maternal and Child Health, WIC, Supplemental Food Program, Family Case Management, High Risk Infant Home Visits, and an Oral Health Program. Source: City of Arthur, Illinois

2. POLICE PROTECTION

Law enforcement for the Village of Arthur is provided by the Arthur Police Department with assistance from the Douglas and Moultrie County Sheriffs' Departments. The Police Department is "on-call" 24 hours a day, seven days a week. The Village of Arthur Police Department has a staff of 5 Full Time Sworn Officers including the Chief of Police and 4 part time officers. Convicted persons are currently held at the Douglas County jail located in Tuscola. According to 2004 U.S. statistics, Arthur has a very low crime rate. Almost all the 19 crimes committed were in the "Theft" Category. Source: City of Arthur, Illinois

3. FIRE AND AMBULANCE PROTECTION

The quality of the fire protection in the Village is very important to the current community needs along with any future development of the community. The Arthur Fire Protection District (AFPD) #1 serves the Village of Arthur and the surrounding area, and in addition, provides ambulance services for the area. A new facility was recently constructed along Route 133 in Arthur to house the volunteer Fire Department and Ambulance Service. The District constructed the facility primarily through donations. The multi-bay structure houses 3 pumper trucks, 2 tanker trucks, two ambulances and one rescue vehicle.

There are approximately 30 volunteer firemen with the district in addition to one Chief and two Assistant Chiefs. The Arthur Ambulance District maintains 15 EMTs with 10 of these being I rated. The Village of Arthur maintains a Fire Insurance Class rating of 7 in the City and 9 outside of the community. Source: City of Arthur, Illinois.

4. ENHANCED 9-1-1

While the Douglas County side of Arthur has the enhanced system the Moultrie County areas of Arthur do not. This of course has the potential to lead to confusion when the children of the area are being taught what to do in an emergency. A unified system would lead to a better understanding of what to do in case of an emergency. Source: City of Arthur, Illinois



5. LIBRARY

Arthur has excellent library facilities. The Arthur Public Library, built in 1992, enables excellent education related and recreational reading in a well designed setting. The library is associated with the Lincoln Trails System and any book one might wish can be obtained in a very short time. In addition to books and periodicals, videos can be rented. Computers and micro-fiche fill other needs that patrons might want. There are also meeting rooms for various organizations or businesses. Source: City of Arthur, Illinois

6. EDUCATION

a. PRIMARY

The Village of Arthur is served by Community Unit School District 305 and serves approximately 600 students total in Pre-K-12 education. The school district consists of Arthur Grade School which services Pre-K through 6th grade, and Arthur Jr./Sr. High School which services 7th through 12th grade.

Along with the areas public education system their also exists a number of private parochial schools. This private school system consists of Arthur Mennonite School serving K -12, Plainview School serving 1st-8th grade. Along with these, the Amish community provides 16 additional primary education facilities for 1st through 8th graders in the Arthur area, and has an enrollment of 485 students. The Arthur school system also provides 5 special education facilities for the learning impaired and disabled. Sources: City of Arthur, Illinois, Arthur Area Amish Directory

b. HIGHER EDUCATION

The Village of Arthur has a central location to a number of Junior Colleges, traditional universities and Technical Schools in East Central Illinois. The community is served by two Junior Colleges, Parkland Community College in Champaign and Lake Land College in Mattoon. There are three traditional universities in the immediate area of Arthur including the University of Illinois in Champaign-Urbana, Eastern Illinois University in Charleston, and Millikin University in Decatur.

7. PARKS, RECREATION, AND COMMUNITY ACTIVITIES

Residents of the Village of Arthur currently have available a number of park and recreational facilities. This recreation system consists of 55 acres of park land, has picnic pavilions, baseball diamonds, tennis courts, and much more. The park area mentioned above encompasses three parks. The first is the Jurgens Park, which is also known as the Moultrie-Douglas Fairgrounds. Jurgens is located behind the Arthur high school and has 12 acres of land. Its recreational facilities include: three baseball diamonds, a pool (lit for night use), and a pavilion. The next park is the Eberhardt Park. This park is located in the Southwest area of the town and is 9 acres. Its recreational facilities consist of three pavilions, playground, and a volleyball court. Jurgens and Eberhardt Parks each have 2 restroom facilities. The final park is the Brad-O-Clen Park which is located north of the town and consists of 34 acres. In way of recreation it consists of a cabin and a large wooded area for hiking and exploring.

The Village of Arthur hosts a number of festivals and public events throughout the year. Events of note include the annual "Cheese Festival" and the Moultrie-Douglas County Fair in July, which is host to one of Central Illinois largest fireworks shows attracting more than 20,000 people a year. In addition, there's the Mennonite Relief Sale held in August of each year which, through the sale of items such as quilts, furniture and food, raises \$125,000 annually to support both local and international humanitarian efforts. Another notable event is the "Haiti Sale" sponsored by area Mennonite and Amish Churches which raises \$100,000 annually to purchase school books and clothes for the needy residents of Haiti. Source: City of Arthur, Illinois



8. SOLID WASTE MANAGEMENT

The village's solid waste management services are provided by the private sector. Three different vendors provide these services: Prairie State Waste located in Charleston, IL, Burch Sanitary Hauling located in Chesterville IL, and Match Box Disposal located in Mattoon, IL. There is also a recycling depot located in the village. Source of Infrastructure Data: City of Arthur, Illinois.

9. OTHER COMMUNITY ORGANIZATIONS

There are nine (9) churches in the area. They are as follows:

Name of Church

1. Arthur Church of Christ
2. Arthur Mennonite Church
3. Arthur Southern Baptist Church
4. Cornerstone Fellowship
5. First Apostolic Church
6. First Baptist Church
7. North Vine Mennonite Church
8. Arthur United Methodist Church
9. Vine Street Christian Church

Arthur also has a wide array of civic organizations and clubs. These are as follows:

1. 4-H
2. Arthur American Legion Auxiliary
3. Arthur American Legion
4. Arthur Area Association of Commerce
5. Arthur Athletic Boosters
6. Arthur Boy Scouts
7. Arthur Chapter #427, O.E.S.
8. Arthur Country Walkers
9. Arthur Evening Women's Club
10. Arthur EMT's
11. Arthur Home Volunteers
12. Arthur JFL
13. Arthur Lions Club
14. Arthur Lodge # 742, I.O.O.F.
15. Arthur Mariorraetta Rebekah Lodge
16. Arthur Masonic Lodge #825
17. Arthur Merchants Committee
18. Arthur Ministerial Association
19. Arthur Music Association
20. Arthur Rotary Club
21. Arthur Senior Citizens
22. Arthur VFW
23. Arthur Voluntary Fire Department
24. Daisy Girl Scouts
25. Friends of the Library
26. Meals-on-Wheels
27. Mo-Do County Fair Association
28. Psi Iota Xi Sorority

Source: City of Arthur, Illinois



F. TRANSPORTATION

Transportation and infrastructure networks are vital to the livelihood of a community as they tie the community together and provide access outside of the community. Generally, there are four modes of transportation available to a community. These include: roads, railroads, airports, and navigable waterways. Obviously, the Village of Arthur does not have navigable waterways, but all of the other modes of transportation are evident in the Village today. The Village relies on its road network as its primary mode of transportation. The term infrastructure can be collectively referred to as the transportation, communication, wastewater, water, and electric systems of a given community.

1. ROADS

The Arthur area is also served by Interstate 57, which is located nine (9) miles to the East and U.S. Highway 36 which is located just five (5) miles away to the North. In addition, Arthur is served by U.S. Route 45 and four state highways (IL Route 133 which runs East -West through the village, with the others being IL 121, IL 128, &IL 32). The Village is located just a few hours drive from Chicago, IL, Indianapolis, IN, and St. Louis MO. Freight trains run daily through the town's St. Louis- Chicago Union Pacific rail line. Source: 2004 Arthur Community Profile

The street network in Arthur is the main mode of transportation in and out of the Village. Roads are categorized into three main types. These include local streets, collector streets, and arterial streets. Local streets provide access to property. Collector streets move traffic from local streets to arterial streets. Arterial streets move traffic in and out of the Village. Many bigger Cities have a combination of all three street types, but most smaller communities may have only local streets and arterial streets. For the most part, traffic is funneled to the down-town business area of Arthur. This area is mostly comprised of Commercial (primarily general sales and services) activity. Illinois Highway 133 (west/east) and Vine Street/County Road 000 East (north/south) are considered arterials. From these routes, traffic can enter local streets which provide access to the rest of the Village.

2. AIRPORTS

Approximately 25 miles from the Village of Arthur is the University of Illinois/Willard Airport. Other Regional Airports serving Arthur are the Bloomington and Decatur IL Airports, the latter which is 30 minutes away in terms of driving time. This facility provides commercial passenger service, charter service and cargo transport flights. The Village also has access to three (3) major commercial airports in the region. These are the St. Louis Airport, the Indianapolis Airport and the Chicago Airport which are all within 190 miles from Arthur.

3. SIDEWALKS

Sidewalks offer pedestrians an important means to access all areas of the community. Generally, the sidewalks in Arthur can be considered in fair to good condition. Fair condition is defined as in need of sometimes extensive repair of old surfaces, while good condition requires only minor repairs if any at this time.

G. INFRASTRUCTURE

Water and sewer systems are essential to the community and are vital to its future development. Arthur is fortunate to have both a municipal water system and a municipal sewer system in the Village.



G. INFRASTRUCTURE (continued)

1. WASTEWATER

The municipality also owns and operates the sewage treatment plant, which consists of both primary and secondary treatment facilities. It can handle an average daily load of 200,000 gallons per day, and has a maximum capacity of 500,000 gallons per day. Like the water system (see below), both storm and sanitary sewer mains, of all sizes, service all sections of the village. (Source: Village of Arthur 2004 Community Profile).

The Village of Arthur has made infrastructure maintenance and repair a priority for the past two decades. Beginning in 1979, the Village constructed three new lagoons to compliment the existing wastewater treatment facility. The lagoons allowed the Community to address its peak "wet" flows during heavy rain storms. In 1981, Arthur upgraded its Package Treatment facility which is now rated for 500,000 gallons per day (GPD) capacity. Currently, the Village handles an average of 180,000 to 200,000 GPD of treated effluent. Two years later Arthur updated its wastewater pump station in order to make maximum use of the new treatment facility. Both storm and sanitary sewer mains, of all sizes, service all sections of the village. (Source: Village of Arthur 2004 Community Profile).

2. WATER

The municipality owns and operates the Arthur water supply, which comes from wells whose source is the Mahomet Aquifer. Arthur's water storage capacity is 200,000 gallons. The water mains, all of which are of various sizes, serve all sections of the village. (Source: Village of Arthur 2004 Community Profile).

In 2004, the Village purchased two additional wells to compliment the original well it utilized. The three wells are located approximately one mile south of Atwood Illinois. The water is then pumped from the well field to the water treatment plant in Arthur. Also the same year, the Village completed work to update the Water Treatment facility. This facility is a combination sand/carbon filter system with chlorination and softening capabilities. The capacity of the updated facility is rated for 600 gallons per minute (gpm) while the associated pumps are rated at 800 gpm. The average use for the community is around 280,000 GPD. (Source: Village of Arthur).

3. ELECTRICITY

The Village receives its electrical supply from Ameren/CIPS.

4. NATURAL GAS

The Village receives is gas from Ameren/CILCO.

5. TELEPHONE

Telephone services are provided by Consolidated Communications. The system includes fiber optic lines for high speed services. Mediacom, a major Midwest cable company, also offers telephone service. In addition, cell phone service is provided by Verizon and Nextel which both have local towers.

6. CABLE

Cable for the area is provided by Mediacom, which also provides Internet services. Consolidated Communications provides TV signals and internet services through their fiber optic network. In addition, there are multiple Internet providers in the community.



IV. Public Meetings Summary & Outcomes



IV. Public Meetings Summary & Outcomes

The Village of Arthur held three (3) public meetings to inform the public of the Village's planning efforts and to provide the opportunity for citizen input.

The first meeting was held on March 29, 2005 Public Meeting. At this meeting, a "Community Profile" was presented. Meeting attendees offered several suggestions for additions to the Profile.

It was at the March 29th Meeting that a "SWOT" analysis to identify Arthur's "Strengths and Weaknesses". The attendees broke up into 3 groups to determine these. After their reports, an analysis was completed to identify the "consensus" top 5 Strengths and Weaknesses.

The top 5 Strengths were identified as follows:

1. Schools
2. Parks and Recreation
3. Industry
4. Emergency Services
5. Community Attitude

The top 5 Weaknesses were identified as follows:

1. Housing
2. Land Availability
3. Road Conditions
4. Commercial Property
5. Telecommunications

The above strengths and weaknesses would serve as a starting point to help determine plan recommendations.

The second public meeting was held on February 28, 2006. At this meeting, draft current and future land use maps were presented for public review and comment. Questions from the public concerned the adequacy of the area labor market to facilitate economic investment in Arthur as well as a review and discussion of the municipal 1.5 mile extra-territorial jurisdiction and a summary of how zoning relates to land use decisions. Tourism was mentioned as an important planning priority.

The 3rd Public Meeting was the Official Plan Public Hearing which was held September 5, 2006.



V. Current Land Use Patterns (Existing Land Use Maps and Related Narratives)



V. Current Land Use Patterns (Existing Land Use Maps and Related Narratives)

This section of the Comprehensive Plan describes how property is currently being used in the Village of Arthur. Existing land uses in a municipality outline its current characteristics and helps to guide future development in the community. The American Planning & Association (APA) has a comprehensive and uniform land use category system known as the Land Based Classification Standards (LBCS). There is a wide array of categories under LBCS. For the Village of Arthur, LBCS individual land uses or land “functions” are defined and assigned a color code to identify the land use in question. In this way, land uses can be more easily understood leading to a more informed approach when it comes to land use policies. Village existing land use maps (Map Exhibits 1, 2 and 3) are included along with other maps (Map Exhibits 4, 5, 6 and 7) at the back of the Plan narrative.

The information for this section was initially obtained by a “windshield survey” conducted (June & July, 2005) by the Coles County Regional Planning and Development Commission (CCRP&DC) with additional information gathered from Village representatives and the Comprehensive Plan Advisory Committee.

The calculations made for this section are estimates and are approximate figures. Figure 5.1 shows a breakout of estimated land use in Arthur. Area calculations were done by measurements from the map and with the use of a Geographic Information System (computer based mapping). The acre totals are broken down into a percent of the total acres of available land within the Village of Arthur.

A. RESIDENTIAL LAND USE

Residential Land Use can be defined as activities consisting of single-family dwellings, duplexes (two-family dwellings), multifamily (more than two-family dwellings), and mobile homes.

1. SINGLE FAMILY RESIDENTIAL

Single Family Residential land use is located throughout the Village. This land use category is used to designate single family units in the community. A single family dwelling unit is a building designed for or occupied exclusively by one family.

2. TWO FAMILY RESIDENTIAL

Two-Family Residential land use is located throughout the Village. This land use category is used to designate two family units in the community. A two family dwelling unit is a building designed for or occupied exclusively by two families. These buildings are more commonly known as a “duplex”.

3. MULTI FAMILY RESIDENTIAL

Multi Family Residential land use *category* is set aside for buildings designed for or occupied exclusively by three or more dwelling units.

4. HOUSING SERVICES FOR ELDERLY

Housing Services land use category identifies land use functions in the Village which may include retirement housing, congregate living facilities, assisted-living homes, life care or continuing care facilities and skilled nursing facilities.



5. HOTELS, MOTELS AND OTHER ACCOMMODATIONS

Hotels, Motels and Other Accommodation land use category includes properties which house one of the following facilities: hotel, motel, tourist court, bed & breakfast inn, rooming and boarding house.

It is important to note that the vast majority of the residential use category is comprised of single-family, however, the land use map reflects all residential land use functions as one color scheme.

B. COMMERCIAL LAND USE

Commercial Land Use can be defined as property, which deals with, but may not be limited to, the sale of goods and/or services to consumers; and also includes office space, banks and restaurants.

1. RETAIL SALES AND SERVICES

The Retail Sales and Services category provides for the sales of goods or services to consumers, usually in small quantities (as opposed to wholesale) and does not include wholesale goods and services nor automobile sales or service. The Retail Sales and Services category comprises the vast majority of establishments typically associated with commercial land use in the Village of Arthur.

2. OTHER GENERAL SALES OR SERVICES

This category includes such uses as: automobile sales or service; finance and insurance; business, professional, scientific, and technical services; food services; and personal services. For most applications, the general sales and services category is not specific enough for classifying the economic function of land.

C. INDUSTRIAL LAND USE

Industrial Land Use can be defined as land use functions which mass produce one or more specific product(s). Examples of this land use include: manufacturing, processing, fabricating, warehouses, wholesale trade and research facilities.

MANUFACTURING AND WHOLESALE TRADE

The Manufacturing and Wholesale Trade category identifies those properties where the manufacturing or production of a good is performed and/or where distributing merchandise to retailers, to industrial, commercial, institutional users, and to other wholesalers occurs.

D. AGRICULTURAL LAND USE

Agricultural property can be defined as land primarily being used for farming activities. These activities include crop production, nurseries, groves, greenhouses, floriculture, tree farms, dairies, poultry farms, processing plants and other related functions.



E. EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTION LAND USE

This land use category includes various functions which are human services oriented. Institutional facilities promote the general welfare of people; and may also offer social and/or educational activities for all ages. Examples include: churches & other religious institutions, schools & pre-schools, hospitals & clinics, local associations & social lodges, funeral parlors and nursing homes.

Public Administration uses include public facilities owned and operated by units of government and are accessible to the general public. For this plan, examples include: Village hall, Village maintenance and storage facilities, the post office, any county, state or federal buildings, the public library and any emergency response facilities.

F. CONSTRUCTION RELATED BUSINESSES

This land use category includes functions directly related to or in direct support of construction business activities. Examples include building, developing and general contracting of residential, commercial and/or industrial facilities as well as land development and subdivision activities.

G. TRANSPORTATION, COMMUNICATION, INFORMATION AND UTILITIES

Transportation Land Use can be defined as land which is being utilized for transportation activities. Major transportation routes often greatly influence other land uses and many land use boundaries are defined by this function. Highways and railroads are characterized by activities and functions which are connected in linear patterns. Communication and utilities functions such as those involved in the processing, treatment, and transportation of water, fuel, or electricity and areas used for airwave communications are included. Pumping stations, electrical substations and areas used for radio, radar or television antennas are major examples.

H. ARTS, ENTERTAINMENT, PARKS AND RECREATION LAND USE

This land use category includes a variety of functions related to human recreation and entertainment. They include theaters, recreational sports or fitness centers, campgrounds, historical sites, bowling alleys and billiard halls. Parks, recreation areas, or open land owned by any unit of government and available to the public are also examples of this land use category.

I. MIXED LAND USE

Mixed Land Use is a combination of any of the aforementioned land uses which are located on the same Village lot. For the purposes of this Plan a Mixed land use category is primarily intended to be, but not limited to, a combination of Residential, Agricultural, Commercial and Light Manufacturing uses. This use is to be found predominately outside the Village corporate limits.

J. VACANT LAND

Vacant property can be defined as any land, which is not primarily utilized for any of the aforementioned categories. Vacant land is undeveloped and unused.



Figure 5.1 below details the estimated acreage of each of the aforementioned categories and/or designations for the Village of Arthur.

Figure 5.1
Land Use Designations / Categories
Village of Arthur

Category	Approximate Area (in Acres)	Area (in %)
Residential :Single Family, Two Family, Multiple Family	251.76	29.88%
Residential: Housing Services for the Elderly	7.41	.89%
Residential : Hotels, Motels, & Other Accommodations	1.73	.21%
Commercial: Retail Sale and Service	37.61	4.46%
Commercial: Other General Sales and Service	9.97	1.18%
Commercial: Construction Related Business	7.54	.89%
Industrial: Manufacturing and Whole Trade	142.13	16.89%
Transportation, Communication, Information and Utilities	25.96	3.08%
Institutional: Education, Public, Administration, Health Care, and Other Institution	67.70	8.03%
Institutional: Arts, Entertainment, Parks and Recreation	25.23	2.99%
Agricultural	116.51	13.51%
Mixed: Residential / Commercial/ Lt. Manufacturing / Agricultural	0	0
Vacant Land	30.89	3.67%
Roadway	121.86	14.46%
Approximate Total Incorporated Land	846.48	100%

As illustrated in Figure 5.1, the most significant land uses within the Village limits are Residential (nearly 30%), Industrial (approximately 17%), Roadways (14.5%) and Agricultural (13.75%).



VI. PLAN RECOMMENDATIONS



VI. PLAN RECOMMENDATIONS

A. Developing the Basis for Future Land Use: The Land Use Impact Mapping Scenario

The Steering Committee used the following exercise to help determine future land use:

On June 28, 2005, the Village of Arthur IL Comprehensive Plan Steering Committee, with the assistance of Staff from the Coles County Regional Planning & Development Commission, conducted a “mapping exercise” designed to address land use impact issues by focusing on certain scenarios drawn from “real life” situations. These were as follows:

1. A heavy equipment manufacturer has contacted Arthur and is looking for 50 acres for a new assembly plant. It will employ up to 250 persons. It must have all utilities available and good highway access. Where are the best sites? What infrastructure would need to be improved, if any?
2. A major retailer is looking for a site to construct a 300,000 square foot distribution center and is interested in Arthur as well as other communities throughout the State of Illinois. About 150 trucks will enter and leave the site each day. Where are the best sites? What infrastructure would need to be improved, if any?
3. An out-of-state specialty store retail merchant recently saw the Village of Arthur and fell in love with the Community’s Central Business District. She wants to move her business, which is currently in a 5,000 square foot building surrounded on all sides by commercial development, to Arthur. She wants to occupy, renovate or construct a building between 8,000 and 10,000 square feet in the Central Business District. She needs 15-20 parking spaces (mostly off-street, if at all possible). Where would be the best sites for this development?
4. A large residential development firm is looking for a town like Arthur to:
 - Develop a 20 acre “moderately priced single family home” subdivision
 - Construct two 10 unit apartment complexes

Where would the best sites be for these developments? What would be the worst sites for these developments?

5. A large citizens group wants to see Arthur develop more parkland and “open spaces” with a “bike & walking trail” connecting at least a few of the proposed and existing park and open space areas. Where would be the sites for these types of developments?



Village of Arthur, Illinois

A. Developing the Basis for Future Land Use: The Land Use Impact Mapping Scenario

(continued)

The Steering Committee spent some time reviewing maps developed by the Coles County Regional Planning & Development Commission and offered their views on where certain types of development should be located. Since only about a half-dozen or so Steering Committee Members were present, it was deemed most expeditious to ask each Member present on the appropriate location for each type of development. Highlights as follows:

1. Heavy Equipment Manufacturer Location: 2 sites east of town corp. limits, along IL Route 133 (one north of the highway, the other south and farther east). Also, 1 site just east of Industrial Parkway Road east corporate limit between Mill Street (south) and the Railroad Tracks (north, flood plain may be an issue here); 2 sites west of the west “north-south” running corporate boundary, 1 site north (in unincorporated area) and 1 site south (within corporate limits) of the abandoned Penn Central Railroad area (small part of site in flood plain). Total: 5 sites.
2. Retailer Distribution Center: Same as Heavy Equipment Manufacturer just above except the site south of the abandoned Penn Central Railroad area. Floodplain may be an issue at the Industrial Parkway Road site. Total: 4 sites.
3. Central Business District Specialty Retail Store: 6 sites along Vine Street (1 north of the Missouri Pacific Railroad, the remainder south of this Railroad and north of Park Street; 1 on the east side of Vine, 4 on the west side of Vine. 1 on the southwest corner of Illinois and Hickory. Potential for displacement of existing uses in some cases. Total: 7 sites in Central Business District.
4. Moderately Priced Single Family Home Subdivision/Two 10 Unit Apartment Complexes: 1 site west of Vine Street and north of what would be “5th Street” (school property, within corporate limits). 2 sites, sharing an “east-west” property line, in the unincorporated area north of where Hickory and Ash Streets end, east of Dogwood Drive, west of Vine Street and South of East County Road 500 North. Total: 3 sites. 2 sites outside Village corporate boundaries.
5. Parkland/Open Space/Bike & Walking Trail Areas: 1 site located within the proposed Residential Subdivision”, 1 unincorporated site just west of the west “north-south” running corporate boundary and north of the abandoned Penn Central Railroad area (Please note: This park site borders the eastern boundary of one of the proposed manufacturing/distribution center sites, “buffer” needed). 1 site adjacent on the northwest side of the “southwest-to-northeast” running Missouri Pacific Railroad on the Village’s southwest side, within corporate limits (please note that this site is adjacent to a proposed manufacturing site’s southern property line, “buffer” needed). Total: 3 sites. Recreation Trail would run north-south along the west “north-south” running Village corporate limit/Oak Street area and connect proposed park area west of Vine/”5th Street” area with the Eberhardt Park area.



A. Developing the Basis for Future Land Use: The Land Use Impact Mapping Scenario

(continued)

Other comments focused on:

- The notion that the business area north of the Missouri Pacific Railroad tracks was a “mental block” when it came to consideration of potential commercial area development there (discussed locating new grocery store there, Village has only 1 grocery store. Another option mentioned was moving the existing grocery store north of the RR tracks).
- Moving the auto dealership to the east on 133 nearby proposed distribution/manufacturing sites.
- Assisting uses potentially relocated with financial “displacement” assistance.
- Defining price range for “moderately priced single family homes” (\$23,000 for a lot plus \$150,000 for a house were mentioned). School grounds to be purchased by the Village for residential development was also mentioned
- Potential road improvement behind Southern Baptist Church.
- Need for more ball diamonds.
- Concern about safety in getting to and from park/recreation areas near active railroad tracks/high auto traffic areas.

ANALYSIS/PRELIMINARY RECOMMENDATIONS

There was general concurrence among Steering Committee Members on the locations of major future developments as brought forth in the land use impact scenario exercise. The consensus among Steering Committee Members was that most significant new development will take place *outside* the current municipal boundaries. However, a basic “good planning principle” is to develop within a municipality’s corporate boundaries first before “going outside”. Therefore, Arthur should further explore significant development potential within its corporate boundaries which does not cause residential or business displacement. Developing outside of Arthur’s corporate limits has implications for Village of Arthur land use and infrastructure policy, planning and implementation:

Given the foregoing observations, it would make sense to:

1. Encourage Arthur to define an “urban service area” that would encompass most if not all of its 1.5 mile “extra-territorial” zoning jurisdiction. Note: Moultrie County has Zoning jurisdiction all the way to the corporate boundaries on Arthur’s west end; Douglas County does not. Moultrie County needs to be consulted on west end land use BEFORE the comp plan is adopted.
2. Determine individual land use districts within the urban service area.
3. If it hasn’t done so already, expand the Village of Arthur Zoning Ordinance and Zoning Map to include the Village’s urban service area (1.5 mile zoning jurisdiction) and to regulate development in this area in accordance with the Village’s adopted Comprehensive Plan and Future Land Use Map.



Village of Arthur, Illinois

A. Developing the Basis for Future Land Use: The Land Use Impact Mapping Scenario

(continued)

4. Re-examine and refine the Village's Annexation Policies (especially its Annexation Ordinance) with the goal of annexing as much of Arthur's "urban service area" as possible in the shortest amount of time. The Village should require annexation to the Village as a condition of receiving water or sewer service in the 1.5 mile extra-territorial area.
5. The Village of Arthur should inventory all road, water and sewer infrastructure in the 1.5 mile extra-territorial urban service area and develop a "capital improvements plan" for key development locations within the area that are unserved or underserved.
6. Encourage nearby Rural Water Districts to enter into an Intergovernmental Agreement with *Douglas and Moultrie* County Municipalities and the County defining "urban and rural" water service areas and policies to handle "inter-jurisdictional matters."
7. Require "buffer zones" on proposed heavily developed commercial and industrial properties to protect nearby residential and parkland areas where such areas are contiguous to proposed commercial/industrial developments.
8. Locate all new development well outside of flood plain & wetland areas.

Most Steering Committee Comments on the Analysis Summary centered on the proposed locations of the various land uses. Highlights of these were as follows:

- The west end Heavy Equipment Manufacturer/Retail Distribution site should be located just west of the site currently indicated on the 1.5 mile extraterritorial map.
- Another manufacturing/retail distribution center site should be added just to the north of the eastern most one also identified for manufacturing and retail distribution development on the 1.5 mile extraterritorial map.
- The 16.2 acre proposed 'school property' site is within the corporate limits.
- A 40 acre park site should be located just to the north of the 2 proposed housing development acreages north of 5th Street.

Other land use comments concerned road improvements between the South Baptist Church and the Shell Gas Station on the north part of North Vine Street, the Coach House manufacturing facility just north of the abandoned Penn Central Railroad and the notion that the this RR is owned by the State of IL (IL Dept of Natural Resources).

See "Land Use Scenarios Map" (Map Exhibit 4) located at the back of the Plan narrative for graphic representation of "land use impact scenarios".

Finally, the Steering Committee agreed to the following for a Plan "Vision Statement" and Plan "Mission Statement:

Vision Statement: "Our Vision is for the Village of Arthur to be an innovative community where tradition meets progress."

Mission Statement: "Our Mission is to use Arthur's many resources to make it a great place to visit, live and work."



B. FUTURE LAND USE

The land use patterns of a community are essential to maintaining the positive qualities of that community and still allow for future growth. This land use plan section was developed from this Plan’s visioning process and is made up of goals and objectives for the Village of Arthur. Future land Use Maps (Map Exhibits 5 & 6) illustrates the Future Land Use categories for Arthur and the Urban Services Area immediate surrounding the Village.

Goals and objectives for a community include general guidelines for small town planning along with specific goals developed for the Village of Arthur. General goals and objectives are listed below and specific land use goals and objectives are listed later in this section. For a complete illustration of the land use designations, a color coded map has been included in this section for reference.

LAND USE GOAL# 1: Promote appropriate land use development and compatibility among diverse land uses.

Land use is important to the future development of a community. Land uses must co-exist and be appropriate in order to direct development in the community.

LAND USE GOAL #2: Preserve the aesthetics and unique characteristics of the Village, while pursuing and achieving a diverse and growing economy.

The recent trend of people seeking to live in a community, which maintains its “small town” atmosphere is continuing nationwide. Communities understand the importance of increasing its economic base in order to maintain and promote the community’s prosperity. Development in the Village should grow slowly and be diverse in order to compliment all elements of the community while avoiding inappropriate development.

LAND USE GOAL #3: Promote community education toward the importance of land use planning.

1. RESIDENTIAL LAND USE

Future land use patterns for residential activity should be determined by evaluating the existing residential land use areas, along with the future population projections for the Village (“The Small Town Planning Handbook”, Daniels 1995, p.109, 110). According to figures determined earlier in this plan, in 2000, there were approximately 2.32 people in each dwelling unit in the Village. Population projections detailed earlier in this plan estimate approximately 2,456 people in Arthur by the year 2020. This shows a need for 108 new dwelling units or 1,059 dwelling units for the Village by the year 2020.

In order to estimate future land use, a general figure of 1/2 acre of land will be figured for each new dwelling unit. This includes easements, rights of way, the property itself, and any other land needed for residential development. Therefore, approximately 54 acres of new land is needed for residential development.

Currently, the Village of Arthur has nearly 252 acres devoted to residential land use. This figure, along with the future need of 54 acres for residential activity, equal a future need of approximately 306 acres devoted to residential land use by the year 2020.



1. RESIDENTIAL LAND USE (*continued*)

This plan has identified approximately 265 acres for one family, two family and multifamily residential land use within the Village limits by the year 2020. Additionally, within the “Urban Services Area” immediately surrounding the Village, the Plan identifies another 924 acres that are suitable for residential development. The total acres identified are more than enough to accommodate the space requirement for present housing needs and any future growth.

RESIDENTIAL GOAL: Provide a wide choice of land use locations to serve the residential needs of the present and future populations.

Residential growth needs to occur where services are available or where services can be easily expanded.

1. Residential development should occur, where possible, on vacant land located in current residential areas and utilizing existing infrastructure. The Village understands the need to develop its existing land before annexing new areas for this purpose wherever feasible.
2. Residential growth needs to occur where the land is suitable for residential activity.
3. In order for Arthur to maintain its small town character, residential uses should attempt to keep low-density residential patterns. However, there should still be residential areas available to all income levels.
4. Designate specific residential land use categories for the Village of Arthur to include: one family, two-family residential and multifamily residential.
5. Designate mixed residential, agricultural, and commercial land use designations for specific areas within the urban service area surrounding the Village.

ONE FAMILY AND TWO FAMILY RESIDENTIAL

The One Family and Two Family Residential land use category is located throughout the Village of Arthur. This land use designation is used to identify single family dwelling units and duplex units in the community. A single family dwelling unit is a building designed for or occupied exclusively by one family and a duplex unit is a building designed for two dwelling units. Approximately 1189 acres have been set aside for one family residential land use; two family residential land use; and multifamily residential land use.

2. COMMERCIAL LAND USE

Commercial development is very important to the growth of communities. Communities need to offer services to its existing population, and commercial activity needs to grow with the population in order to make commercial activity available for the future population. The future demand for commercial land can be estimated using assumptions and models for future land use requirements (Daniels, 1995, p.111 - 113).

MODEL I. One assumption states that future land use for commercial activity can be estimated by comparing the existing population with the existing commercial acres being used, and using the same ratio for the future population. From previous sections, the Village of Arthur estimates approximately 2,456 people in the Village by the year 2020. Currently, approximately 48 acres are being used for commercial activity for the current population of 2,203 people (2000). Therefore, 2.2% of the land for 2,456 people should be devoted to commercial activity by the year 2020. This equation estimates a need for 54 acres of land to be used for commercial activity.



2. COMMERCIAL LAND USE *(continued)*

MODEL II. A second model shows that a benchmark for a “typical” small town (under 2,500 people) has a need for 15 to 18 percent of all of the land that is available in the Village for development to be used for commercial activities. This equation estimates a need for 124 acres to 149 acres devoted to commercial activities in the Village of Arthur.

RESULTS. Based on the two aforementioned models, the average of the models is about 95 acres (136 acres + 54 acres / 2) for commercial land use. A study of the current land use and future land use patterns, this plan has set aside approximately 82 acres of land for commercial activity. This includes acreage encompassed by the “Urban Services Area” Boundary. At this time this amount is considered about adequate to meet the future commercial development needs of Arthur. Note: the “Mixed Use” component contains additional acreage with the potential for commercial development.

COMMERCIAL GOAL: Provide enough land for commercial development activities, which is located throughout the Village and in areas, which are sensitive to residential activities.

Commercial growth needs to occur where services are available or where services can be easily expanded.

1. Commercial development should occur, where possible, on vacant land located in current commercial areas. The Village understands the need to develop its existing land, before annexing new areas for this purpose whenever feasible.
2. Commercial growth needs to occur where the land is suitable for commercial activity.
3. All development in Commercial designations must be sensitive to residential areas, churches and schools.
4. Commercial activity should be located throughout the Village: along IL Rte. 133, along Vine Street; and near the current “central business area” of the Village.
5. Designate mixed commercial, agricultural and residential land use designation for specific areas within the urban service area surrounding the Village corporate limits.

3. INDUSTRIAL LAND USE

In many communities, growth is dependent on industrial development. Industrial activity needs to grow with the population in order to expand the community’s economic base and help sustain the current and future population. The future demand for industrial land can be estimated using assumptions for future land use requirements (Daniels, 1995, p.113).

MODEL I. Using the same assumption as in the commercial land use section, future industrial activity can be estimated by comparing the existing population with the existing industrial acres being used and using the same ratio for the future population. From previous sections, the Village of Arthur estimates approximately 2,456 people in the Village by the year 2020. Approximately 142 acres are currently being used for industrial activity for a population of 2,203 people (2000). Therefore, 6.4% of the developed land for 2,456 people should be devoted to industrial activity by the year 2020. This equation estimates a need for 157 acres of land to be used for industrial activity.



3. INDUSTRIAL LAND USE *(continued)*

MODEL II. Many industries will not locate in a community unless there is adequate infrastructure and land available for industrial activity. Studies show that a benchmark for a “typical” small town (under 2,500 people) has a need for 40 acres of land to be used for industrial activities. The purchase of at least an additional 40 acres is recommended for future industrial development.

RESULTS. An analysis of the current land use and future land use patterns reveals nearly 800 acres of land for industrial development. This includes acreage encompassed by the “Urban Services Area” boundary. The additional acres were identified as areas suitable in location for industrial related activities. This is more than enough to accommodate the current need for industrial land and any future development for the Village.

INDUSTRIAL GOAL #1: Provide land for industrial development activities, which is appropriately located in the Village.

Industrial growth needs to occur where services are available or where services can be easily expanded. New industrial activity will be targeted in the southeast portion of the Village.

1. Industrial development should occur, where possible, on vacant land located in current industrial areas. The Village understands the need to develop its existing land, before annexing new areas for this purpose whenever feasible.
2. Industrial growth needs to occur where the land is suitable for industrial activity.
3. Development in this area may include uses which may conflict with residential land uses. Because of this, this district should be built with buffers and not in proximity of land, which is being used for or which has been identified in this plan for residences, churches and schools as not to create land use conflicts.

INDUSTRIAL GOAL #2: The industrial activities need to preserve the aesthetics of the community and the activities need to be clean and complimentary to each other.

The Village of Arthur should complete a “Target Industry Analysis and Company Identification” study to assess its current needs and identify potential industries ideal for the Village.

4. MIXED USE LAND USE

Mixed Land Use is a combination of any of the aforementioned land uses which are located on the same Village lot. For the purposes of this Plan a Mixed land use designation is primarily intended to be, but not limited to, a combination of Residential, Agricultural Commercial and Light Industrial uses.

Figures 6.1, 6.2 and 6.3 on the following 3 pages illustrate a breakout of estimated land use in Arthur, the Urban Services Area and the combination of both respectively. Area calculations were done by measurements with the use of a Geographic Information System (computer based mapping). The acre totals are broken down into a percent of the total acres of available land within the respective areas.



5. OVERALL PLAN RECOMMENDATION

- a. When the abandoned Penn Central Tract becomes available to the Village from the State of Illinois, it is recommended that the Plan Implementation Steering Committee make recommendations for use and development of the tract.
- b. It is recommended that the Future Land Use Plan and the Comprehensive Plan as a whole be reviewed each year for needed revisions and formally updated every five (5) years.



Figure 6.1

Future Land Use Designations / Categories

Arthur Corporate Limits

Category	Approximate Area (in Acres)	Area (in %)
Residential :Single Family, Two Family, Multiple Family	265.01	31.45%
Residential: Housing Services for the Elderly	7.41	.88%
Residential : Hotels, Motels, & Other Accommodations	1.73	.21%
Commercial: Retail Sale and Service	53.42	6.34%
Commercial: Other General Sales and Service	9.06	1.08%
Commercial: Construction Related Business	7.54	.89%
Industrial: Manufacturing and Whole Trade	179.84	21.34%
Transportation, Communication, Information and Utilities	25.14	2.98%
Institutional: Education, Public, Administration, Health Care, and Other Institution	91.86	10.90%
Institutional: Arts, Entertainment, Parks and Recreation	67.88	8.06%
Agricultural	11.16	1.32%
Mixed: Residential / Commercial	0	0
Vacant Land	4.57	.54%
Roadway	121.86	14.46%
Approximate Total Incorporated Land	846.48	100%



Figure 6.2

Future Land Use Designations / Categories

Arthur Urban Services Area (out-side Village Corporate Limits)

Category	Approximate Area (in Acres)	Area (in %)
Residential :Single Family, Two Family, Multiple Family	924.33	34.59%
Residential: Housing Services for the Elderly	0	0%
Residential : Hotels, Motels, & Other Accommodations	0	0%
Commercial: Retail Sale and Service	19.5	>1%
Commercial: Other General Sales and Service	0	0%
Commercial: Construction Related Business	0	0%
Industrial: Manufacturing and Whole Trade	619.8	%
Transportation, Communication, Information and Utilities	15.5	>1%
Institutional: Education, Public, Administration, Health Care, and Other Institution	4.97	>1%
Institutional: Arts, Entertainment, Parks and Recreation	49.53	23.20%
Agricultural	630.42	23.59%
Mixed: Residential / Commercial	217.34	8.13%
Vacant Land	0	0%
Roadway	190.54	7.13%
Approximate Total of Included Land	2671.93	100%



Figure 6.3

Future Land Use Designations / Categories

Arthur Urban Services Area and Village (Combined)

Category	Approximate Area (in Acres)	Area (in %)
Residential :Single Family, Two Family, Multiple Family	1189.34	33.84%
Residential: Housing Services for the Elderly	7.41	>1%
Residential : Hotels, Motels, & Other Accommodations	1.73	>1%
Commercial: Retail Sale and Service	72.92	2.07%
Commercial: Other General Sales and Service	9.06	>1%
Commercial: Construction Related Business	7.54	>1%
Industrial: Manufacturing and Whole Trade	799.64	22.75%
Transportation, Communication, Information and Utilities	40.64	1.16%
Institutional: Education, Public, Administration, Health Care, and Other Institution	96.83	2.76%
Institutional: Arts, Entertainment, Parks and Recreation	117.41	3.34%
Agricultural	641.58	18.25%
Mixed: Residential / Commercial	217.34	6.18%
Vacant Land	4.57	>1%
Roadway	312.4	8.89%
Approximate Total of Included Land	3514.61	100%



C. TRANSPORTATION AND INFRASTRUCTURE

The term infrastructure can be collectively referred to as the transportation, communication, wastewater, water, and electric systems of a given community. These systems tend to be relatively high cost investments; however, they are necessary for a community to be efficient, productive, and to promote growth. The capacity and condition of water and wastewater systems in particular are critical to a community's health and safety.

A safe, efficient transportation system is essential to existing conditions and future growth of the Village of Arthur. This system affects all facets of Arthur traffic circulation both inside and outside of the community. The local street network in Arthur varies in regards to the number, types, and conditions of the roadway. In addition, other means of transportation in Arthur include: sidewalks and railroads. All of these transportation types make up the transportation system in the Village.

This section outlines goals, objectives and strategies to attempt to meet the anticipated transportation and infrastructure needs of the Village. Goals for a community include general guidelines for small town planning along with specific objectives and strategies developed for the Village of Arthur.

Goal #1: Ensure safe and reliable circulation in the Arthur area.

Objective: Improve street network and vehicular traffic circulation patterns in the Arthur area.

Strategies:

1. Conduct a Capital Improvements Plan in particular the Street Improvement Plan component to assess the age, and condition of the existing transportation network in the Village. Implement goals and objectives outlined in the Street Improvement Plan.
2. Encourage IDOT to consider the widening of IL Rt. 133 (add turn lane) within area encompassed by the "Urban Service Area" boundary.
3. Encourage IDOT to consider the widening Atwood Road 5 miles north to U.S. 36 to accommodate a buggy lane.
4. Encourage IDOT to consider installing a Traffic Control Signal at the IL Rt. 133/Vine Street Intersection.
5. Upgrade the existing road network to support future industrial and manufacturing development as needed (example: Progress Street area).
6. Increase the hydraulic capacity and straighten the Palmer Street Bridge to improve drainage and traffic flow.
7. Address potential road improvement ideas for Douglas County Road 500N at the north end of town
8. Encourage Douglas and Moultrie County Governments to work with the Village to maintain community traffic flow.



C. Transportation and Infrastructure (continued)

Objective: Improve pedestrian transportation patterns within the Village.

Strategy:

1. Target areas in the Village where there are gaps in sidewalk segments for sidewalk "fill in" improvements as part of the Village's long term capital improvements plan.

Goal #2: Ensure that the public infrastructure is adequate to accommodate all future and planned development.

Objective: Initiate planned infrastructure improvements/expansions for planned growth areas in and around the Village.

Strategies:

1. Install water & sewer extension improvements to the old school property on the northwest side of town to facilitate residential development.
2. Construct an additional 200,000 gallon water storage tank to accommodate future development and growth.
3. Conduct Capital Improvements Plan to assess the age, and condition of the existing infrastructure network in the Village. Implement goals and objectives outlined in said Plan.
4. Develop a schedule for the repair/replacement of drainage system manhole covers.
5. Replacement and upgrade of sewer lines in the down-town area (approximately three blocks east and west of Vine Street).
6. Explore the feasibility of selling water to the West Prairie Water District.

See Map Exhibit 7, Transportation Map which is located at the back of the Plan narrative which highlights proposed Transportation Improvements.



D. Economic Development Recommendations

1. Summary of Arthur Economic Development Organizational Resources:

Arthur has several organizations devoted to retaining existing businesses and attracting new businesses to the Arthur area. These organizations are as follows:

- *Arthur Area Association of Commerce* whose focus is fostering *overall* development in the Village.
- *Arthur Merchant's Committee* whose focus is fostering development opportunities in the Village's central business district.
- *Arthur Area Development Corporation* whose focus is encouraging industrial and manufacturing investments in the Arthur area.
- *Visitor Information Center* whose focus is *increasing* tourism to the Arthur area.
- *The Village of Arthur* whose focus is providing municipal utilities and other government incentives to existing and new businesses to expand.

2. Economic Development Recommendations

This section outlines a primary goal and related objectives to meet the anticipated economic development needs of the Village. These take into account general guidelines for small town planning along with specific proposals developed for the Village of Arthur. The primary goal and related objectives/strategies are listed in this section.

Goal: Continue efforts to retain existing businesses and attract new businesses to the Village

Objective #1

Utilize various economic development programs, resources and tools to support existing and new business investment.

Strategies

- a. Engage the services of a Village Administrator with experience in village management, development, fund sourcing, consensus building, long range planning and budgeting, industrial and retail recruitment to effectively implement village government cost saving practices and apply effective community and economic development tools to expand the Village's economic base.
- b. Identify suitable Federal, State, & Local Economic Development Programs, particularly financing programs, to help underwrite private and public sector investments to expand Arthur's commercial & industrial base.
- c. Obtain an IL Community Development Assistance Program Loan for an Arthur area industrial firm in the minimum amount of \$200,000 to capitalize a local revolving loan fund to help finance Arthur area expanding businesses.



Economic Development Program Strategies (continued)

- d. Develop a written, long term plan specifically for the central business district to be incorporated into Arthur's Comprehensive Plan. Bring in an outside firm to review the central business district and suggest an overall 20+ year central business district plan. Address all aspect of the downtown district including aesthetics, traffic patterns, shopping needs, anticipated demographic changes and etc. looking out 20-30 years.
- e. Revitalize the Arthur Area Development Corporation as an organizational resource to encourage industrial and manufacturing investments in the Arthur area.
- f. Continue to support Arthur's strong tourism efforts as well as cooperative alliances with area communities and economic development organizations to attract more tourism opportunities to the Arthur area.

Objective #2

Market Economic Development programs, resources and tools to existing and new businesses.

Strategies

- A. Work with the Village of Arthur, the Arthur Chamber, the Visitor's Center, the Arthur Merchant's Association and the Arthur Area Development Corporation to create an integrated Arthur Web Page featuring data, graphics and narrative information highlighting Arthur area
 - ◆ Accommodations
 - ◆ Restaurants
 - ◆ Tourism sites
 - ◆ Shopping
 - ◆ Calendar of Events
 - ◆ Village Government Directory
 - ◆ Utilities Information
 - ◆ Transportation
 - ◆ "Community Profile" Data
 - ◆ Plan and Zoning Maps
 - ◆ Floodplain Information
 - ◆ Available Commercial and Industrial Sites
 - ◆ Economic Development Organizations & Resources
 - ◆ Links to other sites featuring Arthur area information.
 - ◆ Contact Information
- B. All Arthur economic development organizations should be encouraged to hold workshops on available economic incentive programs, resources and tools to educate existing businesses on local, state and federal economic development resources and incentives.



E. HOUSING PLAN

Housing opportunities are crucial to realizing all facets of the planned developmental goals of the Village. Like all communities, residential land use is the dominant classification in Arthur. The quantity of available housing in the community is as important as the quality of housing in the community. The future housing need is dependent on the future population of the Village and the quality of the current housing stock. The purpose of this section is to detail and expand housing opportunities throughout the Village of Arthur.

In order to estimate future housing needs, this section incorporates the population projections detailed earlier in this plan, along with the types of housing that exists in the Village today. Based on figures gathered from the 2000 Census, There are 951 dwelling units exist in the Village (including vacant units). Based on the projected population figures for the Village and the current housing supply, the Village of Arthur will need to expand by 108 dwelling units to 1,059 units by 2020. These figures are based off the average population growth rate that was determined earlier of 5.6%.

This section outlines goals and objectives to attempt to meet the anticipated housing needs of the Village. Goals and objectives for a community include general guidelines for small town planning along with specific goals developed for the Village of Arthur. Specific housing goals and objectives are listed in this section. An objective statement accompanies each goal and specific strategies for implementing these objectives are included in this plan as well.

Housing Goal #1: *Provide a variety of housing options to all residents of the Village.*

Objective: Increase the amount of single-family housing units in the Village.

Strategies:

- a. Expand public infrastructure to targeted specific areas adjacent to the Village to encourage the development of new subdivisions.
- b. Consider incentives such as local employer led housing financial assistance, reduced building permit fees or waiving utility connection fees for new construction of single-family units on properties that currently house a mobile home.

Objective: Increase the quantity of multifamily units in the Village.

Strategies:

- a. Complete infrastructure improvements needed to develop the 17 acre Village owned “Old School Property” housing subdivision which would consist of a mixture of duplexes and multi-family housing as well as single family housing.
- b. Designate certain properties within the down town area as multifamily land use.
- c. Expand public infrastructure to targeted areas around the Village to encourage the development of multi-family development projects.
- d. Work with developers to secure low interest loans and grants through State and Federal programs to develop new mixed income multi-family development projects.



HOUSING PLAN (*continued*)

Housing Goal #2: Consider the creation of a Housing Committee appointed by the Village Board to explore options for housing programs and initiatives for the Village.

Objective: Identify target area neighborhoods whose housing is in need of housing rehabilitation.

Strategy:

- a. Conduct a Village-wide survey on housing conditions to identify residential areas whose housing is in need of rehabilitation.

Objective: Increase homeownership opportunities in Arthur.

Strategies:

- a. Continue to utilize local programs such as the Habitat for Humanity for new construction programs.
- b. Consider other Federal, State, Regional and local financing programs such as the Statewide Private Activity Bond Financing Program and the Illinois Housing Development Authority, for homebuyer assistance programs and new construction programs.

Objective: Enhance and maintain the appearance of neighborhoods to maintain the residential character of the Village.

Strategies:

- a. Identify historic homes in the community and coordinate efforts to maintain their historic integrity.
- b. Continue to enforce an existing property maintenance code.
- c. Identify uninhabitable structures and consider the demolition of buildings deemed unsafe and unsuitable for human habitation.



VII. PLAN SUMMARY



VII. PLAN SUMMARY

As the foregoing has demonstrated, the Village of Arthur IL has superb community assets to foster substantial economic growth. Its strong commercial and industrial base give Arthur a competitive edge which very few municipalities the size of Arthur can match. To fully realize Arthur's potential, a long-term comprehensive plan is critical.

To provide purpose and direction for the Plan, the Arthur Comprehensive Plan Steering Committee agreed upon the following "Vision" and "Mission" Statements:

Vision Statement: "Our Vision is for the Village of Arthur to be an innovative community where tradition meets progress."

Mission Statement: "Our Mission is to use Arthur's many resources to make it a great place to visit, live and work."

This comprehensive plan identifies key data, details its existing land use, points to what future land use patterns will look like for the next two decades, and, perhaps most importantly, lays out a series of land use, transportation, economic development and housing recommendations for the Arthur Village Board to implement. Some can be implemented within the next five years. Others may take up to a decade to implement.

Of all the 30 or so strategies and recommendations, two (2) provide the foundation for all of them and should be considered immediately by the Arthur IL Village Board. These two recommendations are as follows:

- A. Engage the services of a Village Administrator with experience in village management, development, fund sourcing, consensus building, long range planning and budgeting, industrial and retail recruitment to effectively implement village government cost saving practices and apply effective community and economic development tools to expand the Village's economic base.
- B. Appoint a "Plan Implementation Steering Committee" consisting of representatives of the private sector and local government. The Committee should also include residents from the area adjacent to the Village as their livelihood is influenced by Village actions and in turn, influences Village development decisions. This Committee, along with the Village Administrator (see just above) would be responsible for:
 - ◆ Determining Recommendation Implementation Priorities (along with related timelines and estimated costs).
 - ◆ Taking a look at the Comprehensive Plan each year to identify any changes.
 - ◆ Formally updating the Plan every 5 years and recommending same for adoption by the Village Board.

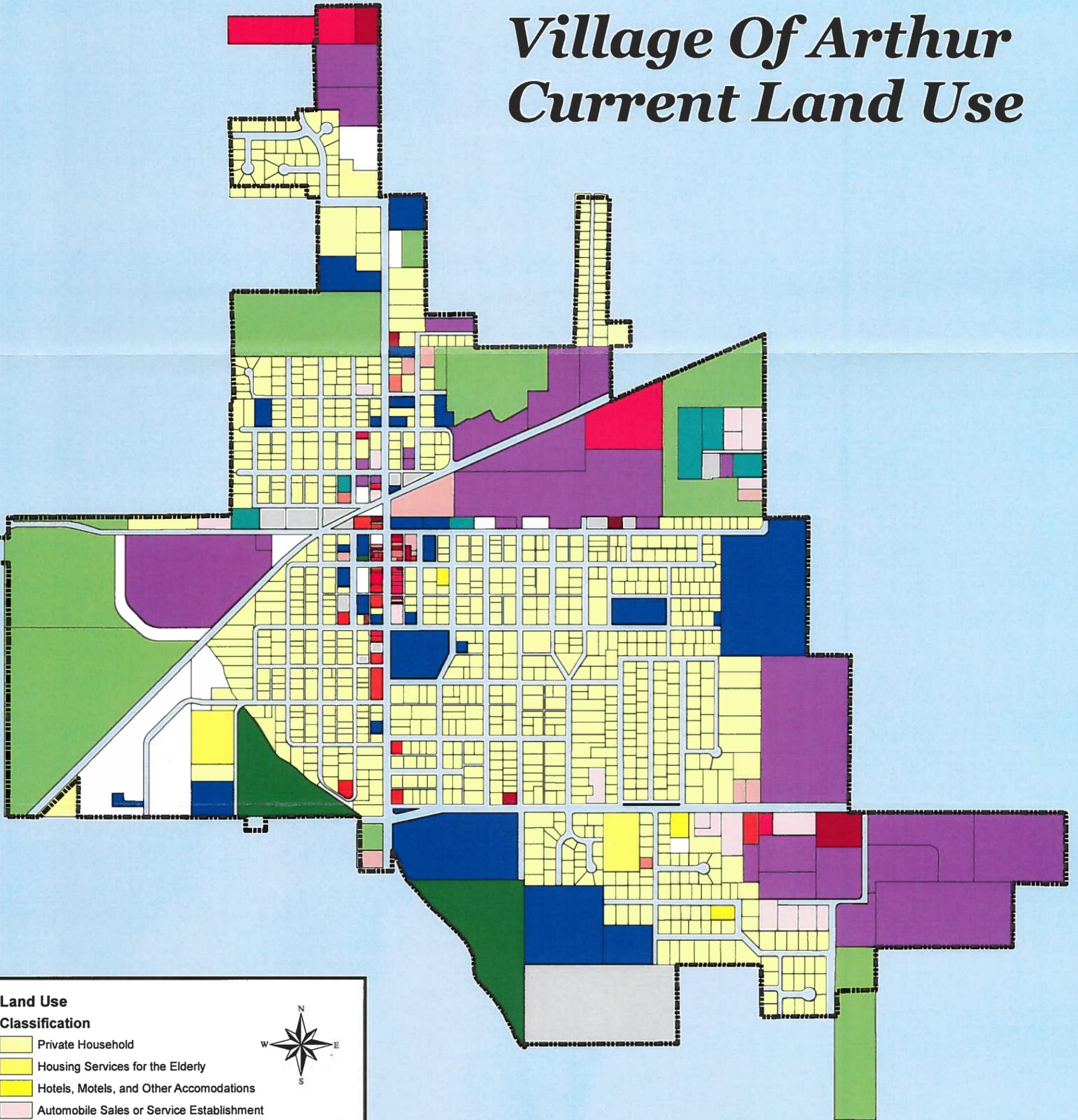


Exhibit I

Existing Land Use Corporate Boundary Map

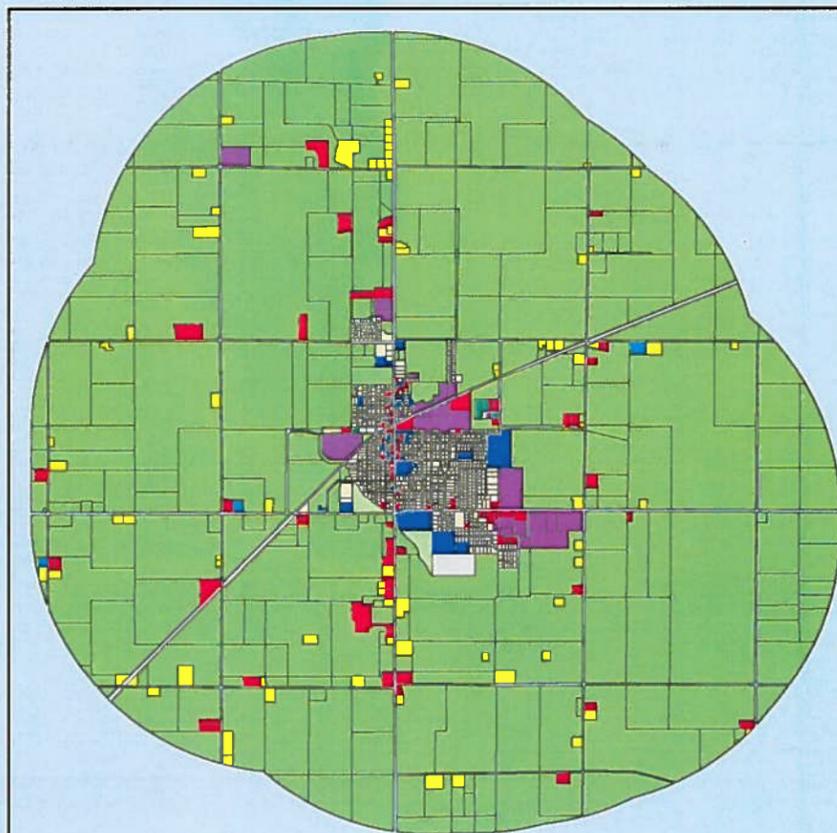


Village Of Arthur Current Land Use



Land Use Classification

- Private Household
- Housing Services for the Elderly
- Hotels, Motels, and Other Accomodations
- Automobile Sales or Service Establishment
- Heavy Consumer Goods Sales or Service
- Durable Consumer Goods Sales and Service
- Consumer Goods, Other
- Grocery, Food, Beverage, Dairy, etc.
- Finance and Insurance
- Business, Professional, Scientific, and Technical Services
- Food Services
- Personal Services
- Manufacturing and Wholesale Trade
- Transportation, Communication, Information, and Utilities
- Natural and Other Recreational Parks
- Education, Public Admin., Health Care, and Other Inst.
- Consturction-Related Businesses
- Agriculture, Forestry, Fishing and Hunting, and Open Space
- Unclassifiable Function/Vacant



Legend

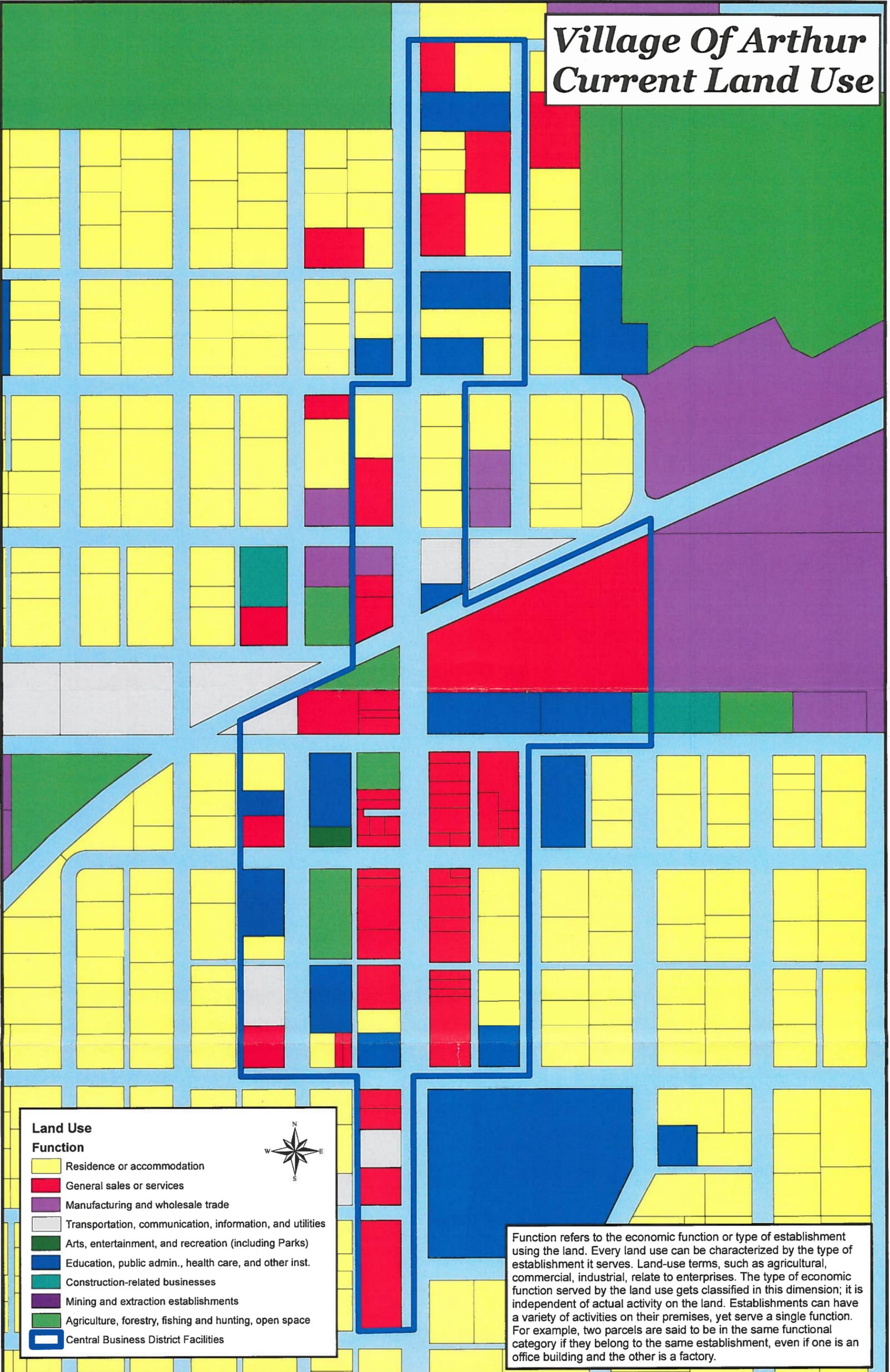
- AG
- BUS
- IND
- MIX
- R
- RR
- SCHOOL

The American Planning Association (APA) has a Comprehensive and uniform land use classification system known as the Land Based Classification Standards (LBCS). There is a wide array of classifications under LBCS. For the Village of Arthur, LBCS individual land uses or land "functions" are defined and assigned a color code to identify the land use in question. In this way, land uses can be more easily understood leading to a more informed approach when it comes to land use policies.

Exhibit 2

 Existing Land Use Cent. Business Distr. Map

Village Of Arthur Current Land Use



Land Use Function

- Residence or accommodation
- General sales or services
- Manufacturing and wholesale trade
- Transportation, communication, information, and utilities
- Arts, entertainment, and recreation (including Parks)
- Education, public admin., health care, and other inst.
- Construction-related businesses
- Mining and extraction establishments
- Agriculture, forestry, fishing and hunting, open space
- Central Business District Facilities



Function refers to the economic function or type of establishment using the land. Every land use can be characterized by the type of establishment it serves. Land-use terms, such as agricultural, commercial, industrial, relate to enterprises. The type of economic function served by the land use gets classified in this dimension; it is independent of actual activity on the land. Establishments can have a variety of activities on their premises, yet serve a single function. For example, two parcels are said to be in the same functional category if they belong to the same establishment, even if one is an office building and the other is a factory.

Exhibit 3

Existing Land Use 1.5 Mile Extraterritorial Map

Village Of Arthur Current Land Use



Current Land Use

Classification

- Residence or Accommodation
- General Sales or Services
- Manufacturing and Wholesale Trade
- Transportation, Communication, Information, and Utilities
- Arts, Entertainment, Recreation and Parks
- Education, Public Admin., Health Care, and Other Inst.
- Construction-Related Businesses
- Agriculture, Forestry, Fishing and Hunting, and open space
- Municipal Boundary
- Urban Service Area



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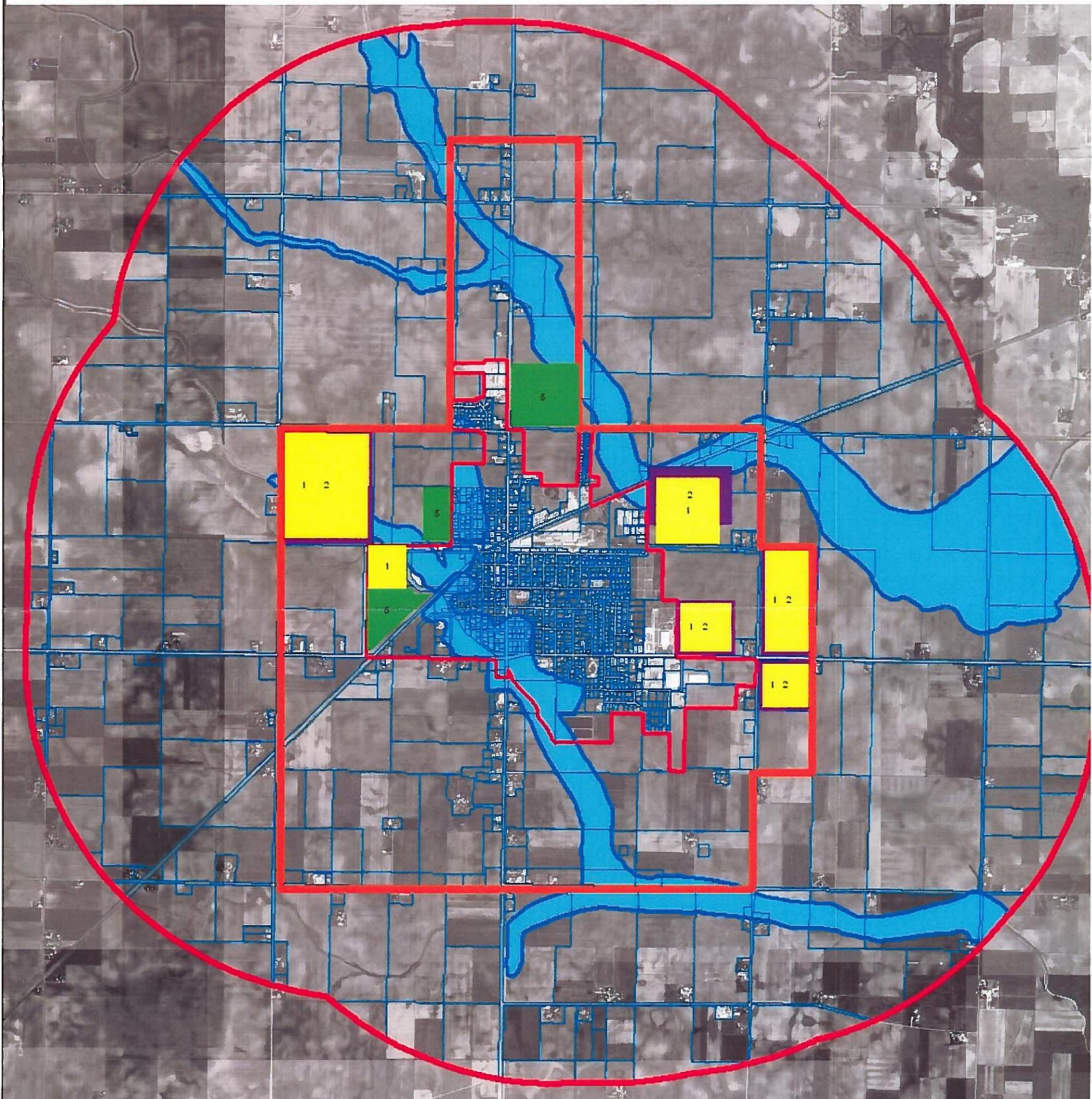
Exhibit 4

Land Use Impact “Scenario” Map



VILLAGE OF ARTHUR

Land Use Scenarios

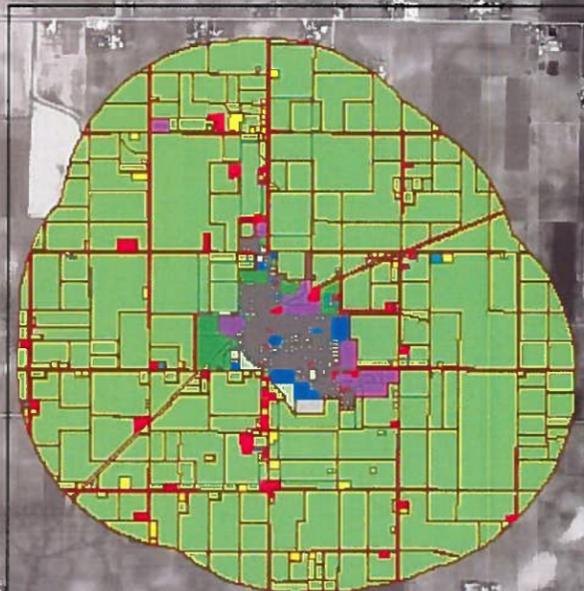


Legend

- 1.5 Mile Boundary
- Municipal Boundary
- Parcels
- Floodplain
- Urban Service Area

Scenarios

- 1 A Heavy Equipment Manufacturer
- 2 Distribution Center
- 5 Parks/Open Space/Trails



Legend

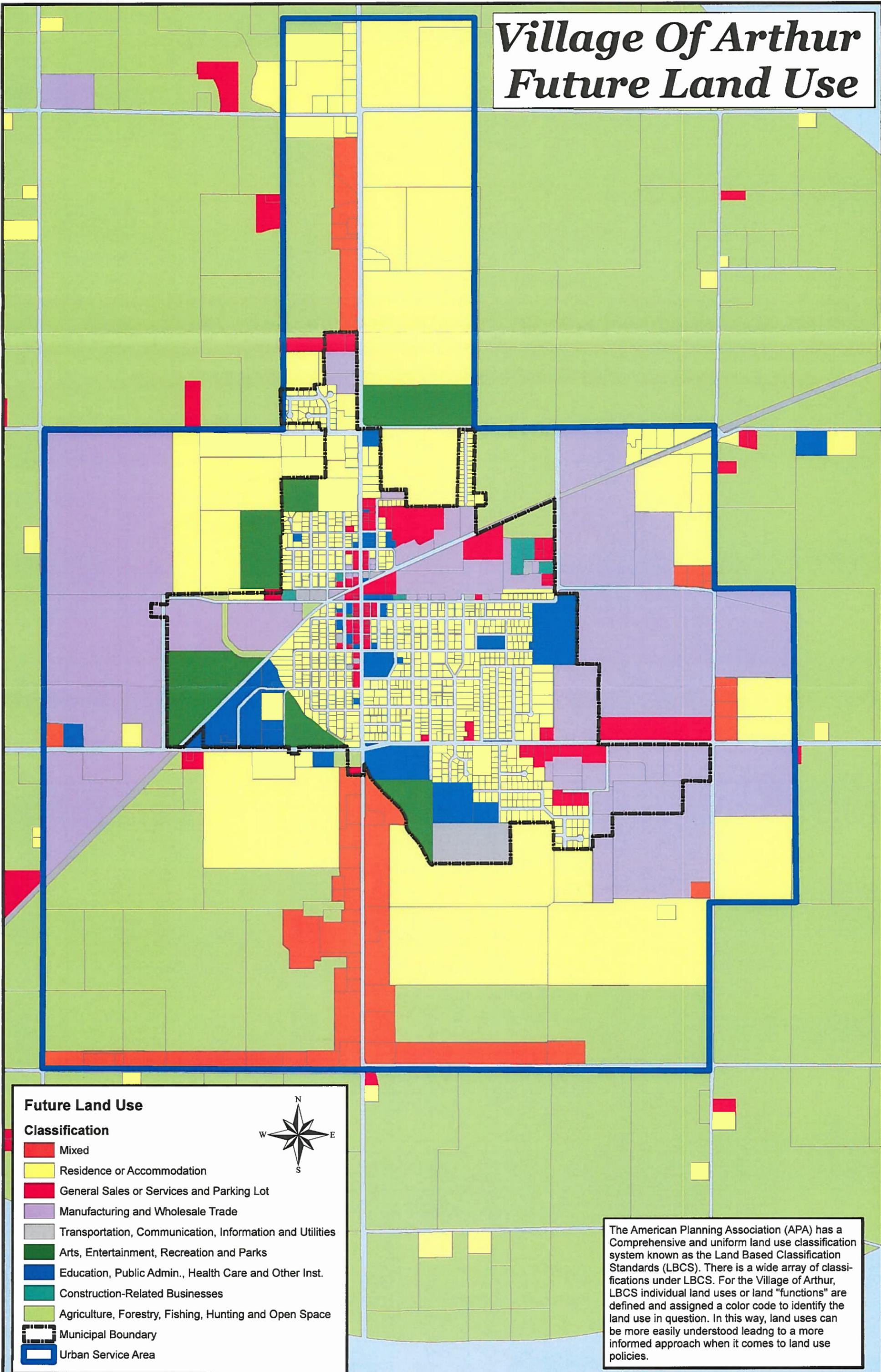
Land Use

- AG
- BUS
- IND
- MIX
- RR
- SCHOOL

Exhibit 5

 Corp./Urban Services Area Future Land Use Map

Village Of Arthur Future Land Use



Future Land Use

Classification

- Mixed
- Residence or Accommodation
- General Sales or Services and Parking Lot
- Manufacturing and Wholesale Trade
- Transportation, Communication, Information and Utilities
- Arts, Entertainment, Recreation and Parks
- Education, Public Admin., Health Care and Other Inst.
- Construction-Related Businesses
- Agriculture, Forestry, Fishing, Hunting and Open Space
- Municipal Boundary
- Urban Service Area

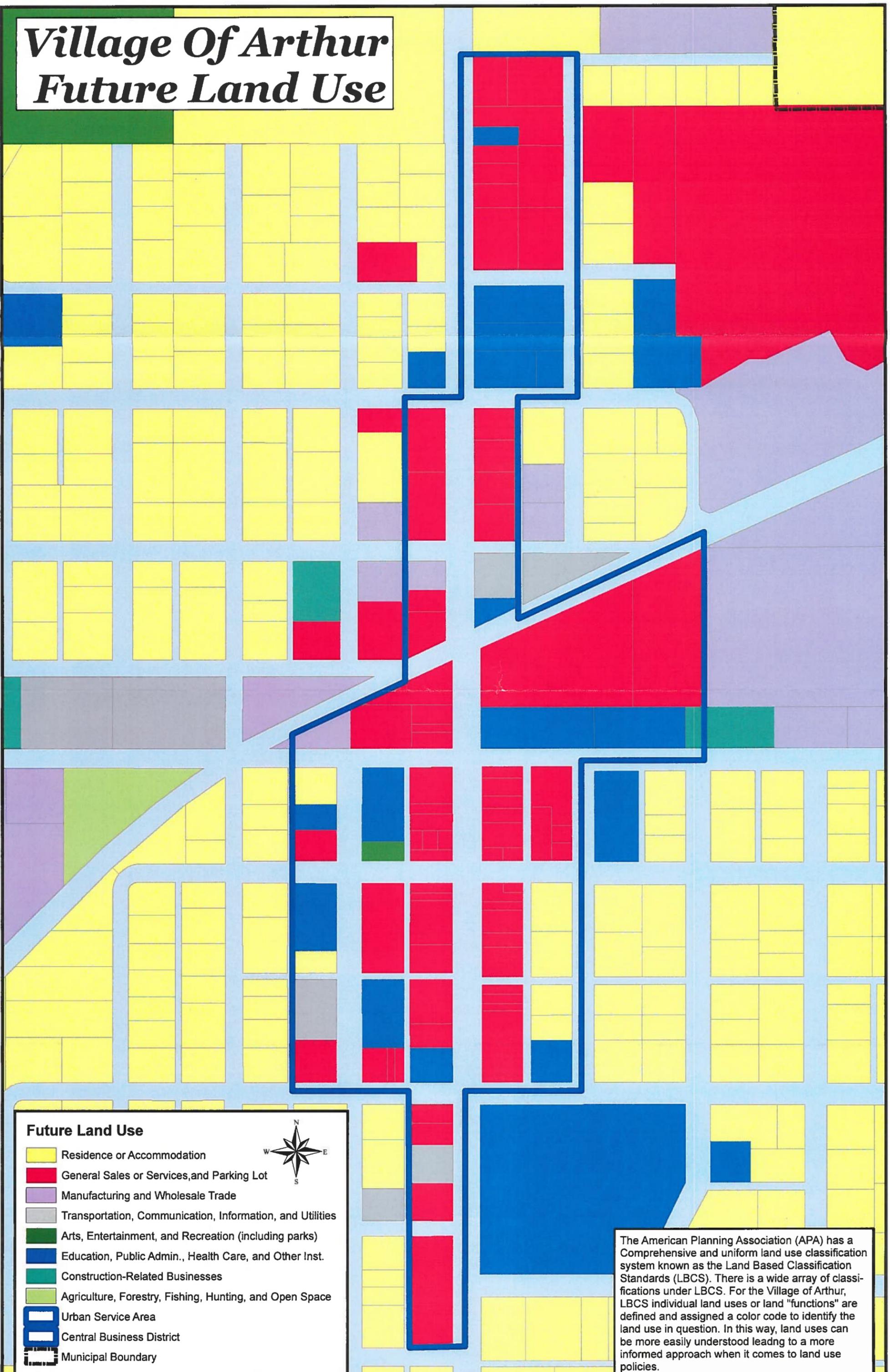


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Exhibit 6

Central Business District Future Land Use Map

Village Of Arthur Future Land Use



Future Land Use

- Residence or Accommodation
- General Sales or Services, and Parking Lot
- Manufacturing and Wholesale Trade
- Transportation, Communication, Information, and Utilities
- Arts, Entertainment, and Recreation (including parks)
- Education, Public Admin., Health Care, and Other Inst.
- Construction-Related Businesses
- Agriculture, Forestry, Fishing, Hunting, and Open Space
- Urban Service Area
- Central Business District
- Municipal Boundary



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Exhibit 7

Transportation Plan Map

Village of Arthur Transportation Proposals

Transportation Proposals

Road Improvements

-  Buggy Lane Addition
-  Turn Lane Addition
-  Upgrade for Future Development
-  Traffic Light
-  Roads
-  Railroads
-  Urban Service Area
-  Municipal Boundary