



Eureka 2034

Comprehensive Plan City of Eureka, Illinois

Prepared by MSA Professional Services, Inc.
with assistance from the City of Eureka.

January 2014 Draft

Acknowledgements



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Introduction

This Chapter provides the foundation for the Comprehensive Plan, outlining why we plan, the planning process, planning in Illinois, and the planning area. In addition, Chapter 1 also provides community background information including key community indicators and existing plans and studies.

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1.1 THE PLAN AS A “LIVING” GUIDE

Why Plan?

It is difficult to know what the future may bring for the City of Eureka, or for an community. As residents and businesses come and go, and economic trends rise and fall, changes will occur. The purpose of this plan is to establish a shared vision for Eureka to guide future actions and decisions. This guidance provides predictability and consistency over time, which encourages investment. We plan so that we can act and react in a changing world with a confident understanding of our common values and goals.

Plan Maintenance

This planning document is a “living” guide for growth and changes in the City of Eureka. The plan represents the City’s best effort to address current issues and anticipate future needs; however, it can and should be amended from time to time if conditions warrant reconsideration of policies in this plan. If decisions are being made that are not consistent with this plan, then the plan has lost its relevance and should be amended. The process of amending the comprehensive plan should not be onerous, but it should trigger a brief pause to consider again the long term vision for the community. This plan’s value is dependent upon frequent use and occasional updates.



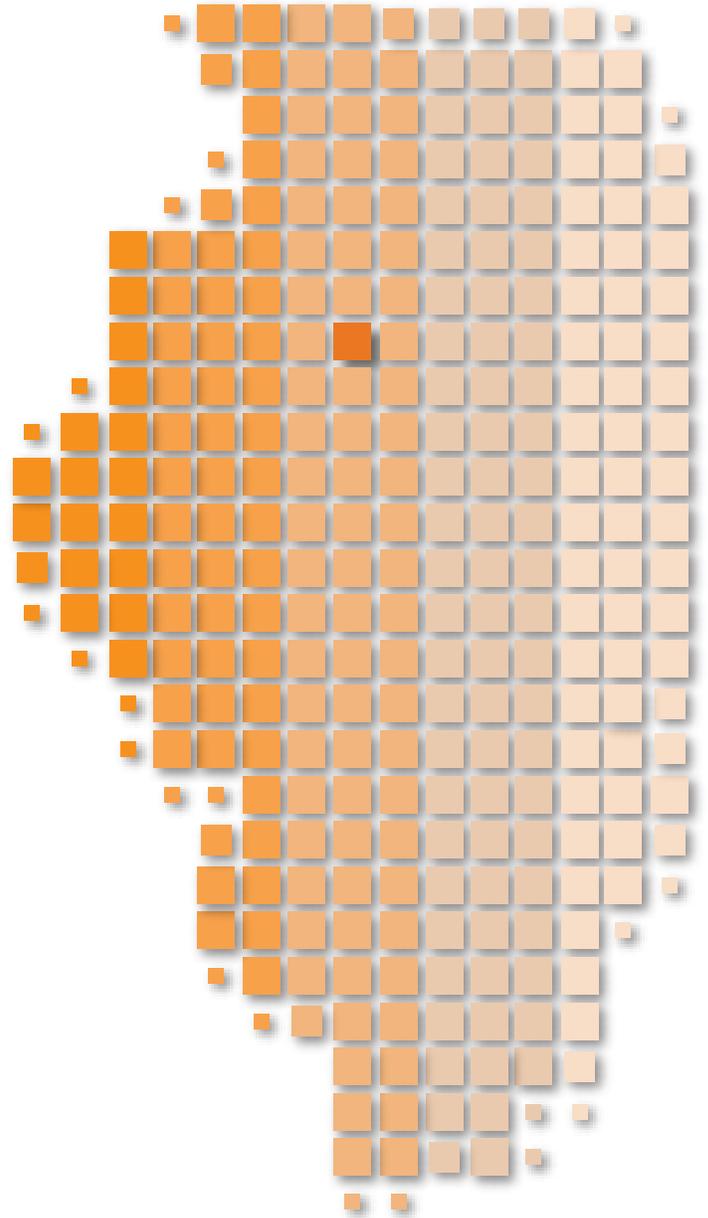


Planning in Illinois

Illinois' "Local Planning Technical Assistance Act" [s. 20 ILCS 662] was adopted in August of 2002. The law provides guidance for communities on the development of and updates on a Comprehensive Plan. The law defines a Comprehensive Plan as containing nine required elements:

1. Issues and opportunities
2. Land use
3. Transportation
4. Community facilities
5. Telecommunications infrastructure
6. Housing
7. Economic development
8. Natural resources
9. Public Participation

Comprehensive plans may also include the following: natural hazards; agriculture and forest preservation; human services; community design; historic preservation; and the adoption of subplans, as needed. The decision on whether to include these elements in the comprehensive plan shall be based on the needs of the particular unit of local government.



1.1 THE PLAN AS A “LIVING” GUIDE

Plan Organization

The organization of the plan is based both on the planning process and the guidance provided by the State of Illinois. The plan is divided into six chapters plus several important appendices.

Chapter 1: Introduction

Chapter 1 discusses the role of the plan, planning in Illinois, the planning area boundaries and regional context, and Eureka’s previous planning efforts.

Chapter 2: Planning Process and Public Participation

Chapter 2 outlines the planning process, including a description of the public participation methods and feedback.

Chapter 3: Issues & Opportunities

Chapter 3 explores issues and opportunities, discovered through the planning process, for the future of Eureka.

Chapter 4: Vision, Goals, Objectives and Strategies

Chapter 4 includes a vision for the future of the City, as desired in 2033, and goals, objectives, strategies, key indicators and action steps for each element of the plan, including:

| | |
|---------------------------------|---------------------------------|
| Housing | Community Facilities & Services |
| Mobility & Transportation | Community Character |
| Economic Prosperity | Hazards |
| Agriculture & Natural Resources | Collaboration & Partnerships |

Chapter 5: Land Use

Chapter 5 describes current land use characteristics, defines future land use categories and policies, and presents the future land use map. Detailed planning for several subareas within the City is also addressed.

Chapter 6: Implementation & Action Plan

Chapter 6 describes the tools and procedures by which the plan will be implemented and provides a time line of action steps for successful implementation of the plan.

Appendix A: Community Indicators

Appendix A is a compilation of data that describes the existing conditions, trends, and projections for the City of Eureka. This data informs the planning process and should be updated from time to time to track progress and change in the City.

Appendix B: Public Input

Appendix B is a compilation of complete results from the public input process.

Appendix C: Plan Area Maps



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History of Eureka

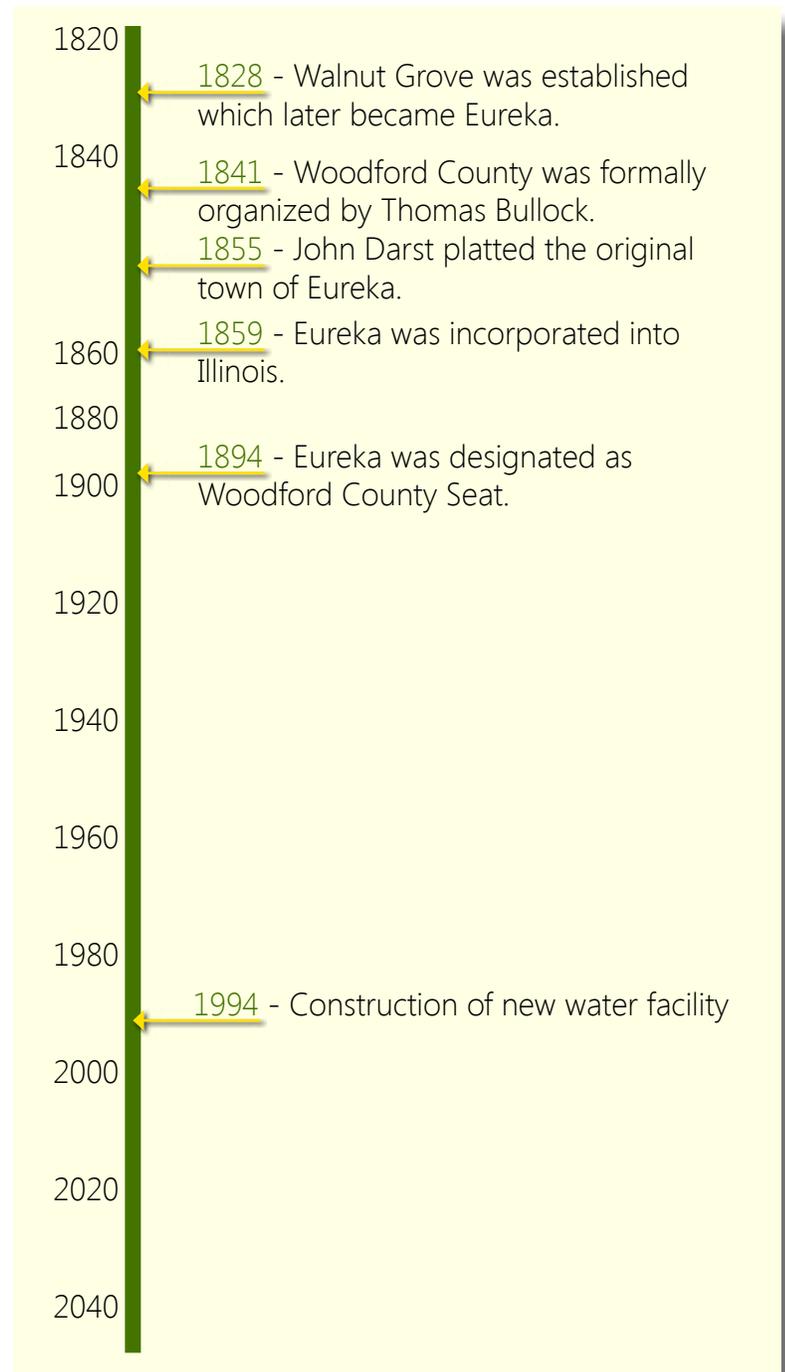
Eureka is located in north central Illinois in the heart of farm country. In the early 1800's, as the population of the eastern states increased, available land for homesteading sites became hard to find. Those who sought to avoid the crowd set out to conquer the prairies of the West. In the new state of Illinois they sought life anew.

Woodford County was organized in 1841 by a committee of pioneers headed by Thomas Bullock, who came to the Walnut Grove community (now Eureka) in 1835 from his birthplace in Versailles, Woodford County, Kentucky. Eureka was incorporated by an act of the Illinois Legislature on February 23, 1859 and was designated as the Woodford County seat in 1894.

Walnut Grove was a community extending about five miles north and south along Walnut Creek and a mile or so east -and west of the creek. Some sixty families settled in this area between 1828 and 1855. There was no local government. There was no store before 1852, and there were only 2 institutions before 1855. The first was the Christian Church, organized in 1832. The second was Walnut Grove Academy, which opened in 1848. The academy over time became the center of local interest and a membership on its board was a mark of both power and leadership.

Around 1850 the beginnings of a town began to sprout along what is now Cemetery Street, near the church and the academy. This development soon lapsed around the same time as the arrival of John Darst. Originally from Dayton, Ohio, Darst arrived at Walnut Grove in 1851 at the age of 35. He bought land, and when conditions were favorable in 1855 he platted the original town of Eureka. On January 1, 1856 he sold lots around what is now the courthouse square. Eureka's population since 1860 has continued

to flourish throughout the years, growing from 604 people in 1860, to 1,661 people in 1900, and to 5,295 people in the year 2010.





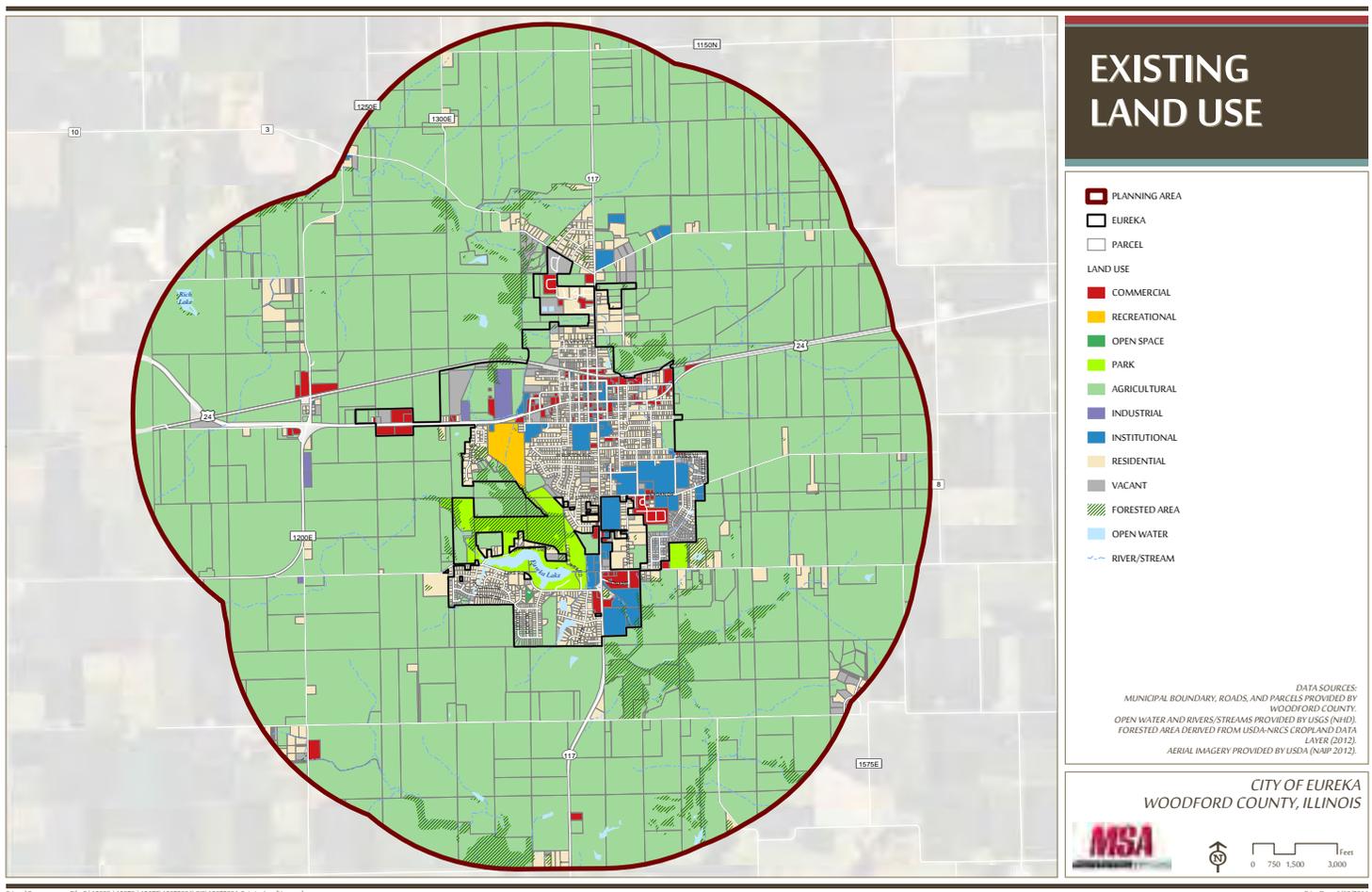
Planning Area

The study area for this Plan includes all lands in which the City has both a short- and long-term interest in planning and development activity. The Planning Area includes all lands within the current municipal limits and within the city's potential mile-and-a-half extraterritorial jurisdiction within Illinois. The City is just under 2,000 acres (3 square miles). The entire Planning Area is approximately **XX acres (XXX square miles)**.

Illinois Plat Act

Municipalities have jurisdiction for 1.5 miles beyond their boundaries, for planning, zoning, and subdivision regulation, if the county and township do not have land use ordinances. A municipality may exercise zoning powers in its area of extraterritorial jurisdiction only if the county has not exercised its zoning powers and only if the area does not lie within the boundaries of another municipality. If a municipality adopts a comprehensive plan covering its area of extraterritorial jurisdiction, then no other municipality can adopt a plan covering that same area.

Conflicts between different and similar local governments can be addressed through intergovernmental agreements. Such agreements could establish a boundary that delineates extraterritorial planning jurisdiction and future annexations.



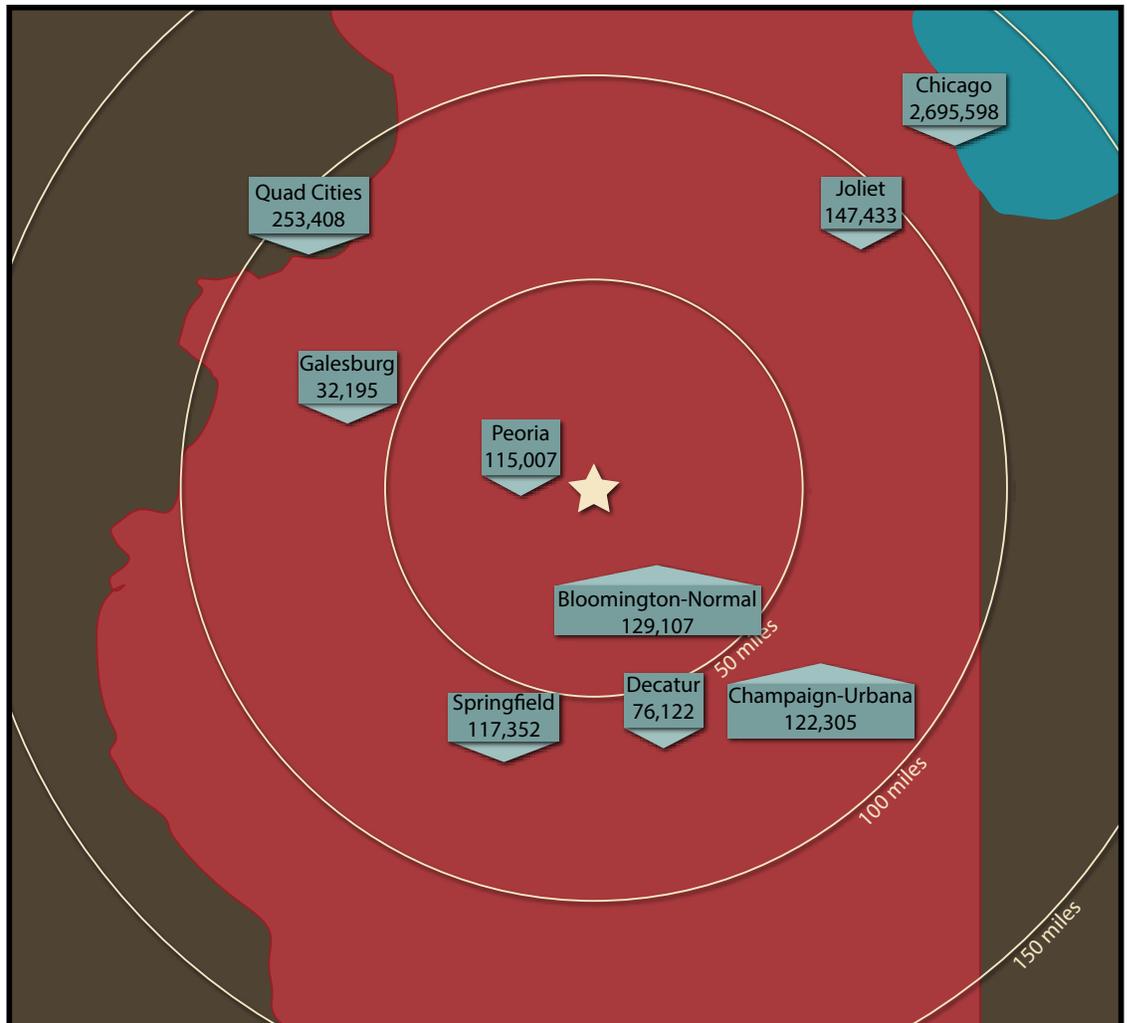
Regional Context

The City of Eureka is located in north central Illinois and is the seat of Woodford County. The population is relatively small compared to surrounding metropolitan areas. However, Eureka not only functions as an independent city, but as a bedroom community for the Peoria Metropolitan Statistical Area.

Eureka's economy is based largely on the services of health, education, professional and business. The major employers are two independent and assisted living facilities, the school district, Eureka College, the hospital, the County Courthouse, and a trucking company.

MAJOR REGIONAL CITIES

Source: U.S. Census, 2010





Key Community Indicators

This section analyzes overarching population and demographic trends for the City of Eureka. Examination of these trends provides a foundation for the planning process and implementation of the plan.

Population in Eureka has been steadily increasing since the 1980s, nearly a 20% gain in population over 30 years. This trend is on par with the County and the State, although not as dramatically.

The 2000 Eureka Comprehensive Plan predicted that the population of Eureka would continue to grow as the transportation routes improved, travel times decreased and local residents sought the “small town community atmosphere.” So far, those trends have continued and should continue into the future with a modest, but steady, increase of nearly 10% over the next 20 years.

The number of people per household in Eureka has followed the regional and national trends over the last 30 years with a small decline.

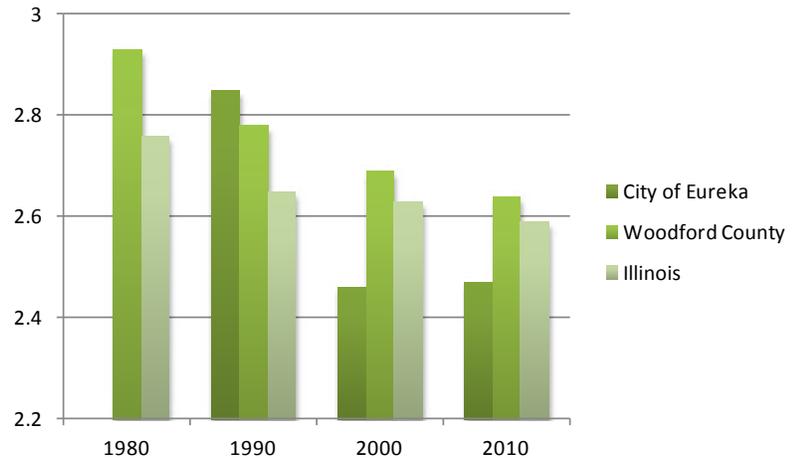
Population Trends

Source: U.S. Census, 2010

| | City of Eureka | Woodford County | Illinois |
|------|----------------|-----------------|------------|
| 1980 | 4,306 | 33,320 | 11,426,518 |
| 1990 | 4,454 | 32,653 | 11,430,602 |
| 2000 | 4,871 | 35,469 | 12,419,293 |
| 2010 | 5,295 | 38,664 | 12,830,632 |

Household Counts

Source: U.S. Census, 2010



Comprehensive Plan, 2002

In 2002, the City Council adopted a Comprehensive Plan for the City of Eureka. This plan was a collaboration of the Council, the Eureka Planning Commission, and the residents of Eureka with technical assistance provided by Tri-County Regional Planning Commission. Below is a summary of the goals and strategies set forth in the 2002 Comprehensive Plan. These were also reviewed, analyzed and updated as necessary as part of the 2013 Comprehensive Plan.

GOALS AND STRATEGIES SUMMARY - 2002 COMPREHENSIVE PLAN

LAND USE

Promote development that is consistent with the existing developments and preservation of the history, character and natural resources of the community. Also, continue to promote development directly adjacent to the City of Eureka and annexing when deemed feasible and appropriate.

ECONOMIC DEVELOPMENT

As a priority, continue to promote retail shopping downtown and keep the area vibrant. Also, promote new commercial growth in order to maintain and increase economic opportunities and potential in the area. The available vacant industrial areas should be home to new industrial developments before additional land and resources are used for future sites.

WATER AND SEWER

Analyze the costs and benefits of updating and/or expanding the existing sewer and water infrastructure to accommodate existing and future growth. Continue to monitor water consumption to allow for adequate water supply for future users.

TRANSPORTATION

Provide a safe and efficient means of travel between centers of activity for both automobile and pedestrian traffic.

HOUSING

Undertake a formal housing study to more clearly define the true needs of the community.

NATURAL RESOURCES

Continue to provide recreational opportunities for area citizens, with continued expansion facilities and programs. The formation of the District may be the best catalyst in providing needed resources for continued expansion.



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Planning Process & Public Participation

This Chapter provides an overview of the planning and public participation process. Summaries of public input for the citizen survey and public visioning meeting are provided.

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Planning Process

A transparent public participation process is the foundation to a successful plan. The involvement of residents, business owners, and other stakeholders is essential to the creation and implementation of the plan. Elements of public participation for the Eureka Comprehensive Planning process included:

- Comprehensive Plan Advisory Committee
- Planning process on City Website
- Citizen Survey
- Public Visioning Meeting
- Stakeholder meetings

The Comprehensive Plan Advisory Committee consisted of members representing a wide range of public and private interests and acted as the primary sounding board for the planning process. The Committee met bimonthly from August 2013 to June 2014 to review draft plan materials. All meetings were open to the public.



Incorporating Input into the Plan

The goals, objectives and strategies of a comprehensive plan support the community's vision for the future of Eureka and address barriers and opportunities to realizing this vision. Elements of the plan have been crafted from individual participant's ideas, common themes identified in focus groups, discussions and debates among Committee members, anonymous concerns identified in surveys, and the past experiences of the community as a whole.

This input allows us to construct underlying themes as a frame for the plan, and provides information on what specific issues and ideas are most important to Eureka's citizens. This foundation ensures that the plan is not just a hollow document, but a guide for future decisions in Eureka that are in line with the community's ideals. From this foundation, a better Eureka can and will be built.



■ Planning Process Schedule

| | |
|-------------------------|--------------------------------------|
| August 12, 2013 | Advisory Committee Meeting #1 |
| October 4, 2013 | Taste of Eureka |
| October 8, 2013 | Public Open House |
| October 28, 2013 | Advisory Committee Meeting #2 |
| December 2, 2013 | Advisory Committee Meeting #3 |
| January 20, 2014 | Advisory Committee Meeting #4 |

Methods

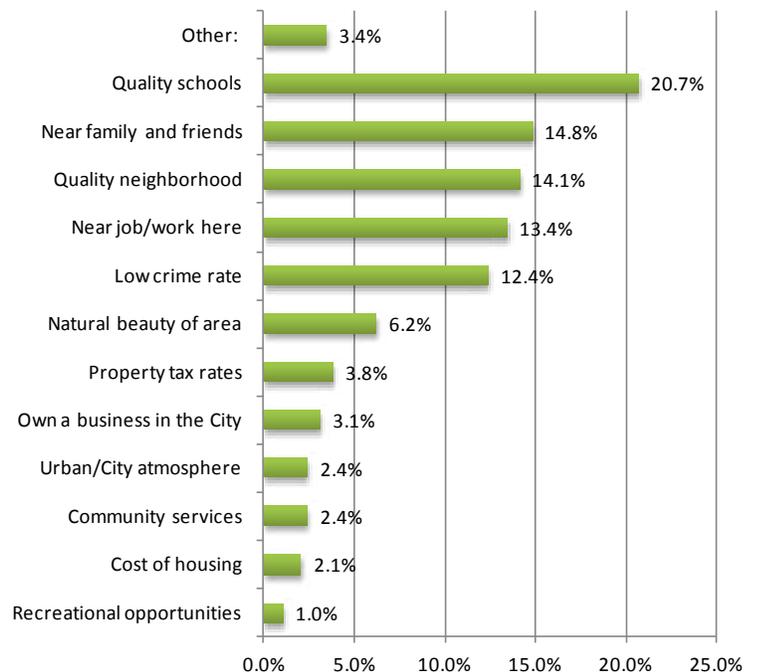
Approximately 2% (equalling 103) of citizens responded to the survey. The survey was distributed to attendees at the Taste of Eureka event where approximately 200 surveys were distributed. Additionally, surveys were hand delivered to businesses in the business district. Of those distributed, approximately one-third were completed and returned.

Imagine Eureka

When asked if they could imagine changing or fixing something in the community that would have a long-lasting impact, the majority of the open ended responses fell into three major categories: 1) The construction of a Community Center with activities for all age groups; 2) the introduction of a City Recycling Program; and 3) more recreational activities such as a pool, walking path or dog park.

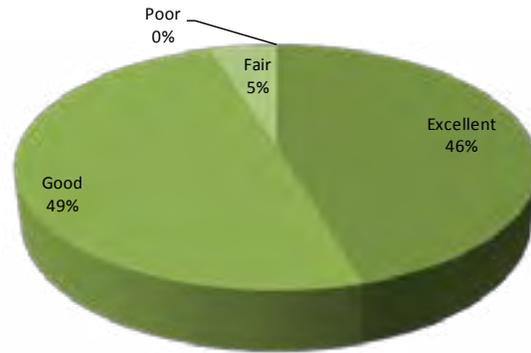
Quality of Life

When asked to identify the three most important reasons the respondent and their family live in Eureka, many of the respondents (21%) indicated it was the “Quality schools”. Other factors were to be “Near family and friends” (14.8%), the “Quality Neighborhood” (14.1%), to be “Near job/work” (13.4%), and the “Low crime rate” (12.4%).

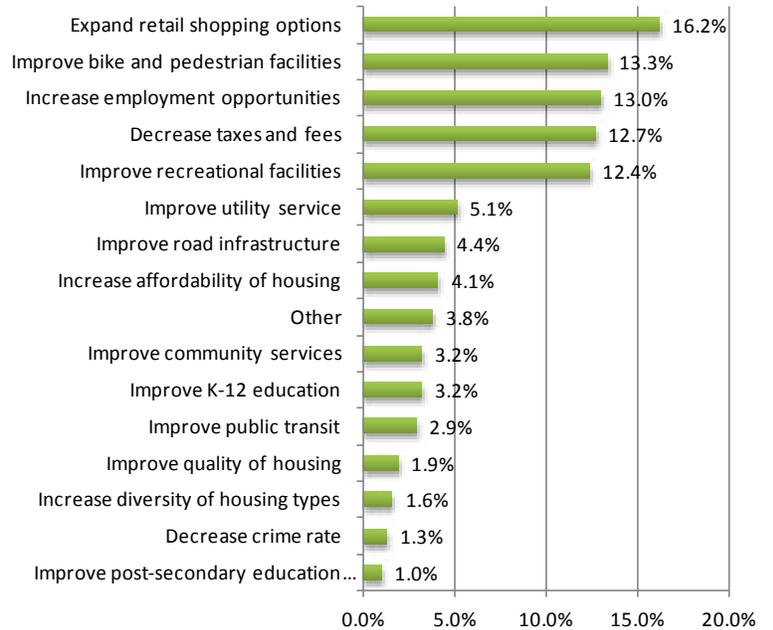




Overall, respondents felt that the quality of life in Eureka was “Good” (49%), while 46% felt the quality of life was “Excellent”, and only 5% feeling that the quality of life was “fair”. The comments were generally positive only sighting small ways to ‘tweak’ the community for the better.



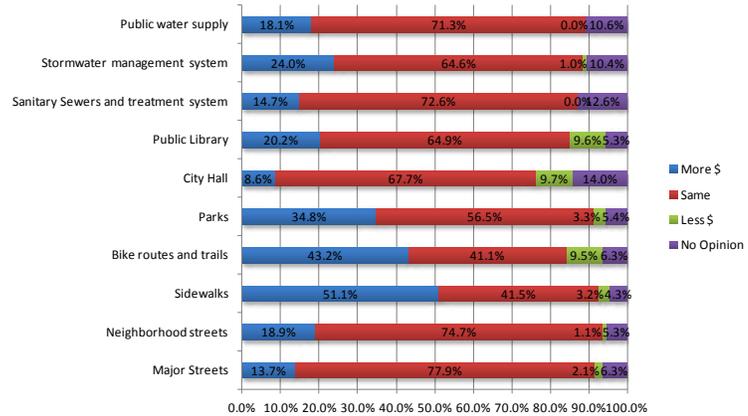
Respondents were also asked to indicate up to four changes that would improve the quality of life in Eureka. The most popular responses were “Expand retail shopping options” (16.2%), “Improve bike and pedestrian facilities” (13.3%), “Increase employment opportunities” (13.0%), “Decrease taxes and fees” (12.7%), and “Improve recreational facilities” (12.4%).



City Facilities and Services

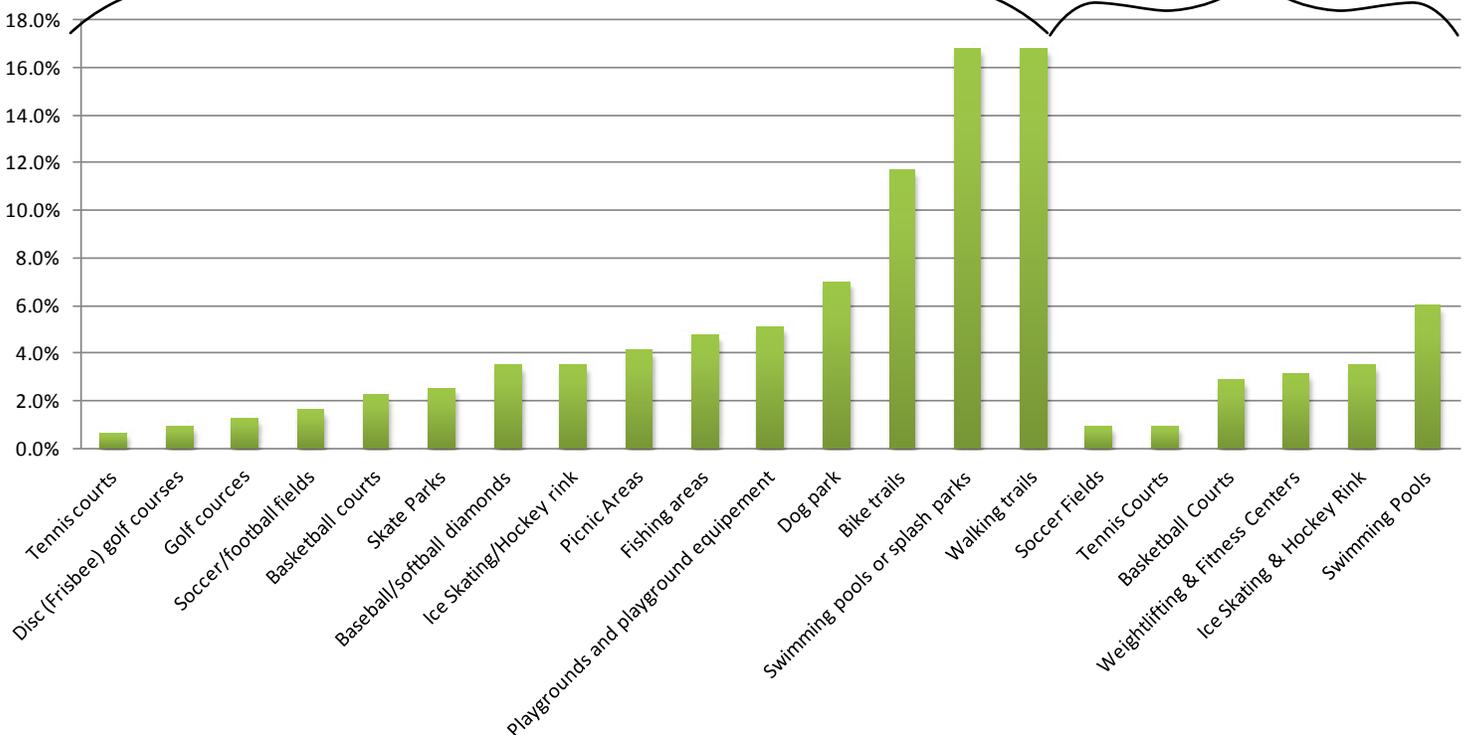
The survey respondents were asked to prioritize maintenance and construction investments for City Facilities and infrastructure. On the whole, most respondents felt that the City should continue to spend the same amount of money in almost all categories. The only exception would be to spend more money on “Sidewalks” (51.1%) and “Bike routes and trails” (43.3%). There were very few areas where respondents felt less money should be spent. The comments revealed a desire for the ability to walk safely around the Lake and from the Downtown to the Lake.

Respondents were also asked to indicate up to four types of recreation amenities either expanded or improved upon in Eureka. Highest ranked responses included “Walking Trails” (16.8%), “Swimming pools or splash parks” (16.8%), and “Bike trails” (11.7%).



Outdoor Facilities

Indoor Facilities

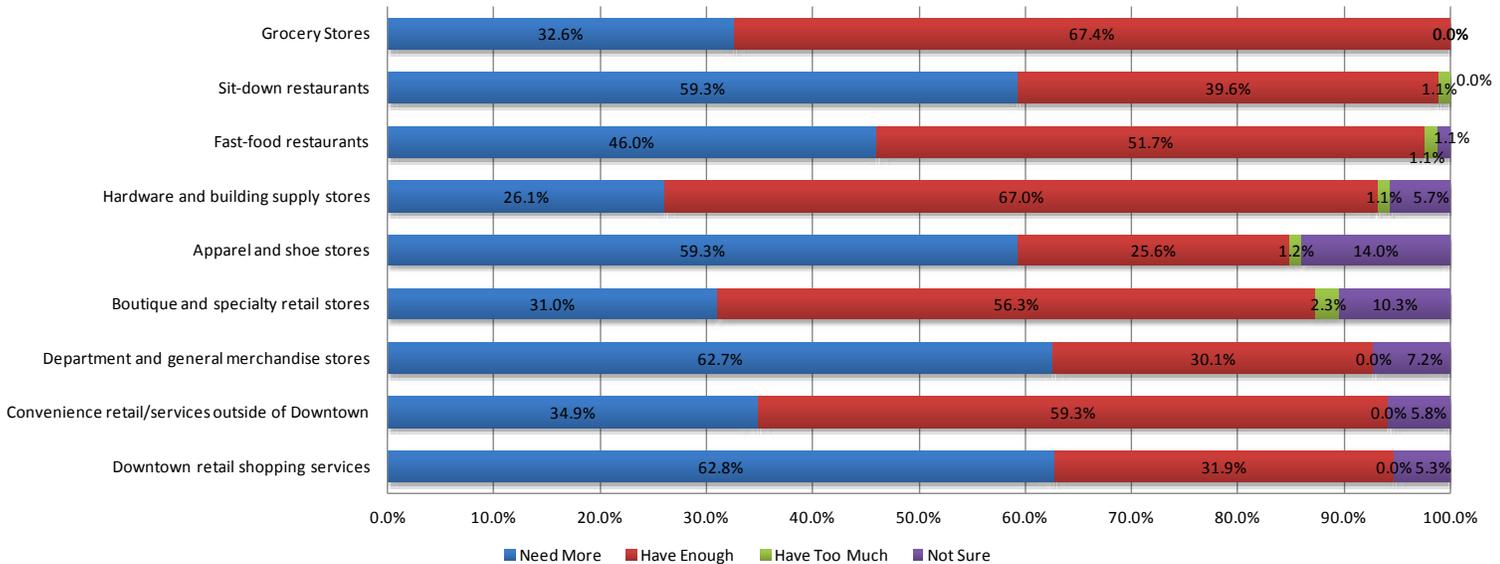




Economic Development

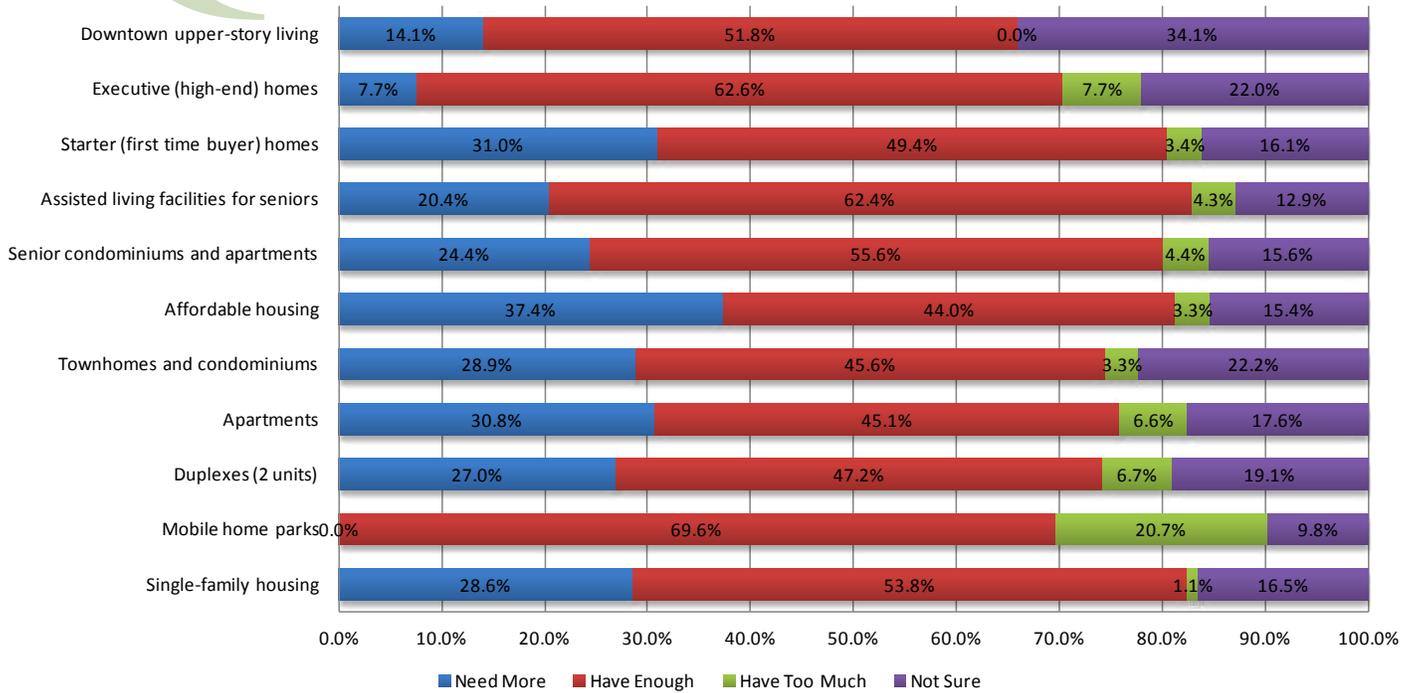
When asked if the City of Eureka should commit tax dollars to attract, retain, and replace lost jobs in the private sector, 44.2% responded they would support such efforts, while 20% would not and 35% were either undecided or carried no opinion.

The respondents were asked to share their opinions about the supply of various retail and service businesses in the Eureka area. Respondents would like to see more “Downtown retail shopping services” (62.8%), “Department and general merchandise stores” (62.7%), “Sit-down restaurants” (59.3%), and “Apparel and shore stores” (59.3%). Respondents also felt that Eureka currently has enough “Grocery stores” (67.4%), “Hardware and building supply stores” (67.0%), “Convenience retail/services outside of Downtown” (59.3), and “Boutique and specialty retail stores” (56.3%).



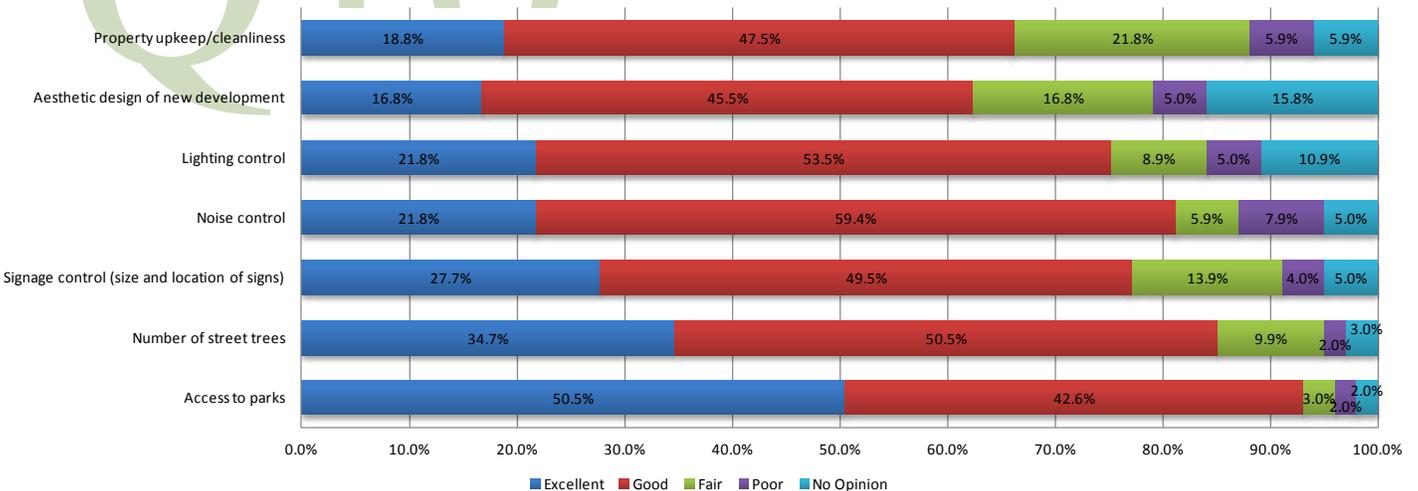
Housing

The respondents were asked to share their opinions about the supply of various housing types available in Eureka. As for desired housing, respondents felt that Eureka needed more “Affordable housing” (37.4%), more “Starter homes” (31.0%), and more “Apartments” (30.8%). Eureka appears to satisfy or have enough of every category offered. The only category of homes which respondents would like to see less of are “Mobile home parks” at 20.7%.



Land Use & Development

Respondents rated most aspects of the City of Eureka as either “Excellent” or “Good”. Some areas of concern may be “Aesthetic design of new development”, “Property upkeep/cleanliness”, “Lighting control”, and “Signage control”.





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Public Visioning Meeting

The City desires a clear vision for the future-Eureka as we want it to be in 20 years. The recent process resulted in the following Vision Statement:

“The City of Eureka is an inviting hometown where all are welcome to live and enjoy the diverse community; a community known for celebrating education and the arts, for the health and vitality of residents and for the thriving business environment.”



Public Visioning Meeting

The Public Open House was held on October 10, 2013 at Eureka City Hall. The purpose of the meeting was to gather input on the Eureka's strengths, concerns and opportunities, which would in turn provide direction to the comprehensive planning process. Over twenty-five (25) participants shared their opinions on the future of Eureka.

The meeting was structured as an Open House format with various tasks which focused on Economic Development, Parks and Recreation, Transportation, Housing, and Land Use (Re) Development. Consultants, City Staff and Plan Advisory Committee members were available to discuss topics and answer questions about the plan and planning process. Each station utilized interactive poster boards which were divided into three tasks: 1) Visioning, 2) Visual Preference Survey, and 3) Assets & Liabilities. The following pages provide a brief summary of the feedback and comments collected at each station. A more detailed list of comments, as well as images of the interactive poster boards from the meeting, are included in [Appendix X](#).

A vision for Eureka

The City of Eureka invites and encourages all residents to attend in the visioning process for the future of our town.

With funding under the Illinois' Community Development Block Grant (CDBG) IKE-Disaster Recovery Program, the City has partnered with MSA Professional Services to create a Comprehensive Plan for our City.

This plan will cover all aspects of our City from transportation and housing to economic development and stormwater management.

Your input will give direction to the Comprehensive Plan thus shaping the goals and vision for our community.

Come picture Eureka's tomorrow with us!

OPEN HOUSE
October 10, 2013
Thursday, 6:00-8:00

City Building
 128 North Main Street
 Eureka, Illinois

FOR MORE INFO, CONTACT:

Melissa Brown
 City Administrator
 309.467.2113 melissa@eurekaillinois.net

Please call the City 48 hours in advance at 309-467-2113 if special assistance is required.



Task #1: Community Identity & Vision

As participants entered the Open House, they were asked to sign-in and place a dot on a map indicating where they lived. The participants of the Open House came from a wide geographic range and represented much of the City. They were also asked to write a word or phrase which describes Eureka today and a word or phrase which will describe Eureka in twenty years.



| Eureka Today | Eureka Tomorrow |
|--|---|
| Comfortable but apparently not attractive for new small businesses to bring more shoppers to town. | Progressive (x2) |
| Good schools | Inviting |
| College | Business Friendly |
| Bedroom Community | Alive with shops and restaurants and a park that has special amenities other than sports and trails |
| Residential, Commercial & Ind. Deciding where they want to locate | Neighborhood Parks |
| Antiquated | Tourist Friendly |
| Cool | Fiber to homes via not Comcast or Mediacom |
| Quaint | No Big Boxes Forcing me to drive thru parking lots |
| More of the same (x2) | Organized layout for developers to fill for best draw & growth! (x2) |
| comfortable | More stores |
| friendly | More businesses |
| unique | More pedestrian friendly |
| strong community | Like the size is now |
| family oriented | Hip |
| nice | More trails east, west, north & south |
| family place to live and work | Better use of natural resources (x2) |
| caring | More activities @ Lake Park |
| strong community (x2) | Growth of business |
| very caring | Progressive |
| strong family values | Dog Park |
| family oriented | More of the same |
| | Same! |
| | Upgrade schools |
| | more residential & commercial developers! Not a limited amount |
| | more sidewalks! |



Task #2: Visual Preference Survey

The second task for the participants was to rank a variety of stock photos to help gauge the desired “look” of Eureka. Using a scale of 0--being the most undesirable--to 4--being the most desirable. The photos were averaged and then ranked highest to lowest. The results revealed that on the whole, the participants like architectural detailed and small scale buildings. They Like order and have a fondness for recreation and outdoor amenities and landscaping. The following are only the highest and lowest rank for each category in both Downtown Eureka and Eureka as a whole. (See Appendix B for full results)

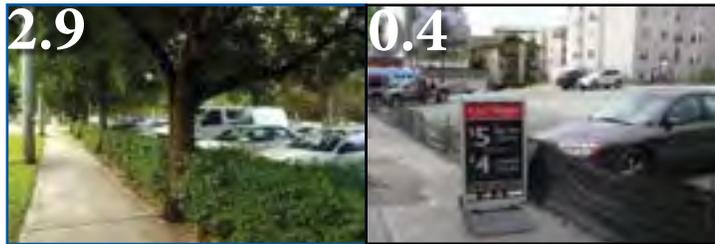
Downtown:

Eureka:

Setback



Parking Lot Edges



Parking Lot Design



Signage



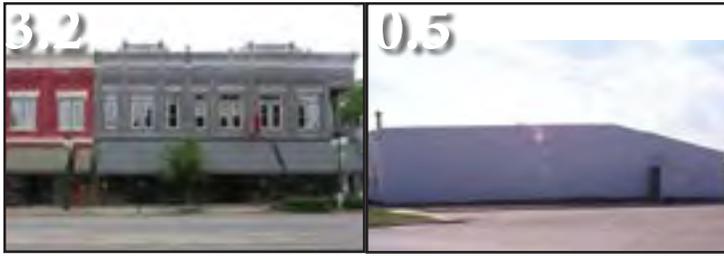
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PUBLIC VISIONING MEETING

Downtown:

Eureka:

Building Scale



Building Design



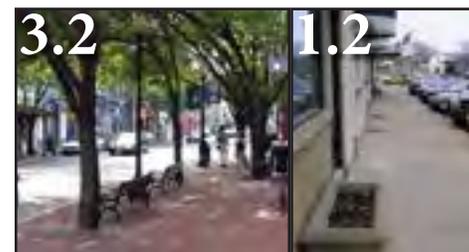
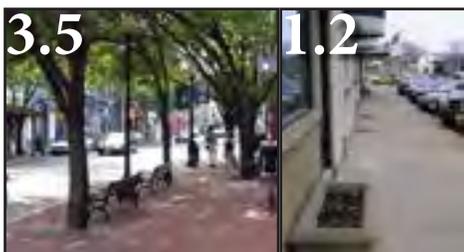
Service Areas



Civic Amenities



Sidewalks



Task #3: Assets & Liabilities

The third and final task for the participants was to use a series of maps to identify existing conditions based on Economic Development, Parks, Recreation and Open Space, Transportation, Housing, and Land Use (Re) Development. These interactive boards asked participants to use dot stickers to identify a variety of information.

In addition to the boards, worksheets were provided next to each board for additional information on Eureka's Assets and Liabilities within each category.

Economic Development

Economic development is about facilitating business success in Eureka. The comprehensive plan will include an economic development component that seeks balance between community interests and market realities in the pursuit of job creation.

The Economic Development Board asked participants to identify where they worked, where they dined out, where they shopped and where they went for entertainment/arts/culture. If any of these were accomplished outside city limits, a dot was placed near the edge of the map with an arrow indicating to which City they went.

Most participants worked in or around the Downtown while a few traveled to nearby cities. Dining out was more varied as participant ate downtown and north of town, while many left Eureka for Morton or Peoria.

For their shopping needs, participant do like to shop within Eureka, however many do head to the communities of Peoria, Washington, Morton and Bloomington to do their larger shopping trips.

Participants tend to seek entertainment/arts/culture outside of Eureka and namely in Peoria.

Comments on Economic Development listed assets such as Lake Eureka and the Parks, location between Peoria and Bloomington, a City budget in the black, Eureka College, and the multiple medical facilities.

Liabilities listed were the general lack of economic development need for a detailed plan and leader of such. Secondly, participants did sight the need of a hotel or bed and breakfast to help capture overnight dollars within Eureka.



□ Housing

An attractive, affordable, and varied housing stock in good condition is essential to the vitality of any community.

The participants were asked to identify areas they believed would be good for new single-family units and multi-family units, and indicate areas where redevelopment of existing housing stock was needed.

Participants indicated that new single family units should be developed on all outlying areas of the City, many areas of which would need to be annexed. New multi-family units would best be located in the same areas, with a concentration of units on the eastern part of town. Redevelopment of existing housing units was concentrated on the north and southeast sides of town.

The participants felt that Eureka's housing was affordable and accessible for a multitude of jobs in the surrounding area. However, they did site a lack of housing in all price ranges, specifically in the mid-priced range. They also indicated they wanted a variety in the housing design, that there was too much of the same existing. Participants would also like to see more rental units come onto the market in a variety of price ranges.





□ Parks, Recreation and Open Space



completing a trail around the Lake for walking and biking as well as the addition of a dog park.

Because this park is located on the south side of town, participants indicated the need for an additional park on the north side of town.

Conservation areas tended to be located on the edge of town to help preserve the rural, small town feel of Eureka.

Participants denoted assets of the Lake Parks as the trails, recreation land, Lake Eureka, and the playground equipment. They saw potential for an enclosed pavilion on the lake to be utilized year round for a variety of events and to bring in revenue for the City.

However, they found Eureka to be lacking in a Community Center for all age groups. A place for events and happenings that is open to the public. They also saw the need for better maintenance of some of the existing park infrastructure.

Eureka is fortunate to have one great existing park and lake facility, but currently has no Park Board, something desired by the community.

Participants were asked to place a dot on the park the used the most, where they felt a new park was needed, where existing park amenities need improved/replaced, and where natural resources/agriculture should be preserved and continued.

The most used park is Lake Eureka which is maintained by the City. This is also where most participants would like to see improvements made. Discussion with residents focused on

2.3 PUBLIC VISIONING MEETING

Transportation



A good transportation network supports both economic growth and quality of life for residents. When asked about specific transportation improvements needed, participants identified pedestrian access and safety around schools (specifically the middle school) and the downtown intersections and midblocks, the need for a better connected trails system (local and regional), and sidewalk improvements/additions in general. The small town feel was celebrated as most of town can be accessed by walking or biking.

Participants denoted on the board where they felt bike/pedestrian improvements should occur, where road/hwy/other facility congestion improvements should occur, where vehicular and pedestrian conflicts occur, and where road/hwy/other maintenance improvements should occur. Most of dots concentrated along the Route 117 corridor which dissects Eureka vertically indicated the potential need for a future corridor study. The bike and pedestrian improvements are desired all along Route 117, especially south of the downtown. Improvements are also desired around Lake Eureka.

Some congestion was identified at the intersection of 4H Park Road and Route 117 as well as along Route 117 in the Downtown.

Many pedestrian and vehicular conflicts were indicated in the downtown along Route 117 and Center Street indicated the need for more pedestrian awareness.

Not many improvements were indicated, however several were along Lake Road, but where jurisdiction falls to the County for maintenance.

□ Land Use & (Re)Development

Land development and redevelopment is guided by plans, ordinances, market conditions, developer efforts, community feedback, and decisions by elected officials. A key purpose of the comprehensive plan is to make land development and investment as predictable as possible by identifying types and locations of development that are both market feasible and, at minimum, acceptable to the community.

Participants were asked about specific areas and/or types of development they would like to see developed in Eureka. Participants identified several areas including empty downtown storefronts, the new industrial area on the west side of town, and existing sites along Route 117.

Participants would like to see more developers emerge in the Eureka market. They would also like a diversity of development and more choices when it comes to housing units and retail opportunities.



Advisory Committees are an invaluable method to involve key stakeholders and explore important issues. Eureka's Advisory Committee was the primary review body throughout the planning process. They met bimonthly with City Staff and Consultants to thoroughly discuss each component of the Comprehensive Plan. The following texts gives a summary of each of the meetings.

Advisory Committee Meeting #1

The group met for an hour and a half. Introductions were made, and the Consultants gave an overview of the process, the roles of the committee members, and the project schedule. The group was then lead through a Community Assets and Liabilities Exercise which covered the topics of land use, housing, public infrastructure & utilities, transportation, economic development, agricultural & natural resources, community facilities, and intergovernmental collaboration. To finish the meeting the Committee then did a brief visioning exercise which resulted in ideas on how they would like to see Eureka in 20 years.

Advisory Committee Meeting #2

The topic for discussion this evening was to review existing land uses and develop the future land use map. The group also drafted the vision statement for the plan and reviewed a draft copy of the Community Indictors Appendix to the Comprehensive Plan.

Advisory Committee Meeting #3

The group met for nearly two hours and thoroughly discussed the Goals, Objectives, Strategies and Actions for each of the community categories.

Advisory Committee Meeting #4

Implementation Strategy

Advisory Committee Meeting #5

Review of Draft Plans

Advisory Committee Meeting #6

Final Comments and review of all plan components



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Issues & Opportunities

This Chapter discusses the opportunities, assets, issues and liabilities identified through the public participation process, and in previous plans and studies, that are relevant to the community’s growth and prosperity.

3.1 Issues & Opportunities

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Introduction

This plan is grounded in a set of issues about which the community is concerned, and opportunities the community sees for positive change. The plan seeks to address perceived deficiencies and capitalize on opportunities. This section is a compilation of key issues and opportunities, identified in recent plans and studies and throughout the development of this plan in 2013. Items on these lists come from focus group conversations, the community survey, Advisory Committee input, and public meetings.

Issues & Liabilities

- Lack of planning tools (future land use plan, outdated zoning map, conflicting land uses, etc.)
- Imbalance of housing stock -- few options for singles or young professionals and a low inventory.
- Inflow and infiltration problems throughout the City along with an aging infrastructure.
- At or near capacity with gas and electric services which leads to economic development losses and issues with customer service.
- There are islands of unincorporated areas throughout the City which are not connected to municipal utilities and services.
- Transportation services are lacking with no airport, no public transportation, and a lack of bike routes and trails.
- Loss of educated young professionals due to lack of entry level jobs and living options.
- No community center for youth and/or senior citizens.
- No hotel or bed and breakfast to help with tourism or families of Eureka College students.
- Costs associated with extension and expansion of infrastructure and services to extraterritorial areas.
- Disconnected pedestrian/bicycle infrastructure and pedestrian/bicycle safety.
- Limited connections to Lake Eureka and associated parks.
- Limited resources for hazard mitigation and response.
- Lack of collaboration with all entities and stakeholders within the City and with nearby municipalities and counties.



Opportunities & Assets

- Developable commercial land available on Routes 24 and 117.
- Closely located to I-74 and I-39 in addition to rail access.
- Proximity to Peoria and Bloomington/Normal.
- Eureka College has expanded and has plans of expansion.
- Available housing for the aging population.
- Housing stock is well maintained with quick and low property turnover.
- Fiber optic cable is being installed.
- Eureka has good water supply to meet existing and future demands along with a water plant with high capacity.
- Exceptional quality of life.
- State of the art medical facilities.
- Balanced City budget.
- Community pride and festivals (Reaganfest and 4th of July Fest)
- Quality educational K-12 system as well as Eureka College.
- Quality amenities with Lake Eureka, Parks, Golf Course, Public Library, etc.
- Improving City/County relationship.
- Have signed agreements with neighboring town to share services.
- Economic development tools
- Adequate supply of land for development and growth.
- Established and committed civic groups.



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Appendix A
Appendix B
Appendix C

Goals, Objectives & Strategies

This Chapter presents a vision for the future of Eureka and describes goals, objectives, and strategies to achieve that vision. Housing, Public Infrastructure & Utilities, Transportation, Economic Prosperity, Agriculture & Natural Resources, Community Facilities & Services, Hazards, and Collaboration & Partnerships are all addressed.

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Chapters 1-3 assessed where Eureka is now; the values, strengths, weaknesses, opportunities, and threats. This Chapter seeks to find where Eureka is going--the vision--and how the City is going to get there--the goals, objectives and action steps as defined as follows:

Goal: A goal is a long-term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Action Steps: These are the small series of steps taken to achieve the objectives and goals. Individually, these usually do not realize big change, however, achieving many action steps can result in noticeable changes toward the goal. **Policy:** A policy is a specific rule of conduct or course of action intended to help the City achieve the goals and objectives of the plan. Policies using the words “shall” or “will” are firm commitments by the City – all future actions and decisions made by the City should be consistent with these policies. Policies using the words “should,” “encourage,” “discourage,” or “may” are intended to serve as a guide for City decisions and actions.

Eureka as we want it to be in 2035...

“The City of Eureka is an inviting hometown where all are welcome to live and enjoy the diverse community; a community known for celebrating education and the arts, for the health and vitality of residents and for the thriving business environment.”



Eureka's goals for a better future...

Housing

H1: All residents will have access to quality housing, regardless of ability or socioeconomic status.

H2: Plan for safe, attractive and affordable housing to meet existing and forecasted housing demands.

H3: Eureka will reinvest in vacant lots and existing housing stock

H4: Eureka homes will be resource efficient.

Public Infrastructure & Utilities

P1: Sewer and water service will effectively meet the needs of current and future residents and businesses.

P2: Eureka will become a full service recycling community.

P3: The City will be well connected by pedestrian pathways.

P4: Ensure ample power and gas supply for new industry in Eureka.

Transportation

T1: Provide a safe, efficient, reliable, multi-modal, and well-maintained transportation network.

T2: Single occupancy vehicle trips will decline as a percentage of all transportation within the City.

T3: Biking and walking in Eureka will be connected, safe, enjoyable and efficient.

T4: Local transportation systems will be well-coordinated with regional systems and investments.

Economic Prosperity

E1: Attract, retain, create and expand businesses that strengthen and diversify the local economy, grow the tax base, and enhance Eureka.

E2: Strengthen and promote tourism as an economic force in the City.

E3: Employment will grow in Eureka through the creation, expansion and further development of existing and new business.

E4: Eureka's economic base will be diverse and resilient.

E5: Cost benefits of economic development efforts will be shared within the regional economy.

E6: Downtown Eureka will be preserved and enhanced as a hub of economic, social and cultural affairs.

Agricultural & Natural Resources

AG1: Maintain, enhance and reinforce the aesthetic quality of life consistent with the character of the city and surrounding landscape by preserving agricultural lands and activities, rural vistas, and natural areas of north central Illinois.

AG2: Improve the quality of water resources for both recreation and consumption.

AG3: Provide locally grown products for local consumption.

Community Facilities

FS1: Eureka will maintain exceptional recreation facilities and services that support both individual and community health.

FS2: Eureka will offer a Community Center with activities for all ages.

FS3: Eureka will continue to offer strong educational systems that attract families and support success and social interaction.

FS4: Eureka residents will feel safe in all parts of the City.

FS5: Eureka will have a thriving arts community and identity.

FS6: Eureka will respect its history and heritage by preserving historic resources and celebrating the past.

Hazards

HZ1: Ensure that Eureka is adequately prepared to mitigate the effects before a natural or manmade disaster.

HZ2: Residents and assets will be protected during a disaster.

Collaborations & Partnerships

CP1: Foster and/or maintain mutually beneficial relationships and partnerships with neighboring municipalities, Woodford County, State and Federal agencies, and the schools, colleges and universities which serve Eureka residents.

CP2: Eureka will continue to collaborate with non-profit and private entities to improve the quality of life for Eureka residents.

As a city grows and changes, housing must change to meet the needs of the population. Housing is included in a comprehensive plan to provide guidance for decision-makers and developers when considering additions to and renovations of the City's housing stock. Diversity, quality and affordability are overarching themes in Eureka's housing goals.

H1: Housing Goal 1

All residents will have access to quality housing, regardless of ability or socioeconomic status.

Objective H1.1: Lower-income earners in the local workforce will have access to affordable housing options within the City.

Strategies

- The City will promote the development of quality housing options that meet the needs of lower-income residents, including both market-rate and subsidized or price-controlled products.
- The City will promote the geographical dispersal of affordable housing throughout the community, and encourage development of affordable housing on transit routes and corridors.
- The City will continue to support opportunities for homeownership for low to moderate income families through grant opportunities.

Objective H1.2: The City will continue to play an active role in providing accessible housing to all populations.

Strategies

- The City will encourage non-profits in providing transitional and emergency housing for low-income and homeless individuals and families (e.g. Heart Housing, Woodford County Housing, etc.)

Objective H1.3: Accessible housing units will be seamlessly integrated into both existing neighborhoods and new developments.

Strategies

- The City encourages the use of universal design and development of life-cycle housing to facilitate the ability of residents to age in place, either in the same home or the same neighborhood.
- The City will periodically analyze the housing needs of the special needs and elderly population and promote appropriate programs, regulations, or incentives to meet these needs.

Objective H4.2: All residential development, and particularly multiple-family and senior living developments, should be located in areas where

SHARED CITIZEN CONCERNS

- Lack of quality, rental units.
- Low inventory of units.
- Imbalance of housing stock.
- No external developers.
- Lack of variety of architectural styles.



Accessory dwelling unit above garage. Source: radworld (creative commons)

“Granny flats” are secondary dwelling units on a single family parcel, often located over the garage or in a standalone guesthouse. They can be used by a grandparent or college-age child, or simply rented out as an apartment.

“Universal design” refers to a broad spectrum of design construction techniques meant to create housing that is accessible and comfortable for people with or without disabilities.

“Life-cycle housing” aims to create housing options that meet people's needs and circumstances at all of life's stages, from family to old age



safe pedestrian access to parks, retail, and community facilities is possible. However this policy should not result in the concentration of multiple-family housing in any one area -- such housing should be located in many parts of the city, consistent with Objective H1.1.

Strategies

- The City will review the subdivision code and enforce compliance with (re)development projects.

H2: Housing Goal 2

Plan for safe, attractive and affordable housing to meet existing and forecasted housing demands.

Objective H2.1: Develop land use plans that guide the location, use and density of existing and future housing developments.

Strategies

- The city encourages the integration of varied housing types and lot sizes throughout the community to meet the needs of residents of varied income, age and health status. This may include single-family, two-family, multiple family or senior housing choices within the same development area.
- New residential development should be connected to an existing or planned neighborhood area that incorporates traditional neighborhood design. Unplanned or unconnected residential development is strongly discouraged.
- Neighborhoods should include housing for all ages and family types.



“Traditional neighborhood design” incorporates a mix of housing types, well-connected streets, public spaces, and neighborhood-serving amenities.

Current and Existing Housing Conditions in Eureka

Household trends for the City of Eureka show a 7.7% increase in households between 2000 and 2010, compared to 11.6% in Woodford County and 5.3% for the State during that same period/ Over the next 20 years (2010-2030) the number of households in the City of Eureka is projected to grow by 6.3%, in Woodford County by 7.5%, and in the State by 15.2%. In all three cases, the projected percentage growth in the number of households is less than the projected growth in population which reflects the continued trend in the decline of the number of persons per household.

The diversity of Eureka’s housing stock is typical of small towns in the Midwest, with 71% consisting of single family homes. Multi-family housing in the City is varied in number of units per dwelling with 14% having two to four units, and 10% having dwellings with greater than four units. Eureka also has a small percentage (4%) of dwellings classified as a Mobile Home or Trailer.

The vacancy rate (7%) is just outside the healthy range vacancy rates, which is considered to be 5-6%.

Nearly 75% of Eureka’s housing stock was built prior to 1979. Since 1980, the City has seen a healthy rate of new homes each decade to meet the growing population demands.

Eureka residents that participated in the public participation process indicated that quality of housing, diversity of housing, and preservation of historic homes are all important issues when planning for housing development and growth.

Objective H2.2: Ensure that residential developments are built and maintained according to levels deemed safe by industry standards.

Strategies

- The City maintains a comprehensive building code that requires inspection of new structures and repair of unsafe and unsanitary housing conditions.
- The City will encourage property maintenance.
- The City will actively enforce code violations related to housing standards and property maintenance.

Objective H2.3: Eureka will offer safe, attractive and diverse housing options.

Strategies

- The City encourages a mixture of housing unit sizes, types, and market-rate price points in all neighborhoods.
- The City will be aware of market demand for various housing types and will encourage development of units that respond to market demand.

Objective H2.4: Existing neighborhoods will be maintained, enhanced and celebrated.

Strategies

- The City encourages and supports the creation of neighborhood associations and locally-led neighborhood planning efforts.
- Redevelopment should be compatible with the character of the surrounding neighborhood.
- The City will work to improve walkability, lighting, streets, and sidewalks in existing neighborhoods.

H3: Housing Goal 3

Eureka will reinvest in vacant lots and existing housing stock.

Objective H4.1: The City supports infill and redevelopment practices to reinvigorate older and/or deteriorating portions of the community. In the downtown area, the City will consider creative development or redevelopment that includes a mix of residential units, small businesses and/or civic spaces.

Strategies

- The City will support incentive programs for residential redevelopment in declining or struggling neighborhoods.

SURVEY RESULTS HIGHLIGHTS

- More “Affordable housing” is needed.
- More “Starter homes” are desired.
- More “Apartments” are needed. Fewer “Mobile home parks” are desired.



- The City will support alternative uses for vacant properties (i.e. community gardens, mini parks, civic spaces, etc.)

H3: Housing Goal 4

Eureka homes will be resource efficient.

Objective H4.1: The energy efficiency of Eureka's housing stock will continue to improve.

Strategies

- The City will ensure that all applicable construction or rehabilitation projects meet the International Energy Conservation Code.

Housing Action Items

- ✓ Update zoning and subdivision ordinances to remove barriers to affordable housing.
- ✓ Evaluate inclusionary housing ordinances that provide incentives to development with certain percentages of affordable housing (including waiving taxes on affordable percentages of development).
- ✓ Update land development ordinances to require components of traditional neighborhood design and consideration of existing neighborhood context.
- ✓ Ensure compliance with energy codes.
- ✓ Develop a sustainable funding source to address

the residential tear-down and acquisition of abandoned properties (e.g. a percentage of code violation fees).

- ✓ Explore incentives to promote rehabilitation of existing housing.
- ✓ Evaluate surrounding communities' incentive programs for residential development to ensure Eureka remains competitive in housing development.

Local government is responsible for a broad array of essential services, such as sanitary sewer service, stormwater management, water supply, solid waste disposal, wastewater treatment technologies, recycling facilities and telecommunications facilities. The quality, efficacy and efficiency of these services have a direct relationship to quality of life for residents. While each of these services is individually managed and monitored, they are considered in the comprehensive plan to ensure that investment in these services serves the overall vision for the City. The over arching themes of the plan for these services are quality, efficiency and equity.

SHARED CITIZEN CONCERNS

- Lack of connected sidewalks.
- Missing pathways.
- Parts of City frequently flood, even in small rain events.

P1: Public Infrastructure & Utilities Goal 1

Sewer and water service will effectively meet the needs of current and future residents and businesses.

Objective P1.1: Sewer and water service will be safe.

Strategies

- Water quality standards will be strictly adhered to, including both drinking water standards and standards for quality of treated wastewater returned to waterways.

Objective P1.2: Sewer and water service capacity will not be a constraint on economic growth.

Strategies

- The City and its economic development partners will have regular communication with large commercial users of water or wastewater services, and will ensure that their needs are being met as efficiently as possible.

Objective P1.3: Development will support the efficiency and fiscal sustainability of sewer and water systems.

Strategies

- The City will encourage infill development and other practices that efficiently and cost effectively utilize existing infrastructure.
- The City will void lift stations and extra pumps whenever possible to control the long-term cost burden of the water and sewer systems.
- The City will continue to make investments that allow for long-term cost control, such as the separation of sanitary sewer and storm sewer pipes to reduce the amount of stormwater that is mixed with wastewater and treated.





P2: Public Infrastructure & Utilities Goal 2

Eureka will become a full service recycling community.

Objective P2.1: The City will invest in recycling services for its residents and businesses.

Strategies

- The City will work with the landfills to implement an efficient single-stream recycling program.
- The City will work with Eureka Disposal and Eureka College to implement a recycling program.
- The City will consider community bins for recycling drop off.

P3: Public Infrastructure & Utilities Goal 3

The City will be well connected by pedestrian pathways.

Objective P3.1: The City will invest in installing sidewalks where none currently exist.

Strategies

- The City will identify where sidewalks are not present and ensure they are installed on a priority basis.

Objective P3.2: The City will invest in maintaining existing sidewalks.

Strategies

- The City will identify the condition of existing sidewalks and repair as needed.

P4: Public Infrastructure & Utilities Goal 4

Ensure ample power and gas supply for new industry in Eureka.

Objective P4.1: The City will work with Ameren to ensure ample power supply to City for current and projected needs.

Strategies

- Work to ensure adequate capacity through the loop to allow for more supply to Eureka. **Objective P3.2:** The City will invest in maintaining existing sidewalks.

Public Infrastructure & Utilities Action Items

- ✓ Conduct regular review of sewer/water capacities to serve future growth and development.
- ✓ Pursue shared services among governmental agencies as opportunities arise.
- ✓ Contact and coordinate with Ameren on energy supply.

SHARED CITIZEN CONCERNS

- High volume of heavy truck traffic through City.
- Lack of a pedestrian/bicycle trail system (regional or local)
- County maintained roads within City in need of repair.
- Lack of coherent/uniform streetscape.

Transportation is an essential aspect of life. It is about the ability to readily and safely gain access to work, school, shopping, recreation, medical care and social gatherings. It is also an essential component of most economic activity. The City of Eureka's overarching transportation themes are safety, efficiency and diversity of transportation options.

T1: Transportation Goal 1

Provide a safe, efficient, reliable, multi-modal, and well-maintained transportation network.

Objective T1.1: Ensure roads and paths meet the needs of multiple users.

Strategies

- New roads shall be built according to City standards and inspected before accepted for dedication. The City maintains requirements for new roads and driveways that aim to ensure safety for all users. Roadway design will account for snow removal needs, including adequate terrace width between the street and the sidewalk. The City may utilize its official mapping powers to coordinate long-term facility planning in its extraterritorial area.
- The City encourages the development of neighborhoods that are oriented towards pedestrians and well-served by sidewalks, bicycle routes, and other non-motorized transportation facilities. Bicycle and pedestrian ways, including sidewalks within developments shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities.
- The City collaborates with and refers residents to Tri-County and private vendors in the region to make available transportation services for disabled and elderly residents.
- When considering new development proposals the City may require intergovernmental agreements that define the responsibilities of the City, the developer and neighboring jurisdictions regarding any required improvements to City streets and funding of such improvements. The City may also require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional prior to approving new development. Where appropriate, the City may designate weight restrictions and truck routes to protect local streets.
- The City will work with representatives from the IDOT and Woodford County to raise awareness of local concerns when State and County highways in the area are slated for improvement. The City will coordinate improvements to adjacent local roads, when appropriate.
- The City will actively participate in any discussions and planning



for any form of public transit or passenger rail should these transportation alternatives become feasible in the City in the future.

- Maintain airport safety standards in accordance with Federal Airport Administration and Department of Transportation regulations.
- Participate in the review for public transportation with on-going regional efforts.

Objective T1.2: Develop and maintain a road plan to address long-term needs for road upgrades and new roads, including where possible parallel pathways for alternative forms of transportation, e.g. bicycle, pedestrian, slow moving vehicles and transportation for the disabled.

Strategies

- Reserve adequate right-of-way for future road linkage.
- Access and integrate local, state, and regional road or transportation plans.
- Maintain the City’s transportation network at a level of service desired by City residents and businesses.

T2: Transportation Goal 2

Single occupancy vehicle trips will decline as a percentage of all transportation within the City.

Objective T2.1: The City will actively promote and encourage alternative transportation options.

Strategies

- The City will develop and maintain programs to incentivize use of alternative transportation modes.
- The City will support existing or expanding rideshare programs.

Transportation in Eureka

Nearly 83% of all commuting trips in Eureka are in a single occupant vehicle with an average commute time of 19 minutes. Many factors contribute to a lack of diversity in transportation modes including sprawling, segregated land uses, absence of transit service, lack of employment within City Limits, and limited biking infrastructure. These are interconnected issues that can only be resolved through coordination of land use and development, transportation systems and programs, and community education.

This plan attempts to address these issues and offer guidance on creating a more diversified and accessible system. An environmentally sustainable and socially equitable transportation system is necessary to maintain a high quality of life.

Transportation Issues and Opportunities

The Eureka community has identified several opportunities for improving the transportation system, including:

- Pedestrian access and safety around schools (specifically the middle school) and the downtown intersections and midblocks
- Better connected trails system (local and regional)
- Sidewalk improvements/additions throughout town.

What’s wrong with single occupancy vehicles? Single occupancy vehicles are inefficient. They waste 75-80% of available passenger capacity. If the percentage of single occupancy vehicles on Eureka roadways can be reduced, increases in transportation demand due to population and employment growth will be offset by increased efficiency, and the space and spending that would otherwise go to additional lanes and traffic control devices can instead be used to further enhance bike paths, bus service, and other modes of travel. This then enhances mobility for residents unable to drive and improves quality of life. As an added benefit, a more efficient transportation system will result in lesser CO₂ emissions per person.

T3: Transportation Goal 4

Biking and walking in Eureka will be safe, enjoyable and efficient.

Objective T3.1: Bike and pedestrian infrastructure will be safe and well-connected.

Strategies

- The City will begin to develop a connected network of on-street and off-street bike routes to make bike transit a viable, safe transportation option.
- The City will begin to work with regional and state organizations to create a well-connected regional trail system.
- The City will encourage the Complete Streets design requirements for bike and pedestrian users whenever a street is constructed or reconstructed, including meeting ADA requirements.
- The City will actively enforce sidewalk maintenance requirements and will continue to encourage sidewalk installation where gaps are present.



“Complete streets” are designed and operated to enable safe access for all users. Designs can include bike lanes, accessible transit stops, frequent and/or signaled crosswalks, narrower travel lanes, and traffic calming devices.

T4: Transportation Goal 4

Local transportation systems will be well-coordinated with regional systems and investments.

Objective T4.1: The City will maximize the cost-effectiveness of the regional transportation system by coordinating planning, design and funding with regional and state agencies, as well as neighboring jurisdictions.

Strategies

- The City will work with neighboring jurisdictions and Mass Transit Systems to coordinate mobility goals and a vision for the future.
- The City will inform the community about regional and state transportation projects, and will encourage public involvement.
- The City will work with the Illinois DOT to improve access to and efficiency of major transportation routes through joint planning and policy initiatives.
- Coordinate major transportation projects with property owners, neighboring communities, Woodford County, and the Illinois Department of Transportation.



Transportation Action Items

- ✓ Actively participate in state-led highway improvement projects within the City to advocate for context sensitive design - streetscaping improvements should be designed with local input and should be unique to Eureka.
- ✓ Develop a City-wide Bike and Pedestrian Plan to establish a contiguous, safe network of on-street and off-street bike and pedestrian routes.
- ✓ Prioritize sections of the City for sidewalk maintenance and installation and proactively react to needed improvements.
- ✓ Increase enforcement of sidewalk maintenance and safety violations.
- ✓ Analyze future road extensions and connections for future development areas to maintain proper street connections.
- ✓ Require sidewalks for all new development and major redevelopment projects, whether sidewalks currently exist adjacent or not. Encourage neighboring properties to install sidewalks.
- ✓ Work with IDOT to ensure safe and proper crossings at Main and Center streets.
- ✓ Assess need for bike racks throughout the community.
- ✓ Initiate a trail system and interconnectivity of parks.
- ✓ Increase accessibility throughout the community by increased installation of ADA curb ramps.

Economic prosperity is realized through the growth and retention of jobs, a diversity of businesses types, an increase in buying power, investment in the built environment, and a general improvement in the community's quality of life. Creating economic prosperity requires the collaborative efforts of public and private entities, and the support of the community overall. Eureka's prosperity themes are education, diversity and growth from within.

The City recognizes that economic success requires extensive collaboration with other public and private entities - the City will be an active partner in these efforts and will avoid duplication of services. City "support" for these efforts may include staff time, funding, policies, or simply endorsement.

E1: Economic Prosperity Goal 1

Attract, retain, create and expand businesses that strengthen and diversify the local economy, grow the tax base, and enhance the Eureka.

Objective E1.1: Maintain strategies to promote sustainable economic development.

Strategies

- The City supports the expansion of existing businesses, and also supports the attraction and development of new businesses that complement existing establishments for the employment of Eureka citizens.
- The City supports the idea of public-private partnerships and will work proactively with private business and land owners to facilitate investment in the community.
- The City will collaborate with neighboring municipalities, Woodford County, and local and regional economic development organizations to promote economic prosperity for the region.
- The City may consider the use of public land acquisition to expand the industrial and commercial tax base of Eureka.
- The City encourages brownfield or infill (re)development and development of existing business and industry parks in the region before considering creating new business or industry parks in Eureka.
- The City will work with private landowners and State agencies to clean up contaminated or blighted sites that threaten the public health, safety and welfare and to redevelop these sites to productive uses.
- The City promotes its downtown as a compact, pedestrian-oriented business district that supports employment, shopping, housing, and recreation opportunities.
- The City requires industrial or commercial businesses that generate large volumes of traffic or wastewater, or have a high water demand to locate where a full range of utilities, services, roads, and other infrastructure is available to adequately support such development.
- When additional resources are available, the City will consider additional staff for the promotion of Eureka.

Retention of young professionals, lack of diversity in job opportunities, and lack of jobs within the community were all identified as issues that Eureka must overcome to ensure economic prosperity

Objective E1.2: Use the City's transportation strengths and assets as economic drivers.

Strategies

- The City actively promotes the development of the Route 117 Corridor.
- The City actively promotes the development of the Route 24 Corridor.



Objective E1.3: Use the City’s agricultural strengths and assets as economic drivers.

Strategies

- The City promotes business growth connected to the agricultural economy, including local food production, value-added products (e.g. certified organic products), and specialty shops.
- The City supports the development of farm-based businesses and cottage industries within its boundaries and extraterritorial area to support farm families and enhance the agricultural economy and identity of the area.

Objective E1.4: Create and maintain an attractive and aesthetically pleasing business environment.

Strategies

- The City maintains design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking and access.
- The City and its partners will prioritize workforce recruitment through efforts to make and promote Eureka as a great place to live. (Making Eureka a great place to live will make employee attraction and retention easier, and this will facilitate employment growth.)
- The City will support the creative arts, including live performance, public art installations art galleries, etc., as an important element of workforce attraction and economic development.
- The City will support healthy living practices and initiatives to increase community appeal and reduce health care costs.

Objective E1.4: Avoid land use conflicts between business and non-business use.

Strategies

- Review and update the Zoning Ordinance as necessary.

Eureka’s Workforce

Over the last decade the unemployment rate increased for the City and doubled for both the State and County. Note, in 2010 the United States was in a economic downturn commonly referred to as the “Great Recession”, accounting for the higher unemployment rates. Eureka will need to implement a multi-faceted approach to ensure future economic prosperity including educational programming, diversification of business and industry, and retention of workers and businesses.

A majority (71.7%) of workers in Eureka earn a *private* wage and salary, similar to Woodford County at 73.2% and Illinois at 73.3%.

“Primary sector employers” are those that produce more goods or services than can be consumed by the local economy, and therefore export a portion of their output, bringing outside dollars into the local economy

Eureka’s Economy

A majority of occupations in Eureka between “Management, Professional & Related” and “Sales & Office”; “Service” and “Production, Transportation and Materials Moving” come in second with a small portion of “Natural resources, construction, and maintenance” occupations bringing up the rear.

The largest industries in the City include Educational, Health & Social Services (28.4%), Retail Trade (17.8%), and Manufacturing (14.0%).

E2: Economic Prosperity Goal 2

Strengthen and promote tourism as an economic force in Eureka

Objective E2.1: The City supports efforts geared towards promoting tourism in Eureka.

Strategies

- City will support current activities geared towards promoting tourism in Eureka.
- The City will build relationships with stakeholders to encourage tourism (e.g. Eureka College).
- Attract small hotel or Bed and Breakfast to Eureka.

SHARED CITIZEN CONCERNS

- Lack of economic development.
- Detailed economic development plan desired.
- Economic Development Leader needed.
- Hotel/B&B desired to capture overnight/tourism dollars.

E3: Economic Prosperity Goal 3

Employment will grow in Eureka through the creation, expansion and further development of existing and new business.

Objective E3.1: Existing Eureka businesses will retain and expand employment

Strategies

- The City will support the needs of growing businesses and will work with local partners to provide programs, space and infrastructure necessary to support an expanding workforce.

Objective E3.2: The City will have both space and incentive tools to support business creation, growth, and expansion.

Strategies

- The City will ensure an adequate supply of land for commercial and industrial development through land use controls.
- The City will continue to use development tools such as tax incremental financing districts and enterprise zones to offer incentives that support employment growth.

Objective E3.3: Entrepreneurialism and small business growth will be enthusiastically and continuously supported in Eureka.

Strategies

- The City will support collaboration among its partners to provide local entrepreneurship training and encouragement.
- The City supports the cottage industries which include home occupations and home-based businesses in residential districts as a means to enhance residents' income opportunities, increase local



employment, and foster business creation and entrepreneurship. However, activities that alter the residential character of the neighborhood, such as objectionable changes in traffic, noise, odor, light, or appearance of the home and property, will not be tolerated.

- The City will support and promote minority- and women-owned businesses.

E4: Economic Prosperity Goal 4

Eureka's economic base will be diverse and resilient.

Objective E4.1: Attract new jobs to the community in varied sectors.

Strategies

- The city will encourage and support efforts to recruit businesses and growth industries not currently prevalent in the City, including information technology, energy technology, and health-related products and services.
- The City will work with key stakeholders to establish a base of creative industries (e.g. arts, sciences, research, architecture) to enhance quality of life and expand the professional workforce.

Objective E4.2: Explore possibilities to increase the service sector and related areas to increase job opportunities for newer generations.

Strategies

- The City should consider the creation of a small business incubator to help further the development of small business within Eureka.

Objective E4.3: Encourage and promote the development of environmentally sustainable industries.

Strategies

- The Emphasis will be placed on attracting businesses and industries that operate in a sustainable manner, contribute to the sustainability of the community as a whole, and are responsible environmental stewards.

Education & Income

Educational attainment can provide valuable insight into the existing labor force, including availability of skilled and professional workers and demand for training opportunities. The percentage of Eureka residents 25 years or older who have at least a high school diploma (93.1%) is higher than Woodford County (93%) and Illinois (86.6%).

The percentage of residents who have obtained a bachelor's degree (12.8%) is lower than both the County and State (16.7% and 19.1% respectively). This may indicate the need for additional vocational and adult learning programs.

Eureka's median and per capita income levels are lower than the county and state. Median household income in Eureka is \$49,479 compared to Woodford County's \$66,198, and Illinois' \$56,576. These lower averages are likely due to the relatively high percentage of individuals living below the poverty level. In the City, 13.2% of the population is below the poverty level, compared to 7.2% in the County, and 13.1% in Illinois. (*The Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level".*)

E5: Economic Prosperity Goal 5

Costs and benefits of economic development efforts will be shared within the regional economy.

Objective E5.1: Most economic development activities will be collaborative efforts with multiple public and private partners across the region.

Strategies

- The City will create partnerships within the region to support economic development in the region. These partnerships may include pooled funding for incentive programs and revenue sharing agreements to reduce local competition for business expansion investments.

- ✓ Explore a Vacant Building Ordinance to better manage and maintain the City's vacant building stock through a mandatory annual license and fee. The program should support the costs of inspections and maintenance enforcement, and it should both prevent and help pay for emergency actions to protect public safety, including demolition.

- ✓ Identify and plan for infrastructure investments required to make priority development/redevelopment sites more competitive for economic development.

- ✓ Identify funding sources and mechanisms for public realm and capital improvements to support economic development

- ✓ Identify target industries/business types and offer tax incentives to businesses in those sectors to locate or expand in Eureka.

- ✓ Work with Eureka area schools, Eureka College, U of I Extension Office, and local businesses to develop and implement an internship and summer job programs.

- ✓ Coordinate with local educational institutions to identify employment growth opportunities. (Illinois Workforce Development; School to Career Program)

- ✓ Target locations within Eureka for major public cultural investments.

- ✓ Coordinate with Tri-County to develop a rural and eco-tourism plan that promotes recreation and tourism outside the City.

- ✓ Continuously update the City website to emphasize the assets of Eureka as a vibrant, modern community with a rich history and an exceptional quality of life.

- ✓ Develop an easy to understand "one-stop-shop" for economic development on the City website, with links to partner resources.

- ✓ Aggressively pursue grants and resources to improve infrastructure.

- ✓ Evaluate potential public/private partnerships for community benefit.



E6: Economic Prosperity Goal 6

Downtown Eureka will be preserved and enhanced as a hub of economic, social and cultural affairs.

Objective E6.1: Downtown Eureka will be economically robust.

Strategies

- The city will utilize economic development tools, existing and new, to attract more retail and professional employers to Downtown.
- The City will work with Downtown partners to actively market Downtown as an ideal business site.

Objective E6.2: Downtown Eureka will be a unique and attractive place that invites pedestrian exploration.

Strategies

- The city will work to develop a cohesive and attractive “feel” to the Downtown through streetscaping, signage, and other public infrastructure.
- The Downtown will be pedestrian-oriented through streetscape improvements.
- The City will work to create attractive, memorable and safe public spaces where citizens and visitors can gather.

Economic Prosperity Action Items

- ✓ Participate in monthly communications with key stakeholders to discuss the future of the area and maintain an open dialogue among entities.
- ✓ Adopt a design overlay area in Downtown Eureka to promote and protect the character of the area.
- ✓ Promote vocational education/training to fill the needs of local employers.
- ✓ Create and enhance entry features to the community and to the downtown (e.g. landscaping, signage, banners, etc.).
- ✓ Construct and maintain interpretive signage at key attraction locations to further promote the assets of the community.
- ✓ Evaluate and plan for tourism attractions to further Eureka as a year-round destination.
- ✓ Continue to evaluate properties for listing on the National Register of Historic Places to further solidify Eureka as a historic community and to enable properties

to access historic tax credits.

- ✓ Update website to improve view of community, and evaluate other social media to improve distribution of information.
- ✓ Promote growth of tax base in all areas of the community, including infill, redevelopment and improvements in existing developed areas and continued growth in planned new development areas.
- ✓ The City will evaluate its property tax levels/rates to be competitive with other communities in Illinois and region and to support infrastructure/services in the community.



“Green infrastructure” is a network of open spaces and natural features woven into the built environment that provides natural stormwater management and essential ecosystem connections



The abundance and health of our agricultural and natural resources are vital to the well being of our community, the prosperity of our economy and the health of our regional ecological systems. This section outlines the objectives and strategies for preserving, protecting, and restoring our natural and agricultural resources. As our most visible natural resource, fertile farm ground, is considered a priority resource for protection, in balance with its transportation and recreation functions. Because all systems are interconnected, these strategies address water, land, wildlife, air, vegetation, food systems, and the welfare of our citizens.

R1: Agriculture & Natural Resources Goal 1

Maintain, enhance and reinforce the aesthetic quality of life consistent with the character of the city and surrounding landscape by preserving agricultural lands and activities, rural vistas, and natural area of north central Illinois.

Objective R1.1: Preserve productive agricultural lands or those lands that have severe limitations due to grades, soils, not suitable for building, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect these areas from degradation for continued agricultural use whenever possible.

Strategies

- The City supports programs to restrict development in areas of agricultural production.
- The City discourages new development that is not contiguous with existing development.
- The City will restrict development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, soils not suitable for building, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect these areas from degradation. The City shall require these natural resources features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources.

R2: Agriculture & Natural Resources Goal 2

Improve the quality of water resources for both recreation and consumption.

Objective R2.1: Protect waterways and ground water from harmful agricultural practices.

Strategies

- The City will use all available powers to protect sensitive environmental areas within the City’s extraterritorial area.



- Implement waterway protective measure such as riparian buffers.
- The City will ensure that stormwater runoff is contained as much as possible to prevent contaminated infiltration into the groundwater and running into the streams.

Objective R2.2: Improve stormwater system to prevent overflow during rain events.

Strategies

- Ensure the Sanitary Sewer Inflow and Infiltration Study is implemented and kept up-to-date.

Objective R2.3: Practice techniques which both curb and prevent stormwater runoff.

Strategies

- The City will encourage the use of Rain Barrels and Rain Gardens for both residential and commercial uses.

Objective R2.4: Encourage the use of green infrastructure in new development and redevelopment projects.

Strategies

- The City will encourage permeable paving for surface parking lots.
- The City will encourage the development of swales and rain gardens in future (re)development projects.



“Permeable paving” utilizes porous materials and laying techniques to allow water to percolate and infiltrate the soil beneath the paving, instead of running off as with impervious paving.

Eureka’s Agricultural and Natural Resources

Eureka has rich and varied natural and agricultural resources. Almost all of the open space surrounding Eureka is utilized for agricultural purposes with a mix of corn and soybean farms. Other open space is dedicated to woodlands, floodplains and streams.

Eureka’s Water Resources

Woodford County has nine major watersheds. Partridge Creek, Snag Creek, and Crow Creek flow into the Illinois River. Panther Creek, Walnut Creek, Mud Creek, and Six-Mile Creek flow into the Mackinaw River. And last, Long Point Creek and Scattering Paint Creek flow into the Vermilion River.

R3: Agriculture & Natural Resources Goal 3

Provide locally grown products for local consumption.

Objective R3.1: Encourage farmers to grow products for purchase and consumption by Eureka residents.

Strategies

- The City will allow and support urban farming practices within City limits.

Objective R3.2: Set up a farmers market to showcase and sell locally grown produce and products.

Strategies

- The City will provide a place for the operation of a Farmer's Market.

Agriculture & Natural Resource Action Items

- ✓ Develop a "Green Print" for creating an interconnected greenway system of parks and open spaces.
- ✓ Consider the adoption of best management practices (BMPs) for stormwater management and low-impact development.
- ✓ Consider the adoption of regulations for conservation and restoration of natural features during development.
- ✓ Adopt stormwater and low-impact BMP requirements for City facilities and operations.
- ✓ Update erosion control regulations and increase enforcement.
- ✓ Work to identify local point and non-point source pollution and implement steps for remediation.
- ✓ Develop a stormwater education program to inform citizens of BMPs including the use of rain barrels, rain gardens, green roofs, permeable paving, etc.
- ✓ Identify and remove barriers to local food production.
- ✓ Consider the adoption of local food procurement policies for City events and facilities.
- ✓ Develop procedures for increasing the ability to use electronic and government assistance forms of payment at local farmers markets.
- ✓ Ensure FSA office guidelines for agricultural practices for Woodford County are followed for operations within Eureka's jurisdiction and encourage responsible agriculture region-wide.



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Lake Eureka Park

Eureka has one large park in the southwest side of town. Lake Eureka Park consists of a 36 acre lake and 240 acres of parkland. This provides a surplus of over 200 acres of parkland for the total population or 0.10 acres per person. Even with projected growth, this prized asset has more than enough to go around.

While the City is currently meeting its needs on a pure acre to population basis, there are several other considerations that will shape the future of Eureka's parks; the most important of which are access and interconnection. The National Recreation and Park Association advocates that the location of parkland, and the types of recreational facilities offered on that land, are just as important as the total acres of parkland. Eureka may have ample parkland but, according to citizens, several recreational facility needs are not being met.

Local government is responsible for a broad array of essential services, from sewer and water service to park and recreation facilities, fire and police protection and public schools. The quality, efficacy and efficiency of these services have a direct relationship to quality of life for residents. While each of these services is individually managed and monitored, they are considered in the comprehensive plan to ensure that investment in these services serves the overall vision for the City. The over arching themes of the plan for these services are quality, efficiency, and equity.

FS1: Community Facilities & Services Goal 1

Eureka will maintain exceptional recreation facilities and services that support both individual and community health.

Objective FS1.1: The City's recreation facilities will be managed with an understanding of the diverse outdoor recreational needs and desires of the community.

Strategies

- The City will work to provide outdoor recreational opportunities for all ages and abilities.
- The City will continue to develop recreational opportunities around Lake Eureka, including trail facilities.
- The City will coordinate recreational planning with other public and private entities to maximize resources.
- The City will continue to coordinate with regional and state entities to create an interconnected regional trail system.
- The City will continue to improve existing park and recreation facilities and services to meet the needs of the community, while improving safety and efficiency of the facilities provided.

FS2: Community Facilities & Services Goal 2

Eureka will offer a Community Center with activities for all ages.

Objective FS2.1: The City will explore opportunities to provide a community center within the City.

Strategies

- The City will work a variety of entities to make the vision of a community center a reality. (Senior Citizens, School District, Eureka College, etc.)



FS3: Community Facilities & Services Goal 3

Eureka will continue to offer strong educational systems that attract families and support success and social interaction.

Objective FS3.1: The School District will keep pace with changes to the population it serves.

Strategies

- The City will collaborate with the Eureka Public School District to anticipate and plan for changes in the size or makeup of the City's school-age population.
- The City will support the School District and regional economic development agencies to attract and retain high quality educators and staff.

Objective FS3.2: Eureka's Public Schools will be an integral part of community life, much more than simply a primary and secondary education service.

Strategies

- The City will collaborate with the School District to maximize the community's capital investment in school facilities by making those facilities readily available, as feasible, for other uses that support social interaction and health within the community, such as community meetings, neighborhood festivals, and adult sports.
- The City will collaborate with the School District to promote and make available to all residents certain services and events, such as student athletics and music and drama performances.
- The City will support School District efforts to engage residents in the education process through tutoring, mentoring, and guest speaker initiatives.
- The City will support and encourage School District efforts to teach students about local history and instill civic pride through knowledge of the community.

Objective FS3.3: Eureka will encourage lifelong learning through public and private programs.

Strategies

- The City will support Eureka College and other higher education institutions to provide continuing education, professional development, personal enrichment and summer programs for Eureka residents.
- The City will work with cultural and historical institutions (including the Public Library and Historical Society) to develop free and low-cost educational and cultural programs for residents of all ages.

FS4: Community Facilities & Services Goal 4**Eureka residents will feel safe in all parts of the City.**

Objective FS4.1: Police services will maintain high performance standards as the City grows and changes.

Strategies

- The City will continue to meet accreditation standards for police personnel and will encourage continued education to enable proactive approaches to new changes and trends.
- The police department will pursue innovative responses to problems that threaten public safety perceptions, and City Council will encourage and fund such innovation.
- The City will continually explore options to provide public safety services as efficiently as possible and will implement cost saving mechanisms including retention and maintenance of existing equipment and shared services when feasible.

FS5: Community Facilities & Services Goal 5**Eureka will have a thriving arts community and identity.**

Objective FS5.1: Cultural facilities, activities, and events will be supported in Eureka.

Strategies

- The City will seek innovative and sustainable ways of supporting cultural facilities, local cultural events, and local artists.
- The City will engage artists in the planning and development process to integrate culture and art into the fabric of the community.
- The City will work with artists and community organizations to identify appropriate sites and venues for cultural events, including non-traditional venues.

Objective FS5.2: Public art will enhance a unique local identity.

Strategies

- The City will identify and remove unnecessary barriers to public art installations.
- The City will commission art for public spaces if funds are available.
- The City encourages the use of public art in private (re)development.

Objective FS5.3: The Eureka community will attract and support artists.

Strategies

- The City supports the development of more active arts and culture organizations that actively promote and seek funding for the creative arts in Eureka.

FS6: Community Facilities & Services Goal 6**Eureka will respect its history and heritage by preserving historic resources and celebrating the past.**

Objective FS6.1: Eureka will safeguard the City's architectural, prehistoric, historic, aesthetic and cultural heritage.



Strategies

- The City will continue to support the Historic Preservation Commission and the local designation of historic landmarks and districts.
- The City will develop and maintain design guidelines for (re)development in historic districts.
- The City will promote and safeguard the historical landscape in addition to structures and districts.
- The City will apply criteria for Capital Projects that require evaluation and mitigation of negative impacts to historic assets.
- The City encourages (adaptive) reuse and rehabilitation of historic structures.

Objective FS6.2: Eureka will foster pride in the legacy of beauty and achievements of the past.

Strategies

- The City will collaborate with the Eureka Public School District and other educational institutions to facilitate local history tours, projects and lesson plans.
- The City will support and recognize private historic rehabilitation.
- The City will continue to incorporate historical heritage considerations in the development of neighborhood plans.

Objective FS6.3: Eureka will utilize its historic assets for economic development.

Strategies

- The City will promote its cultural and historical resources as amenities for prospective businesses and industries.
- The City will continue to market its historic and cultural assets as tourist attractions, and will develop/improve infrastructure and amenities to increase tourism.

Community Facilities & Services Action Items

- ✓ Continue to facilitate and improve park and recreation facilities, programs, amenities and special events.
- ✓ Study feasibility of a Community Center.
- ✓ Improve supply of information (interpretive signage, websites, online forms, maps, etc.) at and for community facilities and key attractions.
- ✓ Study feasibility of new park on north side of town.
- ✓ Pursue grants to update community facilities.
- ✓ Pursue expansion of local and regional trail systems.
- ✓ Pursue shared services among governmental agencies as opportunities arise.
- ✓ Evaluate parks for compliance with ADA standards and prepare a transition plan to make necessary changes

over time.

- ✓ Create Wi-Fi spots at key community facilities, including parks.
- ✓ Establish an Arts Commission
- ✓ Develop a Public Art/Cultural Master Plan
- ✓ Include a public arts component in development Requests for Proposal for City-owned sites.
- ✓ Continue to support the development of Historic Preservation and consider a Historic Preservation Action Plan.
- ✓ Develop and maintain guidelines for development in historic districts.
- ✓ Develop cohesive wayfinding signage.



The Disaster Mitigation Act of 2000, which conditions eligibility for hazard mitigation grants from the Federal Emergency Management Agency (FEMA) upon a state's or local jurisdiction's official participation in an approved local hazard mitigation plan under the act, has moved many communities forward in thinking about such plans and Eureka is no exception. The City of Eureka is committed to protecting people and property from natural and man-made disasters. A community must first identify potential hazards and mitigate the risk of impacts pre-disaster, then respond efficiently during a disaster, and plan for a comprehensive recovery post-disaster. This section defines the City's overarching goals and strategies for all phases of a disaster.

■ HZ1: Hazards Goal 1

Ensure that Eureka is adequately prepared to mitigate the effects before a natural or manmade disaster.

Objective HZ1.1: Increase investment in infrastructure which reduces effects of flood events.

Strategies

- The City will pass and implement the Sanitary Sewer Inflow and Infiltration Study (See Appendix X).
- The City will pass and implement the Stormwater Management Plan (See Appendix X).

Objective HZ1.2: Eureka residents and businesses will be prepared for potential disasters.

Strategies

- When forewarning is possible, as with rising water levels, the City will strive to keep citizens accurately apprised of the situation and possible outcomes.
- The City will collaborate with local agencies and organizations to inform the community about disaster preparedness, especially including evacuation procedures in flood-prone areas and the location of public shelters.
- The City encourages private disaster preparedness, including resilient building practices and materials, establishment of disaster response and recovery plans by families and businesses, and maintenance of emergency kits and supplies as recommended by the Federal Emergency Management Agency (FEMA).
- The City encourages and will implement programs to support participation in the National Flood Insurance Program (NFIP) and hazard proofing of residences and businesses.
- Organize and distribute public announcements, or implement other means to provide information and consult with members of the public regarding preparation for disasters.

Objective HZ1.3: The City’s use of smart development practices will effectively limit disaster impacts to new development due to flooding.

Strategies

- The City discourages private development in flood-prone areas and will work to restore the natural floodplain areas and associated tributaries.
- The City will commit to the safe development of public facilities, and will evaluate the feasibility of re-siting and upgrading facilities to mitigate potential hazards.



Objective HZ1.4: The City will be prepared for the worst case scenario.

Strategies

- The City will plan for the effective delivery of emergency services and basic human needs in the event of a worst case scenario, such as catastrophic flooding.
- The City recognizes the potential for a disaster causing impacts beyond the City’s capacity to respond, and will develop procedures to request timely assistance from neighboring communities, and County and State government.



HZ2: Hazards Goal 2

Residents and assets will be protected during a disaster.

Objective HZ2.1: Residents’ basic human needs will be met during a disaster.

Strategies

- The City will work with non-profits, human services agencies, and emergency management agencies to plan for efficient disaster response that meets the needs of all in the community.
- The City will call upon partners if unable to handle immediate needs in the event of a disaster, and will respond in-kind when asked.
- The City will collaborate with all engaged entities, including other government agencies and non-profit organizations, to meet residents’ immediate needs.

Objective HZ2.2: Assets and infrastructure will be protected during a disaster.

Strategies

- The City will develop and maintain a plan for protecting community facilities, including emergency supplies acquisition, volunteer management, and prioritization of municipal sites to be protected.

- Protection emphasis will be placed on public and private utility infrastructure, including water, sewer, roads, gas, and electricity.
- The City will recruit and safely utilize volunteers to protect public assets when necessary.

Objective HZ2.3: The City will be able to communicate and manage its available resources during a disaster.

Strategies

- The City will work with Woodford/Tri- County Emergency Management.

Objective HZ2.4: Disaster victims will have prompt access to recovery resources throughout the recover process.

Strategies

- The City will advocate for quick and equitable disbursement of individual and business assistance funds.
- The City will partner with non-profits and regional, state and federal agencies to provide for the long-term needs of disaster victims by forming a Long Term Recover Committee (LTRC).
- The City will work with recovery partners to create a “one-stop shop” for individual and business recover assistance.



Long Term Recovery Committees (LTRCs) coordinate recovery resources for volunteer case management agencies and offer guidance and referral for disaster victims.

Objective HZ2.5: Reconstruction and recovery will be quick, safe, and collaborative.

Strategies

- The City will work with Woodford County and Tri-County Regional Planning Commission to develop a Disaster Recovery Plan the includes lines of authority, interagency coordination, processes for expedited review, and inspection/repair/reconstruction of structures and infrastructure.
- The City will develop and adopt an appropriate Recovery and Reconstruction Ordinance.
- The City will implement temporary regulations when necessary to facilitate safe and expedited recovery.

A Disaster Recovery Plan outlines the responsibilities of partners and actions to be taken after a disaster. Disaster Recovery Plans supplement Pre-Hazard Mitigation Plans and recognize that recovery is long-term.

A Recovery and Reconstruction Ordinance establishes a recovery organization and authorizes a variety of pre- and post- disaster planning and regulatory powers. Model sections include:

- *Recovery Organization Formation and Duties*
- *Implementation of Disaster Recovery Plan*
- *Temporary Regulations*
- *Temporary and Permanent Housing*
- *Recovery and Reconstruction Strategy*

Hazards Action Items

- ✓ Develop a Disaster Recovery Plan.
- ✓ Develop and adopt a Recovery and Reconstruction Ordinance.
- ✓ Conduct Disaster Recovery Plan table-top exercises.
- ✓ Implement NFIP Community Rating System (CRS) credited activities and explore application to CRS designation.
- ✓ Develop interagency agreements for aid during and after a disaster and actively participate in the Iowa Mutual Aid Assistance Compact.
- ✓ Coordinate with County Emergency Manager to develop a sustainable Community Organization Active in Disaster (COAD) to build a framework for meeting disaster victims' needs.
- ✓ Identify a Disaster Victim Assistance Officer (as part of the recovery organization established by the Recovery and Reconstruction Ordinance) to partner with the County EMA in advocating for quick disbursement of Other Needs Assistance and Disaster Case Management Funds.
- ✓ Actively participate in Flood Awareness Month, and National Preparedness Month.
- ✓ Conduct a public facilities audit for potential disaster impacts and implement mitigation strategies.
- ✓ When feasible, purchase easements to preserve the natural floodway.
- ✓ Evaluate redundant capabilities of water, sewer, electric, gas and other utility systems to reduce or eliminate outages in the event of a disaster.
- ✓ Bury power lines when feasible.
- ✓ Identify areas to be protected (existing development) versus areas to be preserved (natural/open space opportunities).
- ✓ Examine alternative back-up strategies for necessary systems, if there are none already in place.
- ✓ Encourage local businesses and residents to implement their own Action Plan.



Successful and vibrant communities rely upon collaborative efforts among city businesses and organizations and benefit from partnerships with regional organizations and state and federal agencies. The City of Eureka has a strong history of intergovernmental collaboration and multi-partner projects. This section defines the City's strategies on collaboration and provides guidance on reaching out to new partners and maintaining existing relationships.

CP1: Collaboration & Partnerships Goal 1

Foster and/or maintain mutually beneficial relationships and partnerships with neighboring municipalities, Woodford County, State and Federal agencies, and the schools, colleges and universities which serve Eureka residents.

Objective CP1.1: Eureka will think regionally while acting locally.

Strategies

- The City acknowledges the importance of regional systems and connections, especially for transportation, economic development, and natural resources protection, and will make a conscious effort to include neighboring jurisdictions, the County, and entities within the Eureka region in major policy and planning related initiatives.
- The City will continue to work with the Tri-County Planning Commission to develop, fund, and implement regional planning and mobility efforts.
- The City will make efforts to establish regional partnerships for special projects and issues, such as trail and recreation improvements, local foods systems, and sustainability.

Objective CP1.2: Reduce costs and improve quality of municipal services through partnerships with neighboring towns and municipalities.

Strategies

- The City will actively participate, review, monitor, and comment on pending plans from neighboring municipalities, Woodford County, and State or Federal agencies on land use or planning activities that would affect Eureka.
- The City will continue to work with neighboring municipalities to identify opportunities for shared services or other cooperative planning efforts.

Objective CP1.3: Communicate clearly with Woodford and Tri- Counties to establish mutually agreeable development goals and objectives in the City's extraterritorial area.

Strategies



- To the extent possible, the City will coordinate its Comprehensive Plan with Woodford County Comprehensive Plan.
- The City will continue to work with Woodford and Tri- Counties to identify opportunities for shared services or other cooperative planning efforts.

CP2: Collaboration & Partnerships Goal 2

Eureka will continue to collaborate with non-profit and private entities to improve the quality of life for Eureka residents.

Objective CP2.1: Eureka will encourage more and better development through public-private partnerships.

Strategies

- The City will consider creative uses of its powers, borrowing capacity, and taxpayer funds to support private development projects that further public interests, especially for well-paying job growth, downtown investment, multi-modal transportation, and enhancement of arts and culture.

Objective CP2.2: Eureka will partner with non-profits to ensure adequate social services for all residents.

Strategies

- The City will collaborate with local non-profits and social service agencies to ensure there are adequate resources for all residents and that service is fair and adequate.
- The City will partner with agencies like United Way, American Red Cross and food pantries to expand access to an awareness of emergency social services and sustenance programs.

Collaboration & Partnerships Action Items

- ✓ Develop an official City policy on the use of public incentives to support private development.
- ✓ Host monthly meetings with regional partners to explore ways in which collaboration on programs or services can improve quality, access, and efficiency.
- ✓ Communicate with other jurisdictions whenever service contracts or major capital improvements are up for consideration, to identify cost savings opportunities through partnerships and shared service arrangements.



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Appendix A
Appendix B
Appendix C

Land Use

This Chapter outlines goals, objectives and polices specifically for land use, defines categories of land use, describes the desired future land use for Eureka, and identifies special planning areas.

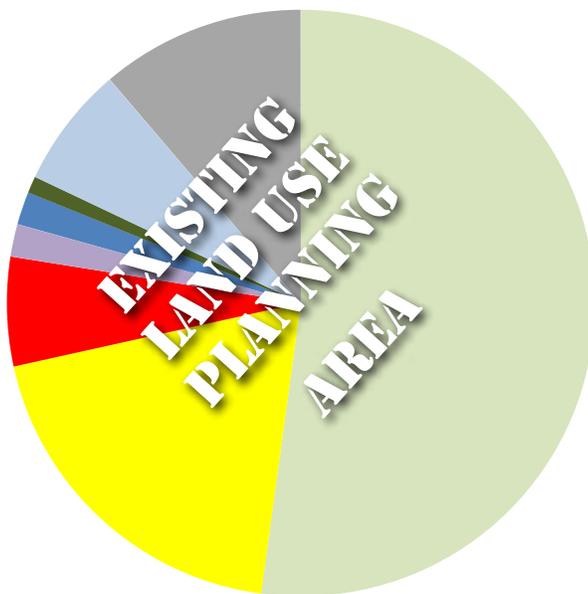
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There are many unique uses of land across Eureka, and many more ways to configure those uses. It is the City’s responsibility to regulate where and how development occurs so that conflict between incompatible uses is minimized, land and infrastructure are used as efficiently as possible, and Eureka continues to grow as a pleasant, attractive place to live, work, shop, play and stay. This chapter features goals, objectives, and policies that apply to land use in general, and also strategies and guidelines for specific types of land use and their location within the City and its extraterritorial plat review area.

Existing Land Use

2010 existing land use conditions are shown opposite (see Appendix C for a full size version). The Eureka planning area extends 1.5 miles from the current city limits. Much of this planning area (66.4%) is currently in agricultural or open space use, as indicated by the pie chart below. The next largest portion is water (16.3%) and residential (9.1%).

The second pie chart, below right, shows the mix of uses for the area only within the City’s municipal boundary. A significant portion of the city (25.9%) is currently vacant. The next largest portion is residential (18.2%), transportation (18.1%) and industrial (13.5%). Refer to Appendix C for more information regarding existing land uses.

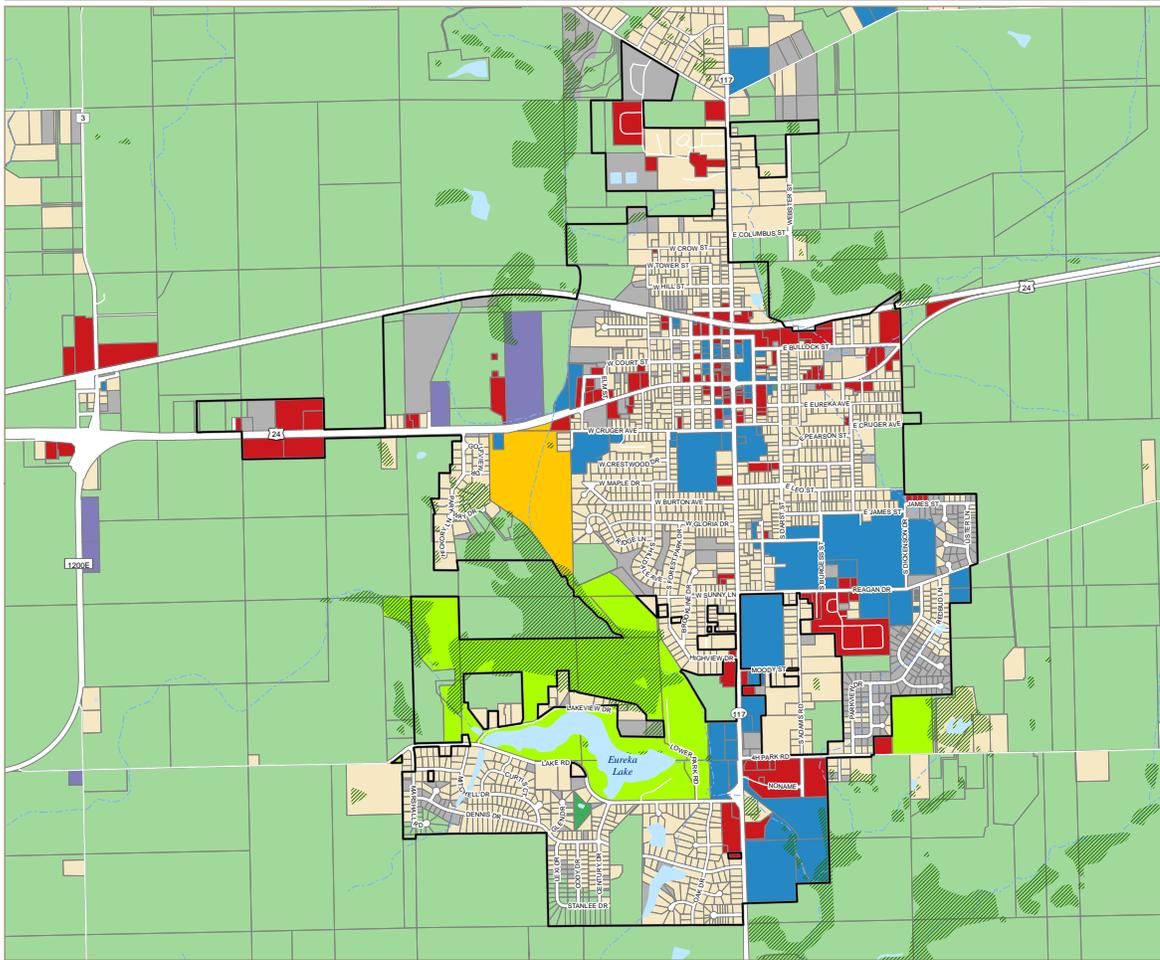


- Agricultural/ Open Space (52.2%)
- Residential (19.4%)
- Commercial/Office (6.0%)
- Industrial (1.8%)
- Public/Institutional (1.8%)
- Recreational Commercial (0.9%)
- Transportation (11.2%)
- Water (6.7%)

VS



- Agricultural/ Open Space (52.2%)
- Residential (19.4%)
- Commercial/Office (6.0%)
- Industrial (1.8%)
- Public/Institutional (1.8%)
- Recreational Commercial (0.9%)
- Transportation (11.2%)
- Water (6.7%)



EXISTING LAND USE INSET

- EUREKA
 - PARCEL
- LAND USE
- COMMERCIAL
 - RECREATIONAL
 - OPEN SPACE
 - PARK
 - AGRICULTURAL
 - INDUSTRIAL
 - INSTITUTIONAL
 - RESIDENTIAL
 - VACANT
 - FORESTED AREA
 - OPEN WATER
 - RIVER/STREAM

DATA SOURCES:
MUNICIPAL BOUNDARY, ROADS, AND PARCELS PROVIDED BY
WOODFORD COUNTY.
OPEN WATER AND RIVERS, STREAMS PROVIDED BY USGS (NHFD).
FORESTED AREA DERIVED FROM USDA-NRCS CROPLAND DATA
LAYER (2012).

CITY OF EUREKA
WOODFORD COUNTY, ILLINOIS

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Print Date: 1/10/2014

Using the Future Land Use Map

The Future Land Use Map (opposite) identifies categories of similar use, character and density. These categories are described in the preceding pages, including explanation of the City's intent and design and development strategies for each.

This map and the corresponding text are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the use category shown on the map and the corresponding text.

Where uses in this map differ from the current use, it is not the general intent of the City to compel a change in zoning or a change in use. Except in rare instances when the City may actively facilitate redevelopment of a priority site, the City's use of this map will be only reactive, guiding response to proposals submitted by property owners.

Amending the Future Land Use Map

It may from time to time be appropriate to consider amendments to the Future Land Use Map. See Chapter 6 for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

Agricultural

The land does not have a history of productive farming activities, does not contain prime soils, or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.

Compatibility

The proposed development, or map amendment, will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner may indicate approaches that will minimize incompatibilities between uses.

Natural Resources

The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland and Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

Emergency Vehicle Access

The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.

Ability to Provide Services

Provision of public facilities and services will not place an unreasonable financial burden on the City. Petitioners may demonstrate to the City that the current level of services in the City, or region, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the City with any shortcomings in public services or facilities.

Public Need

There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal or social impact on the City. The City may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

Adherence to Other Portions of this Plan

The proposed development is consistent with the general vision for the City, and the other goals, objectives, and policies of this Plan.



Insert Future Land Use Map

Future Land Use Categories

The future land use categories identify areas of similar use, character and density. These classifications are not zoning districts - they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, density, etc.); however, they do identify those Eureka Zoning Ordinance districts that currently fit within each future land use category. In some cases, potential revisions to the zoning ordinance are noted. The strategies listed with each category are provided to help landowners and City officials make design decisions during the development process consistent with the intent of the land use category. These strategies may be used to help determine whether to approve a rezoning, which zoning district to apply, and what conditions to set, if any. Some categories also feature design recommendations.

The *ten* categories designated on the Future Land Use Map are:

- RL - Rural Lands
- LDR - Low Density Residential
- HDR - Higher Density Residential
- NMU - Neighborhood Mixed Use
- DMU - Downtown Mixed Use
- C - Commercial/Office
- BP - Business Park
- I - Industrial
- P - Public and Institutional
- P/OS - Parks, Recreation & Open Space

Rural Lands (RL)

The Rural Lands category is intended to preserve land and rural character in areas deemed unlikely or infeasible for urban development prior to 2032. Preferred uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic.



Low Density Residential (LDR)

Low Density Residential areas are intended for housing with densities that range from two to five units per acre. Neighborhood areas classified as LDR will typically be predominately single-family detached units with the potential for some doubles and other lower density attached housing products.



Higher Density Residential (HDR)

Higher Density Residential areas are intended for housing at densities exceeding five units per acre. Uses in this category include single-family detached, duplexes/twinhomes, townhouses, row houses, apartment buildings, and senior housing.



Neighborhood Mixed Use (NMU)

Neighborhood Mixed-Use areas are intended to provide a mix of smaller-scale commercial, residential, public and related uses in a pedestrian-friendly environment. They may include a mix of retail and service commercial, office, institutional, higher density residential, public uses and/or park and recreation uses. Uses can be integrated either vertically or horizontally.



Downtown Mixed Use (DMU)

Downtown Mixed-Use areas are intended to provide a unique mix of commercial, residential, public and related uses in a pedestrian-friendly environment. It is envisioned that DMU areas will include a mix of retail and service commercial, office, institutional, higher density residential, public uses and/or park and recreation uses. Uses in the DMU area are expected to be integrated both vertically and horizontally.



Commercial (C)

Commercial areas are intended for retail, service, and office uses that serve neighborhood, community and regional markets. The type and size of use will be determined by location and market forces.





Business Park (BP)

Business park areas are intended for showrooms, warehousing, storage, and light industrial uses with associated office functions. Business park developments are usually designed in a unified manner and feature public and private landscaping, directory signage and/or entry features.



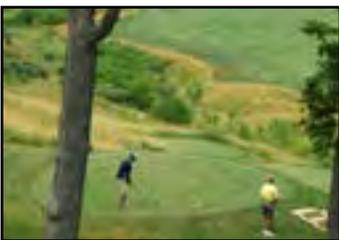
Industrial (I)

Industrial areas are intended for light or heavy manufacturing, warehousing, distribution, wholesale trade, accessory offices, and similar uses. Industrial areas are typically larger, individual sites not part of a larger business park.



Public and Institutional (P)

Public and institutional areas are intended for churches, schools, cemeteries, art and cultural facilities, local government facilities and other parcels that are owned by a public or quasi-public entity. This category does not include parks and recreation areas.



Parks, Recreation & Open Space (P/OS)

Parks, Recreation and Open Space areas are intended for active and passive recreation uses or preservation of natural areas. P/OS lands can be public or privately owned.

RL- Rural Lands

The Rural Lands category is intended to preserve land and rural character in areas deemed unlikely or infeasible for urban development prior to 2032. Preferred uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic.

Suitable Zoning Districts

Most of the Rural Lands areas are outside the City limits and will likely remain so through 2034. Prior to annexation these lands are subject to Woodford County’s Zoning Ordinance from Eureka’s City Limits.

County zoning districts:

- A-1
- A-2
- Conservation Districts.

City zoning districts:

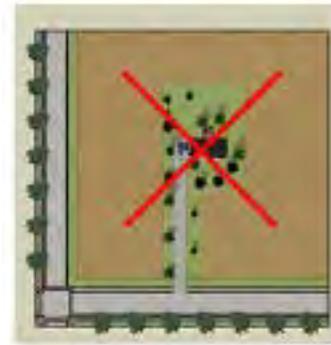
- A (Agricultural)

Land Use Strategies

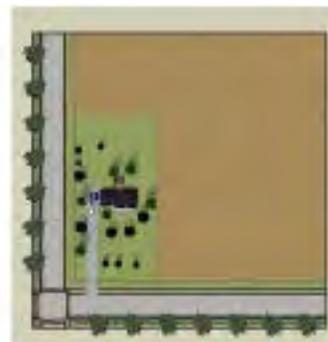
RL-1: New homes should be sited on non-productive soils in ways that minimize disruption of agricultural use and avoid the creation of new access points to state highways. Small lots (e.g. 1.5 acres) are preferred, especially if the remaining land is in agricultural use.

RL-2: Rural residential subdivisions containing 5+ homes are discouraged, except in areas where urban development is unlikely to occur, even many years from now.

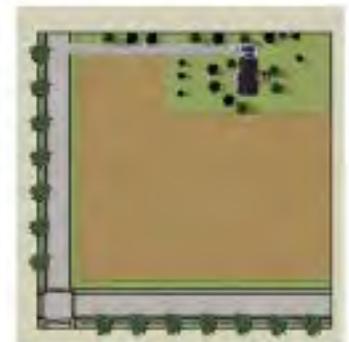
RL-3: Rural residential subdivisions are strongly encouraged to utilize conservation design strategies that minimize the disruption of natural features and rural character.



Discouraged Layout



Desirable Layout #1



Desirable Layout #2



Conservation development usually attempts to hide development from the main road(s) through natural topography, landscape buffers and setbacks in order to preserve rural character.

LDR - Low Density Residential

The Low Density Residential areas are intended for housing with densities that range from two to five units per acre. Neighborhood areas classified as LDR will typically be predominately single-family detached units with the potential for some doubles and other lower density attached housing products. In growth areas designated for LDR use it may be appropriate to consider pockets of higher-density residential or non-residential uses, as described in the strategies below.

Suitable Zoning Districts

R-1 (Single Family Residential)

R-2 (Multiple Family Residential)

R-P (Planned Residential)

Land Use Strategies

LDR-1: Urban services will be required for all new development, including municipal water, wastewater, and stormwater management systems.

LDR-2: Though low density housing is the predominant use in most neighborhoods, healthy, balanced neighborhoods may also include other uses that support the needs of residents, including:

- Parks and recreational facilities
- Small municipal and institutional facilities (e.g. learning center, library, fire station, etc.)
- Community centers
- Places of worship
- Day care centers
- Small pockets of higher-density residential (see HDR)
- Small commercial that serves neighborhood needs

LDR-3: The City will encourage and support the creation of neighborhood plans for growth areas and for existing neighborhoods experiencing redevelopment pressure, to proactively determine how varied housing types and uses can be appropriately integrated into the neighborhood, and to establish a unique identity for each neighborhood.

LDR-4: Infill development will protect the character of existing residential neighborhoods.

Design Strategies

The City encourages residential projects (new construction and remodeling) to incorporate design strategies that will maintain neighborhood property values over time and enhance the social function and safety of the neighborhood.

Relationship to the Street: Buildings and sites should be designed to establish visual and physical connections between the public realm of the street and the private realm of the home, with layers of increasingly private space in between.

Consider the following techniques (*see side bar*):

A) *The front door should face the street and there should be a clear route to the door from the street or sidewalk.*

B) *There should be windows on the street facade*

C) *Building setbacks will vary according to building type and lot size, but should generally not exceed 30 feet.*

D) *Incorporate a covered front porch, or at least a raised stoop, preferably covered.*

E) *Utilize low fences, hedges, or other landscaping to establish a layer of privacy behind the sidewalk.*

Relationship among buildings: Buildings within a neighborhood should be both cohesive and varied.

Consider the following techniques:

A) *Homes along a street should utilize similar setbacks to establish a consistent “street wall”.*

B) *Home sizes may vary along a street, but should utilize design techniques such as similar roof line heights and deeper setbacks for portions of wider houses to minimize apparent size variations.*

C) *The mix of architectural themes or styles should generally be consistent within a neighborhood, but repeated use of identical floorplans or colors is strongly discouraged, especially for adjacent buildings.*

Remodeling and Additions: Changes and additions to existing structures should complement the design of the existing structure.

Consider the following techniques:

A) Select window types and proportions that match the rest of the house.

B) New exterior materials should match, or be complementary, to existing materials.

C) Avoid enclosing covered porches, when possible. If enclosing a covered porch, maintain the appearance of a porch, rather than attempting to blend the porch seamlessly with the rest of the house.

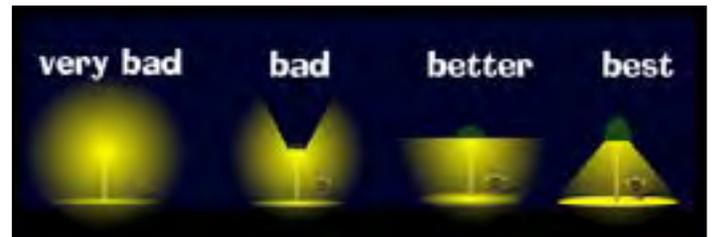


This graphic illustrates how a single-family homes can use varying techniques to create a relationship with the street (see text for technique descriptions)

Garages: Consider garage location and scale to avoid a “garage-scape” street appearance.

Landscaping: Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare, light trespass and light pollution (see side bar). Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).



The upper graphic illustrates the different types of lighting techniques from no cutoff to full-cutoff. The lower images provide good examples of full-cutoff building light fixtures.

HDR - Higher Density Residential

Higher Density Residential areas are intended for housing at densities exceeding five units per acre. Uses in this category include single-family detached, duplexes/townhomes, townhouses, row houses, apartment buildings, and senior housing.

Suitable Zoning Districts

R-2 (Multiple Family Residential)

R-P (Planned Residential)

Land Use Strategies

HDR-1: HDR uses will generally be located where there is access to multiple transportation modes, including the bike and pedestrian network and transit services.

HDR-2: HDR uses will generally be located where there is convenient access to restaurants, retail and service businesses.

HDR-2: HDR uses are an appropriate transition use between commercial areas and Low Density Residential areas.

Design Strategies

The City encourages residential projects (new construction and remodeling) to incorporate design strategies that will maintain neighborhood property values over time and enhance the social function and safety of the neighborhood. The following strategies apply mostly to multi-family formats - for higher density single-family developments, see the LDR design strategies.

Relationship to the Street: Buildings and sites should be designed to establish visual and physical connections between the public realm of the street and the private realm of the building, with layers of increasingly private space in between.

Consider the following techniques (*see side bar*):

- A) *The front door should face the street and there should be a clear route to the door from the street or sidewalk.*
- B) *There should be windows on the street facade*
- C) *Building setbacks will vary according to building type and lot size, but should generally not exceed 30 feet.*
- D) *Utilize low fences, hedges, or other landscaping to establish a layer of privacy behind the sidewalk.*

Relationship among buildings: Buildings within a neighborhood, or within a single development, should be both cohesive and varied.

Consider the following techniques:

- A) *When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/or variation in the depth of setback along the building facade.*
- B) *The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floorplan, facade design, and color choice to avoid monotony.*

Garages: Street-facing garage doors should be avoided whenever possible. When necessary, street-facing garages should be set back at least 10 feet behind the front façade of the building.

Landscaping: Provide generous landscaping, with an emphasis on native plant species, especially along street frontages. Use trees and low bushes in and around parking areas to partially obscure views of parking while retaining visual connections to maintain personal safety.

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare, light trespass and light pollution. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).

Common Open Space: Provide gardens, grass areas, and playgrounds to serve the needs of residents.

Service Areas: Trash and recycling containers, street-level mechanical, rooftop mechanical, and outdoor storage, should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features. *(see side bar)*



This graphic illustrates how a multi-family building can use varying techniques to create a relationship to the street
(see text for technique descriptions)



These images provide good examples of screened services areas.

NMU - Neighborhood Mixed Use

Neighborhood Mixed-Use areas are intended to provide a mix of smaller-scale commercial, residential, public and related uses in a pedestrian-friendly environment. They may include a mix of retail and service commercial, office, institutional, higher density residential, public uses and/or park and recreation uses. Uses can be integrated either vertically or horizontally.

Suitable Zoning Districts

R-2 (Multiple Family Residential)

R-P (Planned Residential)

B-1 (Commercial)

Land Use Strategies

NMU-1: Commercial uses in NMU areas will be smaller-scale establishments serving the local market and/or niche markets, rather than large users serving regional demand and generating significant traffic and parking needs. Businesses encouraged in these areas include restaurants, small grocery or specialty food shops, laundromats, salons, hardware stores, small professional offices, and boutiques.

NMU-2: Upper-floor residential units are strongly encouraged over ground-floor retail.

NMU-3: High density residential uses will generally be located where there is convenient access to restaurants, retail and service businesses.

Design Strategies

The City encourages all new mixed-use projects and areas to incorporate design strategies that will maintain neighborhood property values over time and enhance the social function and safety of the neighborhood.

Height and Architectural Character: Multi-story buildings are preferred, though single-story buildings may be appropriate in low density settings. Buildings should incorporate architectural elements that provide visual interest and human scale, such as differentiation of the ground floor level, awnings or canopies over entrances, etc.

Relationship to the Street: Buildings and sites should be designed to establish visual and physical connections between the public realm of the street and the private realm of the building.

Consider the following techniques (*see side bar*):

A) *The front door should face the street and there should be a clear route to the door from the street or sidewalk.*

B) *There should be windows on the street facade. Retail and service spaces should have large, clear windows that provide good visual connection between the building interior and the sidewalk.*

C) *Building setbacks will vary according to building type and lot size, but should generally be as close to the sidewalk as practical. Front yard parking is discouraged.*

Relationship among Buildings: Buildings within a neighborhood, or within a single development, should be both cohesive and varied.

Consider the following techniques:

A) *When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/or variation in the depth of setback along the building facade. (see side bar)*

B) *The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floorplan, facade design, and color choice to avoid monotony.*

Building Materials: High-quality exterior finish materials are strongly encouraged on all sides of a building, such as kiln-fired brick, stucco, and fiber cement siding.

Garages: Street-facing garages doors should be avoided whenever possible.

Parking: Front yard parking is strongly discouraged. When necessary, front yard parking should not exceed a single double-loaded aisle. Preferred alternatives are underground/under building, side yard, rear yard, and on-street parking.

Landscaping: Street frontages should use both hardscape improvements and native plants to provide visual interest and a comfortable pedestrian environment. Use trees and low bushes in and around parking areas to partially obscure views of parking while retaining visual connections to maintain personal safety. *(see side bar)*

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution, and especially to avoid light trespass to nearby residential property. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).

Signs: Signs should be pedestrian-scaled. Desired sign types include building-mounted, window, projecting, monument and awning. Signs should be no taller than necessary based on the context of the site, and should not exceed the limits established by the zoning ordinance.

Service Areas: Trash and recycling containers, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.

Stormwater: Rain gardens, bio-retention basins, permeable pavement and other stormwater management technologies should be utilized to filter pollutants and infiltrate runoff. *(see below)*



An example of a low-density, suburban mixed use building with minimal setback, large first-floor windows, and walkways to street-side entrances.



Examples upper floors being setback, reducing the buildings overall impact on the street and neighboring buildings.



The examples above illustrate how landscaping can provide visual interest along a public street, and partially obscure views of parking areas while retaining views between 3-6 ft.



Stormwater management techniques (from left to right): rain garden, bio-swale, pervious pavers, & porous pavement

DMU - Downtown Mixed Use

The Downtown Mixed-Use area is intended to provide a unique mix of commercial, residential, public and related uses in a pedestrian-friendly environment. It is expected that the downtown area will continue to include a mix of retail and service commercial, office, institutional, higher density residential, public uses and/or park and recreation uses. Uses in the DMU area are expected to be integrated both vertically and horizontally.

Suitable Zoning Districts

B-1 (Commercial District)

B-2 (Commercial District)

Land Use Strategies

DMU-1: Older buildings with architectural character and historical interest are important to the image of the entire community. The City encourages and supports adaptive reuse projects that retain and restore the historic character of the structure.

DMU-2: Wayfinding signage to key downtown locations is critical, especially for visitors. The City will develop a signage system from primary downtown entry points to key locations, throughout the City and Region.

Design Strategies

The City encourages all new development in the downtown area to maintain the urban fabric and character.

Design Context and Architectural Character: New buildings should fit their context.

Consider the following techniques:

- A) The surrounding context, especially adjacent buildings, should always be documented and considered before design begins. City reviewers should require photos of this context during the review process.
- B) Buildings should incorporate architectural elements that provide visual interest and human scale, such as differentiation of the ground floor level, awnings or canopies over entrances, etc.
- C) It is not necessary to replicate historic architectural styles with new buildings, but there should be some

consistency of the scale and rhythm of design features, such as windows and floor heights, that help fit a new building within a block of older buildings

D) Building materials should be consistent with other nearby buildings. Brick and stone are strongly encouraged in most parts of downtown, but other quality, long-lasting materials may be appropriate in some places.

Building Height: Multi-story buildings are strongly encouraged on all downtown sites.

Relationship to the Street: Buildings and sites should be designed to establish visual and physical connections between the public realm of the street and the private realm of the building.

Consider the following techniques (*see side bar*):

- A) In most cases there should be no setback from the sidewalk, though occasional partial setbacks to create usable space, as for an outdoor seating area, are acceptable.
- B) The front door should face the primary street.
- C) There should be clear vision windows on the street facade. Retail and service spaces should have large, clear windows that provide good visual connection between the building interior and the sidewalk.

Garages: Street-facing garages doors should be avoided whenever possible.

Parking: Front yard parking is not permitted. Side yard parking should be separated from the sidewalk by a low fence or landscape buffer to partially obscure views of parking while retaining visual connections to maintain personal safety.

Landscaping: In places where the building is not building at the front property line, hardscape improvements and native plants should be used to provide visual interest and a comfortable pedestrian environment.

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution, and especially to avoid light trespass to residential uses. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).

Signs: Signs should be pedestrian-scaled. Desired sign types include building-mounted, window, projecting, monument and awning. Signs should not be excessive in height or square footage. (*see side bar*)

Service Areas: Trash and recycling containers, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.

Stormwater: Green roofs, permeable pavement and other stormwater management technologies should be utilized as feasible to filter pollutants and infiltrate or delay runoff.



Above are examples of landscaped street edges where the building is set back from the street. In some instances, the set back area includes outdoor seating areas.



Preferred pedestrian-scaled sign alternatives

C- Commercial

Commercial areas are intended for retail, service, and office uses that serve neighborhood, community and regional markets. Examples include large retail and service businesses, offices, clinics and health care facilities, hotels, restaurants and entertainment businesses, storage, and automobile sales and services. The type and size of use will be determined by location and market forces.

Suitable Zoning Districts

B-1 (Commercial District)

B-2 (Commercial District)

Land Use Strategies

C-1: Commercial areas should generally be served by public transit, a contiguous sidewalk network, and safe bike routes.

C-2: The City encourages and supports investment in small neighborhood commercial uses and sites in existing neighborhoods. Sites deemed no longer viable for commercial use should be considered for redevelopment with housing.

Design Strategies

The City encourages for all commercial projects the use of design strategies that will maintain property values over time. This section offers different strategies for highway settings and neighborhood settings in some categories.

Relationship to the Street: The building should be designed such that the primary building facade is oriented towards the street (toward the larger street on corner lots) and should have a public entrance.

Architectural Character: The building should be designed using architectural elements that provide visual interest and a human scale that relates to the surrounding neighborhood context.

Building Materials: The building should be constructed of high quality, long lasting finish materials, especially along prominent facades with frequent customer traffic.

Building Projections: Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building. (*see side bar*)

Signs: Signs should be not larger or taller than necessary based on the context of the site, and within the limits established by the zoning ordinance.

Highway commercial: Desired sign types include building-mounted, monument.

Neighborhood commercial: Desired sign types include building-mounted, window, projecting, monument and awning.

Parking: Front yard parking should be limited; side yard, rear yard, or below building alternatives are preferred. Shared parking and access between properties is encouraged to minimize curb cuts and make more efficient use of land and paved surfaces. Landscaping and trees should be incorporated into all surface parking areas to improve aesthetic and environmental performance. Vegetative buffers should be provided between pedestrian circulation routes

and vehicular parking/circulation. Access drive lanes should be separated from parking stalls to reduce congestion. (*see side bar*)

Landscaping: Generous landscaping should be provided with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Use trees and low bushes in and around parking areas to partially obscure views of parking while retaining visual connections to maintain personal safety. (*see side bar*)

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution, and especially to avoid light trespass to nearby residential property. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).

Stormwater: Rain gardens, bio-retention basins, permeable pavement and other stormwater management technologies should be utilized to filter pollutants and infiltrate runoff.

Service Areas: Trash and recycling containers, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.



Awnings (left) or canopy structures (right) help define the building entrances and provide visual interest along the street frontage.



The above concept illustrates shared parking between two developments connected by an access drive, and includes vegetative buffers along all pedestrian routes.



The examples above illustrate ways to landscape parking areas, including along the street frontage, in parking islands and medians, and between incompatible land uses.

BP - Business Park

Business park areas are intended for offices, showrooms, warehousing, storage, and light industrial uses with associated office functions. Business park developments are usually designed in a unified manner and feature both public and private landscaping, and common directory signage and/or entry features.

Suitable Zoning Districts

B-2 (Commercial District)

I-1 (Industrial District)

Land Use Strategies

BP-1: Business parks should be served by public transit, a contiguous sidewalk network, and safe bike routes.

BP-2: The City will work with property owners and developers to establish a new business park southwest of the airport before the last remaining sites in the Flint Ridge Business Park are developed.

BP-3: Any new business parks will utilize design standards to establish and maintain a consistent and quality appearance.

Design Strategies

The City encourages the use of design strategies that will maintain property values over time in business park areas.

Relationship to the Street: Buildings should be designed such that the primary building facade and entrance are oriented towards the street (toward the larger street on corner lots).

Architectural Character: Buildings should be designed using architectural elements that provide visual interest. A consistent design theme or style among different sites is not necessary.

Building Materials: Buildings should be constructed of high quality, long lasting finish materials.

Building Entrances: Building entrances should utilize architectural features that make them easy to find and

which provide some measure of protection from the elements immediately in front of the door. (*see side bar*)

Signs: Signs should be not larger or taller than necessary based on the context of the site, and within the limits established by the zoning ordinance. Common directory signs at business park entrances and a common style or format for all sites are encouraged. (*see side bar*)

Parking: Parking should be in the side yard or rear yard wherever feasible. Front yard parking should be limited to one double-loaded aisle. Shared parking among neighboring sites is encouraged to make more efficient use of land and paved surfaces. Vegetative buffers should be provided in parking lots between pedestrian circulation routes and vehicular parking/circulation. The use of on-street parking is encouraged. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.

Landscaping: Generous landscaping should be provided with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Use trees and low bushes in and around parking areas to partially obscure views of parking while retaining visual connections to maintain personal safety.

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution, and especially to avoid light trespass to any nearby residential property. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).

Stormwater: Rain gardens, bio-retention basins, permeable pavement and other stormwater management technologies should be utilized to filter pollutants and infiltrate runoff.

Service Areas: Trash and recycling containers, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so

that they are not visible from a public street. Screening should be compatible with building architecture and other site features.



There are many ways to architecturally define building entrances on office/industrial buildings. Above are a few examples with a varying degrees of protection provided.

I- Industrial

Industrial areas are intended for light or heavy manufacturing, warehousing, distribution, wholesale trade, accessory offices, and similar uses. Industrial areas are typically larger, individual sites not part of a larger business park.

Suitable Zoning Districts

I-1 (Industrial District)

I-2 (Industrial District)

Land Use Strategies

I-1: Industrial areas should be located near regional transportation routes. Uses with a large workforce should also be served by public transit when available.



Examples of common directory signs at business/industrial park entrances.

P - Public and Institutional

Public and institutional areas are intended for churches, schools, cemeteries, art and cultural facilities, local government facilities and other parcels that are owned by a public or quasi-public entity. This category does not include parks and recreation areas.

Suitable Zoning Districts

These uses are permitted in almost all zoning districts.

Land Use Strategies

P-1: Decommissioned public properties, such as schools, be reused or redeveloped in ways compatible with the surrounding neighborhood. The City will partner with the Burlington School District to consider reuse options and neighborhood concerns before a sale occurs.

Design Strategies

Many public and institutional uses are located in or next to residential areas. The following strategies are intended to mitigate negative impacts on surrounding uses.

Traffic and Parking: Parking and driveway access should be designed to minimize the impacts of vehicle headlights, congestion, and aesthetic appearance on the surrounding neighborhood. Parking lots should be buffered from adjacent residential uses by a landscaping buffer that blocks headlights and the view of parked cars.



Landscaping: Buildings that are much larger than surrounding residential uses should utilize landscaping to mitigate the apparent size of the building. This can include a combination of planting beds, foundation plantings, ornamental shrubs and trees, and shade trees that will help the larger structures blend into the neighborhood.

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and prevent all light trespass to adjacent residential uses.

P/OS - Parks & Open Space

Park and Open Space areas are intended for active and passive recreation uses or preservation of natural areas. P/OS lands are owned by the City, County, or State.

Suitable Zoning Districts

These uses are permitted in almost all zoning districts.

Land Use Strategies

P/OS -1: Existing natural areas identified as Parks and Open Space are to be preserved, though limited access should be provided to foster awareness and appreciation for the area.

P/OS -2: The development and improvement of future Parks and Open Space areas should be focused on Lake Eureka and expanding/connecting a trails system.



These maps offer a city-wide and regional context for the trail improvements identified for the entire City.





Overview

This section identifies some design guidelines that would enhance the Downtown, consistent with the more general goals, objectives, and strategies in this plan. Many of the items addressed were discussed during the Advisory Committee meetings, through the Citizen Survey and at the Public Open House.



Desired General Characteristics

In general, desirable characteristics of future (re)development in the Downtown include:

- High-quality architecture and site design
- Compact and walkable
- Streetscaping and pedestrian/bicycle amenities
- Public open spaces and plazas
- Preservation of historic character
- Focal points and gathering places
- Compact, interconnected blocks
- Serviceable by bike/pedestrian infrastructure
- On-street and structured parking (minimal use of surface lots)
- Mixed-use buildings
- Landscaping and street trees

Recommended uses include:

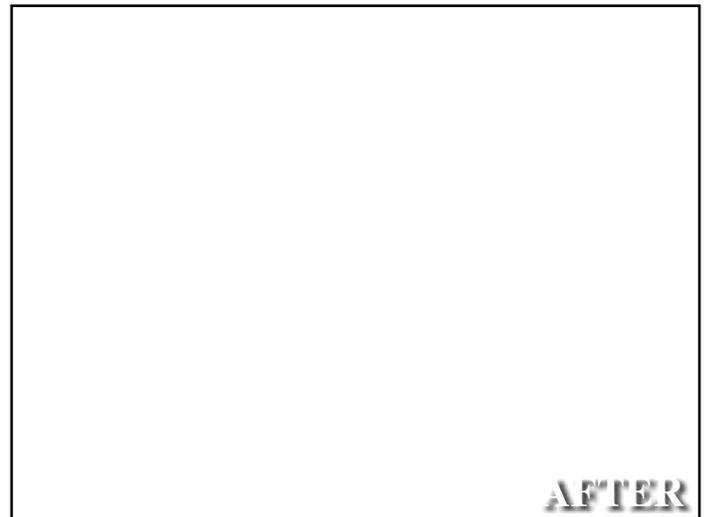
- Restaurants and entertainment businesses
- Boutiques and specialty stores
- Upper story multi-family
- Specialty food stores
- Public open spaces and plazas
- Cafes and bakeries
- Service businesses including salons, launderers, tailors, etc.
- Cultural centers and art galleries
- Community centers and social service agencies
- Small business/non-profit incubators
- Offices
- Live/work spaces
- Commercial lodging and meeting space
- Music venues
- Educational/government/institutional branch offices

Public Signage

Signage can be an important element to bring style and character to a district or community. Aesthetic improvements can easily be made through landscaping, similar to the (before and after images for the sign). Entry or gateway signs into the city should utilize consistent colors and design.

Enhance Entry Signage

The welcome signage into Eureka should be attractive, lit, and convey the vision for the community. A sample of signage improvements are show in the sidebar to the right.



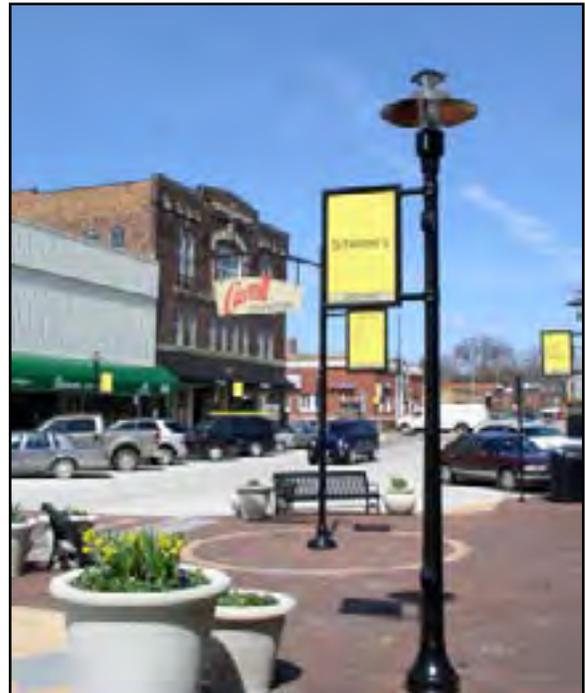
Streetscaping Improvements

While the downtown is generally in good shape, there are some areas in which streetscaping improvements are needed, especially to enhance consistency and walkability. These pages identify important design considerations. There are many aspects of the public street to be considered when designing

Replant Overgrown Street Trees

There is concern that the existing street trees along many downtown streets have outgrown their setting and no longer offer a canopy that is aesthetically pleasing. New trees should be smaller, easier to maintain and should not obscure signage.

General Streetscaping Improvements



Signage and Lighting

Lighting and signage can be integrated in several ways. There are thousands of lighting and signage options to choose from in determining the character of the streetscape. The lighting and signage should reflect the image the city would like to convey; historic, modern, flashy, conservative, etc.



Cohesive Character

Streetscape design can incorporate many different features and amenities, and, if used consistently, create a sense of continuity throughout a district or corridor. Above, light poles with banners and decorative pavers carry the character throughout the street or district, while the intersections are anchored with wayfinding signage and other elements that create a unique, memorable place identity.



Branding

Custom branding can help define the elements of a streetscape even with multiple scales and materials. In these images, a Main Street corridor is adorned with emblems signifying the common thread through branding, whether it's a light pole base or banner to seating and signage.



Unique, Contextual Materials

The materials used can often influence the visual character. For instance, to the left, large powder-coated I-beams serve as seats and hint to this district's industrial history. This sort of contextual, historical nod gives a place character while providing practical function.

Outdoor Seating

Outdoor seating for restaurants and cafes enlivens the street with activity. Where sidewalks are too narrow to allow this, space can be created by the strategic reclaiming of on-street parking spaces. This illustration shows how these seating areas can also incorporate additional trees and landscaping, stormwater mitigation techniques, public art and signage.



Streetscaping Improvements (cont.)

Unique Paving

Pavers, whether clay or concrete or natural stone, can provide a heightened sense of character, used either for larger areas or as accents. In some cases permeable pavers may be viable, reducing stormwater runoff. Accents may also be achieved through colored concrete.



Landscaping

Trees provide many benefits to a community, including highlighting and protecting pedestrian routes, beautifying (breaking up) the harsh urban hardscape and reducing heat gain. Below illustrates the potential transformation of the downtown corridor.

Unique Features

Unique features are often the highlight that a user or visitor will remember and talk about. There is a large variety of special elements that can be incorporated. Sculptures are often used to highlight a local artist or provide a level of sophistication through fine art. To the left, large wall boards provide historical information and wayfinding tips, while on the right, large print images built into the sign gives visitors a sense of the historical character of the building facades.



Design Guidelines for Buildings and Sites

Based on comments from the Public Open House, this plan recommends the adoption of detailed design guideline plan for the downtown area. These two pages present the basic categories that should be addressed by any such guidelines and some examples to inform the development of adopted standards.

- Street Relationship:** Design the building such that the primary building façade is orientated towards the street and built to the front property line. Minor setbacks may be allowed if space created provides an outdoor seating area, a hardscape plaza, or similar pedestrian space. Provide a public entrance on the primary façade.
- Lighting:** Pick fixtures that complement the character of the building. Illuminate parking lots and pedestrian walkways uniformly and to the minimum level necessary to ensure safety. Lighting should be energy efficient and should render colors as accurately as possible. Preferred light types include: LED, fluorescent, and high-pressure sodium.
- Parking:** Fit the parking below the building or place it on the side/back of the building, wherever feasible. Provide shared parking and access between properties to minimize the number of curb cuts. Provide vegetative buffers between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.
- Landscaping:** Provide generous landscaping, with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots.
- Stormwater:** Use rain gardens and bio-retention basins on-site (i.e. in parking islands) in order to filter pollutants and infiltrate runoff, wherever feasible. Consider using permeable surfaces, pervious asphalt, pervious concrete, and/or special paving blocks.



Portion of the building is set back from the street, allowing extra room for a larger pedestrian zone.



Examples of full cutoff fixtures that minimize glare and light pollution.



An example of parking being shared between two developments with parking limited to the side or rear yards (no front yard parking).

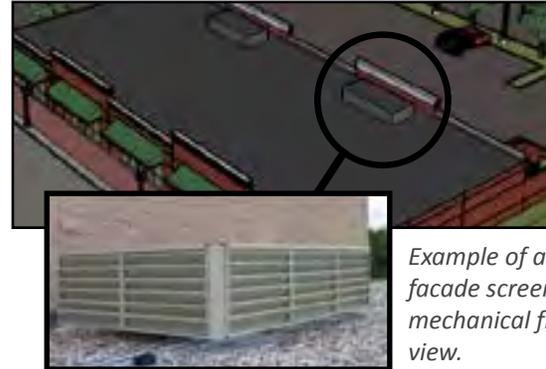


Trees and shrubs within and around parking areas greatly improve the aesthetic appearance and overall pedestrian experience.



Examples of permeable surfaces.

- **Service Areas:** Trash and recycling containers/dumpsters, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.



Example of a building facade screening rooftop mechanical from ground view.

- **Scale & Articulation:** Design the building using architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the downtown's overall character.



Desired vertically-proportioned buildings.

- **Windows, Doors & Garages:** Buildings should activate the street by providing significant visibility through the street-level facade to activities/displays within the building. Clearly define door entry ways and design garage doors to be screened from street view (i.e. not on street facade, landscaping, walls), to the greatest extent possible.



An example of large windows providing significant visibility into the building.

- **Building Projections:** Canopies and awnings should be provided along facades that give access to the building.



A good example of mounted awnings placed below the horizontal expression line.

- **Signage:** Use pedestrian-scaled sign types: building-mounted, window, projecting, monument, and awning. Signs should not be excessive in height or square footage.



Free-standing and roof signs are not conducive for a downtown, pedestrian-friendly district.

- **Colors & Materials:** Use high-quality, long-lasting finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar or complementary materials and paint colors as used on the front façade.



Examples of secondary facades continuing the design quality, material palette, and color palette of the primary facade.



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6

Appendix A
Appendix B
Appendix C

Implementation & Action Plan

This chapter outlines how the vision of the Plan is implemented in everyday decisions and annual goal-setting and budgeting, and how the Plan should be amended when necessary. The Chapter also provides a plan for implementing the action items described in Chapter 4, including who is responsible for each action and by approximately when it should be completed.

| | Page |
|------------------------------|------|
| 6.1 Guiding Daily Decisions | 6-2 |
| 6.2 Guiding Annual Decisions | 6-4 |
| 6.3 Action Plan | 6-6 |
| 6.4 Amending the Plan | 6-14 |

City Roles & Responsibilities

Responsibility for implementing this plan lies primarily with City Council, City Planning Commission, and City Staff.

City Council

City Council sets priorities, controls budgets and tax rates, and often has the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which Council members are aware of the plan and expect City actions to be consistent with this plan. Each council member should have a copy of this plan and should be familiar with the major goals and objectives described herein. City Council should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

City Planning Commission

Land use and development recommendations are a core component of this plan, and the Planning Commission has a major role in guiding those decisions. Commission members must each have a copy of this plan and must be familiar with its content, especially Chapter 5: Land Use. It is generally the responsibility of Planning Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are deemed to be in the best interest of the City, the Planning Commission should initiate efforts to amend the plan to better reflect City interests. This will help to reinforce the legitimacy of the plan as an important tool in City functions.

City Staff

Key City staff have a significant influence on the selection and completion of all kinds of capital and operational projects. It is imperative that individuals in key roles know about, support, and actively work to implement the various strategies and actions in this plan. Specifically, the following people should consult and reference the comprehensive plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- City Administrator
- Director of Public Works

These key staff members are expected to know and track the various goals, objectives, strategies and actions laid out in this plan, and to reference that content as appropriate in communications with residents and elected and appointed officials. All other department directors should also be aware of the plan and the connections between the plan and City projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to City functions.

The City Administrator, as lead administrative official of the City, is responsible to ensure that other key staff members are actively working to implement this Comprehensive Plan.



Education and Advocacy

Implementation of this plan also depends, to a great degree, on the actions and decisions of entities other than City government. The Action Plan (see Section 6.3) indicates responsible parties that the City of Eureka does not control or direct. These include, and are not limited to:

- Community Unit School District #140
- Eureka College
- Tri-County Regional Plan Commission
- Woodford County
- Illinois Department of Transportation

It is necessary to persuade these entities to be active partners in the implementation of the goals, objectives, and strategies of this plan. The following City activities can support this effort:

- Share this plan with each organization, including a memo highlighting sections of the plan that anticipate collaboration between the City and the organization.
- Take the lead role in establishing a collaboration
- Know and communicate the intent of relevant objectives and strategies - partner organizations need to understand and buy in to the rationale before they will act.

Utilizing Existing Tools

Many of the strategies identified in this plan presume the use of existing City ordinances and programs. The City's key implementation tools include:

Operational Tools

- Annual Goal-Setting Process
- Annual Budget Process
- Capital Improvement Program

Regulatory Tools

- Land Use Regulations (includes landscape and architectural regulations)
- Site Design Standards
- Historic Preservation Ordinance
- Building and Housing Codes

Funding tools

- Tax Abatement
- Tax Incremental Financing (TIF) Districts
- Enterprise Zones
- State and Federal Grant Programs
- Storm Water Utility

Annual Report

To provide lasting value and influence, this plan must be used and referenced regularly, especially during budgeting and goal setting processes. To inform these annual processes, City planning staff will prepare, with input from other departments and the City Administrator, a concise Comprehensive Plan Annual Report with the following information:

- Action items in progress or completed during the prior 12 months (celebrate success!)
- Staff recommendations for action items to pursue during the next 12 months.
- City actions and decisions during the past 12 months not consistent with the plan (if any).
- Staff recommendations for any amendments to the adopted plan.

Link to Annual Goals and Budget

The most important opportunity for this plan to influence the growth and improvement of the City is through the annual goal-setting, budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the City, and so it is very important to integrate this plan into those processes every year.

The compilation of actions in the next section is a resource to support decisions about how and where to invest the City's limited resources. The Annual Report should draw from these actions. Planning Commission should make formal recommendations for Council consideration, identifying those choices and commitments most likely to further the goals and objectives identified in this plan.

The following process and schedule is recommended:

July - Staff completes the Comprehensive Plan Annual Report.

August - Planning Commission considers Annual Report and makes formal recommendation to Council regarding action items to pursue and comprehensive plan amendments.

September - Department Directors consider Annual Report and Planning Commission recommendations, complete goal setting exercises.
Council holds a public hearing and considers adoption of any comprehensive plan amendments.

October - City Council Goal Setting

November to February - Budget preparation process

March - Budget Adopted



About the Action Plan

The following pages feature a compilation of actions identified in Chapter 4 to help the City achieve its various goals and objectives.

Deadlines

The “deadlines” identified to achieve these actions are not firm - rather they are indications of when the City may choose to pursue an action based on its importance or difficulty. Where multiple deadlines are noted, this indicates an ongoing or repetitive activity.

Responsible Parties

Most of these actions require leadership and effort by multiple people and organizations. These tables indicate those parties considered necessary to implementation.

Funding Sources

Most of these actions come with some cost. It is presumed that most *could* be supported by tax revenue from the City’s general fund. Where other sources of potential funding may exist, such as grant programs, these are noted.

| | Housing Actions | Target Completion | | | Responsible Parties | Potential Funding Sources |
|---|---|-------------------|-----------|-----------|---------------------|---------------------------|
| | | 2014-2016 | 2016-2021 | 2021-2034 | | |
| 1 | Update zoning and subdivision ordinances to remove barriers to affordable housing. | | | | | |
| 2 | Evaluate inclusionary housing ordinances that provide incentives to development with certain percentages of affordable housing (including waiving taxes on affordable percentages of development) | | | | | |
| 3 | Update land development ordinances to require components of traditional neighborhood design and consideration of existing neighborhood context. | | | | | |
| 4 | Ensure compliance with energy codes. | | | | | |
| 5 | Develop a sustainable funding source to address the residential tear-down and acquisition of abandoned properties (e.g. a percentage of code violation fees). | | | | | |
| 6 | Explore incentives to promote rehabilitation of existing housing. | | | | | |
| 7 | Evaluate surrounding communities’ incentive programs for residential development to ensure Eureka remains competitive in housing development. | | | | | |



| Public Infrastructure & Utilities Actions | | Target Completion | | | Responsible Parties | Potential Funding Sources |
|---|--|-------------------|-----------|-----------|---------------------|------------------------------|
| | | 2014-2016 | 2016-2021 | 2021-2034 | | |
| 1 | Conduct regular review of sewer/water capacities to serve future growth and development. | | | | | Local, State, Federal Grants |
| 2 | Pursue shared services among governmental agencies as opportunities arise. | | | | | Local, State, Federal Grants |
| 3 | Contact and coordinate with Ameren on energy supply. | | | | | |

| Transportation Actions | | Target Completion | | | Responsible Parties | Potential Funding Sources |
|------------------------|---|-------------------|-----------|-----------|---------------------|---------------------------|
| | | 2014-2016 | 2016-2021 | 2021-2034 | | |
| 1 | Actively participate in state-led highway improvement projects within the City to advocate for context sensitive design - streetscaping improvements should be designed with local input and should be unique to Eureka. Develop a City-wide Bike and Pedestrian Plan to establish a contiguous, safe network of on-street and off-street bike and pedestrian routes. | | | | | |
| 2 | Prioritize sections of the City for sidewalk maintenance and installation and proactively react to needed improvements. | | | | | |
| 3 | Increase enforcement of sidewalk maintenance and safety violations. | | | | | |
| 4 | Analyze future road extensions and connections for future development areas to maintain proper street connections. | | | | | |
| 5 | Require sidewalks for all new development and major redevelopment projects, whether sidewalks currently exist adjacent or not. Encourage neighboring properties to install sidewalks. | | | | | |
| 6 | Work with IDOT to ensure safe and proper crossings at Main and Center streets. | | | | | |
| 7 | Assess need for bike racks throughout the community. | | | | | |
| 8 | Initiate a trail system and interconnectivity of parks. | | | | | |
| 9 | Increase accessibility throughout the community by increased installation of ADA curb ramps. | | | | | |

| Economic Prosperity Actions | Target Completion | | | Responsible Parties | Potential Funding Sources |
|-----------------------------|---|-----------|-----------|---------------------|---------------------------|
| | 2014-2016 | 2016-2021 | 2021-2034 | | |
| 1 | Explore a Vacant Building Ordinance to better manage and maintain the City's vacant building stock through a mandatory annual license and fee. The program should support the costs of inspections and maintenance enforcement, and it should both prevent and help pay for emergency actions to protect public safety, including demolition. | | | | |
| 2 | Identify and plan for infrastructure investments required to make priority development/redevelopment sites more competitive for economic development. | | | | |
| 3 | Identify funding sources and mechanisms for public realm and capital improvements to support economic development | | | | |
| 4 | Identify target industries/business types and offer tax incentives to businesses in those sectors to locate or expand in Eureka. | | | | |
| 5 | Work with Eureka area schools, Eureka College, U of I Extension Office, and local businesses to develop and implement an internship and summer job programs. | | | | |
| 6 | Coordinate with local educational institutions to identify employment growth opportunities. (Illinois Workforce Development; School to Career Program) | | | | |
| 7 | Target locations within Eureka for major public cultural investments. | | | | |
| 8 | Coordinate with Tri-County to develop a rural and eco-tourism plan that promotes recreation and tourism outside the City. | | | | |
| 9 | Continuously update the City website to emphasize the assets of Eureka as a vibrant, modern community with a rich history and an exceptional quality of life. | | | | |
| 10 | Develop an easy to understand "one-stop-shop" for economic development on the City website, with links to partner resources. | | | | |



| | | | | | | |
|----|--|--|--|--|--|--|
| 11 | Aggressively pursue grants and resources to improve infrastructure. | | | | | |
| 12 | Evaluate potential public/private partnerships for community benefit. | | | | | |
| 13 | Participate in monthly communications with key stakeholders to discuss the future of the area and maintain an open dialogue among entities. | | | | | |
| 14 | Adopt a design overlay area in Downtown Eureka to promote and protect the character of the area. | | | | | |
| 15 | Promote vocational education/training to fill the needs of local employers. | | | | | |
| 16 | Create and enhance entry features to the community and to the downtown (e.g. landscaping, signage, banners, etc.). | | | | | |
| 17 | Construct and maintain interpretive signage at key attraction locations to further promote the assets of the community. | | | | | |
| 18 | Evaluate and plan for tourism attractions to further Eureka as a year-round destination. | | | | | |
| 19 | Continue to evaluate properties for listing on the National Register of Historic Places to further solidify Eureka as a historic community and to enable properties to access historic tax credits | | | | | |
| 20 | Update website to improve view of community, and evaluate other social media to improve distribution of information. | | | | | |
| 21 | Promote growth of tax base in all areas of the community, including infill, redevelopment and improvements in existing developed areas and continued growth in planned new development areas | | | | | |
| 22 | The City will evaluate its property tax levels/rates to be competitive with other communities in Illinois and region and to support infrastructure/services in the community | | | | | |

| Agriculture & Natural Resources Actions | | Target Completion | | | Responsible Parties | Potential Funding Source |
|---|---|-------------------|-----------|-----------|---------------------|--------------------------|
| | | 2014-2016 | 2016-2021 | 2021-2034 | | |
| 1 | Develop a “Green Print” for creating an interconnected greenway system of parks and open spaces. | | | | | |
| 2 | Consider the adoption of best management practices (BMPs) for stormwater management and low-impact development. | | | | | |
| 3 | Consider the adoption of regulations for conservation and restoration of natural features during development. | | | | | |
| 4 | Adopt stormwater and low-impact BMP requirements for City facilities and operations. | | | | | |
| 5 | Update erosion control regulations and increase enforcement. | | | | | |
| 6 | Work to identify local point and non-point source pollution and implement steps for remediation. | | | | | |
| 7 | Develop a stormwater education program to inform citizens of BMPs including the use of rain barrels, rain gardens, green roofs, permeable paving, etc. | | | | | |
| 8 | Identify and remove barriers to local food production. | | | | | |
| 9 | Consider the adoption of local food procurement policies for City events and facilities. | | | | | |
| 10 | Develop procedures for increasing the ability to use electronic and government assistance forms of payment at local farmers markets. | | | | | |
| 11 | Ensure FSA office guidelines for agricultural practices for Woodford County are followed for operations within Eureka’s jurisdiction and encourage responsible agriculture region-wide. | | | | | |



| Community Facilities & Services Actions | | Target Completion | | | Responsible Parties | Potential Funding Sources |
|---|---|-------------------|-----------|-----------|---------------------|---------------------------|
| | | 2014-2016 | 2016-2021 | 2021-2034 | | |
| 1 | Continue to facilitate and improve park and recreation facilities, programs, amenities and special events. | | | | | |
| 2 | Study feasibility of a Community Center. | | | | | |
| 3 | Improve supply of information (interpretive signage, websites, online forms, maps, etc.) at and for community facilities and key attractions. | | | | | |
| 4 | Study feasibility of new park on north side of town. | | | | | |
| 5 | Pursue grants to update community facilities. | | | | | |
| 6 | Pursue expansion of local and regional trail systems. | | | | | |
| 7 | Pursue shared services among governmental agencies as opportunities arise. | | | | | |
| 8 | Evaluate parks for compliance with ADA standards and prepare a transition plan to make necessary changes over time. | | | | | |
| 9 | Create Wi-Fi spots at key community facilities, including parks. | | | | | |
| 10 | Establish an Arts Commission | | | | | |
| 11 | Develop a Public Art/Cultural Master Plan | | | | | |
| 12 | Include a public arts component in development Requests for Proposal for City-owned sites. | | | | | |
| 13 | Continue to support the development of Historic Preservation and consider a Historic Preservation Action Plan. | | | | | |
| 14 | Develop and maintain guidelines for development in historic districts. | | | | | |
| 15 | Develop cohesive wayfinding signage. | | | | | |

| Hazards Actions | Target Completion | | | Responsible Parties | Potential Funding Sources |
|---|-------------------|-----------|-----------|---|---------------------------|
| | 2014-2016 | 2016-2021 | 2021-2034 | | |
| 1 Develop a Disaster Recovery Plan. | X | | | City Staff, County Boards, City Council, FEMA | |
| 2 Develop and adopt a Recovery and Reconstruction Ordinance. | | X | | City Staff, City Council | |
| 3 Conduct Disaster Recovery Plan table-top exercises. | | | | City Staff, County Boards, City Council | |
| 4 Implement NFIP Community Rating System (CRS) credited activities and explore application to CRS designation. | | X | | City Staff, City Council | |
| 5 Develop interagency agreements for aid during and after a disaster and actively participate in the Iowa Mutual Aid Assistance Compact. | | X | | City Staff, County Boards, City Council, FEMA | |
| 6 Coordinate with County Emergency Manager to develop a sustainable Community Organization Active in Disaster (COAD) to build a framework for meeting disaster victims' needs. | | X | | City Staff, County Boards, City Council, FEMA | |
| 7 Identify a Disaster Victim Assistance Officer (as part of the recovery organization established by the Recovery and Reconstruction Ordinance) to partner with the County EMA in advocating for quick disbursement of Other Needs Assistance and Disaster Case Management Funds. | X | | | City Staff, County Boards, City Council | |
| 8 Actively participate in Flood Awareness Month, and National Preparedness Month. | | X | X | City Staff, County Boards, City Council, FEMA | |
| 9 Conduct a public facilities audit for potential disaster impacts and implement mitigation strategies. | | X | X | City Staff | |
| 10 When feasible, purchase easements to preserve the natural floodway. | | X | | City Staff, City Council | |
| 11 Evaluate redundant capabilities of water, sewer, electric, gas and other utility systems to reduce or eliminate outages in the event of a disaster. | | X | X | City Staff | |
| 12 Bury power lines when feasible. | | X | X | City Staff, AmerenIP | |
| 13 Identify areas to be protected (existing development) versus areas to be preserved (natural/open space opportunities). | X | | | City Staff | |
| 14 Examine alternative back-up strategies for necessary systems, if there are none already in place. | X | | | City Staff | |
| 15 Encourage local businesses and residents to implement their own Action Plan. | X | | | City Staff, City Council | |



| Collaborations and Partnerships Actions | Target Completion | | | Responsible Parties | Potential Funding Source |
|--|-------------------|-----------|-----------|---------------------|--------------------------|
| | 2014-2016 | 2016-2021 | 2021-2034 | | |
| 1 Develop an official City policy on the use of public incentives to support private development. | | | | | |
| 2 Host monthly meetings with regional partners to explore ways in which collaboration on programs or services can improve quality, access, and efficiency. | | | | | |
| 3 Communicate with other jurisdictions whenever service contracts or major capital improvements are up for consideration, to identify cost savings opportunities through partnerships and shared service arrangements. | | | | | |

Plan Monitoring, Amending and Updating

Although this Plan is intended to guide decisions and actions by the City over the next 10 to 20 years, it is impossible to accurately predict future conditions in the City. Amendments may be appropriate from time to time, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. The City may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the City. Should the City wish to approve such an opportunity, it should first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

Any changes to the plan text or maps constitute amendments to the plan and should follow a standard process as described in the following section. Amendments may be proposed by either the City Council or the Planning Commission, though a land owner or developer may also petition Planning Commission to introduce an amendment on their behalf.

Amendments may be made at any time using this process, however in most cases the City should not amend the plan more than once per year. A common and recommended approach is to establish a consistent annual schedule for consideration of amendments. This process can begin with a joint meeting of the Planning Commission and City Council (January), followed by Planning Commission recommendation (February), then public notice procedures leading to a public hearing and vote on adoption by City Council (March

or April).

The 20-year planning horizon of this plan defines the time period used to consider potential growth and change, but the plan itself should be fully updated well before 2034. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and to ensure, through a process of new data evaluation and new public dialogue, that the plan remains relevant to current conditions and decisions. An update every ten years is recommended, though the availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than ten years.



Plan Amendment Process

In the years between major plan updates it may be necessary or desirable to amend this plan. A straightforward amendment, such as a strategy or future land use map revision for which there is broad support, can be completed in about six to eight weeks through the following process.

Step One

A change is proposed by City Council, Planning Commission, or staff and is placed on the Planning Commission agenda for preliminary consideration. Private individuals (landowners, developers, others) can request an amendment through the City Administrator, who will forward the request to Planning Commission for consideration. Planning Commission decides if and how to proceed, and may direct staff to prepare or revise the proposed amendment.

Step Two

When Planning Commission has formally recommended an amendment, a City Council public hearing is scheduled and at least two weeks public notice is published. Notice of the proposed amendment should also be transmitted as appropriate to other entities that may be affected by or interested in the change, such as Woodford County or Tri-County Regional Plan Commission.

Step Three

City Council hears formal comments on the proposed amendment, considers any edits to the amendment, then considers adoption of the amendment.

Step Four

Staff completes the plan amendment as approved, including an entry in the plan's amendment log. A revised PDF copy of the plan is posted to the City web site and replacement or supplement pages are issued to City staff and officials who hold hard copies of the plan.



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5
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Appendix A
Appendix B
Appendix C

Community Indicators Report

The Community Indicators Report is a summary of current conditions and recent trends in Eureka, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the City. This report is included as an appendix to the comprehensive plan so that it may be easily updated from time to time as new data becomes available.

| | Page |
|-------------------------------------|------|
| A.1 Demographics | A-2 |
| A.2 Housing | A-4 |
| A.3 Transportation | A-8 |
| A.4 Economic Prosperity | A-12 |
| A.5 Agriculture & Natural Resources | A-18 |
| A.6 Community Facilities & Services | A-22 |
| A.7 Community Character | A-28 |
| A.8 Collaboration & Partnerships | A-30 |
| A.9 Land Use | A-32 |

About the Data

These indicators utilize a mixture of local, county, state, and federal data sources. The U.S. Census has historically been a key source of data for many community indicators. Much of the information previously collected by the decennial U.S. Census is now collected only by the American Community Survey (ACS). The ACS is an ongoing survey that collects sample data every year and reports estimates of population and housing characteristics. For communities smaller than 20,000 people, the best available estimates are reported as rolling averages over 5-year periods – they indicate average conditions over the reporting period rather than a snapshot of a single point of time. Because the ACS estimates are based on a sample of the population, they include some error. The margin of error is reported for each estimate, and is an indication of how reliable the estimate is. As a general rule, the ACS data is quite reliable at the State level, generally reliable at the County level, and less reliable at the municipal level. The margin of error makes the data much more difficult to interpret. To simplify tables in this plan, the reliability of each value is indicated simply by the formatting of the text. For each ACS estimate, the margin of error is divided by the estimate. If the error is 10% or less than the estimate, the value in the table is bold and underlined. In graphs, the ACS data exceeding this 10% error threshold will be denoted at the bottom of the graph.

The second important note when using ACS estimates is that they cannot be compared to decennial census data because they are measured in different ways. While some of the tables in this report show both decennial census data and ACS data, caution should be used when trying to draw conclusions about trends by comparing the two sets of numbers.

This report is a summary of current conditions and recent trends in Eureka, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the City.

| | Village of Malibu | | Chevrolet County | | |
|---------------|-------------------|------|------------------|-----|---------------|
| | No. | Per | No. | Per | |
| 1990 | 124 | 2.2 | 79,564 | 5.0 | ← Census data |
| 2000 | 138 | 3.4 | 100,601 | 6.0 | |
| 2010 | 143 | 10.0 | 145,452 | 7.0 | |
| Avg 2007-2011 | <u>378</u> | | <u>253,053</u> | | ← ACS data |
| | ↑ | | ↑ | | |
| | error exceeds | | error less than | | |
| | 10% | | 10% | | |



Population & Age Trends

Since 1980, the City of Eureka has seen a steady increase in its population. The trends for the City show a 8.7% increase in population between 2000 and 2010, compared to 9% for Woodford County and 3.3% for the State during the same period. Future population forecasts indicate that the population will continue to increase for both the City and the County over the next two and a half decades.

Over the past 20 years (1990-2010) the population in the City of Eureka increased by nearly 20%, increased in Woodford County by 18.4%, and increased in the State by 12.2%. Over the next 20 years (2010-2030) the population in the City of Eureka is projected to grow by 13.5%, in Woodford County by 21.2%, and in the State by 18.0%. County and State projections were calculated by the Illinois Department of Commerce and Economic Opportunity. MSA extrapolated those growth projections to estimate the growth of City.

Eureka is a relatively balanced City in terms of demographics. In 2010, 17.88% of the City population was over the age of 65, and the age group with the highest population in the City was those aged under 18 years (23.45%). The age group with the lowest population were those aged 20-24 with 9.88%.

POPULATION TRENDS & PROJECTIONS

Source: U.S. Census; Illinois Department of Commerce and Economic Opportunity; MSA

| | City of Eureka | Woodford County | Illinois |
|------|----------------|-----------------|------------|
| 1980 | 4,306 | 33,320 | 11,426,518 |
| 1990 | 4,454 | 32,653 | 11,430,602 |
| 2000 | 4,871 | 35,469 | 12,419,293 |
| 2010 | 5,295 | 38,664 | 12,830,632 |
| 2015 | 5,354 | 41,551 | 13,748,695 |
| 2020 | 5,581 | 43,845 | 14,316,487 |
| 2025 | 5,880 | 45,789 | 14,784,968 |
| 2030 | 6,008 | 46,857 | 15,138,849 |

SEX & AGE, 2010

Source: U.S. Census Bureau

| | City of Eureka | | Woodford County | |
|-----------|----------------|---------|-----------------|---------|
| | Number | Percent | Number | Percent |
| Male | 2,537 | 47.91% | 19,100 | 49.40% |
| Female | 2,758 | 52.09% | 19,564 | 50.60% |
| Under 18 | 1,242 | 23.46% | 9,990 | 25.84% |
| 18 & over | 4,053 | 76.54% | 28,674 | 74.16% |
| 20 - 24 | 523 | 9.88% | 2,054 | 5.31% |
| 25 - 34 | 587 | 11.09% | 4,152 | 10.74% |
| 35 - 49 | 898 | 16.96% | 7,651 | 19.79% |
| 50 - 64 | 834 | 15.75% | 7,972 | 20.62% |
| 65 & over | 947 | 17.88% | 5,722 | 14.80% |

Household Counts

Household trends for the City of Eureka show an 7.7% increase in households between 2000 and 2010, compared to an 11.56% increase for Woodford County and a 5.34% increase for the State during the same period.

Over the past 20 years (1990-2010) the number of households in the County grew by 25.28%, and in the State by 15.1%. Over the next 20 years (2010-2030) the number of households in the City of Eureka is projected to grow by 6.48%, in Woodford County by 7.66%, and in the State by 15.2%. In all three cases, the projected percentage growth in the number of households is less than the projected growth in population. This reflects

the continued trend in the decline of the number of persons per household. In 1980, the average number of people per household in the State was 2.76. By 2010, that number shrunk to 2.59, and is projected to continuing declining to 2.25 by year 2030. This trend is consistent with national trends attributed to smaller family sizes, increases in life expectancy, and increases in the number of single parent households.

HOUSEHOLD COUNTS

Source: U.S. Census Bureau

| | City of Eureka | | Woodford County | | Illinois | |
|------|----------------|--------|-----------------|--------|-------------|-----------|
| | Persons Per | Number | Persons Per | Number | Persons Per | Number |
| 1980 | n/a | na/ | 2.93 | 11,055 | 2.76 | 4,045,374 |
| 1990 | 2.85 | 1,561 | 2.78 | 11,395 | 2.65 | 4,202,240 |
| 2000 | 2.46 | 1,754 | 2.69 | 12,797 | 2.63 | 4,591,779 |
| 2010 | 2.47 | 1,889 | 2.64 | 14,276 | 2.59 | 4,836,972 |

HOUSEHOLD PROJECTIONS, 2000-2030

Source: US Census Bureau, MSA projections

| | City of Eureka | | Woodford County | | Illinois | |
|------|----------------|---------|-----------------|---------|------------|---------|
| | Households | Percent | Households | Percent | Households | Percent |
| 1980 | n/a | n/a | 11,055 | | 4,045,374 | |
| 1990 | 1,561 | n/a | 11,395 | 3.08% | 4,202,240 | 3.88% |
| 2000 | 1,754 | 2.58% | 12,797 | 12.30% | 4,591,779 | 9.27% |
| 2010 | 1,889 | 7.70% | 14,276 | 11.56% | 4,836,972 | 5.34% |
| 2015 | 1,900 | 0.56% | 14,727 | 3.16% | 5,006,266 | 3.50% |
| 2020 | 1,939 | 2.10% | 15,000 | 1.85% | 5,131,423 | 2.50% |
| 2025 | 1,990 | 2.58% | 15,150 | 1.00% | 5,213,525 | 1.60% |
| 2030 | 2,011 | 1.10% | 15,369 | 1.45% | 5,271,917 | 1.12% |



Occupancy & Housing Stock

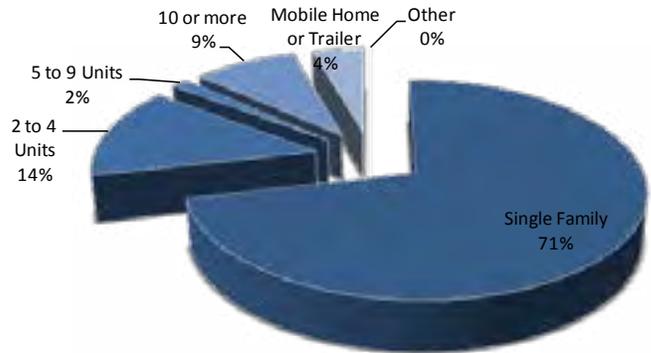
The diversity of Eureka's housing stock is slightly atypical of small towns in the Midwest, with only 71% consisting of single family homes. Multi-family housing in the City is abundant with unit per dwelling options 14% having two to four units, and 11% having dwellings with greater than four units. This larger percentage of multi-family units may, in part, be due to Eureka College which is located within City Limits.

A large percentage of the City residents (65%) live in owner-occupied housing, however, this percentage has been declining over the past three decades due in part to the increase in multi-family using units, a more mobile workforce, and the 2008 housing market crisis. The vacancy rate (7%) is just barely outside the healthy range vacancy rates, which is considered to be 5-6%.

While a majority of the residential structures in Eureka were built prior to 1960 (40%). There also appears to have been a housing boom in Eureka in the 70's with just over 25% of the existing housing stock built during that decade. While no decade has seen such a boom since, Eureka still trends toward building a healthy number of new residential structures, yearly.

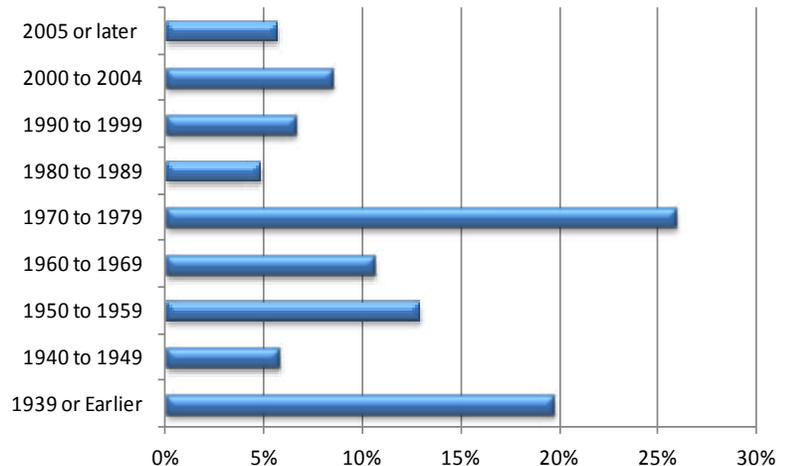
UNIT TYPE, 2007-2011 AVG

Source: American Community Survey



YEAR STRUCTURE BUILT, 2007-2011 AVG*

Source: American Community Survey



OCCUPANCY

Source: U.S. Census Bureau

| | 2000 | | 2010 | |
|------------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| Owner Occupied | 1,249 | 68% | 1,321 | 65% |
| Renter Occupied | 505 | 28% | 568 | 28% |
| Vacant | 77 | 4% | 134 | 7% |
| Homeowner Vacancy Rate | 42 | 2% | 80 | 4% |
| Rental Vacancy Rate | 35 | 2% | 53 | 3% |
| TOTAL | 1,831 | | 2,023 | |

Affordability & Value

Affordable housing opportunities are often provided through the sale of older housing units. Housing is generally considered “affordable” when the owner or renter’s monthly housing costs do not exceed 30% of their gross monthly income. Roughly 13% of City homeowners and nearly half (43%) of renters exceeded the “affordable” threshold during 2007-2011. While these numbers are important indicators of affordability, it is also important to note that some residents may consciously choose to devote more than 30% of their income to household and lifestyle expenses.

Despite the fact that more renters do not have “affordable” housing, the median rent in the City (\$585) is about 80% of the state’s median rent (\$735).

The median value of a home in the City (\$147,300) has significantly increased since 2000, but is somewhat below the State’s (\$198,500). The County’s median home value (\$152,200) is only slightly higher than the City’s.

VALUE (FOR HOMES WITH MORTGAGES)

Source: U.S. Census Bureau, American Community Survey

| | 2000 | Average 2007 - 2011 |
|------------------------|----------|------------------------|
| Less than \$50,000 | 7.9% | 5.6% |
| \$50,000 to \$99,999 | 48.6% | 23.0% |
| \$100,000 to \$149,999 | 31.5% | 22.7% |
| \$150,000 to \$199,999 | 8.9% | 37.9% |
| \$200,000 to \$299,000 | 1.8% | 8.4% |
| \$300,000 to \$499,99 | 0.7% | 2.4% |
| \$500,000 or more | 0.6% | 0.0% |
| Median Value | \$98,800 | \$147,300 |

SELECTED MONTHLY OWNER COSTS

Source: American Community Survey

| | Percent |
|---------------|---------|
| Less than 20% | 61% |
| 20% to 24.9% | 19% |
| 25% to 29.9% | 8% |
| 30% to 34.9% | 1% |
| 35% or more | 12% |
| Not computed | 0% |

GROSS RENT AS PERCENTAGE OF INCOME

Source: American Community Survey

| | Percent |
|---------------|---------|
| Less than 15% | 20% |
| 15% to 19.9% | 8% |
| 20% to 24.9% | 5% |
| 25% to 29.9% | 9% |
| 30% to 34.9% | 11% |
| 35% or more | 32% |
| Not computed | 9% |

Housing Programs

Currently there are no programs run by the City for housing development.

Subsidized/Senior Housing

- Maple Lawn Homes; *700 North Main Street*
- Apostolic Christian Home; *610 West Cruger Avenue*
- Woodridge Apartments; *701 East Bullock*
- Woodford County Housing Authority; *410 East Eureka Avenue*
- Heartline & Heart House; *300 Reagan Drive*



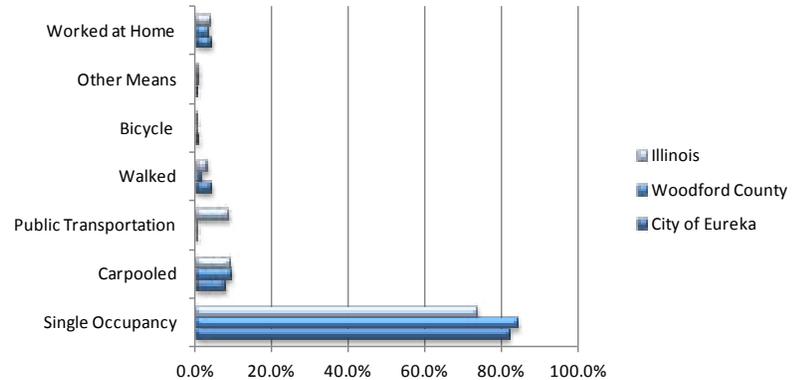
Commuting

Approximately 50% of the City's commuters age 16 or older live within 19 minutes of their place of employment. About half of the Eureka workforce is employed within Woodford County while half is employed outside the County. This is most likely due to close proximity of the City of Peoria as an employment hub.

These commuters, on average, have a travel time to work of 7.57 minutes, which is slightly less than the County (10.68 minutes) and State as a whole (12.46 minutes). A large percentage of the Eureka workforce has a commute that is less than 35 minutes. These times suggest most residents work in the City or in nearby areas.

Commuting in Eureka is mostly done by car, with 82.1% of commuters traveling in a single occupant vehicle. This number is slightly higher for Woodford County (84.2%) and lower for Illinois (73.4%). Only 7.8% of commuters in Eureka carpooled to work, 4.1% walked, and a surprising 4.1% worked from home.

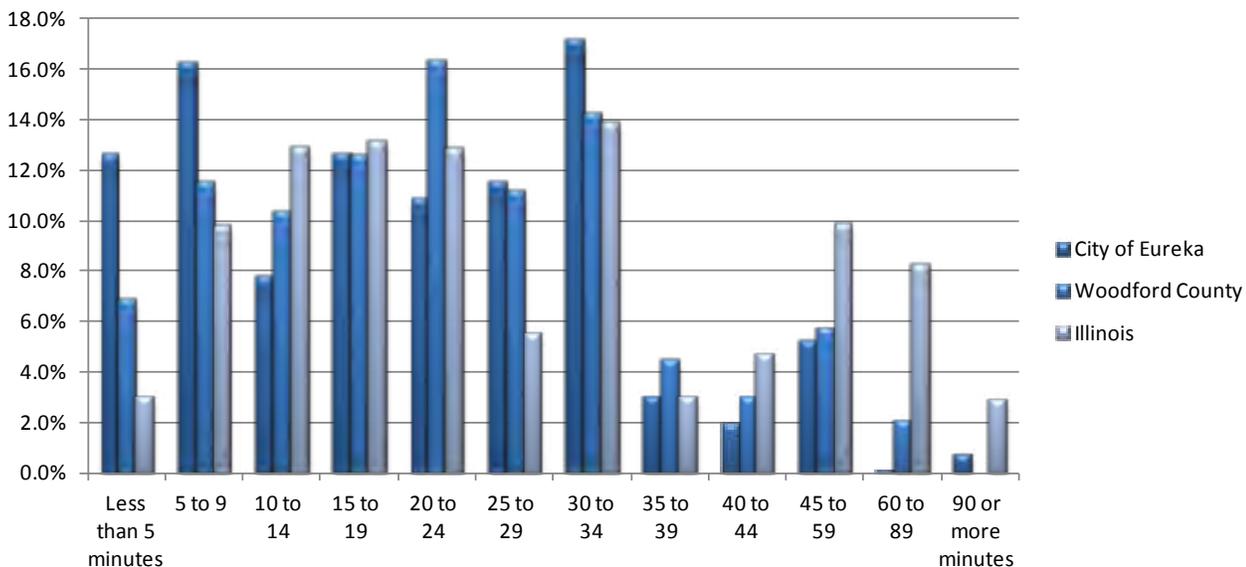
COMMUTING METHODS TO WORK, 2007-2011 AVG
Source: American Community Survey



PERCENTAGE OF RESIDENTS COMMUTING
Source: American Community Survey

| | City of Eureka | Woodford County |
|---------------------------------|----------------|-----------------|
| Within Woodford County | 50.7% | 38.6% |
| <i>Within the City</i> | --- | --- |
| <i>Outside the City</i> | --- | --- |
| Outside of County, Within State | 49.3% | 61.0% |
| Outside of State | 0.0% | 0.4% |

COMMUTING TIME TO WORK, 2007-2011 AVG
Source: American Community Survey





Major Modes of Travel

Aviation Service

While there are no airports within the City, there are two within 40 miles of Eureka:

- General Wayne A. Downing Peoria International Airport (*Peoria, IL; 31 miles away*)
- Central Illinois Regional Airport at Bloomington-Normal (*Bloomington, IL; 33 miles away*)

Road Classifications

All federal, state, county, and local roads are classified into categories under the “Roadway Functional Classification System” based upon the type of service they provide (see map on the next page for road classifications in the Plan Area). In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic.

Truck Routes

Interstate 39 is an Interstate Highway which runs approximately 13 miles east of the City and is accessible to residents via east/west US Route 24 which intersects Eureka .

Interstate 74 is an Interstate Highway located approximately 5 miles south of the City and can

be accessed by residents by taking State Route 117 south.

US Highway 24 bisects Eureka by running west to Peoria and east to Interstate 39.

Illinois State Route 117 runs north and south through Eureka and forms the main City intersection with US Highway 24. These two roads serve as local collectors and regionally as arterials.

Roadway Improvement Projects

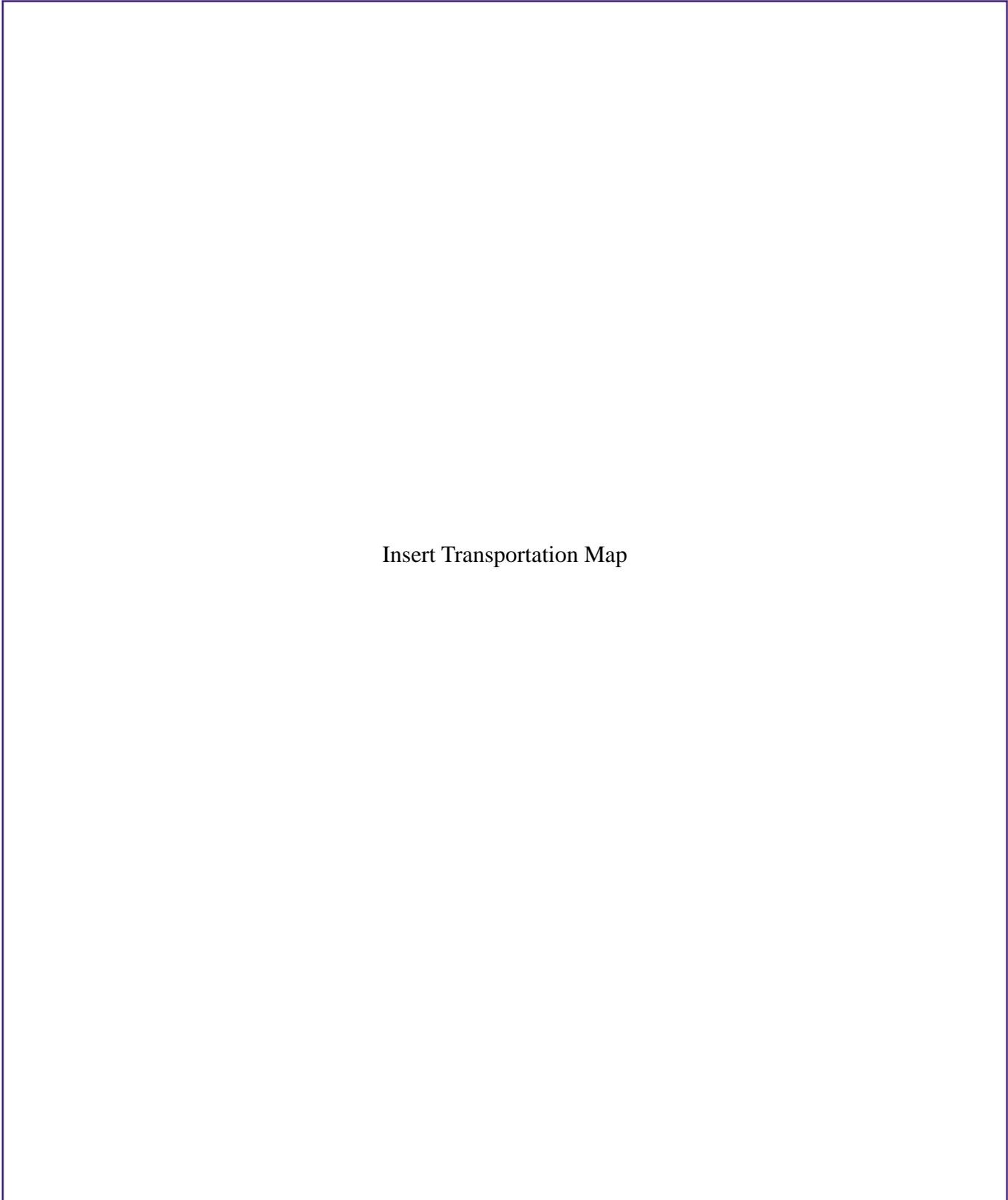
Illinois’ Six Year Highway Improvement Program identifies projects by county and project limits. This list provides projects to be completed during 2012 and 2017. The City of Eureka will not be impacted by any projects during this time frame.

HIGHWAY IMPROVEMENTS MATRIX

Source: Illinois Department of Transportation

No projects are planned in Woodford County from 2014 - 2019

■ | Transportation Map





Bike, Pedestrian & Transit Travel

At present, the City of Eureka does not maintain a citywide transit system, nor are there any plans for the implementation of one.

Sidewalks, Trails, & Routes

Pedestrians and bicyclists use a combination of roadways, sidewalks, and off-street trails. While many of the City's residential neighborhoods include sidewalks there are some neighborhoods throughout the City that do not have sidewalks.

Transit Service

The City of Casey and surrounding area currently have limited options for the elderly and disabled individuals. There is currently no public transit system in place for the City.

However, all of the senior living facilities in the community provide transportation for their residents.

Railroad Service

An **Amtrak Station** can be found with 30 miles of Eureka in Normal, Illinois, which provides passenger service across the country.

Education & Income

Educational attainment can provide valuable insight into the existing labor force, including availability of skilled and professional workers and demand for training opportunities. The percentage of Eureka residents 25 years or older who have at least a high school diploma (93.1%) is higher than Woodford County (93%) and Illinois (86.6%).

The percentage of residents who have obtained a bachelor's degree (12.8%) is lower than both the County and State (16.7% and 19.1% respectively). This may indicate the need for additional vocational and adult learning programs.

Eureka's median and per capita income levels are lower than the county and state. Median household income in Eureka is \$49,479 compared to Woodford County's \$66,198, and Illinois' \$56,576. These lower averages are likely due to the relatively high percentage of individuals living below the poverty level. In the City, 13.2% of the population is below the poverty level, compared to 7.2% in the County, and 13.1% in Illinois. (*The Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level".*)

EDUCATIONAL ATTAINMENT

Source: U.S. Census Bureau, American Community Survey

| | | Avg. 2006-2010 | Avg. 2007-2011 |
|-----------------|-----------------------------------|----------------|----------------|
| City of Eureka | HS Grad | 29.40% | 34.30% |
| | Some College | 23.50% | 24.80% |
| | Associate Degree | 13.30% | 10.50% |
| | Bachelor's Degree | 16.20% | 12.80% |
| | Graduate/Prof. Degree | 10.10% | 10.70% |
| | High School Grad or Higher | 92.50% | 93.10% |
| Woodford County | HS Grad | 32.7% | 33.5% |
| | Some College | 23.9% | 25.0% |
| | Associate Degree | 9.7% | 9.9% |
| | Bachelor's Degree | 17.5% | 16.7% |
| | Graduate/Prof. Degree | 8.5% | 7.7% |
| | High School Grad or Higher | 92.4% | 93.0% |
| Illinois | HS Grad | 27.9% | 27.6% |
| | Some College | 20.8% | 21.1% |
| | Associate Degree | 7.3% | 7.3% |
| | Bachelor's Degree | 18.9% | 19.1% |
| | Graduate/Prof. Degree | 11.4% | 11.6% |
| | High School Grad or Higher | 86.2% | 86.6% |

INCOME TRENDS

Source: U.S. Census Bureau, American Community Survey

| | | 2000 | Avg. 2007-2011 |
|-----------------|----------------------|-----------------|-----------------|
| City of Eureka | Per Capita | \$20,460 | \$22,592 |
| | Median Family | \$53,590 | \$66,098 |
| | Median Household | \$44,744 | \$49,479 |
| | <i>Below Poverty</i> | 2.4% | 13.2% |
| Woodford County | Per Capita | \$21,956 | \$29,886 |
| | Median Family | \$58,305 | \$76,207 |
| | Median Household | \$51,394 | \$66,198 |
| | <i>Below Poverty</i> | 4.3% | 7.2% |
| Illinois | Per Capita | \$23,104 | \$29,376 |
| | Median Family | \$55,545 | \$69,658 |
| | Median Household | \$46,590 | \$56,576 |
| | <i>Below Poverty</i> | 10.7% | 13.1% |



Existing Labor Force

A community's labor force includes all people over the age of 16 classified as employed or unemployed as well as members of the U.S. Armed Forces. Those not included in the labor force statistics include students, homemakers, retired workers, seasonal workers not currently looking for work, institutionalized people, and those doing only incidental unpaid family work.

Eureka's labor force overall is similar to that of Woodford County and Illinois.

- Over the last decade the unemployment rate increased for the City and doubled for both the State and County. Note, in 2010 the United States was in a economic downturn commonly referred to as the "Great Recession", accounting for the higher unemployment rates.
- A majority (71.7%) of workers in Eureka earn a *private wage and salary*, similar to Woodford County at 73.2% and Illinois at 73.3%.
- A majority of occupations in Eureka between "Management, Professional & Related" and "Sales & Office"; "Service" and "Production, Transportation and Materials Moving" come in second with a small portion of "Natural resources, construction, and maintenance" occupations bringing up the rear.
- The largest industries in the City include Educational, Health & Social Services (28.4%), Retail Trade (17.8%), and Manufacturing (14.0%).

EMPLOYMENT STATUS

Source: Illinois Department of Employment Security

| | City of Eureka | Woodford County | Illinois |
|-----------------------|----------------|-----------------|-----------|
| In Labor Force (2000) | --- | 18,119 | 6,467,700 |
| Unemployment Rate | --- | 3.5% | 4.5% |
| In Labor Force (2010) | --- | 20,995 | 6,616,300 |
| Unemployment Rate | --- | 8.2% | 10.4% |

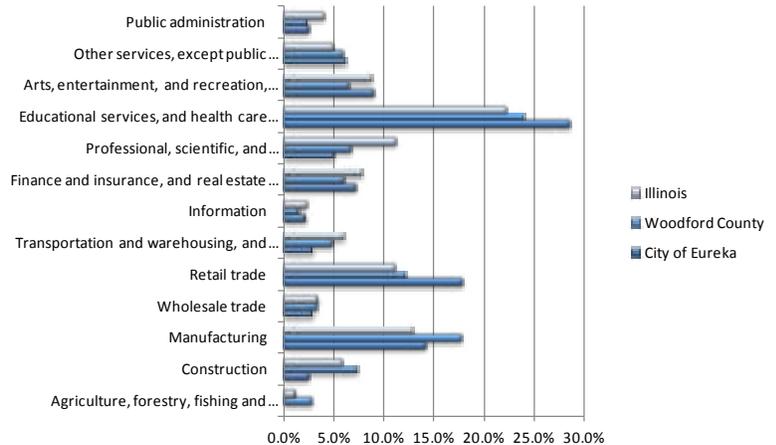
CLASS OF WORKER

Source: U.S. Census Bureau, American Community Survey

| | City of Eureka | Woodford County | Illinois |
|--------------------------------------|----------------|-----------------|--------------|
| Private Wage & Salary | 71.7% | 73.2% | 73.3% |
| Government Worker | 8.5% | 10.2% | 12.9% |
| Private Not-for-Profit Worker | 12.8% | 10.8% | 8.7% |
| Self Employed & Unpaid Family Worker | 7.0% | 5.9% | 5.1% |

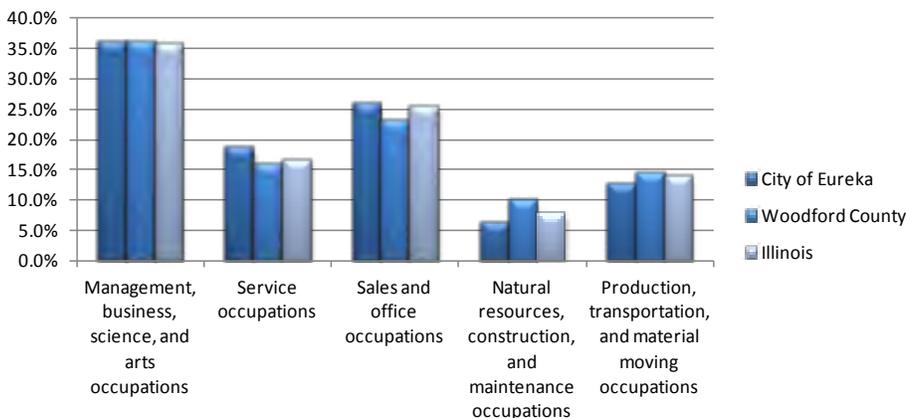
INDUSTRY, 2007-2011 AVG

Source: American Community Survey



OCCUPATIONS, 2007-2011 AVG

Source: American Community Survey



Business & Industry

Industrial Sites

While there are no official industrial sites in Eureka, there are several areas where an industrial park has surfaced or would be appropriate.

Major Employers

The top two largest employers are the Maple Lawn Homes, an independent and assisted living facility, with 240 employees and School District 140, with 220 employees. Other major employers include another assisted living facility (Apostolic Christian Home), government (Woodford County Courthouse), and Eureka Hospital.

MAJOR EMPLOYERS & MANUFACTURERS, 2012

Source: Illinois Department of Commerce and Economic Opportunity

| Employer | Product/Service | Approximate Employment |
|----------------------------|---------------------------------|------------------------|
| Maple Lawn Homes | Independent and Assisted Living | 240 |
| District 140 | School District | 220 |
| Apostolic Chirstian Home | Independent and Assisted Living | 190 |
| Woodford County Courthouse | County Seat | 161 |
| Eureka Hospital | Medical-Surgery-Emergency | 150 |
| Cox Transfer | Trucking Company | 125 |
| Eureka College | Bachelors Degree | 123 |
| Mangold Ford Mercury | Auto Dealership | 64 |
| Wshington Equipment Co. | Overhead Cranes | 43 |

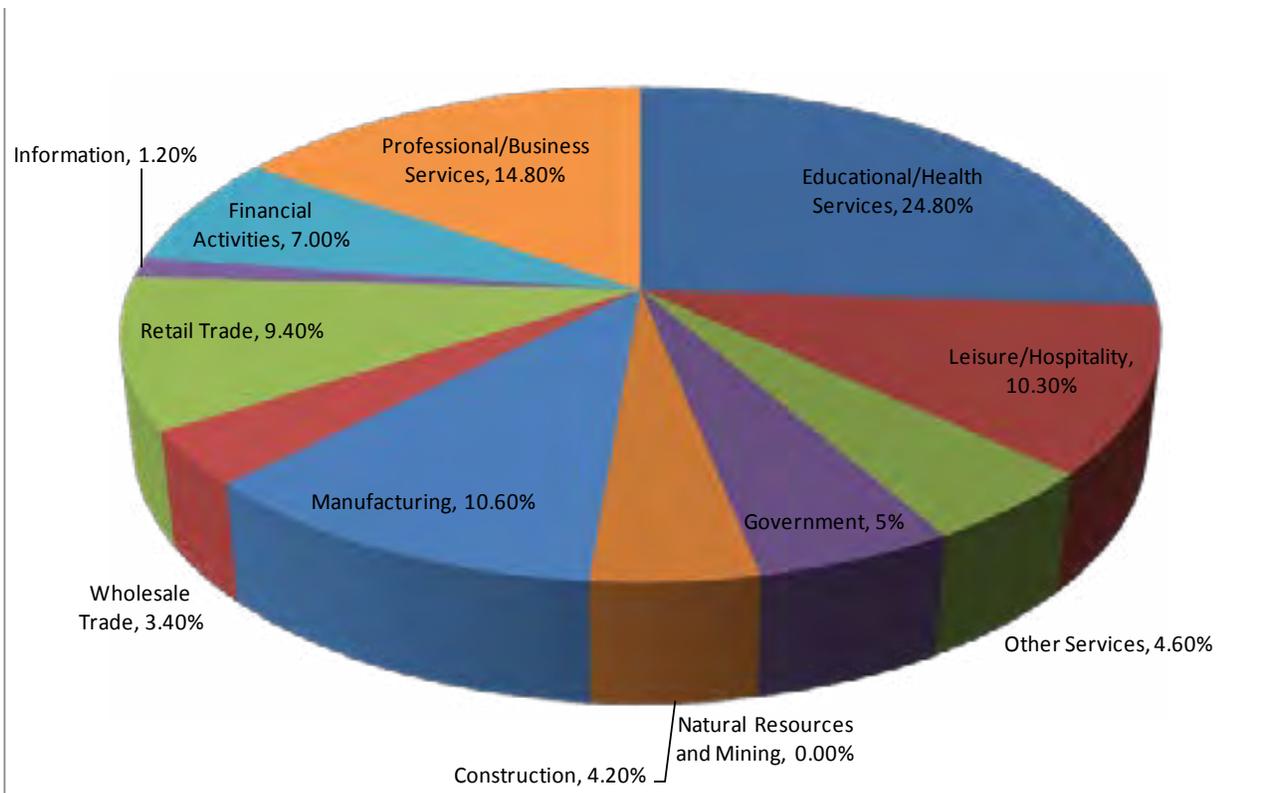


Employment Projections

The Illinois Department of Employment Security (IDES) provides unemployment insurance, employment services and guidance to workers, job seekers, and employers through a statewide network of IDES offices and Illinois workNet centers. The agency combines federally-funded job training program in Illinois into a “workforce development” system where individual can find a job or train for a new career.

According to the IDES, Educational/Health Services, Professional/Business Services, Manufacturing and Retail Trade are projected to be the largest employing industries in the North Central Region by 2018. The largest expansion will be in Educational/Health Services, with projected employment growth of almost 12,400 jobs.

FASTEST GROWING OCCUPATIONS:
North Central Economic Development Region
Source: Illinois Department of Employment Security



Development Tools

Eureka has extensive contacts and experience with the various development programs available through state and federal agencies. These programs include loans, grants, assistance with infrastructure, employee training and credits

1. Revolving Loan Fund Programs.

The City of Eureka and Woodford County, in cooperation with the area banks, each administer a 5%, 5-year loan program to encourage business acquisition, expansion and start-up.

2. Funding Sources

- Department of Commerce & Community Affairs
- Illinois Business Financial Services
- Illinois Department of Transportation
- Illinois Development Finance Authority
- Illinois Environmental Protection Agency
- Illinois Facilities Fund
- Illinois State Treasurer
- Small Business Administration
- USDA Rural Development

3. Employee Training Programs

Industrial Training Program Grant
Adventure/Challenge, Team Building Program
Fee based. Located in Eureka.

4. Banks serving Eureka

- Eureka Community Bank 309-467-2331
- Goodfield State Bank 309-467-2747
- Heartland Bank & Trust 309-467-2391

5. Peripheral Business Services

- Workforce Development Office
- Service Corps of Retired Executives, (SCORE)
- Small Business Development Center
- Illinois Central College (10 miles) offers Business Workshops and Curriculum
- Peoria Area Labor Management

- and many more may be customized to your needs.



Economic Prosperity Map

Insert Economic Prosperity Map

Physiography & Open Space

Physiography

Woodford County is on the Bloomington Ridged Plain of the Central Lowland Province. Elevation ranges from more than 850 feet above mean sea level at a point in the southeast corner of the county to less than 450 feet above sea level on the flood plain along the Illinois River where the river exits the county. The physiography of the county consists of bluffs, ground moraines, stream terraces, and flood plains. Most of the County is on nearly level to moderately sloping ground moraine.

Mineral & Natural Resources

Extracted natural resources in Clark County include oil and gas, sand and gravel, and limestone. Soil also is a very valuable natural resource; it provides a growing medium for plants, a surface to build upon, a filter for waste products, a sink for carbon, and storage for excess rainwater. In addition, forests and woodlots, impounded surface water as lakes and ponds, sand and gravel aquifers, and bedrock aquifers are among the natural resources in Clark County.

Agricultural Land and Open Space

There are approximately XXXX acres of agricultural land and open space in the planning area. This is approximately XX% of the land. The majority of this land is located outside of the City of Eureka but within the planning area.

A map of prime farmland areas within the planning area is shown on the next page. "Prime farmland" designates land that has the best combination of physical and chemical soil characteristics for producing food, feed, forage, fiber, and oilseed crops according to the Natural Resource Conservation Service. However, it should be noted that many of the areas used for cranberry growing typically are not classified as prime farmland; however, these lands are still a valued part of the agricultural, cultural, and economic fabric of the area. The same can be said for other speciality food crops and hobby farms.

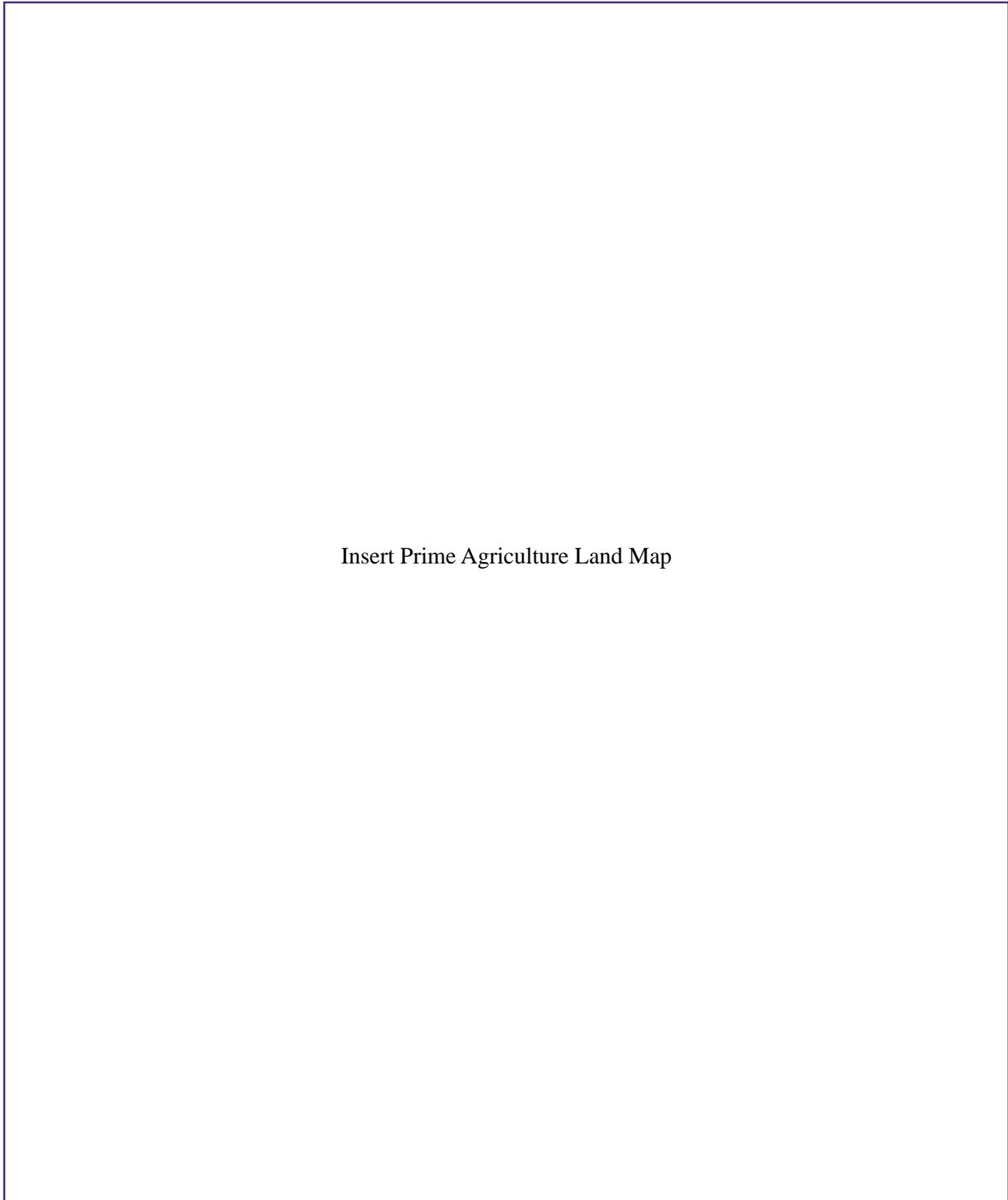
Soils

The parent soils in Woodford County include: eolian, loess, glacial drift, alluvium, colluvium and Overburden.

- Eolian deposits are sediments deposited by wind and the primary source for the County is from the Illinois River.
- Loess is the major parent material in Woodford County and is composed almost entirely of silt.
- Drift is glacially deposited sediment with two major types, Till and Outwash.
 - Till is material laid down directly by glaciers and consists of a blend of clay, silt, sand, gravel, and boulders.
 - Outwash is a stratified material deposited by flowing glacial meltwaters and is dominated by material that is fine sand or coarser.
- Alluvium is material which was deposited by floodwater from modern streams and mostly consist of silty sediments.
- Colluvium was deposited by local, unconcentrated runoff from adjacent slopes.
- Overburden is caused by open-pit mining where the overlying material is excavated to expose the sand and gravel.



Prime Agriculture Land Map



Insert Prime Agriculture Land Map

Water Resources

Watersheds

Woodford County has nine major watersheds. Partridge Creek, Snag Creek, and Crow Creek flow into the Illinois River. Panther Creek, Walnut Creek, Mud Creek, and Six-Mile Creek flow into the Mackinaw River. And last, Long Point Creek and Scattering Paint Creek flow into the Vermilion River.

Surface Water

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the “303(d) list.” This list identifies waters that are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs).

Ground Water

Groundwater is a critical resource, not only because it is used as a source of drinking water, but also because rivers, streams, and other surface water depend on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near the ground surface, or where only a thin layer of soil separates the ground surface from the water table.

Floodplains

Federal Emergency Management Agency (FEMA) designated 100- and 500-year floodplains within the planning area are illustrated on the Development Limitations Map. Eureka’s Municipal Code provides regulations for development within floodplain areas.



Development Limitations Map

Insert Development Limitations Map

General Facilities

Health Care Facilities

The City of Eureka has one hospital, Advocate Eureka, which does include emergency services as well as inpatient, outpatient, and rehabilitation services. Additionally, there are two well maintained retirement communities offering skilled and independent living arrangements.

Other health care facilities in the community include chiropractic, physician and dental clinics.

Police & Emergency Facilities

Law enforcement in the City is provided by the Eureka Police Department with 6 full time employees and 8 part time. The Fire Department is run by 67 volunteers.

The emergency medical system is run through Advocate Eureka Hospital.

Cemeteries

-

Library Facilities

Eureka is served by the Eureka Public Library District, located at 202 South Main Street.

School & College Facilities

The City is served by the Congerville-Eureka Community Unit School District #140 which is a Pre-K-12 public school system with 5 schools. The district operates one administration/pre-k center, three elementary schools, one middle school, one high school and one transportation center.

- *Administrative and Pre-K, located at 109 West Cruger*
- *Transportation Department, 200 West Cruger*
- *Davenport Elementary School (K-4), 301 South Main Street*
- *Goodfield Elementary School (K-4), 308 West Robinson, Goodfield, IL*

- *Congerville Elementary School (K-4), 310 East Kauffman, Congerville, IL*
- *Eureka Middle School (5-8), located at 2005 South Main Street*
- *Eureka High School (9-12), located at 200 West Cruger Avenue*

Other Schools

- *Eureka College (4 year), 300 East College Avenue*

Other Government Facilities

- *City Hall, located at 108 East Main Street*
- *U.S. Postal Office, located at 100 West Alabama Avenue*
- *City of Casey Gas Barn, located at 402 S.E. 8th Street*
- *City of Casey Generation Building, located at 910 North Central*
- *City of Ground storage, located at 1802 East Washington*
- *City of Casey South Substation, located at 201 South Central*
- *City Waterworks, located at 10821 North 600th, Martinsville, IL*

Nearby Higher Education Facilities

There are seven higher education facilities located within sixty miles.

- *Illinois Central College (about 13 miles; East Peoria, IL; Full-time enrollment: 5,496)*
- *Bradley University (about 18 miles; Peoria, IL; FT enrollment: 5,105)*
- *Heartland Community College (about 19 miles; Normal, IL; FT enrollment: 2,524)*
- *Illinois State University (about 21 miles; Normal, IL; FT enrollment: 18,494)*
- *Illinois Wesleyan University (about 22 miles; Bloomington, IL; FT enrollment: 2,057)*



■ Community Facilities Map

Insert Community Facilities Map

General Facilities

- *Illinois Valley Community College (about 42 miles; Oglesby, IL; FT enrollment: 2,082)*
- *Millikin University (about 63 miles; Decatur, IL; FT enrollment: 2,183)*
- *Richland Community College (about 63 miles; Decatur, IL; FT enrollment: 7,600)*

another five (5) foot section on the blue sludge storage tank in the next two to five (2-5) years.

The effluent is discharged into Walnut Creek and complies with current Illinois DNR standards with no issues in sight. In 2012, the average wastewater flow was .292 million gallons per day.

Water Supply

The City of Eureka currently receives its water from two underground wells. The City has a pumping capacity of 900 gallons per minute (gpm) from the two wells, combined totaling 1,400 gpm.

The current capacity of the system is 2 million gallons per day. The plant is estimating an average daily flow at approximately 750,000 to 800,000 gallons per day. This system, unlike a wastewater treatment facility, is able to expend much more of its capacity due to the fact that the plant does not encounter extreme unexpected fluctuations in service like a wastewater facility may encounter for example, with a large storm event. This being the case, the available capacity of treatable water is quite adequate.

A 500,000 gallon water tower with appurtenant structures was built near Eureka Lake to provide additional water pressure, greater storage capacity, and to allow for future growth potential. It went into operation in April, 2003.

Utilities & Services

Stormwater Management

Stormwater management typically includes the collection and controlled release of storm runoff to natural receiving systems, typically through detention and/or retention facilities. The City is responsible for approximately **XX** miles of storm sewer which is part of a combined system with Sewers. There are currently no utility fees associated with Stormwater or Sewer management. The City addresses stormwater in several ordinances including:

- *Zoning Code - Special Flood Hazard Area Regulation SS17.750*
- *Subdivision Code - 3-14 Storm Water Control and Detention Basins*

Waste Water & Sanitary Sewer System

Built in 1971, Eureka's wastewater treatment facility is located on Illinois Route 117 south of US Route 24. The current facility is a Class 2 Activated sludge plant and consists of a diffused aeration system. This facility was upgraded in 1996 and has a hydraulic design average flow of 0.59 Million Gallons per Day (MGD), and a design maximum flow of 1.89 MGD. Eureka is exploring the possibility of a digester expansion and the addition of another primary clarifier. The City is also looking into the addition of



Parks & Recreation

PARKLAND NEEDS FORECAST, 2010-2030

Source: 2010 Census, MSA Predictions

The **National Recreation and Park Association (NRPA)** recommends 6-12 total acres of parks or recreation space per 1,000 people within a community. NRPA also defines park and open space types, including desirable size, service area, and total acres needed to service a community.

- **Mini Parks** - 2 acres or less in size, servicing 1/8 mile radius (0.25-0.5 acres / 1,000 residents)
- **Neighborhood Playgrounds** - 2-4 acres in size, servicing 1/4 mile radius (0.5-1.5 acres / 1,000)
- **Neighborhood Parks** - 2-10 acres in size, servicing 1/4 mile radius (1.0-2.0 acres / 1,000)
- **Community Play fields/Parks** - 5 acres or more, servicing 1.0 mile radius (5-8 acres / 1,000)

■ Parkland Service Area Map

Insert Parkland Service Area Map



■ Parks & Recreation

Historic Preservation

Historic Preservation

The City of Eureka has several historically and culturally significant features that contribute greatly to the city's identity. While the Woodford County does have a Historical Society, nothing is formalized with the City and there are presently no ordinances or land use plans for the preservation or protection of these historically significant sites. Several buildings have either been determined eligible for or are currently on the National Register of Historic Places. A list of Nationally recognized sites is provided below.

HISTORICALLY AND CULTURALLY SIGNIFICANT FEATURES

Source: MSA

| Name | Historical and Culture Resources Descriptions |
|--|--|
| Woodford County Courthouse | Determined eligible for National Register |
| Dr. Napoléon Bonapart Crawford House | Determined eligible for National Register |
| 108 E Center | Undetermined eligible for National Register |
| Eureka College Administration and Chapel | On the National Register of Historic Places |
| Eureka College Campus Historic District | On the National Register of Historic Places |

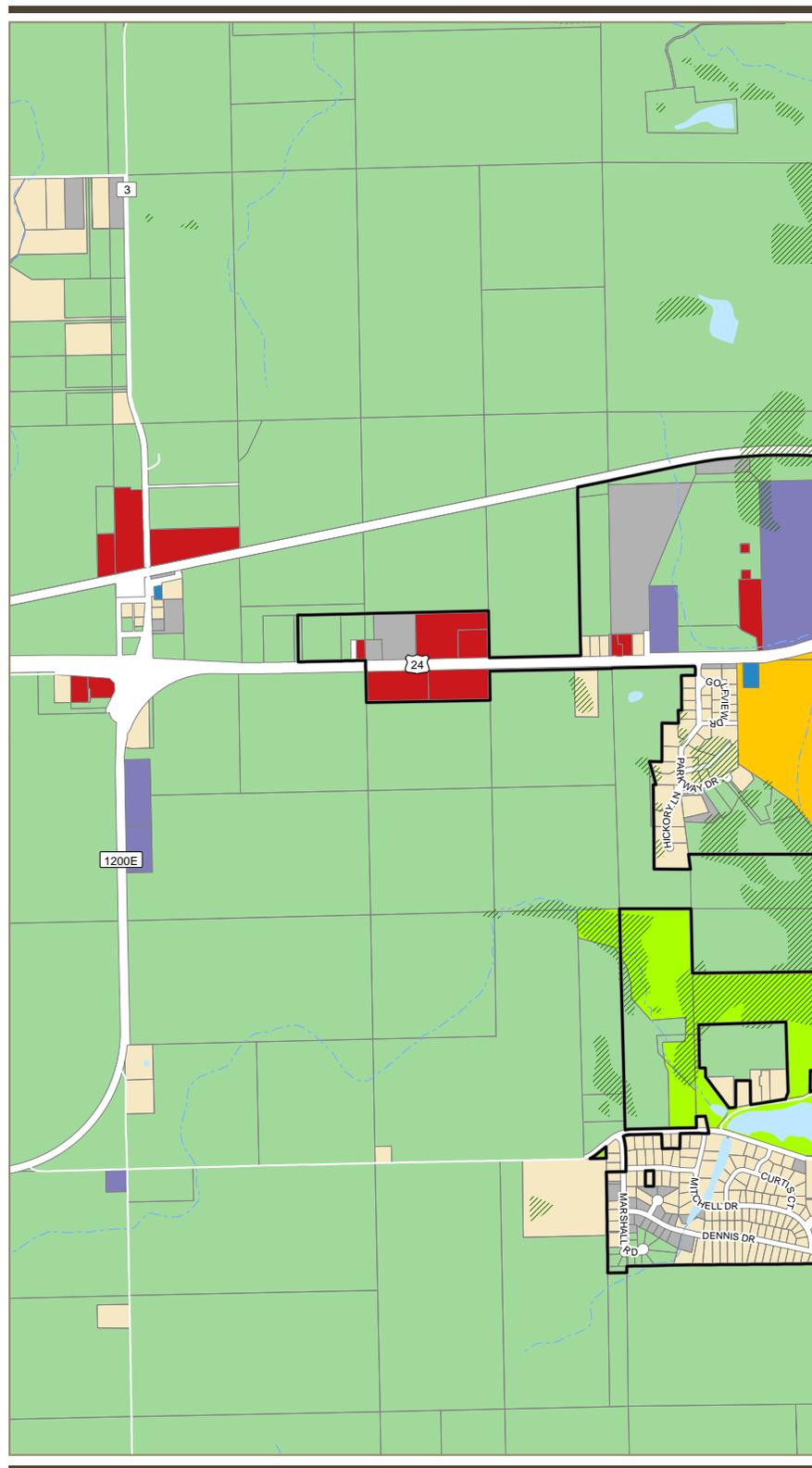


Existing Areas of Collaboration

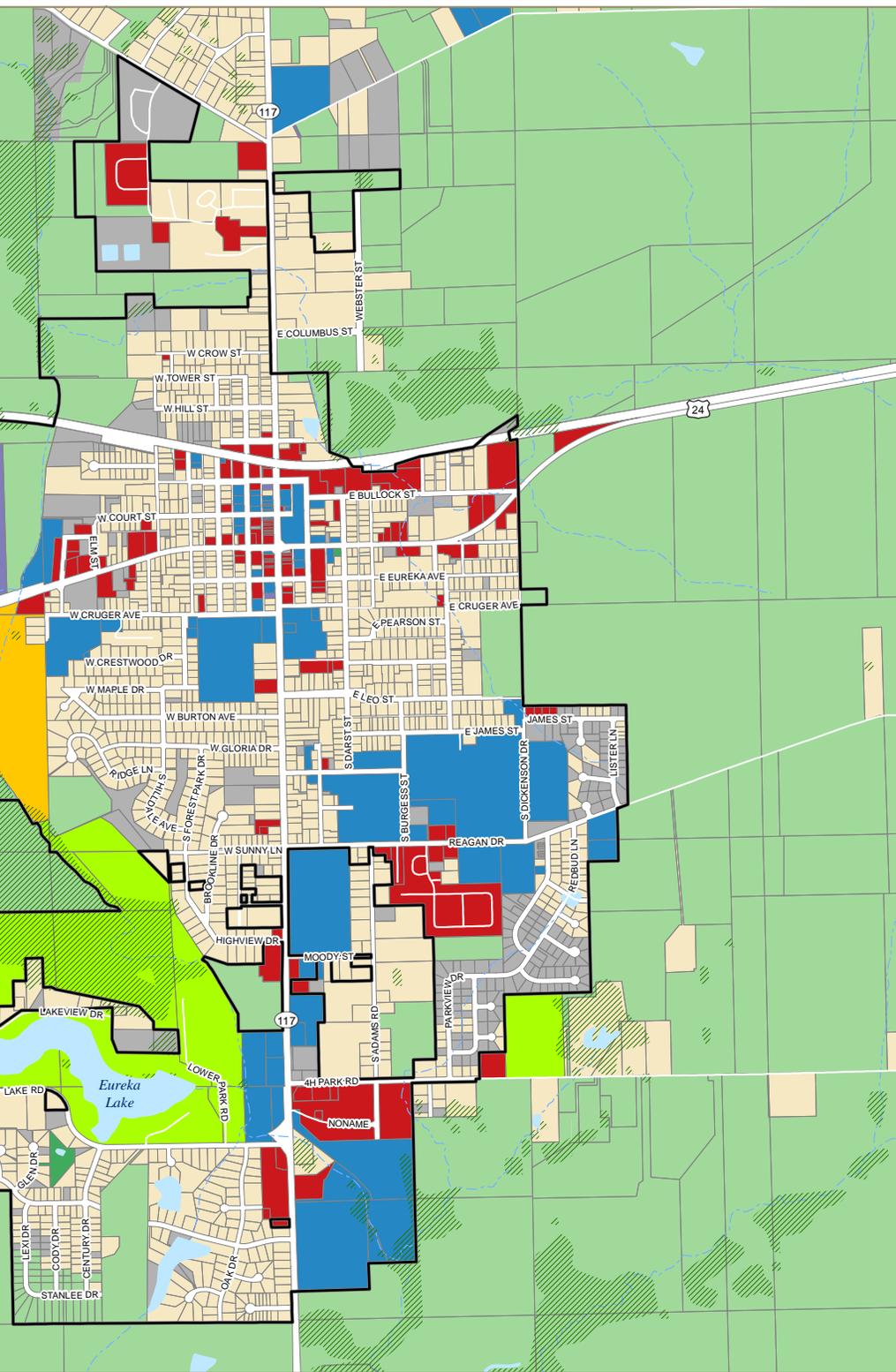
Potential Areas of Collaboration



Existing & Projected Land Uses



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EXISTING LAND USE INSET

- EUREKA
- PARCEL
- LAND USE
- COMMERCIAL
- RECREATIONAL
- OPEN SPACE
- PARK
- AGRICULTURAL
- INDUSTRIAL
- INSTITUTIONAL
- RESIDENTIAL
- VACANT
- FORESTED AREA
- OPEN WATER
- RIVER/STREAM

DATA SOURCES:
MUNICIPAL BOUNDARY, ROADS, AND PARCELS PROVIDED BY WOODFORD COUNTY.
OPEN WATER AND RIVERS/STREAMS PROVIDED BY USGS (NHD).
FORESTED AREA DERIVED FROM USDA-NRCS CROPLAND DATA LAYER (2012).

CITY OF EUREKA
WOODFORD COUNTY, ILLINOIS

