

COMMUNITY DEVELOPMENT

INTRODUCTION

GOALS AND OBJECTIVES

SUBMITTED IN PART BY

COMMUNITY DEVELOPMENT COMMITTEE

The key function of a Comprehensive Plan is to provide direction. The plan should provide a picture of the community--in the future. It defines where the community should be heading and what is important.

Each community is faced with choices in what should be emphasized during the next planning phases. Some communities focus on the central business district, others on infrastructure, some on neighborhood revitalization, and others on the attraction of new industry. All are correct. Each represents a statement of policy about how limited resources are to be allocated to meet the priorities of that particular community.

Vandalia's sense of direction should be stated in the following goals and objectives of this Comprehensive Plan. As statements of policy, these goals and objectives identify what the community feels is important and what should be accomplished during the next five years. The objectives identify general actions to be taken to support these goals. Recommendations throughout the plan should be based upon how the community has defined where it wants to go.

Community input is critical in the determination of a plan's goals and objectives. This input must be received at the beginning of the planning process. It is recommended by this committee that at least three community workshops be held to receive more input and hear discussion on the materials presented.

The results of these workshops should be presented in draft form to the main steering committee (Long-Short Term Committee) after their review and subsequent incorporation of the workshop materials into the proposed Comprehensive Plan, then the plan should be presented to the Planning Commission for review and discussion. The Planning Commission will then make its recommendations to the City Council as to the adoption of said plan.

GENERAL GOALS AND OBJECTIVES

GOAL I: Adapt and implement a Comprehensive Plan which provides policy guidance for land use, planning, zoning, transportation, housing, municipal growth, quality of life, historic district and historic site preservation concepts, and related issues.

OBJECTIVE: Formal adoption of the Comprehensive Plan by the City Council.

OBJECTIVE: Annually review implementation actions undertaken to implement the plan. Assess the need for plan revisions. Allocate budget and/or manpower to accomplish any necessary updating.

OBJECTIVE: Update the plan every five years.

OBJECTIVE: Strive to achieve effective land use through the close coordination and cooperation of the various entities whose missions impact municipal growth and development. This should include the Economic Development Commission, the City Planning Commission, the formation of a Tax Increment Financing Committee, with their inclusion in appropriate growth and land acquisition meetings, as well as a committee formed for Enterprise Zone considerations. Members of the Vandalia Unit 203 School District, the Vandalia Park District, the Fayette County Hospital and a representative of the Vandalia Lake residential area should also be included as appropriate in land use and acquisition considerations. Recognize that the Planning and Zoning Commissions are the principal bodies responsible for advising the City Council on land use and land control.

OBJECTIVE: Public education regarding the Comprehensive Plan is a priority. Inform the public as to the content and role of the plan through document dissemination, use of various media, and information from City Hall.

OBJECTIVE: Evaluate and make sure the current zoning ordinances and land use ordinances are compatible with all components of the Comprehensive Plan.

OBJECTIVE: Include Lake Vandalia as an integral component of the City's planning concerns and work with a Lake Committee to plan for the facility's future.

GOAL II: Encourage new business formation and entrepreneurial efforts by establishing a strategic plan and implementing it.

OBJECTIVE: Emphasize the attraction, growth and retention of higher paying business and industry and enhanced employment opportunities to attract and retain the population base.

OBJECTIVE: Promote the local tourism industry and seek creative means of financing such efforts.

OBJECTIVE: Explore the possibility of working with the School District and Kaskaskia College to develop an aggressive industry/education partnership to train new workers. Recognize that a well trained work force is a critical factor in economic development. Coordination with the existing Community Partnership for Education should be a part of this new effort.

OBJECTIVE: Continue to use Tax Increment Financing and Enterprise Zones as the primary municipal tools available to facilitate economic development. Maximize the opportunities these tools present by maximizing grant funds where possible.

OBJECTIVE: Initiate and develop a program to help emphasize business retention, recognizing that it is easier to retain established businesses than to attract new businesses. This program should focus on both commercial (retail and service) and industrial businesses. These efforts should be coordinated with the Chamber of Commerce.

OBJECTIVE: Develop a program for planned expansion of municipal boundaries to foster both residential and economic growth.

HOUSING GOALS

GOAL I: Maintain and promote quality housing stock as a critical community asset.

OBJECTIVE: Continue to encourage quality group home/independent living situations.

OBJECTIVE: Recognize that housing, particularly single-family housing, is the most sensitive of local uses to external forces and that its protection is critical to property values and quality neighborhoods. The use of buffering, compatible land use planning and zoning, and control of scale and density are all tools to be used to protect housing quality.

OBJECTIVE: Facilitate private market development of alternative and affordable housing opportunities such as multi-family rental units, small lot single-family units, according to the standards of our zoning ordinances.

COMMUNITY IMAGE, FACILITIES AND SERVICES

GOAL I: To make Vandalia one of the finest places to live, learn, work, play, and worship in all of Illinois.

OBJECTIVE: To promote Vandalia as the "Beautiful Old Capital City of Illinois", and encourage people - both tourists and residents - to enjoy the historic Old State Capitol, the Fayette County Museum, the National Road and Madonna of the Trail landmarks, Little Brick House, Old Cemetery landmark, and other historic areas and sites.

OBJECTIVE: To implement provisions of T-21 grant.

OBJECTIVE: To foster the development of historic parks and rebuild and rededicate historical areas that have had the original buildings demolished or lost over the years. To encourage the signage and/or use of storyboards to mark these significant areas, such as the old stage coach routes, and location of the two former capital buildings, various Lincoln sites, former Capital Days dignitaries such as Supreme Court Justices, Statesmen such as Stephen Douglas and many other historical people and places, including the Clark family, and the Underground Railroad connection of the Civil War era.

OBJECTIVE: To work with community organizations whose efforts foster the goals of historic preservation, and encourage tourist attraction to Vandalia. Those organizations at present include: Vandalia Main Street, Vandalia Tourism Commission, Fayette County Museum, Friends of the Old State Capital, Looking for Lincoln affiliated Springfield Presidential Library Project, Old National Road Association and Route 40 Organization, and other local and state entities.

OBJECTIVE: To utilize the Brick Street Enhancement Project, a T-21 Illinois Department of Transportation Grant which Vandalia has been granted with full funding (an 80% payment by the grant and 20% local match for repaving four blocks of Gallatin Street from Third Street to Seventh Street), with the City completing the new infrastructure of water lines, storm sewer, and sewer line, beneath the street portion designated in the grant. Other infrastructure work is also recommended in the downtown business district.

due to the extreme aged conditions of the infrastructure.

OBJECTIVE: Working with the Park District and School District and Chamber of Commerce, prepare a parks and recreation development strategy including municipal, school, City-owned facilities, and other semi-public type facilities to maximize coordination and the effective use of limited recreation resources. This should include consideration of new facilities such as a new recreational-civic center and joint facility development plan.

OBJECTIVE: To assist in the grant application and writing for the joint project of the City, Park District, and School BI-PHI-CHEM Organization, in the Heritage Trails Project to develop a trail system throughout our parks, connecting the green space within the city, and to plan for the connecting trails to the city historic sites, and eventually the river and lake trails, in an overall ten year plan.

OBJECTIVE: Because the quality of City services is a key factor in why people choose to live in Vandalia, the expansion of service delivery capabilities to meet the needs of growth, and to modernize our current facilities, including infrastructure, as well as police, fire, and other public facilities, the City needs to up-grade and make modifications to present buildings and streets to make them compliant to existing code regulations. This includes City Hall meeting current ADA requirement up-grades.

OBJECTIVE: To focus on the needs of Vandalia's increasingly older population. Consideration should be given to potential changes in municipal services and recreation needs as well as transportation to medical and shopping facilities for these residents.

OBJECTIVE: To examine the options for implementation of a recycling program which could be integrated into a County-wide Solid Waste Plan. Explore the options for such a program.

GOAL II: Inasmuch as community image plays a key role in municipal, economic and population growth, make image enhancement a community priority—including the promotion of Vandalia as a "Beautiful Historic Town With A Historic Downtown Image"; also showcasing the lovely and quaint shops available in downtown, and providing storefront enhancement incentives to local businesses who wish to make renovations. Coordinate with the Main Street Project and utilize the Revolving Loan Fund for incentives.

OBJECTIVE: Enforce and periodically review the existing sign ordinance to improve the visual environment along the City's highways and entrances while recognizing the importance of highway advertising for community businesses. Particular attention should be paid to off-premise signage.

OBJECTIVE: The City needs to develop a public sign program to enhance community image. This should include: welcome signs at key City highways and entrances, while recognizing the importance of highway advertising for community businesses. It should also include key area signs for the downtown area and the medical offices and hospital area, health department, and directional signs to key facilities.

OBJECTIVE: Maintain close communications with the public school board to explore the various and creative ways available for the City to support education. Infrastructure improvements, police and fire services, land use compatibility, access, and creative use

of available Tax Increment Financing funds represent possible avenues of cooperation to be explored.

Community facilities and services are an important aspect of comprehensive planning. This includes examination of facilities such as parks, schools, and other public buildings as well as questions and issues related to the impact of growth on services such as police and fire protection.

Planning for the future of such facilities is a critical element of the overall process. Both the planning for the expansion of existing facilities as well as proposals for new facilities need to be taken into account when developing future land use plans.

One issue that arises when dealing with community facilities relates to semi-public institutions such as golf courses, private schools, and hospitals. For purposes of this analysis, these facilities are considered a community resource, recognizing that the City of Vandalia will have little or no control of the future of these institutions. Understandably, this represents a gray area. However, it is necessary to include these important facilities to gain a clear picture of Vandalia's community resources. The plans of these institutions may have a direct bearing on future community land use as well.

PUBLIC SAFETY

GOAL I: Growth of a community has an impact on the safety and related services that are needed by the people of that community. This means police, fire, ambulance and emergency management services. Responding to the needs of an increasing geographic area and population can place a higher demand on the services. It is important to examine the current status of these services, and evaluate the future impacts of growth.

POLICE PROTECTION

GOAL I: The City of Vandalia provides police protection services. The Police Station is located in the City Hall complex, along with the Fire Station.

OBJECTIVE: The City is patrolled 24 hours per day. The Police Department has 13 Officers. Staffing includes 2 Investigators and 3 Sergeants. The Police Department serves the City of Vandalia and the Lake Vandalia area of campgrounds, marina and seasonal lease lots on the North side of the lake. The City is divided into two sectors for patrol regions. Officers also walk a beat in each shift worked, in the downtown area. The County and State share law enforcement responsibilities beyond the City borders.

OBJECTIVE: Jail facilities are located at the County Court House complex located in the City of Vandalia. The City does not have a jail or holdover facility at the Police Station.

OBJECTIVE: Average response time for a City Police Officer is three minutes. Current Police facilities appear to be adequate but some remodeling would help the confidentiality of Officer interviews, and other Police matters. The Sexual Abuse Officer has a private office upstairs in City Hall. Another room upstairs is allocated for Police record storage. The office space available at City Hall could be better utilized, with remodeling of the facility. There are only stairs to the second floor, no elevators or handicapped accessibility.

OBJECTIVE: Assessing appropriate manpower need levels is a matter of ongoing debate in most communities. Limited general fund resources rarely permit Police manpower staffing at optimal levels. The U.S. Census does provide some guidance as to what other Illinois communities do in regard to Police staffing.

OBJECTIVE: In September of 1992, the U.S. Census released its report entitled "Public Employment 1991 (GE/91-1)". Through surveys of state and local governments, it has compiled data on public employment patterns. Its research shows that in the State of Illinois, the average ratio of full-time Police Officers is 2.61 per 1,000 residents. This figure does not support staff functions. Applying this guideline to Vandalia's current population of 6100 gives us the following conclusion - the Vandalia Police Department is understaffed by 2.92 officers. Continued growth will generate the need for additional patrolmen. The City should be careful that additional population growth does not lower the overall level of Police protection for the community.

OBJECTIVE: To insure adequate protection, it is recommended that annexations and major new residential development be coordinated with the Police Department. For planning purposes it takes about \$66,993.78 annually to place a Patrol Officer on the street. This includes salary, benefits, equipment, training and a vehicle. (The current salary for a new Police Officer is \$27,861.21, plus any overtime.)

FIRE PROTECTION SERVICES

Vandalia has a wonderful Volunteer Fire Department. The department consists of the Chief and two Assistant Chiefs and 30 firefighters. They must live within the city limits to serve as a firefighter for the City of Vandalia. All firefighters have undergone rigorous and extensive training before assuming their duties.

Fire dispatching is through the police dispatch system. The 911 dispatching system has been approved for several years, and seems to work well for both police and fire emergencies.

The fire station is located at the City Hall Complex. It houses five units, rescue equipment and articles of clothing and boots. The City of Vandalia has the following type and kind of fire fighting equipment:

- 1 aerial truck**
- 3 pumper trucks**
- 1 brush truck**
- 1 rescue unit**
- 1 support unit**

GOAL I: The ability to access all parts of the city quickly is a critical aspect of fire protection. Unlike police, who are on patrol, firefighters must respond from home or work, to the station, and to the fire. In Vandalia, this has not been a problem. The response time of Vandalia's Fire Department marks on the remarkable. In one instance, the department responded within three minutes to a fire in a downtown business.

Train tracks have not posed a problem in crossing, for the firemen, as there are two areas where crossing is possible at all times.

OBJECTIVE: The ISO Rating (Insurance Services Office) is a service that reviews public fire

suppression facilities. Fire protection is rated using a Public protection Classification System, a relative scale ranging from 1 to 10, with 10 representing less than the minimum recognized protection. The ISO rating is a major tool used by insurance companies when developing fire insurance rates for individual properties. Generally speaking, the lower the ISO rating, the lower fire insurance costs may be for individual property owners. Vandalia has always had a great ISO rating. The current rating is 6.

OBJECTIVE: The ability for the City's water system to supply the water required to fight fires is particularly important. Water pressure problems have existed in the past and are now in the process of being resolved. The City has been undergoing a computerized analysis of the water lines in the City. The pressure analysis is then color coded in blue print format and a comprehensive plan may be devised to improve lines or replace them in a systematic manner. This can be done on an ongoing basis. Vandalia is currently involved in such a plan.

OBJECTIVE: The U.S. Census has collected data on staffing patterns for fire fighting figures for the State of Illinois indicating that municipalities employ an average of 1.19 full time firefighters per 1,000 residents. This ratio indicates that Vandalia has a very adequate number of firefighters.

Housing Survey Methodology

- OBJECTIVE:** To secure a quantitative maintenance analysis of mixed zone areas.
- PURPOSE:** Obtain data relating to the conglomerate mix of housing units, their distribution in individual survey areas, and enumerate summaries.
- RESULTS:** Survey summaries are displayed as summaries in bar graph form, with City map overlay.
- SCOPE:** Study areas were chosen to include a diverse mixture of as many zones as possible.

Five sites were chosen for their zone mix. Target areas are overlaid on the attached summary pages. These target areas were not individual neighborhoods because it is thought that neighborhood targeting would tend to sway the results of the intent of the survey. All neighborhoods, for the most part, had type 1,2 and 3 structures. Generally, this is indicative of the entire City as a whole, with exception of certain planned subdivisions. There are definitely several neighborhoods where it is possible to find only one classification of structure.

Interpreting Summary Results:

Legend Profile	IL	=	Light Industrial Zone
	CG	=	General Commercial Zone
	CD	=	Downtown Commercial Zone
	MED	=	Medical Zone
	RMH	=	Mobile home Residential Zone
	RM	=	Multi-family Residential Zone
	RT	=	Two Family Residential Zone
	RS	=	Single Family Residential Zone

Dwelling Grades	Grade 1	Those dwellings that require little or no maintenance.
	Grade 2	Dwellings under this classification are in need of some maintenance. May be superficial, structural, or more serious. Serious damage may be in progress, with other underlying problems.
	Grade 3	This grade is for those dwellings that are possibly dangerous, where considerable repair is warranted, or perhaps demolition is required.

Zoning Distribution

Target area "A"

- 30% General Commercial
- 10% Medical
- 10% Multi-Family Residential
- 50% Single Family Residential

Target area "B"

- 10% General Commercial
- 10% Mobile home Residential
- 50% Two Family Residential
- 30% Single Family Residential

Target area "C"

- 5% Light Industrial
- 95% Two Family

Target area "D"

- 30% General Commercial
- 40% Two Family Residential
- 30% Single Family Residential

Target area "E"

- 40% Down town Commercial
- 60 % Two Family Residential

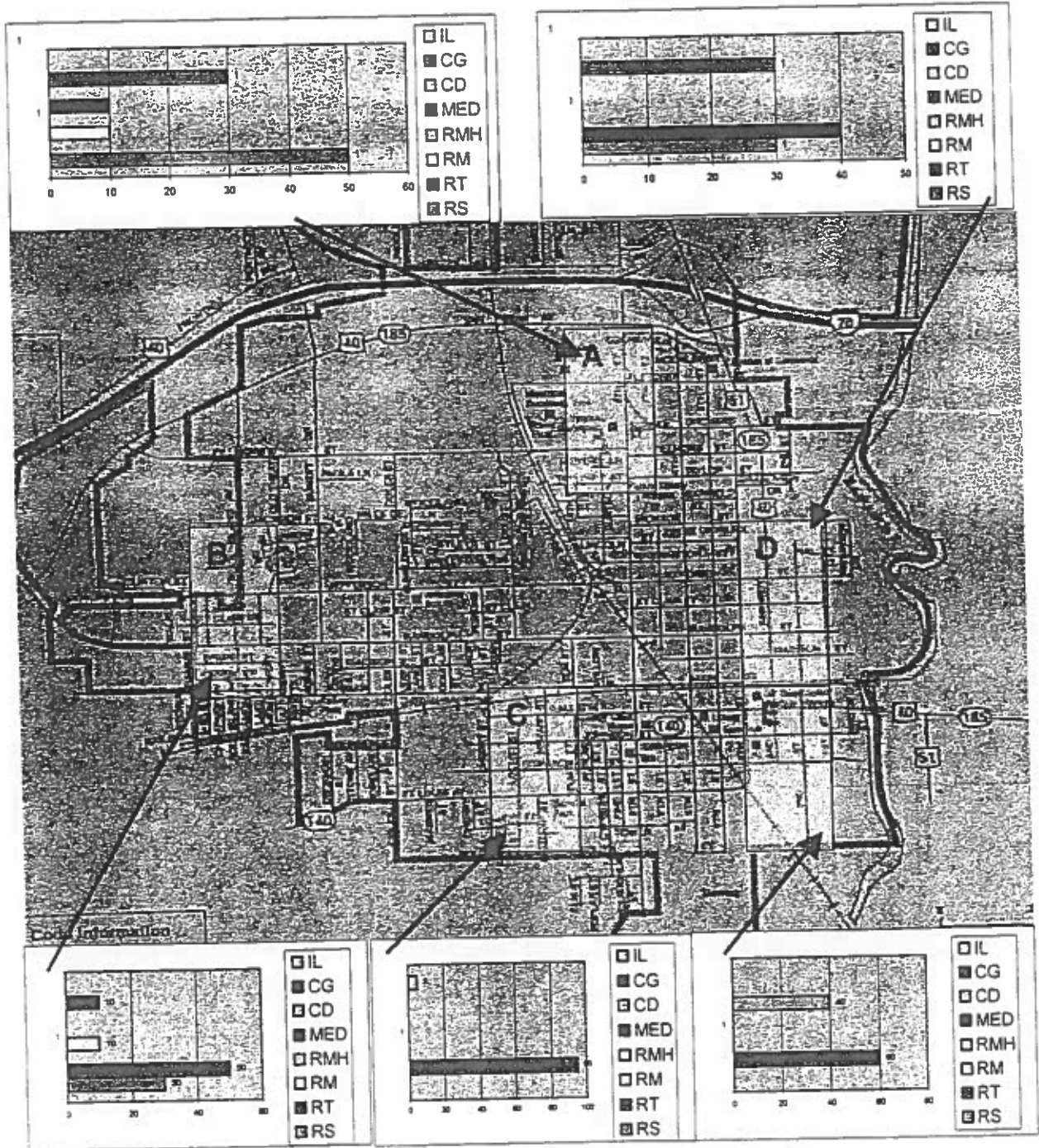
Housing Unit Total

Of the 596 housing units surveyed, the following totals reflect summaries of each grade only. Individual survey totals can be obtained from the *Housing unit survey total* page

Grade I housing	324 units	54.4% of total units
Grade 2 housing	145 units	24 % of total units
Grade 3 housing	127 units	21.6% of total units

At a glance : Slightly over half of Vandalia's surveyed housing is in very good condition. One fourth of the housing is in need of light repair, and just under one fourth of the housing surveyed is in serious need of repair or demolition.

Zoning Distribution for each survey site



City of Vandalia

Building & Zoning Department

Housing unit survey total	596
Grade 1	324
Grade 2	145
Grade 3	127

