PETITIONER'S EXHIBIT
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OFFICIAL COMPREHENSIVE PLAN
FOR THE
VILLAGE OF RANTOUL, ILLINOIS

OFFICIAL COMPREHENSIVE PLAN
FOR THE
VILLAGE OF RANTOUL, ILLINOIS

PREFACE

Under the guidance and leadership of Dan Culkin, this Plan was prepared in draft form by the University of Illinois, Department of Urban Planning, reviewed by Village staff, presented by Dan Culkin to the Plan Commission for their review, and adopted by the President and Board of Trustees of the Village of Rantoul, Illinois.

Staff Members

David Johnston, Village Administrator
Gary Adams, former Village Administrator
Dan Culkin, Inspection Dept.
Martin Alblinger, Inspection Dept.
Brenda Runyon, Inspection Dept.
Michael Loschen, Community Development Dept.
Sarah Lorbiecki, Community Development Dept.
John Todd, Community Development Dept.
Eddie Carter, Rantoul Police Dept.
Rich Thomas, Rantoul Recreation Dept.
Greg Hazel, Rantoul Public Works Dept.
Pete Passarelli, Rantoul Public Works Dept.
Katherine Hadler, Rantoul, Public Works Dept.
Reed Berger, Rantoul Aviation/Economic Development Dept.

Plan Commission Members

Charles Park, Chairman
Mike Daugherty
Lori Shields
Dennis Stubblefield
Roy Marcelin
Doyle Beesley
Jeff Schlueter
Ken Beth, Attorney

Board of Trustees

Neal Williams, Village President
Jeremy Reale, Village Clerk
Ron Loy
Chuck Smith
Mike Graham
Cliff White
Herman Fogal
Margurette Carter

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) SS.
VILLAGE OF RANTOUL)

CERTIFICATION OF ORDINANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Rantoul, Champaign County, Illinois (The **"Village"**), and as such official I am the keeper of the records and files of the Village and of the President and Board of Trustees of the Village (the **"Corporate Authorities"**).

I do further certify that the attached constitutes a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on the 14th day of February, 2006, insofar as same relates to the adoption of Ordinance No. 2019 entitled:

AN ORDINANCE ADOPTING A COMPREHENSIVE PLAN

a true, correct and complete copy of which ordinance (the **"Ordinance"**) as adopted at such meeting appears in the transcript of the minutes of such meeting and is hereto attached. The Ordinance was adopted and approved by the vote and on the date therein set forth.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the Ordinance were taken openly, that the vote on the adoption of the Ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the open meeting laws of the State of Illinois, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meeting laws and their procedural rules in the adoption of the Ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village of Rantoul, Champaign County, Illinois, this 17TH day of February, 2006.

VILLAGE of RANTOUL • ILLINOIS • 1854 • SIONIL

Jeremy A Leek
Village Clerk

ORDINANCE NO. 2019

AN ORDINANCE
ADOPTING A COMPREHENSIVE PLAN

WHEREAS, by motion duly adopted on August 9, 2005, the President and Board of Trustees (the **"Corporate Authorities"**) of the Village of Rantoul, Champaign County, Illinois (the **"Village"**), submitted a suggested 20-year Official Comprehensive Plan, including the related official map and goals and policies (the **"Suggested Comprehensive Plan"**) to the Plan Commission of the Village (the **"Plan Commission"**) for consideration and recommendation, including the arranging for and the holding of a public hearing thereon to be held at 7:30 p.m. on Monday, September 26, 2005, and continued to Monday, October 17, 2005, and as such public hearing may thereafter be recessed to other times and dates if not concluded (the **"Public Hearings"**); and

WHEREAS, notice of the Public Hearings was published once each week for three (3) successive weeks on August 31, 2005, September 7, 2005 and September 14, 2005 in both the *Rantoul Press* and *The News-Gazette*, newspapers of general circulation in the Village and in Champaign County, Illinois in which the Village and the contiguous unincorporated area within one and one-half miles from the corporate limits of the Village covered by the Suggested Comprehensive Plan are located; and

WHEREAS, the Plan Commission duly held and conducted the Public Hearings on September 26, 2005 and October 17, 2005, including, as recessed, on October 26, 2005; and

WHEREAS, after the conclusion of the Public Hearings and consideration of such information as shall have been derived from the Public Hearings, the Plan Commission made the recommendation that such part of the Suggested Comprehensive Plan being the official map identifying proposed uses for planning purposes within the Village and the contiguous unincorporated area within one and one-half miles from the corporate limits of the Village be modified in certain respects, and that the Suggested Comprehensive Plan, as so modified (the **"First Recommended Comprehensive Plan"**) be forwarded to the Corporate Authorities for adoption; and

WHEREAS, the Corporate Authorities, on November 1, 2005, suggested that the First Recommended Comprehensive Plan be again submitted to the Plan Commission for the limited purpose of considering and making a recommendation on that part of the First Recommended Comprehensive Plan relating to the use of the property adjacent to that portion of Murray Road north of U.S. Route 136, including the arranging for and the holding of a further public hearing thereon (the **"Further Public Hearing"**); and

WHEREAS, notice of the Further Public Hearing to be held on Monday, November 21, 2005, was duly published one time on November 9, 2005, in the *Rantoul Press*, a newspaper of general circulation in the Village and in Champaign County, Illinois in which the Village and such affected contiguous unincorporated area within one and one-half miles from the corporate limits of the Village covered by the First Recommended Comprehensive Plan are located; and

WHEREAS, the Plan Commission duly held and conducted the Further Public Hearing on November 21, 2005, including, as recessed, on January 30, 2007; and

WHEREAS, after the conclusion of the Further Public Hearing and consideration of such information as shall have been derived from the Further Public Hearing, the Plan Commission made the further recommendation that such part of the First Recommended Comprehensive Plan being that part of the official map encompassing that property adjacent to that portion of Murray Road north of U.S. Route 136 be further modified in certain respects and that the First Recommended Comprehensive Plan, as so modified (the **"Second Recommended Comprehensive Plan"**) be forwarded to the Corporate Authorities for adoption.

WHEREAS, a copy of the Second Recommended Comprehensive Plan has been presented to and is now before the meeting of the Corporate Authorities at which this Ordinance is considered; and

WHEREAS, the Corporate Authorities has considered the recommendation of the Plan Commission and such information as was derived from the Public Hearings and the Further Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, ILLINOIS, as follows:

Section 1. **Adoption**. The Second Recommended Comprehensive Plan, including the official map as modified by the Plan Commission, and the goal and policies, be and the same is hereby adopted as the "Official Comprehensive Plan" of the Village.

Section 2. **Recording**. The Village Clerk or the designee thereof be and the same is hereby authorized and directed to record a certified copy of this Ordinance and a copy of such "Official Comprehensive Plan" with the Champaign County Recorder of Deed.

Section 3. **Effective Date**. The "Official Comprehensive Plan" shall become effective ten (10) days after the date of filing such notice of the adoption of such "Official Comprehensive Plan" with the Champaign County Recorder of Deeds.

This ordinance is hereby passed, the "ayes" and "nays" being called, by the concurrence of a majority of the members of the Corporate Authorities then holding office at a regular meeting on the date set forth below.

PASSED this 14th day of February, 2006.

Village Clerk

APPROVED this 14th day of February, 2006.

Village President

Official Comprehensive Plan
Goals and Policies



A BRIGHT FUTURE IS ON THE HORIZON



South Century Drive Designated as Residential Street



Traditional Neighborhood Development in Illinois



South Entrance Can Accommodate New Affordable Housing

General Planning Goals		General Planning Policies
1. To plan for a self-sustaining modern small town where people may reisde, earn a living, shop and enjoy a high quality of life and promote a strong and viable downtown.		1. The provision of adequate facilities, improvements and institutions to support all basic activities of present residents without unnecessarily limiting the quality of life of future residents. The plan shall foster environmental qualtiy, sustainable economic growth, increase the tax base, and attract socially and economically beneficial commercial and industrial uses.
2. To plan with nature and the natural features of the Village planning jurisdiction and its ecosystems, where human demands on the environment are considered as a base for planning, design, development and government services.		2. Respect and take advantage of the land, and natural ecosystems within the Village planning jurisdiction. Development within the unincorporated area of the Village planning jurisdiction shall be reserved for agricultural use unless specific approval is granted for other use by annexation agreement or an approved plan of development for other purposes. Any wetland or flood prone area within the planning jurisdiction shall be so designated on a map filed with the Village Clerk and the County Recorder of Champaign County.
3. To plan for the use of the full potential, talents and productivity of all residents regardless of their race, origin, color, religion, income, sex, gender orientation, age, or education.		3. Provide facilities and services to satisfy the physical, intellectual, and spiritual needs of all residents'. The plan should stimulate interest and participation in community decision-making concerning the development and conservation of Village resources.
4. To plan for a wide range of decent housing by type, size and price to meet present and future needs of residents.		4. Provide a variety of housing. Projects shall be planned to be harmonious with existing uses, which may include mixed uses in carefully designed developments. Standards of development shall be at levels, which are the minimum necessary to assure economic stability and the public health and safety of residents.
5. To plan in a realistic and practical manner with adequate flexibility so that the community can adapt to technological advances and future needs of residents.		5. The goals and principles of the plan are subject to interpretation to facilitate development proposals to meet changing conditions without undue disruption of residents' expectations.



Traditional Neighborhood Development - Smaller Lots, Alleys, Porches, Walkways, Smaller Streets, Walkable



Excellent Housing Areas Need Protection

6. To plan for the effectiveness and fiscal efficiency of government services and facilities for the residents by containing fringe area sprawl.		6. Support the provision and improvement of government services and facilities for the residents by assuring that new development contributes revenue that offset costs to the extent that they are attributable to a new development. New development shall be provided with adequate utilities, and roads in a manner to assure economic stability and the public health and safety of residents.
7. To plan a visually pleasing built environment within natural settings that maintains and requires green space.		7. The plan supports regard for aesthetic characteristics as being equally important as financial and functional aspects of projects.
8. To plan for adequate utilities and proper waste disposal.		8. The plan supports the provision of all utilities, flood control, waste disposal, and sewage in a manner that does not add costs to residents who are not benefited by them.
9. To plan for the preservation of historical values.		9. Support the importance of the history of the Village and existing historical sites.
10. To plan with due regard for the stability and maintenance of neighborhood character while encouraging appropriate infill and mixed use development.		10. Support stability, maintenance and enhancement of neighborhood character. The conservation and planting of trees is required in order to enhance Village character, moderate temperature extremes, and conserve energy and improve air quality. Appropriate mixed-use development of vacant and underused areas of the Village currently served by adequate utilities and streets will be assisted.
11. To plan for multi-modal transportation within walkable neighborhoods.		11. Provide a worker/shopper bus transit system, bikeways and a Village wide installation of pedestrian sidewalks.
12. To plan with consideration of the goals of neighboring communities, the county, and other governmental units.		12. Coordinate with the goals of neighboring municipalities, the county, and other governmental units. Coordination for the improvement of schools and parks are a priority in providing Village services and approving new development. Development fees may be required to offset utility and capital improvement cost impacts.

13. To plan to make development decisions involving regulations, spending and program services in keeping with this Plan through predictable, expeditious and cost effective procedures.		13. Implementing ordinances of the Village should improve the efficiency of decision-making by authorizing final decisions at the administrative level. The right of appeal to the Village Board of Trustees and regular reports of decisions will be required to support the Board's ultimate legislative responsibility.
14. To plan to encourage community and stakeholder collaboration in planning and plan implementing decisions.		14. Administration of the plan and implementing ordinances of the Village should not sacrifice community and stakeholder collaboration for efficiency in decision-making. Regular procedures will be followed in not prolonging development decisions unless the Village Board of Trustee specifically directs additional study of particular cases.



Potential Traditional Neighborhood Development Area



South Entrance to Village Highlight Aquatic Center

Residential Use Goals		Residential Use Policies
1. To preserve and protect existing and future residential neighborhoods in the Village.		1. Zoning and subdivision ordinances shall prevent over-crowding of neighborhoods and the community while permitting reasonable housing construction at densities consistent with the General Planning Goals and Policies.
2. To prevent over-crowding of the community while permitting reasonable housing construction, reconstruction and rehabilitation consistent with the General Planning Goals and Policies.		2. Higher density and affordable housing shall be located where permitted by the zoning ordinance to accommodate various family sizes, age groups and income levels. New housing should be conveniently located to public transportation, shopping, personal and professional services and where possible in the vicinity of religious, educational and recreational facilities. The principles of Traditional Neighborhood Design should be used to achieve greater variety, better land use, superior design, and municipal efficiency. Removal of apartments in back of residential single-family homes.
3. To encourage where appropriate, housing of innovative design to meet a wide price range of needs of residents and to accommodate various family sizes, age groups and income levels.		3. Regulatory, tax incentives and condemnation powers will be used to promote residential redevelopment and new construction that meet all minimum standards of maintenance and repair in a manner compatible with improving the quality of housing and urban design of the Village.
4. To promote residential construction that can meet the needs of workers employed in the Village in a manner compatible with the existing urban design of the Village.		4. New concepts in housing land development and technological innovation shall be encouraged to promote efficient and functional residential developments.
5. To promote efficient and functional residential developments of high quality with equal consideration of aesthetic and economic value.		5. A proper relationship shall be maintained between land use intensity, and the adequacy of improvements, utilities and services. This relationship shall require the collection of appropriate impact fees for new development.
6. To provide and maintain necessary public improvements, utilities services and facilities for current and future residents by careful accounting of costs and benefits.		6. New housing should be located in relation to existing facilities, utilities and services of the Village. Infill housing shall be preferred over development that requires the provision of new facilities, utilities or services by the Village.



Downtown Business as Focus of Retail Development

Business and Commercial Goals		Business and Commercial Policies
1. To enhance the economic strength of retail shopping and service areas in clusters of existing areas including parts of the Aviation Center redevelopment area.		1. Unified and planned developments should be encouraged to curtail additional uncoordinated strip development. Existing commercial development should be improved through government and private redesign, landscaping, access control and outdoor advertising renewal. The potential for mixed commercial, recreational and residential use in the Aquatic Center and Century Boulevard areas should accommodate growth at levels within infrastructure capacity.
2. To strengthen the existing business areas through the addition of approved mixed-use opportunities, social, and cultural facilities.		2. Efforts shall be made to strengthen the retail business activity in the Village. Land should be devoted to multi-family housing office and entertainment uses adjacent to or mixed with retail areas. An additional I-57 interchange to connect traffic to Chandler Road should be accompanied by strict land use controls to prevent unneeded strip commercial development or development that will require Village investment in additional infrastructure. Mixed uses in downtown area to be extended. Want to hear from developers/owners of property along Canadian National Railroad to create a business owner association to advise the Village for planning purposes and the subsequent implementation of such plans.
3. To improve accessibility and convenience and safety of retail activity in shopping areas.		3. A bus transit network should be established to connect residential, retail, recreational, and industrial areas. Parking requirements may be reduced in areas served by the transit system. Pedestrian access and street lighting should also be enhanced in retail areas.
4. To prevent and reduce undesirable strip commercial development which cause interruptions in safe traffic flow.		4. Land proposed for new business should have adequate depth, limited points of vehicle access, and approved landscaping plans. Business along highways should be offered incentives for site planning, landscape installation and maintenance, and separations of service and waste removal areas from customer access areas.



Downtown Business as Focus of Retail Development



Crafts and Antique Center as Downtown Attractions

5. To encourage the development of a regional shopping center adjacent to an existing Commercial area on the northeast Side and southeast Side of the I-57 Interchange.		5. Business and service establishments should be located in proximity to residents they serve and designed to not inflict incompatible noise, odor or traffic danger on residential areas. Business that requires external storage or display of merchandise should be relocated to areas that provide maximum auto access to the Interstate system. The southeast quadrant of the I-57 interchange should be developed as a truck and auto display and sales area. Land east of the Interstate exchange should be developed as retail and interstate commercial as well as compact high quality residential (east of Murray Road) using Traditional Neighborhood Development standards and design.
6. To improve the aesthetic quality of all commercial developments		6. The design, scale and construction of commercial buildings should be aesthetically pleasing, creating an attractive atmosphere for users, and enhancing surrounding developments. Special attention should be given to the integration of mixed residential use and protection of the character of residential and institutional uses. Yard space, swells, landscaping and attractive fencing should be used as buffers to minimize adverse impacts. A positive aesthetic impact for the primary community entrance at I-57 can be achieved by redevelopment with uses that indicate retail shopping in relation to a well-designed residential neighborhood.
7. To accommodate needed types of business facilities.		7. Commercial development shall be permitted within appropriate zone districts subject to the applicable provisions of Village ordinances and expeditious decisions shall be made on all permit applications.
8. To increase employment opportunities and the number of employees who live in the Village.		8. Increases in employment opportunities will be coordinated with housing, school and recreational opportunity for current employees within the Village.
9. To maximize the use of the Aviation Center area and include aviation related uses at a scale and subject to performance criteria compatible with nearby non-aviation uses.		9. Incentives and expedited development approvals will be used to maximize use of Aviation Center property and surrounding areas.



Industrial Development Expanding the Base



Industrial Development Area Well Located



South Entrance to Village Hall and Downtown

Industrial Goals		Industrial Use Policies
1. To expand desirable industrial uses in the Village to broaden the tax base and to increase local employment opportunities.		1. Industrial areas west of Interstate 57 and the eastern parts of the Aviation Center are well suited for expanded Industrial use. In addition selected parts of the Railway corridors provide industrial development opportunities. Regulations will encourage uses and site designs that are compatible with adjacent use and within the capability of utility services and traffic carrying capacity. The Aviation Center industrial extension primary use for related aviation, technology and for transportation.
2. To consider improvement of aesthetic quality of existing and proposed developments and thereby encourage additional industrial uses.		2. Architectural, aesthetic, and other protective controls can best be implemented in industrial areas through the use of planned development, design review, signage and tree conservation techniques.
3. To evaluate and monitor the environmental impact of new industrial developments prior to approval.		3. Application for industrial use may require independent environmental impact analysis and impose reasonable performance standards and monitoring. In order to protect the municipal water supply particular attention will be given to high water demand uses, industrial sewage, subsurface effluents and run off. Applications for new industrial use may be encouraged by utility cost and tax incentives that will be cost effective.
4. To protect industrial use and zones from encroachment by incompatible uses.		4. Industrially used and zoned lands should not be changed for incompatible uses. The use of well-landscaped open space buffers will permit adjacent uses that may otherwise be regarded as incompatible. High quality office and business park uses may be used as use buffers between residential and higher intensity industrial uses.
5. To protect the environment and surrounding ecosystems from all forms of pollution.		5. Development applications should be reviewed for the impact of proposed uses and possible uses on air, water runoff, waste stream, as well as aesthetic and environmental impacts. Conditions to mitigate or eliminate sources of pollution should be required whenever possible.



Auto Relocation to I-57 SW

Recreational and Open Space Goals		Recreational and Open Space Policies
1. To protect the environment and enhance the quality of life for residents of the Village adequate land for active and passive recreational as well as buffer spaces will be provided. Suitable landscaping and tree planting will be encouraged.		1. Open space and recreational land will be acquired as necessary. Land acquisition will be coordinated with the school districts and may involve use of eminent domain for development parcels to be used for development with set aside land for open space, natural space and recreational areas.
2. Access to all public space will be enhanced by public open spaces. A public open space system will be developed to enhance the visual appeal of the Village Recreational facilities.		2. Open space facilities such as linear parks, small playgrounds, neighborhood gardens, and neighborhood public commons will be encouraged and where warranted will be required as a condition of approval for new developments. Such open areas will also provide access for persons with disabilities and the elderly to pedestrian walks, bicycle paths and greenways wherever feasible. Recreation areas and facilities for all age groups will be provided in proximity to residential and school uses. Active recreation areas that provide lighted team sport activities and spectators will be carefully developed to minimize adverse impacts on surrounding uses.
3. Preservation and enhancement of natural contours, treed areas, and streams will be encouraged. The creation of new natural features such as lakes, ponds, hills and mounds and new wood groves will be facilitated by public actions.		3. Existing creeks and drainage swells should be cleaned, landscaped and maintained in a natural manner. Runoff water should be directed to larger basins to be established as permanent lakes suitable for passive recreation and wild life education programs.
4. Create expanded recreational, work, and housing uses of Aviation Center property while retaining a Greenfield environment.		4. Demolition and rehabilitation of substandard or derelict buildings and correction of brownfields will be vigorously pursued.



Water Treatment Facilities on East Approach

Circulation, Traffic, and Transportation Goals		Circulation, Traffic, and Transportation Policies
1. To promote a coordinated multi-modal transportation system, which will adequately accommodate the travel needs of the community.		1. The railway, street and highway system should be coordinated with the regional and state transportation planning efforts.
2. To reduce the need of driving automobiles within the Village.		2. In order to achieve the general goal of a self-sufficient community feasibility of an intra - Village bus transit system should be explored with care being taken to control costs for Rantoul residents. Exploration of cooperation with the school districts for non-school hour “ride to work” service for resident employees.
3. To make provision for bicycle traffic.		3. A system of bikeways should be established on a main east-west Grove Avenue location and a Century Boulevard north -south axis by preventing parking on one side.
4. To promote the adequacy, efficiency and safety of traffic and transportation.		4. Necessary widening and maintenance of streets should be subject to a Plan of Capital Improvements that will encourage commercial development and housing for current employees who commute to the Village.
5. To minimize the conflict between vehicular modes and pedestrian traffic.		5. Pedestrian walkways should be established in all new development areas.
6. To promote traffic, transportation and related facilities which are visually pleasing.		6. Arterial streets and roads should be lighted and landscaped with appropriate trees. South Century Boulevard should be maintained to provide a treed and landscaped gateway to adjacent residential and recreational areas. Attention should be given to installation of attractively landscaped Village entrance features on Rt. 45 in the vicinity of the Aquatic Center.
7. To provide functional and aesthetically pleasing streetscapes by improving signs, traffic signs and street graphics.		7. All signs and outdoor advertising should be visually pleasing and not constitute a nuisance to other property uses nor should they be a hazard to passing traffic.
8. To provide two additional I-57 interchanges to reduce semi traffic through Rantoul via Rt. 136 and to alleviate future congestion of residential traffic to existing traffic system.		8. A southern addition of an I-57 interchange to connect traffic to Chandler Road along with a railroad spur to the Aviation Center will reduce the south traffic. A northern addition of an I-57 interchange will be needed at such time to reduce the congestion of vehicle traffic to existing state and local roadways.

Services, Facilities, and Systems Goals		Services, Facilities, and Systems Policies
1. To provide adequate public services, utilities and facilities in accord with the goals of this Plan and a Capital Improvement Plan		1. Development planning and land acquisition for municipal facilities, utilities and services should be undertaken in areas where expansion or improvement is necessary to maintain growth opportunities not possible on land already served by the municipality. Proper timing and scheduling of new municipal services should be coordinated to prevent new developments from causing deficiencies in services to established areas.
2. To improve the efficiency and economy of municipal services, utilities, and facilities		2. Needed services, utilities and facilities should be provided according to established priority schedules consistent with sound budgetary practices and should not be provided for new private development without developer financial contributions that offset costs to established residents from which they do not specifically and uniquely benefit.
3. To promote the cooperation of School Districts and all governmental bodies in developing and providing facilities and services.		3. Excellent public education and public service systems will be pursued as necessary elements for quality growth in the Village. Therefore, intergovernmental agreements for coordination of land use, services and facilities shall be proposed between the Village and all governmental bodies and agencies. Such agreements should include regular communication concerning service needs, improvements, development initiatives, development costs, impact fees and plans.
4. To enhance aesthetic considerations in design and construction of public facilities, utilities and services.		4. Aesthetic considerations should be given proper attention in the construction of public facilities, utilities, and services.

Plan Implementation Goals		Plan Implementation Policies
1. The Official Comprehensive Plan of the Village of Rantoul will guide future decisions.		1. The Official Comprehensive Plan of the Village of Rantoul will inform future decisions as to regulation, spending and land acquisition.
2. The Official Comprehensive Plan goals and policies are to be interpreted and applied as appropriate to a specific decision.		
3. It is understood that all Official Comprehensive Plan goals and policies are not applicable to each decision.		
4. Applicable Official Comprehensive Plan goals and policies consistent with the public purposes of a decision or recommendation of the Village Board, and its appointed officials will be specifically identified.		

Short Range Action		
Goals		**Policies**
1. Improve the Village "I-Appeal" of travelers on I-57.		1. Encourage traditional Neighborhood Development housing, neighborhood retail use, landscaped green space, and controlled signage on the southeast corner of the interchange.
2. Promote the Village facilities and appearance at south entryway on U.S. 45.		2. Expend funds for landscaping and signage of entryway to Village near the Aquatic Center to promote use of the facility, improve plantings in the open space, remove the high fencing in that area, and encourage moving railway care away from the entryway.
3. Require new development in areas adjacent or within the Village limits for efficient use of existing infrastructure.		3. Retain agricultural use of the 1.5 mile planning jurisdiction except for Village approved subdivisions pursuant to a revised subdivision ordinance. Promote in-fill type of redevelopment of empty lots and properties with dilapidated buildings.
4. Increase the interest and activity in downtown.		4. Encourage mixed retail and second story higher density residential use in approved buildings subject to design review approval. Encourage new multi-family, mixed use development.
5. Relocation of Auto and truck dealerships out of downtown area to encourage pedestrian and retail activity in relation to the planned town square.		5. Provide incintives for the relocation of automobile and truck dealerships to the southwest corner of I-57 interchange.