

# CHARLESTON

HOME OF EASTERN ILLINOIS UNIVERSITY

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The seal of the City of Charleston, Illinois, is a circular emblem with a serrated outer edge. It features a central shield divided into four quadrants. The top-left quadrant contains a gear, the top-right a castle tower, the bottom-left a sheaf of wheat, and the bottom-right a plow. The shield is surrounded by a ring of text that reads "SEAL OF CHARLESTON, ILLINOIS".

**Comprehensive Plan  
Update 2009**

***Approved By City Council  
Dec. 1, 2009***

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# Preface



## Introduction

The *Comprehensive Plan* of the City of Charleston serves as a general framework for the future development and planning of the City of Charleston. This document will establish the existing conditions while outlining the goals and objectives to provide the adequate recommendations for future planning and development. The *2009 Comprehensive Plan* update is the combined efforts of the City to reexamine issues related to changes in the community that have occurred since the *1999 Comprehensive Plan*.

The Comprehensive Plan is intended to stand on its own while complementing the existing planning materials, which include:

- *Charleston Gruen Plan 1968*<sup>1</sup>
- *Charleston Tomorrow 1996*<sup>2</sup>
- *Comprehensive Plan 1999*<sup>3</sup>

This document can serve as a decision making tool for long-range planning, setting recommended guidelines, and improving communications.

The *Comprehensive Plan* is a collaborative process whereby the Community of Charleston can establish a unified vision for community future growth development. This document is divided into distinct, yet interrelated sections. This plan includes background information on the essential cultural, demographic, economic, environmental, historic, physical, and social elements of the community, the vision of the community, and the collection of goals, policies and strategies that will be used to realize that vision.

Whereas this document incorporates the components of a traditional comprehensive plan, it also recommends a strategy for implementation.

The implementation strategy contains:

- Identification of minimum key players and stakeholders who will have the responsibility of implementing the recommendations. This will ensure those individuals will provide and maintain ownership in the process and will help facilitate implementation;
- Identification of the steps necessary for implementation of the recommendations: these will include both short and long term action steps and obstacles that may hinder implementation.
- An action will be developed as an outline for implementation.

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<sup>1</sup> February, 1968; Charleston General Plan, Prepared by Victor Gruen Associates

<sup>2</sup> November, 1996; Charleston Tomorrow, Prepared by The Charleston Tomorrow Steering Committee

<sup>3</sup> December 1999: Comprehensive Plan, Prepared by Pflum, Klausmeier & Gehrum, Consultants, Inc.

# Preface

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- Benchmarks based on agreed upon standards are derived to measure the success or failure of the program as well as the progress of the implementation strategy.

The Comprehensive Plan identifies a clear and compelling vision for the future of the City, through specific policies, strategies and recommendations for implementing those strategies. Furthermore, it is hoped these improvements and changes can provide an effective guide and vision to ensure the future character, image, and welfare of the community.

## Vision Statement

The development of the 2009 Comprehensive Plan embodies the Vision Statement of *Charleston Tomorrow*:

***“TO ENABLE THE CITY OF CHARLESTON, ILLINOIS TO BECOME A COOPERATIVE, CULTURALLY RICH COMMUNITY WITH ACTIVE, INVOLVED CITIZENS, EXCELLENT EDUCATIONAL INSTITUTIONS, LOW CRIME RATE, GROWING AND DIVERSE TAX BASE, BASIC AND ADVANCED INFRASTRUCTURE, AND ABUNDANCE OF HOUSING OPPORTUNITIES, A HIGH-QUALITY, WELL FUNDED SCHOOL SYSTEM, AND ECONOMIC OPPORTUNITIES FOR ALL CITIZENS.”***

This plan enables the city to fulfill this vision by exploring and providing guidance for issues currently facing Charleston such as economic development, planning/land use issues, housing, historical preservation issues, transportation (circulation and access), infrastructure and facilities, parks and recreation, and aesthetics and beautification.

More specifically, this plan explores each of these issues as they pertain to precise geographic segments of the city, such as the Civic Business District, neighborhoods (established and new), The Historic Corridor, commercial corridors, and areas of industrial influence.

## Planning Efforts

The *Comprehensive Plan Update* concerns the changes and refinements to the *1999 Comprehensive Plan* that are necessary to guide the future development of the City. The original plan was prepared for the City in 1968, which is often referred to as the Gruen Plan.

In 1996, a report called “Charleston Tomorrow: Building a Bright Future for the City of Charleston Community” was adopted by the Charleston City Council. This initiative was organized as part of a state program called the “Competitive Community Initiative.” People representing a variety of organizations in Charleston were brought together by the Charleston Tomorrow Steering Committee to identify and rank in order of importance Charleston’s strengths, weaknesses, opportunities, and threats as part of self-examination. From this, a vision of desired future of the community identified and an action plan was formed to guide various planning committees towards this vision. Among the initiatives identified was the need for a new “Comprehensive Plan”.

In 1999, a Comprehensive Plan was prepared to represent the overall development of the City of Charleston, drawing on and updating existing plans and policies, as well as creating new ones. Other neighboring communities agreed to embark on concurrent and cooperative planning efforts. In 1998 the planning firm, Pflum, Klaumeier, and Gehrum Consultants, Inc, was selected to help prepare the strategic comprehensive plans for Coles County, the City of Mattoon, and the City of Charleston. With their help, the City of Mattoon adopted *Mattoon, All Aboard!* as their strategic plan in 2000. As noted in their vision statement Mattoon is dedicated to “Encourage cooperation among governments, industries, institutions, and citizens to achieve excellence in all civic endeavors.”<sup>4</sup>

In March of 2000, Coles County adopted their strategic plan: *Coles County Strategic Plan*. Coles County is committed to “cooperate with its cities and town to become a stronger regional hub for education, health, commerce, industry, agriculture, and tourism while maintaining and enhancing the cultural and aesthetic qualities of our communities and rural area.”<sup>5</sup>In addition, Eastern Illinois University, a large part of Charleston’s community, prepared an update in 1998 of its *Campus Master Plan*<sup>6</sup>. Accordingly, one of the objectives of this updated *Comprehensive Plan* is to serve as a vehicle toward coordinating Charleston, Mattoon, Coles County and University planning efforts.

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<sup>4</sup> February 2000: *Mattoon, All Aboard!*. Prepared by Pflum, Klausmeier, and Gehrum Consultants, Inc.

<sup>5</sup> March 2000: *Coles County Strategic Plan*. Prepared by Pflum, Klausmeier, and Gehrum Consultants, Inc.

<sup>6</sup> November 1998: [Eastern Illinois University Master Plan](#). Prepared by Sizemore Floyd Conroy Architects, Inc.

# Preface



# Community Profile



## Historical Perspective

The following describes the history, demographics, and physical characteristics of the City of Charleston. This information provides the background, which is essential toward understanding the goals and objectives, policies, and recommendations for future use presented in the following sections. Tables and charts present information on population, housing, employment and existing land use, which provide supported documentation for the conclusions reached in the assessment of the community.

A number of significant events in the history of Charleston and Coles County have contributed to the deeply rooted characteristics of the community. These characteristics and the historic contexts in which they evolved contribute to the opportunities and constraints that must be examined in the preparation of Charleston's new strategic Comprehensive Plan.

From the time of its designation as county seat of the newly organized Coles County in 1831, Charleston has acted as a natural center of government and commerce for the predominantly rural and agricultural region that extends beyond Coles County.

Bolstered by its agricultural traditions and the acquisition of rail service in the nineteenth century, Charleston weathered the economic depressions of the 1870s and 1930s. In between these events, Charleston was selected as the site for the Eastern Illinois Normal School (1895), which is now known as Eastern Illinois University.

Despite its status as a City, Charleston has seen limited absolute growth since the late 1940s. Post-World War II urbanization in the Midwest, and the United States as a whole, left Charleston at a relative commercial and industrial disadvantage. Culturally and economically, Charleston remains closely aligned with the presence and vitality of the Eastern Illinois University campus. At the time of the preparation of the Charleston General Plan in the late 1960s, regional population and economic growth were optimistic.

As the updated Comprehensive Plan is articulated from the shared vision and goals of the citizens of Charleston, an honest and uncompromising examination of the past contributes to a realistic assessment of its future.



*Charleston  
Courthouse, 1864*



*Eastern Illinois  
University's  
Old Main Under  
Construction, 1897*



*Eastern Illinois  
University's  
Old Main, 1989*

# Community Profile

## General Population



Charleston Courthouse, 2007



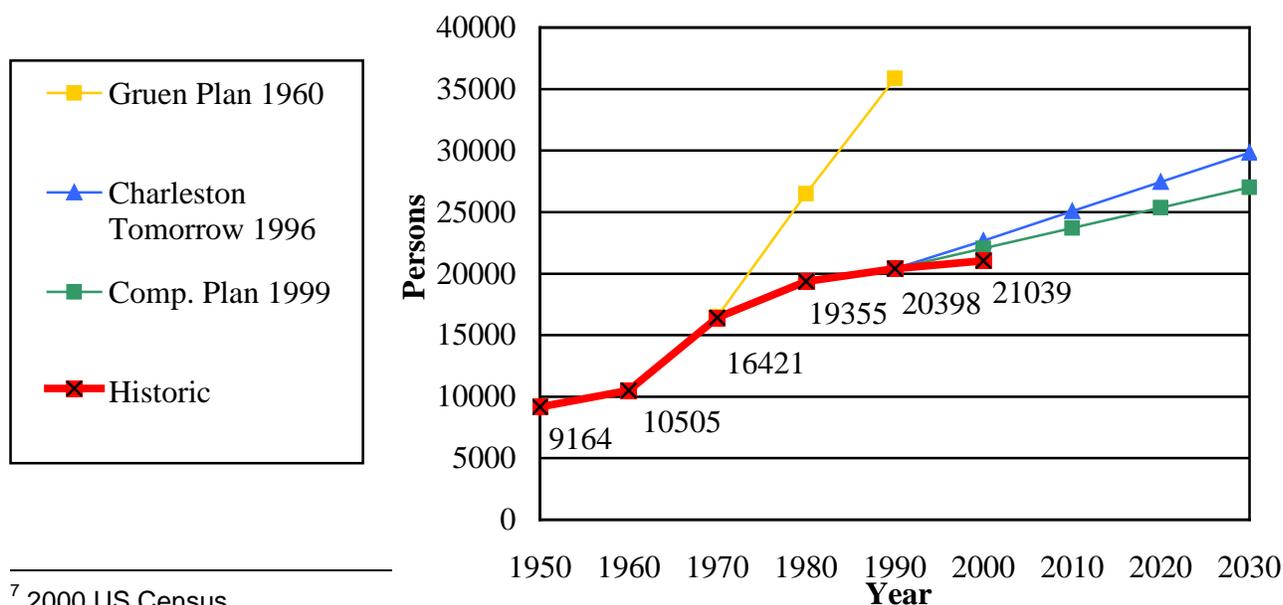
Eastern Illinois University's Old Main, 2003

As was noted in the 1968 Charleston General Plan, in the U.S. Censuses of Population and Housing before 1950, resident students at Eastern Illinois University were not included in the population of Charleston unless otherwise members of households in the City. For this reason the examination of historic population and housing in Charleston will begin with figures available from the US Census of 1950.

As shown by *Figure 1*, Charleston experienced very little growth from 1950 to 1960. A primary factor for the absence of growth during this decade was the accelerated industrialization throughout the Midwest, which drew population from rural areas to those urban areas offering concentrations of potential employment. In sharp contrast, the following decade from 1960 to 1970 shows significant growth for Charleston as a whole. A significant portion of this growth must be attributed to increased enrollment at EIU; since, this decade experienced the first wave of the “baby-boomer” generation graduating from high school and enrolling in college.<sup>7</sup>

The tendency of the recent past to affect estimates and projections of future growth is also clearly shown in *Figure 1*. When population projections were prepared for Charleston's General Plan in the late 1960s, the impacts of accelerated growth in Charleston and at EIU were immediate and quantifiable. The projections were also based on the expectations – never realized – that a large reservoir would be constructed which would stimulate tourism and economic development.

**Figure 1 : Historic and Projected Population**



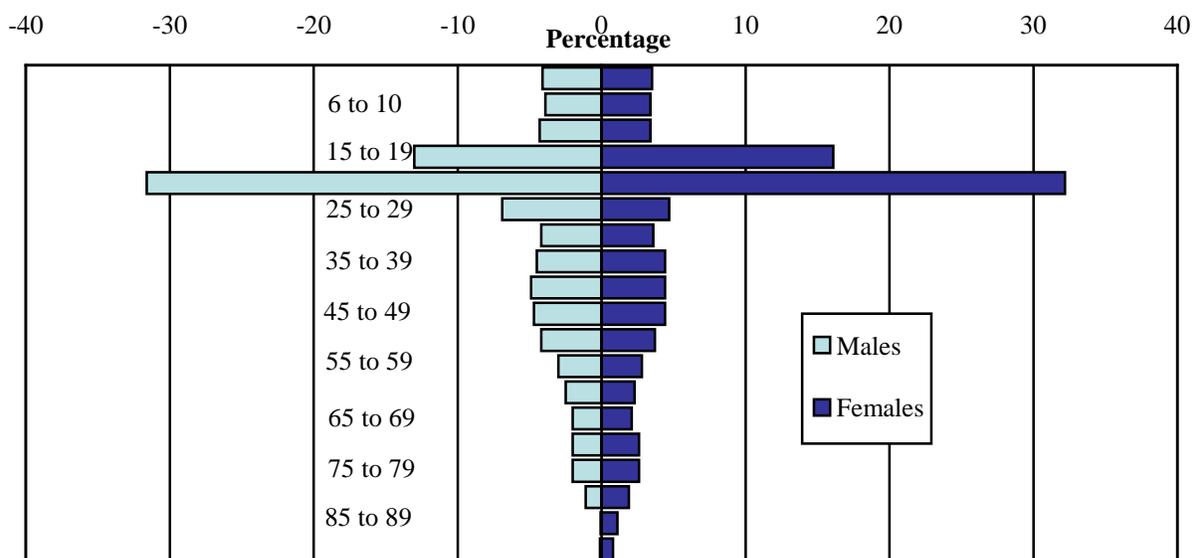
<sup>7</sup> 2000 US Census

This growth trend, which continued into the 1970s, affected the Gruen Plan projection for population in Charleston to the degree that nearly 40,000 persons were expected by 1990 (published as 35,880 in 1987). This projection proved inaccurate.

Considering expanded data available from the Census Bureau and from annual summaries of local building permits, two more recent projections show a much different future for Charleston within the Comprehensive Plan period (2000 to 2030). *Charleston Tomorrow* in *Figure 1* is the population projection made in 1996 by the Coles County Regional Planning Commission on behalf of the Charleston Tomorrow community initiative. By this projection Charleston would increase to approximately 30,000 persons by the year 2030, including EIU student residents.

The Master Plan of EIU has been a significant contribution when considering the population projection of the *1999 Comprehensive Plan* as detailed in *Figure 1*. EIU's Master Plan demonstrates the intentions of the University to hold its student, faculty, and staff population at current (1999) levels for the forthcoming 15 years (or until 2014). The absence of growth in the component of Charleston's population, without other significant external development, would further suppress expectations for future growth. *The Comprehensive Plan 1999* in *Figure 1* was based upon 1980 and 1990 Census population and on 1980-98 building permit data for the City of Charleston. By this projection Charleston would increase to approximately 27,000 persons by the year 2030, including EIU student residents.<sup>8</sup>

**Figure 2 : Population Pyramid**



<sup>8</sup> 2000 US Census

# Community Profile

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In reality, the enrollment of EIU has increase by almost over 2,000 students since the *1999 Comprehensive Plan*. As seen in *Figure 2*, the highest concentration of residents in a particular age range is by far the fifteen to twenty-four year olds, thus highlighting the college age population. The 2007 fall enrollment for Eastern Illinois University was approximately 12,500 students. Therefore, it is important to take the college group into special consideration when planning for the future of the City of Charleston.

## Housing

As with population, any examination of housing in Charleston must consider the relationship of the EIU campus to the City as a whole. Since 1970, student enrollment at EIU has represented at least 40% of the total population of Charleston. In 1990 before EIU's decision to curb the growth of the campus population, student enrollment represented approximately 45% of Charleston's population.

In addition to the projected 10,259 student population, EIU's *1999 Master Plan* specifies a static estimate of 1,839 combined faculty and staff throughout a planning period that extends to the year 2014. This number potentially represents about 7% of Charleston's current population. It must be observed that EIU faculty, staff, and students equivalent to at least 18 years old are potential participants in Charleston's housing market. As stated above the current enrolment has increased an additional 2,000 students, which is well above EIU's projection in 1999.

The presence of the University population makes Charleston's housing profile much different from a typical semi-rural midwestern community of 20,000 people. There are high percentages of nontraditional households, great demand for rental housing units, and growing occupancy in-group quarters.

This has exerted pressure on the housing market in Charleston to provide or maintain a supply of housing units only part of which consists of single family detached homes. Much of the EIU oriented housing demand is for relatively short-term occupancy. The demand for rental housing and nonstandard tenure would logically be greatest in proximity to the campus.

*Table 1* displays annual summaries of total permits issued in Charleston for years 1980 through 2007. *Table 2* displays the annual new housing units since 1990 through 2007. This data is also displayed graphically in *Figure 3*.

# Community Profile

**Table 1: Type and Number of Total Permits Issued by the City of Charleston**

YEAR	SINGLE FAMILY	DUPLEX	APARTMENTS		ACCESS BLDGS	COMM.	INDUST.	ADDITION REMODEL	MISC	TOTAL PERMITS	ANN. PCT. CHG.
			BLDGS	UNITS							
1980	34	4	5	20	21	20	0	26	77	187	
1981	29	2	1	6	18	10	0	30	68	158	-16%
1982	47	3	5	26	17	9	0	27	55	163	3%
1983	38	1	4	22	27	10	0	51	58	190	17%
1984	31	3	1	40	26	25	0	45	72	203	7%
1985	18	0	4	50	20	17	0	81	77	217	7%
1986	28	2	3	51	20	8	0	81	81	223	3%
1987	35	4	2	28	20	8	1	64	83	217	-3%
1988	35	2	3	16	26	9	1	48	96	220	1%
1989	31	6	0	0	24	6	2	52	87	208	-5%
1990	37	8	2	16	38	9	1	33	77	205	-1%
1991	40	5	1	6	24	10	2	22	81	185	-10%
1992	34	13	1	6	27	9	2	34	90	210	14%
1993	57	6	2	8	26	11	1	34	77	214	2%
1994	61	9	3	49	26	11	3	24	80	217	1%
1995	39	8	2	19	25	15	3	30	103	225	4%
1996	36	9	6	47	18	13	3	36	121	242	8%
1997	22	13	3	89	27	14	3	30	130	242	0
1998	38	3	5	84	21	9	3	27	114	220	-9%
1999	18	4	4	60	22	7	1	25	152	233	6%
2000	20	6	4	56	17	10	0	25	133	215	-8%
2001	13	3	2	58	7	16	3	15	103	220	2%
2002	12	0	1	8	9	16	1	27	106	192	-13%
2003	16	2	2	39	18	6	1	21	88	164	-15%
2004	13	2	8	128	10	7	1	17	63	121	-26%
2005	24	0	7	99	6	10	1	18	117	185	52%
2006	28	5	5	56	14	4	1	32	69	155	-16%
2007	21	7	5	36	27	9	2	28	30	129	-16%
<b>TOTAL</b>	<b>855</b>	<b>130</b>	<b>91</b>	<b>1123</b>	<b>581</b>	<b>308</b>	<b>36</b>	<b>983</b>	<b>2488</b>	<b>5560</b>	
<b>AVE</b>	<b>31</b>	<b>5</b>	<b>3</b>	<b>40</b>	<b>21</b>	<b>11</b>	<b>137</b>	<b>36</b>	<b>92</b>	<b>201</b>	

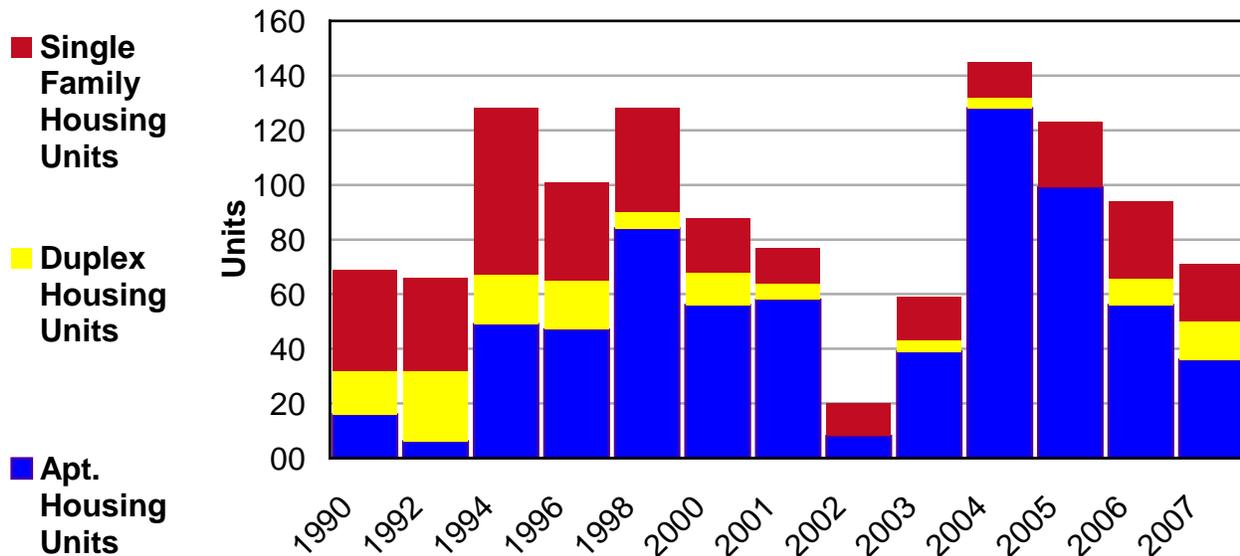
As shown by *Table 1* and *Figure 3*, an average of 92 housing units were built annually in Charleston in the years 1990-99. The current average from 2000-2007 is 85 housing units per year. The percentage change is down 8% from the previous decade. Apartment dwelling units were taken from the source table while single-family and duplex units were calculated from respective building permit totals.

# Community Profile

**Table 2: Annual New Housing Units**

	SINGLE FAMILY UNITS	DUPLEX UNITS	APARTMENT UNITS	TOTAL UNITS
1990	37	16	16	69
1991	40	10	6	56
1992	34	26	6	66
1993	57	12	8	77
1994	61	18	49	128
1995	39	16	19	74
1996	36	18	47	101
1997	22	26	89	137
1998	38	6	84	128
1999	18	8	60	86
2000	20	12	56	88
2001	13	6	58	77
2002	12	0	8	20
2003	16	4	39	59
2004	13	4	128	145
2005	24	0	99	123
2006	28	10	56	94
2007	21	14	36	71
Average	29	11	48	88

**Figure 3: Annual New Housing Units**



## Economic Base

As stated earlier, EIU's faculty and staff are the equivalent of nearly 1100 full-time employees. When part-time positions are counted, this number expands to just over 1,830 employees. This number should increase slightly over the next 15 years. The University is considered the top employer of Coles County.

The Cities of Charleston and Mattoon together comprise the urbanized portion of Coles County in which the majority of concentrated employment is situated. Since the locations of the two cities are in proximity, employers can easily draw from the labor force in either city and/or the surrounding County.

Employer location and employment type are, however, economically important to a community as well as to individual employers and employees. In this respect, Charleston competes with Mattoon as well as with other communities in the region for the employers offering the most desirable job opportunities.

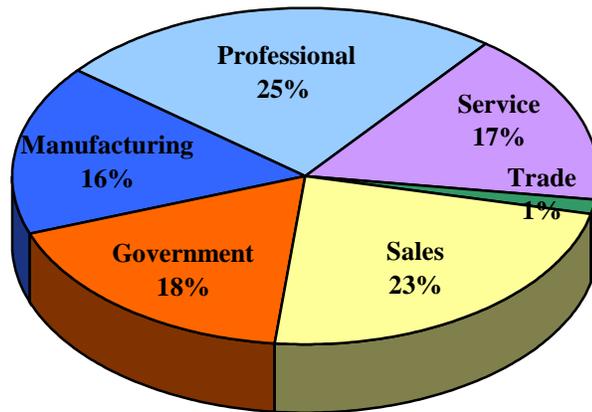
As the Charleston Comprehensive Plan is developed, economic issues for employer, employee, and community perspectives will have important influence on numerous other topics. Maintenance of infrastructure, restoration of housing stock, quality of education, and cultural amenities are dependent upon Charleston's economic base.

*Table 3* list the major employers in Coles County ranked by number of employees. These 20 organizations, manufactures, and service providers employ approximately one-third of the workforce in the County. *Table 3* displays the disposition of Coles County's workforce by employment category.

# Community Profile

**Figure 4 : Coles County Employment by Occupation**

*Note: Unemployment in Coles County in 2000 was less than 4% of the total labor force.*



**Table 3: Top Employers of Coles County, 2007**

Company	Location	Employees
Eastern Illinois University	Charleston	1839
R.R. Donnelley & sons CO.	Mattoon	1600
Sarah Bush Lincoln Health Center	Mattoon	1273
Mattoon Community Unit School #2	Mattoon	515
Consolidated Communications	Mtn/Char	400
Pinnacle Foods	Mattoon	370
Ampad Corporation	Mattoon	357
Charleston Community Unit School #1	Charleston	310
General Electric	Mattoon	275
Lake Land College	Mattoon	263
Justrite Manufacturing Co., Inc.	Mattoon	189
Mars Pet Care	Mattoon	185
Vesuvius U.S.A	Charleston	175
Blue Cross/Blue Shield	Mattoon	135
United Graphic, Inc.	Mattoon	120
J.J. Collins Sons, Inc.	Charleston	120
Mattoon Precision Mfg Co., Inc.	Mattoon	118
Anamet, Inc.	Mattoon	106
Walker Construction	Mattoon	100
Ameren Services	Mattoon	100
<b>Total</b>		<b>8550</b>
<b>Percent of Coles County Workforce (27,942)</b>		<b>31%</b>

## Existing Land Use

The variety and spatial organization of existing land uses in Charleston and the surrounding rural area are categorically generalized to provide a reasonable compromise between clarity and level of detail. Land use categories have been adapted from inventories conducted by the City of Charleston in 2006. Table 4 displays the acreage of each land use category in the corporate limits.

*Table 4: 2007 Existing Land Use – Corporate Limits*

Description	Acres	% of Total
Vacant	164	2.76%
Single Family Residential	1596	26.90%
2 unit residential	92	1.55%
3-8 Unit residential	48	0.80%
9 + Residential	150	2.52%
Mobile Home Residential	60	1.01%
Commercial	334	5.63%
Industry	383	6.46%
Green space	737	12.43%
Reservoir	502	8.47%
Institutional (Gov, School, Church, etc)	336	5.67%
University	321	5.40%
Agricultural	397	6.69%
Right of Way	54	13.72%
Corporate Boundary Sq. miles	9.3	

Land use categories have been updated from inventories conducted by the City of Charleston in 2006. The following maps are illustrated on the pages 23 - 27:

- City of Charleston Existing Land Use Map (2007)
- Charleston Extraterritorial Jurisdiction Existing Land Use Map (2007) detailing:
  - o The Existing Corporate Limit Line
  - o The Existing IEPA Facilities Planning Area Boundary
  - o The Extraterritorial Zoning / Subdivision Jurisdiction
  - o City of Charleston Influence Areas within City Limits
- City of Charleston Influence Area Map (2008)

# Community Profile

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(Map of Existing Land Use)

# Community Profile

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# Community Profile

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( Map Charleston Extraterritorial Jurisdiction Existing Land Use)

# Community Profile

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Map City of Charleston Influence Areas)

# Community Profile

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# **Economic Development**



# Economic Development

The City of Charleston and its participants are dedicated to the continual economic development of the city. The Zoning Ordinance adopted in 2003, will provide a better structure for expansion and future establishments.

The participants include, but are not limited to:

- ♦ City of Charleston
- ♦ Coles Together Economic Development Partnership
- ♦ Coles County Regional Planning & Development Commission
- ♦ Charleston Businesses
- ♦ Coles County Community Development Corporation
- ♦ Charleston Area Chamber of Commerce
- ♦ Eastern Illinois University & Lake Land College
- ♦ Charleston Property Owner



*Charleston Court House*

## Goal 1

Actively promote the retention and expansion of business and industry in Charleston to enhance the economic well being of the community.

## Recommendations

**Support and work with *Coles Together* Economic Development Partnership.**

*Coles Together* has been working with the communities of Coles County for many years and has the expertise and resources to help the City of Charleston reach its economic development goals. The City of Charleston, as required, should provide technical, financial, and political support. The continued support of *Coles Together* by Charleston officials and businesses can prove to be a great asset, increasing desired results in proportion to monetary investments. Cooperation should be given on an ongoing basis to resolve all critical issues that affect the economic vitality of the City, the county, and the region.



*Existing Downtown Businesses*

**Promote the Civic Business District as the preferred location for financial, insurance, legal, real estate, and other office establishments.**

With a central location near the downtown, the library, the County Courthouse, the City Offices, and the U.S. Post Office, the Civic Business District can be preserved and enhanced to become a stronger civic focal point.

# Economic Development

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**Encourage niche marketing in the downtown business district to reduce competition with regional shopping centers and create a separate market downtown.**

To compete with shopping centers outside of the downtown, the area needs to define a niche. These stores should serve as a different marketing area than other shopping centers located in Charleston. Besides being of service to the customers who already work downtown, the specialty stores should also tap into tourism by providing a specialty not found in the larger stores, and/or gift shops. After assessing the economic advantages and weaknesses of Charleston, community leaders should come together and decide on a niche or several niches on which Charleston should capitalize. A Main Street Organization could also assist in efforts to attract and retain business. This can be developed through use of a uniform marketing of the downtown area.



*Existing Downtown  
Businesses*

**Encourage mixed-use development**

The upper floors of buildings facing the Courthouse are not being used to the full extent. The use for homes or offices should be encouraged to take advantage of the architectural characteristics of the buildings to add vitality to the downtown area. Developing second floor residential spaces downtown will encourage residents to live there. This will help to occupy otherwise unused space above commercial structures, take advantage of the unique architecture available only in the downtown and encourage adaptive reuse of spaces. Also, the convenience to shop and work is another advantage residents can enjoy when there are opportunities to live downtown. Over time, cooperation between City and private sectors should meet in providing funds and incentives to encourage development of downtown housing.

**Continually update the Internet Web Site for the City of Charleston on a monthly basis. [www.charlestonillinois.org](http://www.charlestonillinois.org)**

In order for the City residents to keep up with current news, the Charleston web site should be continually updated. The site should be expanded to encourage business competition through with modern marketing techniques. Links to all Charleston businesses, the Chamber of Commerce, and Coles Together should be active. By using this technology, Charleston business can market and advertise their product as well as network and share resources with other companies.

The general public can be given access to public documents, such as this updated plan, through the site. In addition to providing important information, the web site should also incorporate community involvement and volunteering opportunities website links. The web site should serve as a connection between the Charleston town population and the University population.

## Goal 2

Promote new business growth by providing attractive business location incentives, such as adequate infrastructure and business support.

## Recommendations

**Encourage educational institutions to provide and citizens to partake in lifelong learning activities, in order to improve the work force and the general quality of life.**

While some lifelong learning activities exist in and around the community, additional learning opportunities should be explored and encouraged. In order for citizens to take advantage of these programs, they must be informed about the programs that are offered at institutions such as Charleston High School, Eastern Illinois University, and Lake Land Community College. These programs should be advertised through the City of Charleston web site. An increased public knowledge of these programs will raise the attendance and demand for these programs.

**Explore New Tax Increment Financing (TIF) Districts as well as New Business Districts to encourage the development, redevelopment, and rehabilitation of commercial and residential areas, and/or Business Districts.**

While there is an existing Downtown TIF District in place, this district will soon be discontinued in 2009/2010. The city should explore the implementation of additional TIFs and Business Districts. These financing tools can be used in various ways around the city. Rather than just providing city revenue, TIF districts can be used to help provide the needed incentive for homebuyers and homebuilders to locate in particular areas of the city. More importantly, they can help in locating new commercial development.

# Economic Development

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## **Establish a Main Street Program to better assist downtown businesses.**

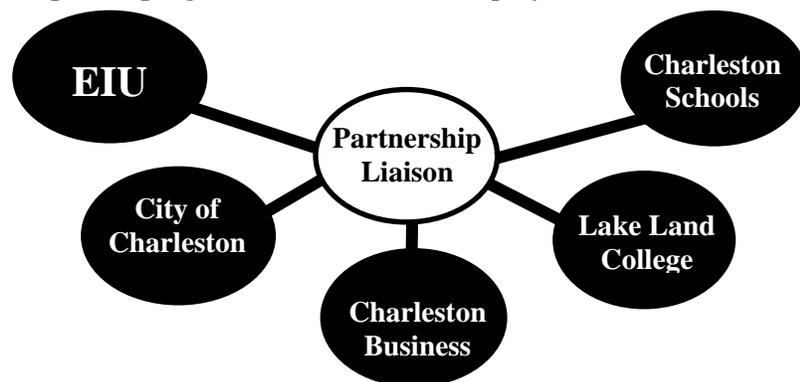
The Main Street approach is based on four elements: Economic Restructuring, Organization, Promotion, and Design. First, Economic Restructuring aids in recruiting new businesses and helps current businesses become more competitive. Organization is the element, which calls for cooperation among government offices, merchants, banks, and residents.

Promotions capitalize on the area's unique heritage to design graphics, festivals, or sales events that show residents what is happening downtown. Finally, Design is the physical component of Main Street, which is concerned with providing an attractive environment through historic preservation.

The program should have an extensive element for aiding in business recruitment and retention; furthermore, it should actively promote cooperation between merchants, government, and residents. The Main Street Program should be an active and positive participant in downtown redevelopment projects, including promoting the Civic District as a tourism destination.

## **Expand partnership and communication links between Charleston Community Schools, Eastern Illinois University, Lake Land Community College, along with local businesses and industry to assist in curriculum expansion and education of a workforce tailored to Charleston business and industry.**

Working together, these institutions can create programs for students to explore career opportunities. Creating this link will help generate better job placement in the City of Charleston after graduation. A full-time professional liaison should be hired to communicate the wants and needs of both the business and the educational community. Additional partnerships and programs can be matched up by this liaison.



## **Revise Enterprise Zoning boundaries to better encourage Industrial development and redevelopment**

Review the 2002 enterprise zoning boundaries to better fit the needs of the continually expanding Industrial District. To encourage Industrial growth, Enterprise Zoning can provide the needed incentive for expansion and/or new businesses.

For example, the redevelopment of 1000N, transportation for large vehicles will have easier access to the Industrial Sector North of the City of Charleston. Better zoning will help to develop this area along with other additional Industrial Districts. Updated Zoning boundaries should be strategically planned and located where Industrial revitalization is desired.

## **Create a University related visitor information/commercial village near the campus.**

It has been observed that, generally, EIU students do not spend their money in Charleston for goods and services. One way to capitalize on this market is to create a commercial village within walking distance of the campus. It would include a visitor center with information about the campus and the city. It would also include commercial spaces such as bookstores, music stores, restaurants, fast food establishments, and nightclubs. Student discounts could be given at these stores to attract student business.

## **Maintain a high quality educational system with facilities, equipment, and curriculum to provide world-class education and preparation for work force.**

Charleston is fortunate to have a quality school system, as this may have much influence on the way the community is perceived by onlookers. Indeed, young families often rank educational opportunities among their highest concerns when deciding where to relocate. It is important that constant efforts to upgrade educational resources and programs are continually supported. As was mentioned previously, a liaison between the communities at large, the business community and the educational institutions can help to coordinate these efforts.

# Economic Development

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## **Rehabilitate present structures when economically feasible.**

Rehabilitation can sometimes cost more than new construction. But, if financially feasible, rehabilitation can help to achieve many of the City's goals, including historic preservation and neighborhood revitalization. Rehabilitation can be undertaken by the business owner or by speculative developers if provided encouragement or incentives through the city. This could range from simple encouragement of use of existing structures to tax abatements and/or tax credit incentive

# Housing



The City of Charleston is dedicated to maintaining the existing integrity and stability of existing neighborhoods, while encouraging well-planned developments, which provide a balanced positive addition to the structures of the City of Charleston.

The participants include, but are not limited to:

- ♦ City of Charleston
- ♦ Coles County Regional Planning & Development Commission
- ♦ Neighborhood Associations
- ♦ Local residents
- ♦ Eastern Illinois University

## Goal 1

Develop strategies for achieving and maintaining a balance between the types of housing structures needed at a given time.

## Recommendation

**Continually monitor the balance between the types of housing structures and develop strategies for achieving and maintaining this balance.**

The wide range of potential providers of various types of housing, each of which can access numerous types of financing should be monitored annually. Developers on the open economy, not-for-profit organizations, such as Community Development Corporations, church and religious affiliates, the Housing Authority, and local and state governments all have a part to play in addressing those needs. If needed, a housing committee made up of representatives of these entities can work towards maintaining the balance between the types of structures.



*Osage Inn Bed and Breakfast*

## Goal 2

Maintain and encourage long term neighborhood stability by preserving and protecting the value and integrity of existing neighborhoods.

## **Recommendations**

### **Work in accordance with the existing Coles County CDC to assist with housing rehabilitation activities and financing.**

Complementing the existing Coles County CDC would help enhance the economic, social, and environmental conditions of the area. The program helps enlist individuals, public agencies, and private organizations to solve neighborhood problems. Community support is important in the success of a CDC. The organization also serves a mediating role in bringing disparate neighborhood groups together.

### **Enhance neighborhood amenities.**



*Existing House in Charleston*

Neighborhoods are the basic building blocks of the community. Strong neighborhood amenities reflect pride and commitment to a neighborhood. These are also the things that may persuade a family to choose one neighborhood over another when relocating. The amenities may include sidewalks, parks and greenways, Neighborhood and Homeowner Associations, as well as, neighborhood events and festivals.

### **Encourage formation of Neighborhood Associations.**

Charleston's neighborhoods are essential to the vitality of the city. Neighborhoods need to have access to important services and resources in order to achieve the highest quality of life possible. The creation of neighborhood associations would allow residents to network and communicate with each other. The neighborhood associations would organize social events, festivals, and volunteer clean-up days, disseminate information, and would also help to facilitate communication between residents and local government offices. They would also empower residents to directly participate in the neighborhood planning efforts.

### **Encourage neighborhoods to establish Homeowner Associations.**

Homeowner Associations would collaborate with other Neighborhood Associations in the area to provide maintenance, upkeep, and enforcement of neighborhood home maintenance standards. They would provide programs and assistance for the homeowners with need. Also, they could put out a monthly newsletter to let area property owners know what is happening in their communities with a clear budget for the use of the monthly dues.

**Encourage residential structures to be preserved when compatible with nearby development.**

When new development occurs, preservation of existing residential structures should be encouraged when these structures are compatible with the new development. This is especially important when considering the structures that are of a historic nature. Through this, Charleston's rich heritage can be preserved.

**Encourage redevelopment to vacant and blighted properties in targeted areas.**

Any abandoned buildings and/or blighted properties in the city should be encouraged for redevelopment, demolition, or purchase to maintain Charleston's housing stock.

**Create a University Influence Area in order to encourage new off-campus housing clusters with convenient access to University facilities.**

Generating a University Influence Area as a part of the Zoning Ordinance will assist in creating off-campus housing for students. A University Influence Area could fit the needs of students by restructuring parking and structures while maintaining close proximity to University facilities.

**Create Residential Transition Area in order to encourage a diverse and growing economy while maintaining the aesthetics of the community and to protect the value and integrity of existing neighborhoods.**

A Residential Transition Area would help to create a transition between high-density residential and commercial developments and low-density residential uses in order to balance a growing economy with neighborhood preservation.



*Existing House in Charleston*



*Existing House in Charleston*

## Goal 3

Preserving existing housing stock by code enforcement, zoning regulations and preservation activities.

### Recommendations

**Continue to evaluate and modify the present zoning codes to reflect current housing patterns and conditions.**

Prevailing housing patterns and conditions suggest that current zoning codes need to be modified. Evaluation of these zoning codes would help to alleviate many of the concerns voiced by the residents. These could include:

- ♦ Discouragement of the conversion of single-family homes with the intention of making multiple apartments.
- ♦ Implementation of stricter code enforcement.
- ♦ Improvement of student housing conditions.
- ♦ Preservation and improvement of housing units above commercial spaces facing courthouse.
- ♦ Protection of existing neighborhoods through buffer zones and containment of commercial activity.
- ♦ Maintenance of residential areas on perimeters of school grounds.
- ♦ Concentration of development in least environmentally sensitive areas.



*Existing House in Charleston*

**Create a minimum maintenance policy for housing units.**

The quality of life in any community is largely reflected by the quality of its housing stock. If this stock is poorly maintained, it is less likely to attract new residents to the City. Charleston needs to institute some controls to ensure that the housing stock is well maintained and presents a healthy, high-quality image of Charleston's community. One type of incentive that can be used is a minimum maintenance ordinance that requires houses to have minimum level of upkeep always. Standards that exemplify the level of maintenance of Charleston housing must be defined. A system of enforcing this policy would also have to be implemented.

**Encourage Coles County to direct housing development into areas in which they can enjoy the full complement of City services.**

New housing developments within Coles County near Charleston should be located adjacent to the corporate limits so that the residents may enjoy the full range of services and resources that the City has to offer.

**Encourage well-planned developments with amenities such as open spaces, woodlands, storm water retention areas, and drainage courses.**

When determining where to relocate, a family often uses these amenities as deciding factors. Storm water retention areas and drainage courses help to prevent flooding problems and woodlands and open spaces contribute to the recreational opportunities of the community. New development ideas such as neo-traditional neighborhoods, open space subdivisions, and planned unit developments should be enabled through zoning and development regulations. A minimum maintenance policy will help beautify the neighborhoods, open space subdivisions, and planning unit development should be enabled through zoning and development regulations.

# Housing

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# **Parks & Recreation**



# Parks & Recreation

Department of Parks and Recreation is dedicated in maintaining a superior system of greenways, parks and recreational facilities through supporting planning.

The participants include, but are not limited to:

- ♦ City of Charleston
- ♦ Charleston residents
- ♦ Charleston Recreation Development
- ♦ Neighborhood Associations
- ♦ Eastern Illinois University



*Reasor Park*

## Goal 1

Enhance the city park system and develop linkages between the parks.

## Recommendations

**Establish a Parks Board to plan, build, operate and maintain a system of greenways, parks, and recreational facilities.**

A single entity that would plan the future of the recreational facilities is needed in Charleston to oversee the many projects and plans that are being undertaken. The Parks Board would be made up of Charleston citizens and members of the existing Charleston Township Park District. A single Parks Board would unify the recreational activities offered and leverage the full potential of Charleston's park system.



*Lafferty Nature Study Center*

**Maintain and promote use of Rail/Trail corridor for recreational use and events.**

Charleston's rail/trail corridor is a valuable recreational resource, which makes use of the old railroad corridor that connects Charleston with Mattoon. This trail not only provides recreational opportunities for walkers, joggers, and bicyclists, but also for cross-country skiers and equestrians. It also creates a physical link to nearby Mattoon for non-vehicular traffic. This trail should be well maintained to retain current users. The trail should be further developed with such amenities as shelters, and should be landscaped with native vegetation to augment existing plant species. The trail should be promoted and advertised as a recreational amenity so that new users will be attracted.



*Charleston's rail/trail corridor*

# Parks & Recreation

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## **Develop Greenway System to link parks, schools, neighborhoods and Lake Charleston.**

The creation of a greenway system should be encouraged within the City of Charleston. The greenway can help to create connections between the numerous neighborhood parks, existing rail/trail, the downtown area, the Civic Business District, the Historic District, the local schools, and Eastern Illinois University. This will create a circuit around the City that would establish definite economic, transportation, social, civic, recreational, educational, and environmental benefits. Signage and facilities should be provided along the greenway. This can be done in stages as funding is found. Some possible funding sources include *The National Recreational Trails Funding Act Program*, *The Land and Water Conservation Fund*, *The Transportation Enhancement Activities Program*, and *The National Recreational Trails Trust Fund*, as well as state funded programs.



*Rotary Pool  
Renovation 2006*

## **Develop pedestrian linkages between parks and other major land uses to encourage physical activity and alternative modes of travel throughout Charleston.**

Along with the greenway, other links should be made within the city. It has been noticed that some parks do not have any connection to nearby neighborhoods and subdivisions. This creates a barrier to children who might otherwise make use of these facilities. These neighborhoods should be identified and linked by a simple pathway to the nearby playgrounds and parks to facilitate their use. Also, businesses with nearby parks and recreation areas would benefit by being connected to these areas for the use by employees on lunch breaks and after work.



*Infant Pool Park*

## Goal 2

Provide diverse recreational/ leisure opportunities to meet the needs of Charleston citizens.

## Recommendations

### **Maintain and improve existing park facilities.**

The existing park facilities of Charleston should be maintained and improved. Playground equipment should be updated and regular maintenance should be continued. Neighborhood associations can help with park tasks by rallying volunteer workers to help with maintenance and regular cleanup activities. They can also help with fund-raising activities for new equipment.

# Parks & Recreation

## **Preserve and redefine “grand spaces” on campus. Eastern Illinois University has many of its own open space amenities.**

The University should be encouraged to preserve and expand these “grand spaces” for use by University students and Charleston residents. These spaces can also be incorporated into the proposed greenway system in such way to work in accordance with EIU’s *Master Plan*.



Sister City Park  
Hockey Rink

## **Create new playing fields and recreational areas in proximity to housing clusters.**

Many of the existing playing fields and recreational areas in Charleston are either inadequate or located too far away from housing clusters to encourage use. In the same sense, as the population of Charleston continues to increase, the need for recreational areas increases. Along with the City linking these existing areas with neighborhoods, new housing developments should be required to set aside open spaces and recreational areas near housing clusters to help alleviate this need.

## **Create public open spaces and waterfront access around Lake Charleston.**

Charleston has a great recreational resource that lies just southeast of the City: Lake Charleston. While already a scenic and aesthetically pleasing amenity, efforts should be made to create public open spaces, recreational facilities, and waterfront access points to the lake. This would make it more accessible and inviting to those who enjoy the natural environment surrounding the lake area. It would also allow a greater number of people to take advantage of these amenities. This can be done progressively as the private land leases on Lake Charleston Island are phased out. The funding needed for this project would be minimal, since the city owns the majority of the area.



North Park  
Skate Park

## **Redevelop the former wastewater treatment plant as park.**

A potentially valuable recreational area is the area that was once the City Wastewater Treatment Plant on the West side of town, at the South end of F. Street. This area is already owned by the city and is being examined as a likely addition to the city’s system of parks. It is currently being used as the City Police firing range, but could easily be converted to a large recreational area that could be readily linked to the Coles County Fairgrounds and the rails/trails system.



Kiwanis Park  
Amphitheatre

## **Develop a Community/Recreation Center within the City of Charleston. (See Infrastructures & Facilities Section pg. 51)**

# Parks & Recreation

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# **Infrastructures & Facilities**



# Infrastructures & Facilities

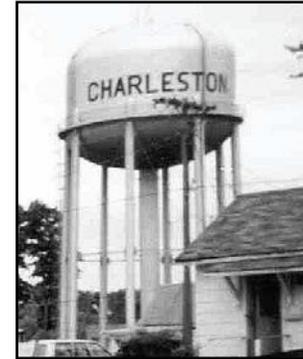
The Public Works Department strives to continually maintain and improve the City of Charleston's streets and utilities in order to preserve the City's infrastructure through the future. On May 2005, the construction of the New Charleston Water Treatment Plant was completed. Today, the plant continues to produce higher water quality.

The participants include, but are not limited to:

- ♦ City of Charleston
- ♦ Coles County
- ♦ Local Business
- ♦ Charleston Residents
- ♦ Charleston Schools
- ♦ City Public Works Department

## Goal 1

Enhance the functionality and aesthetic character of the city's infrastructure.



*Charleston's old  
Water Tower*

## Recommendations

### **Update Facilities Plan area.**

According to the topography of Charleston and the surrounding area, an Urban Service Area should be defined. This boundary will determine the outer limits that city services would be provided. This area is the territory within which it is expected that urbanized development will be concentrated in the next ten to fifteen years. In those portions located outside the urban services area, it is expected that residential development will be limited in density and extent, while industrial and commercial development will be confined to the vicinity of the city. Therefore, the extending costs of these services would decrease, and it will help to prevent urban sprawl development. The cooperation of Coles County is needed to help extend public services and facilities in a cost effective manner in coordination with new development. This will help in achieving the goal of extending public services and facilities in a cost effective manner in coordination with new development.



*Lake Charleston*

### **Adopt water and sewer plan for an urban service area.**

A water and sewer plan must be adopted to make the urban service area effective. This would predict future demand estimates of city water and sewer, coordinating with nearby communities to maximize efficiency of existing systems and to plan for future needs.

# Infrastructures & Facilities

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**Encourage all new development within the urban service area to be connected to water and sewer service.**

Encouraging the use of city water and sewer service will help to eliminate the use of private septic systems and wells, thus making the future demand for these services more predictable.

**Require sidewalks in new developments.**

Sidewalks are important in building a sense of community, while encouraging walking and running. Developers should be given two years to build out or complete the sidewalk system in their development.

**Implement a systematic program of infrastructure repair and maintenance.**

A long-term plan for infrastructure repair and maintenance should be implemented to maximize the usefulness and efficiency of these systems. This should be done by the City Public Works Department working in conjunction with various neighborhood groups and citizens.

**Coordinate public infrastructure (streets, sidewalks, curbs, sewers) with other neighborhood and housing improvement initiatives.**

The City Public Works Department should coordinate with neighborhood associations and land developers to best utilize construction and decrease time of inconvenience due to ongoing construction and improvement efforts. This should also be done in coordination with the aforementioned infrastructure repair and maintenance program.

**Coordinate public infrastructure investments with commercial revitalization efforts.**

Since existing available infrastructure can increase the attractiveness of Charleston for the location and expansion of business, infrastructure improvement efforts should be strategically planned and located where commercial revitalization is desired. These “shovel ready sites” can drastically reduce the owner’s cost of buildings in these areas.



*Water Treatment  
Plant Construction  
2004*



*Water Treatment  
Plant*

# Infrastructures & Facilities

## **Develop public infrastructure improvements to ensure safety in school areas.**

The areas around the schools should be safe. Reinforcements to the existing infrastructure can help ensure the protection of the children. Examples include, clearly delineating crosswalks, utilizing citizen volunteers to serve as crossing guards during mornings and afternoons, and maintaining and improving sidewalks, thus linking schools to nearby neighborhoods.

Also, all areas around schools and parking should be well lit during night hours.

## **Coordinate City and EIU infrastructure improvements (streets, sewers, water).**

The coordination of Charleston City services and EIU services could strengthen both systems. If the Public Works Department and University officials coordinate their efforts properly, then efficiency can be maximized, while minimizing inconvenience and expenses.

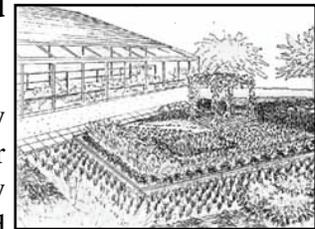
## Goal 2

Promote alternative waste management strategies.

## Recommendations

### **Examine if wetland development is feasible for wastewater and storm water treatment.**

Constructed wetlands may be a cheaper alternative than traditional city sewer systems and leech field development. Wetland wastewater treatment systems are man-made, engineered wetland areas specifically designed to treat wastewater by optimizing the physical, chemical, and biological processes that occur in a natural wetland ecosystem. The wetland vegetation used in these systems gives the appearance of a flower garden and the subsurface flow minimizes odor and mosquito problems while eliminating contact with wastewater. A constructed wetland can provide economical onsite wastewater treatment that is both effective and aesthetically pleasing. They can be used to treat municipal, industrial, or septic tank waste, either by themselves or in conjunction with other systems (possibly as a tertiary phase of treatment used with traditional treatment systems). These systems are also very effective in treating storm water.



*Example of a  
Constructed  
Wetland*

# Infrastructures & Facilities

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**Encourage constructive use of wastewater treatment products to help conserve water and preserve the natural environment.**

When dealing with BI products, there are many options that can enhance Charleston's infrastructure system while preserving the natural environment. For example, the City's gray water can serve as economic incentives to cool industrial buildings.

**Enhance and expand the city's recycling programs and educate the citizens on the importance of recycling.**



A curbside recycling program is the most effective way to encourage recycling since drop off and buy back programs require more citizen effort. Residents should be provided with recycling containers to collect newspapers, glass bottles and jars, tin and aluminum, plastic bottles and bags, mixed waste paper (cardboard, phone books, magazines, junk mail, office paper, brown bags), and used motor oil and filters. While providing the means to start is a challenge, participation hinges on the knowledge and benefits of the community operation. Marketing strategies and public workshops can help to distribute information.

## Goal 3

Promote demand-side management strategies.

## Recommendations

**Encourage the use of energy-efficient building materials and water saving devices.**

By using energy efficient technologies to decrease the demand, residents can save on water bills as well as additional capital that would have otherwise been used in creating new water and wastewater treatment facilities. Developers and homeowners should be encouraged to utilize low-flow showerheads and toilets when seeking building permits in accordance with current building codes. Permit fees should be reduced if energy efficient technologies are utilized. Residents should be educated on the benefits of water and energy conservation.

## **Continually enforce the storm water management ordinance.**

A storm water management ordinance, included in the Unified Development Code, should be continually maintained and enforced by both city and county officials, in order to, control the impact of development on runoff, groundwater recharge, and overall water quality. This ordinance included the delineation of all watersheds and guidelines to assist developers in choosing appropriate storm water management techniques for their development. This should also include all storm water management facilities, such as year round ponds, temporary retention basins or constructed wetlands, which can provide open space, wildlife habitat, and recreational activities. Other techniques include use of porous pavements or grass strips to slow runoff and increase the recharge of groundwater.

## Goal 4

Create a unified Civic Center of Institutional, governmental and recreational buildings.

## **Recommendations**

### **Retain and expand all Federal, County and City facilities such as post office, library, and courts within Civic Business District.**

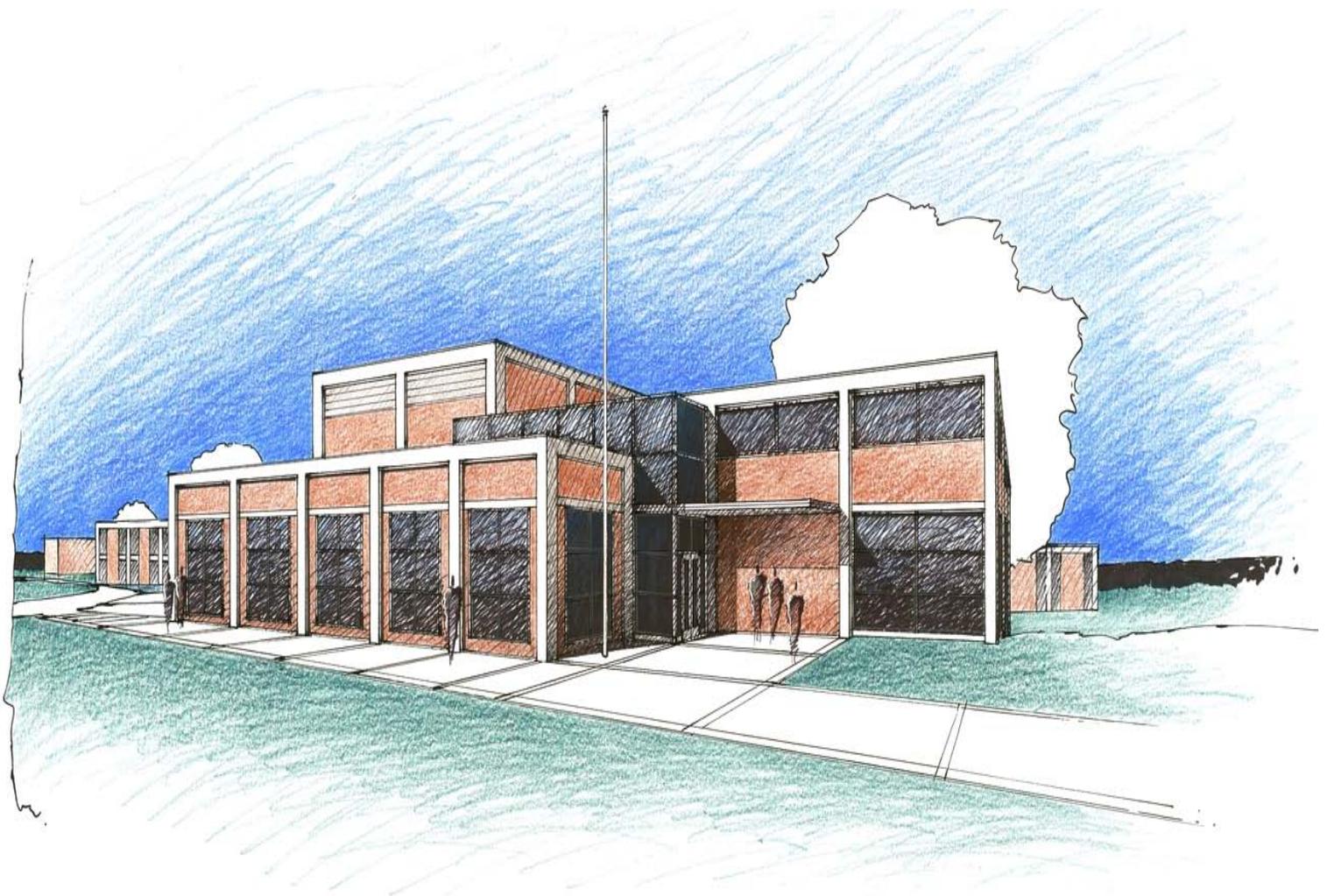
The Civic Business District should be a central source of civic pride. This area would include the downtown, government offices, the library, and a new community center.

### **Develop a Community Center within this area.**

Residents of Charleston expressed a need for a space for people to gather. Currently, there are a limited number of places for group gatherings or community activities. This should be a space that everyone can use, but specific target groups should include youth and senior citizens. A community center would give the children of Charleston a place to go after school and on weekends. Senior citizens who need a space to gather and participate in various activities could also share the community center. **(See example on next page.)**

# Infrastructures & Facilities

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# Historic Preservation

# Historic Preservation

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# Historic Preservation

The City of Charleston is committed to preserving, restoring, and rehabilitating historic structures and the areas that are significant to Charleston's heritage. Since the establishment of the 1999 Comprehensive Plan, many positive developments have taken place. On October 19, 2004, a Historic Preservation Ordinance was established, and on January 10, 2007 the Certified Local Government (CLG) status was granted. On February 19, 2008, an ordinance granting Historic District designation to areas of 6<sup>th</sup> and 7<sup>th</sup> Streets was approved by the City Council.



*Dudley House  
Museum*

The participants include, but are not limited to:

- ♦ City of Charleston and the Historic Preservation Commission
  - ♦ Coles County Regional Planning & Development Commission
  - ♦ Neighborhood Associations
  - ♦ Any organizations with historic preservation interest
- Local residents and historic structure owners

## Goal 1

Continue to preserve, restore, and rehabilitate historic structures and neighborhoods that are significant to Charleston's heritage.

## Recommendations

### **Increase awareness about preservation ethics and benefits.**

The first step in fostering active Community and City involvement in preservation efforts is to address misconceptions and concerns and provide education about the many benefits including economic, aesthetic, and improved quality of life associated with historic preservation. Owners of designated historic structures or buildings within a designated historic district may be eligible for a property tax freeze program or a Federal Income tax Credit.



*Queen Anne's Bed  
and Breakfast*

### **Continue to identify and survey potential historic districts and landmarks.**

The Historic Preservation Commission is charged with surveying the historic neighborhoods of Charleston. The Commission, in conjunction with the Historical Administration Program at EIU, has made great strides in this. The Commission will continue to pursue comprehensive architectural surveys of Historic Charleston.

# Historic Preservation

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## **Continue to list and explore the listing of historic districts and landmarks.**

In addition to 6<sup>th</sup> and 7<sup>th</sup> Streets, potential historic districts include Jackson and Monroe Avenues, the Hodgen's Pond Area, 10<sup>th</sup> and 11<sup>th</sup> Streets, and the Courthouse Square and surrounding blocks. It should be noted that this is not a complete list of potential historic districts; there are areas still to be surveyed and districts that will become historic with the passage of time.

Individuals and neighborhood groups are welcome to nominate houses, commercial buildings and neighborhoods for historic designation under Charleston's Historic Preservation Ordinance as well as the Historic Preservation Commission.

## **Publish an informational brochure to educate community members about Historic Preservation.**

The City of Charleston received a CLG grant for 2009-2010 in support of the publication of an informational brochure to educate community members about the role of the Historic Preservation Commission, architectural highlights of Charleston, resources for owners of historic properties, and the economic and aesthetic benefits of historic preservation.

## Goal 2

Foster cooperation among all entities involved directly or indirectly with the City's historic infrastructure and buildings.

## Recommendations

### **Encourage cooperation between private, nonprofit, and public sectors in adaptive reuses of structures.**

Adaptive reuse provides a community with an alternative to demolition. The process takes buildings that are significant to a community and turns them into places of new business. This rehabilitation method has several advantages. One is that project construction times can be decreased dramatically. It also allows developers to work within Charleston's culture and heritage and prevents construction of new buildings that do not fit the architectural heritage of the City.

## **Establish a Main St. Program.**

A Main Street Program could be a great asset to historic preservation efforts in Charleston. This program provides an opportunity for towns and cities to apply for funding that would enhance the downtown, the Historic Corridor, and other historic properties, as well as promote economic development.

# Historic Preservation

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# Planning & Land Use



Efficient planning and land use development has served as a foundation for the establishment of new districts and neighborhoods while effectively structuring existing land for the most efficient use. Since the establishment of the 1999 Comprehensive Plan, there has been much progress in reaching current goals. In March 2003, the establishment of a Unified Development Code (UDC) was approved. The UDC served as an update to the City Zoning Ordinance.

The participants include, but are not limited to:

- ♦ City of Charleston
- ♦ Coles County Regional Planning & Development Commission
- ♦ Nearby Communities
- ♦ Eastern Illinois University
- ♦ Coles Together Economic Development Partnership



*Charleston Lake*

## Goal 1

Foster effective communication among local government, Eastern Illinois University Administration, Coles County government, and nearby community governments, such as the City of Mattoon.

## Recommendations

### **Coordinate planning efforts with Coles County and surrounding communities.**

Relationships between public and private entities, as well as nearby communities, have been established and can continue to be strengthened. Strengthening relationships will require identifying communication barriers and deficiencies among City Government offices, public school corporations, EIU, local citizen groups, local businesses, other nearby communities, and Coles County officials. Partnerships between these groups will promote more efficient communication to facilitate coordination of planning efforts.



*Charleston Lake*

### **Coordinate City and EIU planning and development efforts.**

Eastern Illinois University is a large part of the City of Charleston with considerable resources at its disposal; therefore the two institutions should coordinate future planning efforts in order to keep each other informed of prospective developments.

## Goal 2

Resolve zoning, subdivision, and other ordinance related issues.

### Recommendations

#### **Continually review and revise the zoning ordinance as necessary.**

The new zoning ordinance was approved in 2003. The ongoing review of the zoning ordinance should include new ideas such as neo-traditional neighborhoods, open space subdivisions, and planned unit developments while continuing to review the following:

- ♦ Protection of established neighborhoods and Historic Corridor from intrusion by non-compatible uses.
- ♦ Phasing out of non-compatible uses.
- ♦ Encouragement of preservation of local farmland.
- ♦ Concentration of nonresidential development in planned areas rather than in scattered spots.
- ♦ See housing section for additional zoning issues. (p. 42 to 43)

#### **Continually review and revise the zoning map as necessary.**

In accordance with the ongoing review of the city zoning ordinance, the zoning map should be revised and updated to ensure the support and implementation of the goals and recommendations within the Comprehensive Plan, other adopted plans, and policies, the requirements of the Unified Development Code, and any other city regulations and guidelines. Although they are not limited to, changes should depend on the following:

- ♦ The proposed changes are consistent with the Comprehensive Plan.
- ♦ There is a community need for and benefit from the proposed change.
- ♦ The proposed changes consistent with the character of the affected area.
- ♦ Proposed zoning is compatible with the zoning and land uses with the properties nearby.
- ♦ The proposed zoning is suitable for the development of the uses authorized for the zoning classification.

**Continue to exercise extraterritorial jurisdiction for planning and zoning beyond corporate limits.**

Planning and zoning issues that take place outside of, but near city limits can pose more difficult problems. One way to overcome this barrier is to annex areas contiguous to corporate limits. Careful studies of revenues and costs should take place before annexation occurs. The State of Illinois allows zoning bodies to exercise a one-and-a-half mile-zoning fringe as a part of their jurisdiction. Currently, Charleston exercises the option and the zoning of the one-and-a-half mile jurisdictional fringe, which allows the city to plan for community growth, as well as industrial growth, without requiring annexation.

**Continually monitor and review the sign regulations, established as part of the Unified Development Code, to control clutter and create aesthetically pleasing thoroughfares.**

As a part of the Unified Development Code, the establishment of the sign regulations allows the city to protect the visual quality and the character of the community. The sign regulations are molded to address specific local concerns and issues. Charleston should continually review and update the sign regulations to address these issues. Some of these issues include:

- ♦ Encouraging effective use of signs as a means of communication in the community.
- ♦ Maintaining and enhancing the aesthetic environment and the community's ability to attract sources of economic development.
- ♦ Improving pedestrian and vehicular traffic safety
- ♦ Minimizing possible adverse effects of signs on nearby public and private property.
- ♦ Enabling the fair and consistent enforcement of these sign restrictions.

**Consistently review the landscape regulations, established as a part of the Unified Development Code, to ensure Charleston's future development will contribute to a high quality of life for its residents.**

The purpose of landscape regulations is to establish minimum standards for the provision, installation, and maintenance of landscape plantings to achieve a healthy, beautiful, and safe community for both public and private property. The continual monitoring of the landscaping regulations will help to improve the appearance of all areas through the incorporation of open space into development in ways, which harmonize and enhance both the natural and man-made environment.

# Planning & Land Use

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Along with improving environmental quality by recognizing the numerous beneficial effects of landscaping on the environment, such as improving air and water quality, reducing air, heat, noise, and chemical pollution, and promoting energy conservation through the creation of shade, reducing heat gain in or on buildings. Land values are also maintained and increased through use of required landscaping.

## Goal 3

Foster efficient and productive use of existing land and other resources.

### Recommendations

**Coordinate new development with extension of city services, infrastructure, and facilities.**

*See Infrastructure & Facilities Section.*

**Encourage obsolete commercial sites to be redeveloped.**

There are some commercial sites in Charleston that are outdated and obsolete. The city should encourage these sites to be redeveloped to ensure the most productive and efficient use of these spaces.

**Encourage adaptive reuse of existing buildings.**

*See Infrastructure & Facilities Section.*

**Assemble and redevelop parcels of marginally used land for civic purposes around the downtown square area.**

The area around the downtown that is not used or is used only marginally could be used for civic purposes such as expanding government offices, building new facilities, building parks, and adaptive reuse of existing structures.

**Discourage all types of strip or “leapfrog” development.**

Many things can be done to discourage sprawl development. Infill development of industrial, commercial, and residential lands should be encouraged. The City of Charleston should take great care to discourage strip development to use its land resources efficiently and to eliminate the aesthetically unpleasant characteristics and costs.

**Accommodate industrial and commercial development in well-planned areas where all infrastructure and public services are available.**

One of the most important factors in locating industry or commercial activity is adequate access to transportation and other infrastructure. Areas that are most suitable for industrial or commercial development should be zoned to allow this type of development. Moreover, companies, which are searching for a place to locate, need to be aware of where potential sites are located. Use of a database of available industrial or commercial land and structures can accomplish this. By utilizing Charleston's GIS system, industrial and commercially zoned land can be isolated from the land use map and information on structures can be included. The database would also include information on available utilities and annual taxes.

**Encourage efficient and productive use of existing land areas designated for educational purposes.**

Property that is designated for educational purposes is limited in Charleston and great care should be taken to maximize efficient and productive use of this land. Planning for future needs such as new school buildings and athletic facilities should be undertaken far in advance to ensure efficient use of this property.



*Existing Structure  
on Lake  
Charleston Island*

**Phase out private land leases on Lake Charleston Island.**

Currently, much of the land on Lake Charleston Island is leased to citizens for private use. All of these leases will expire in or before the year 2009. As these leases expire, they should not be renewed so that this land can be returned to its natural state and utilized as recreational and open space.

# Planning & Land Use

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# Transportation



The City of Charleston is dedicated to providing an efficient and safe transportation system through effective planning.

The participants include, but are not limited to:

- ◆ City of Charleston
- ◆ Coles County
- ◆ Coles County Regional Planning & Development
- ◆ Eastern Illinois University
- ◆ Charleston Township

## Goal 1

Provide for an efficient transportation system for the city of Charleston through the use of effective transportation planning principles.

## Recommendations

### **Develop and adopt a Thoroughfare Plan.**

The provision of an adequate transportation system is of critical importance to the economic stability of the community. The function of the Thoroughfare Plan is to establish the basic organization and standards, which will provide the foundation upon which a transportation system is created and maintained. It designates roadways as to their function within the overall transportation system. It indicates appropriate minimum cross sections for roadways and it establishes the locations where roadways should be provided in the future. This provides the Plan Commission the basis upon which to reserve adequate right-of-way for future needs. The Thoroughfare Plan provides the legal basis for the acquisition and preservation of right-of-way and complements the Land Use Plan by providing or denying access with projected future land uses.

Some of the features include:

- ◆ Requirement of right-of-way dedication by new developments.
- ◆ Extension of thoroughfare system into developing areas.
- ◆ Establishing safe and efficient traffic patterns in school areas.
- ◆ Minimizing new access points to the thoroughfare system.
- ◆ Consolidation of existing driveways and limiting the number of new driveway access points to improve capacity and safety of roadways.

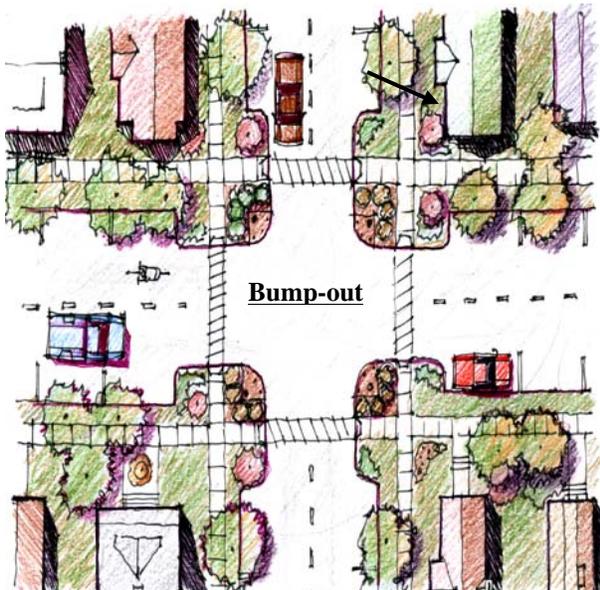
# Transportation

- ◆ Improvement of access to the Industrial Influence Area.
- ◆ Improvement of 9th, 10th, and 11th Streets.
- ◆ Development of an east/west thoroughfare along south edge of the EIU campus.
- ◆ Retention of rail services.

## **Formalize and improve parking areas through consolidation and landscaping.**

Current parking areas should be improved by consolidating existing scattered parking areas into one or more larger lots. Also, through adoption of a landscaping ordinance parking areas can be required to have landscaping and vegetative buffering in order to improve these areas and separate them from adjacent uses.

## **Install enhanced streetscape features that improve safety and movement of pedestrians and vehicles.**



There are features that can be added to existing streets to improve overall safety and movement of pedestrians as well as vehicles. These include installing brick pavers that indicate crosswalks at intersections and the use of “bump-outs.” These “bump-outs” would be approximately six-foot extensions of the sidewalks that create a sense of narrowing roads, effectively slowing traffic, while there are no actual changes to the road width. This also creates an opportunity for green space in the downtown. These methods should be implemented by the City of Charleston, focusing mainly on the downtown and commercial areas.

## **Discourage through traffic from using neighborhood streets.**

Through traffic can be discouraged from using neighborhood streets by using street diversions. These are streets that are discontinuous or have jogs in their alignment. It is desirable that all streets designated, as local streets be discontinuous at some point so that the residents along the streets are not subjected to the inconveniences and hazards of high traffic volumes. By using this type of diversion in the vicinity of a school or park, continuous pedestrian flow is provided for and vehicle/pedestrian conflicts are avoided. Several of these diversions, properly designed and located, within a residential neighborhood will effectively eliminate through traffic from the neighborhood, improving its environment and increasing privacy.

## **Consolidate campus-parking areas.**

According to the EIU Master Plan, several new parking areas are to be constructed, while eliminating some of the current parking areas.

This should be supported so that the university is encouraged to make the most efficient use of their existing land.

## Goal 2

Create diverse opportunities for alternative modes of transportation.

## Recommendations

### **Create an overall plan for pedestrian and bicycle paths.**

An overall bicycle plan establishes a Framework Bicycle System that can be extended to connect with local bikeway subsystems that may be implemented in the future by the town and developers to connect with schools, parks, libraries, and the greenway. Citizen identified issues that are addressed by the Transportation Plan include:

- ♦ Designation of bike and vehicular lanes with appropriate markings.
- ♦ Designation of 7th St. within the EIU campus for use by only pedestrians and bicycles.
- ♦ Cross-section of bike paths/lanes.

### **Pursue public transportation services.**

Currently there is no comprehensive public transportation service offered within Charleston, although rides are provided informally to the elderly or disabled, by social agencies, churches and volunteers. In addition, the school district transports students in standard buses, and EIU has a shuttle service for students to the downtown and other areas of the city. The increased numbers of total and older residents within the city and county will bring demands for some form of public transportation, a task force should be appointed by the city, in coordination with Coles County to determine transport resources and services now available to residents.



# Transportation

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# Aesthetics & Beautification



# Aesthetics & Beautification

The City of Charleston and the following key stakeholders are dedicated to maintain, enhance, and promote the natural and aesthetic qualities of Charleston through the following recommendations.

The participants include, but are not limited to:

- ♦ City of Charleston
- ♦ Local Business Owners
- ♦ Neighborhood and Homeowners' Associations
- ♦ Charleston Main Street Organization
- ♦ Eastern Illinois University

## Goal 1

Maintain, enhance, and promote the natural and aesthetic qualities of Charleston through encouragement of quality development and beautification efforts by the City and its residents.

## Recommendations

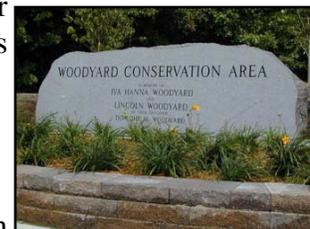
### **Restore and repair stone curbs along street edges.**

One of the many aesthetically pleasing qualities of Charleston is the use of historic limestone curbs along the streets in some areas of town. These curbs are falling into disrepair and should be restored to their original state, rather than being replaced by concrete curbs. These curbs should be maintained on an ongoing basis.

### **Establish gateway features at the four major approaches to the city.**

The gateways are the first thing visitors or through traffic see when entering the community and the last vision as they leave. This gateway should represent a welcoming atmosphere. Charleston should elaborate on existing entrance signs at the four major approaches to the city with construction reflecting the unique characteristics of Charleston. Various city associations can sponsor the signs. Some construction options include:

- ♦ Use of field stone for outline of greeting sign
- ♦ Wood construction
- ♦ Lamp post/hanging sign



*Woodyard  
Conservation Area*

# Aesthetics & Beautification

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Other areas of the City should have gateways as well, helping visitors and residents navigate the City and adding to the overall aesthetics and character of Charleston. Some of these areas include:

- ♦ Major entrances to Eastern Illinois University campus
- ♦ Existing neighborhoods
- ♦ New residential developments
- ♦ Civic Business District
- ♦ Historic Corridor

## **Encourage owners to clean and beautify areas in front of and behind their businesses.**



The owners of commercial buildings should be encouraged to clean up these areas in order to contribute to the overall aesthetic character of Charleston. This can be done by enlisting the help of the Main Street Organization and establishing urban design guidelines.

## **Organize citywide volunteer cleanup days with focus on deteriorating areas.**

Volunteer cleanup programs will help to alleviate the problem of trash cluttering up alleyways and streets. This task can be organized by neighborhood associations by asking members of the neighborhoods to volunteer their time, contacting local non-profit organizations, community service workers and enlisting help from local schools through announcements and flyers. Clean-up days should be coordinated with EIU, including Panther Service Day, coordination should also occur with EIU's fraternities and sororities to better contribute to the beautification of Charleston. Once human-power is established, dedicating one weekend day per month to complete cleanup tasks can continue activity.

## **Encourage homeowner associations to monitor aesthetics in their areas.**

One of the functions of a homeowner's association is to maintain and enforce neighborhood home maintenance standards. By encouraging Charleston's homeowners' associations, the overall aesthetic quality of the city can be improved and the individuals who can make the difference will be directly engaged. The help of neighborhood associations in this task should also be enlisted.

# Aesthetics & Beautification

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## **Enhance and promote Adopt-a-Corner beautification project.**

Already in place is a beautification project called “Adopt-a-Corner.” This project encourages citizens to help in maintaining and beautifying small pieces of public property within the city. This project should be further promoted and individuals, as well as neighborhood groups and associations, should be encouraged to take part in these efforts to enhance community character and beauty.

## **Beautify commercial strip along Lincoln Ave. & 18th St.**

Currently, the commercial strip along Lincoln Avenue and 18th Street has no uniformity and is not aesthetically pleasing. Standards are needed to help bring some uniformity to this area creating a pleasing look to the eye. Landscaping standards, signage standards, flower and tree plantings, and installation and upkeep of sidewalks are examples of changes that can be done.

## **Develop and maintain attractive public school campuses.**

The public schools can be a great source of pride for a community. These areas should be kept at their highest level of maintenance. In addition, they should be well landscaped and maintain a high-priority of beautification efforts. Coordination with the school districts is crucial to the success of this development.

## Goal 2

Create a unified downtown character that will be aesthetically pleasing to Charleston residents and visitors.

## Recommendations

### **Continue to implement urban design guidelines for the Courthouse Square.**

Continuing to improve the streetscape and beautifications projects in the courthouse square will create a more aesthetically pleasing environment for residents and visitors. These improvements include encouragement of “color elements” such as banners, hanging baskets, etc., use of historic lighting and street furniture, landscaping and upkeep of building facades. Styles of architecture should be restricted to keep uniformity with existing structures. These are small efforts towards designing a more attractive appearance in the downtown area.

# Aesthetics & Beautification

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Some of the issues identified can be addressed by this policy include:

- ♦ Maintenance of street trees
- ♦ Installation of benches
- ♦ Replacement of streetlights with historic lights
- ♦ Improvement of backsides of buildings in the downtown area

**Continue to review and implement the 1983 State funded Central Area Neighborhood Redevelopment Program for properties within the courthouse square area.**

In 1983, a grant was awarded in the downtown area of Charleston to help redevelop and maintain the integrity of the properties in the downtown area. The purpose of the program was to fund private property rehabilitation and street improvement around the courthouse square through a revolving loan program. The City should continue to prioritize and fund projects that are appropriate for redevelopment.

# Detail Sections

# Detail Sections

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# Thoroughfare Plan

The Thoroughfare Plan comprises a system of limited access highways, rural roads, and urban streets, which have been classified accordingly.

### **Major Arterial System**

A Major Arterial System generally serves to connect communities with one another and to serve trips within the community, linking local and collector streets with the primary arterial.

The current Major Arterial System includes Lincoln Ave. (SR 16), Madison Ave. (SR 316, E St., and SR 130) (18th St. to Madison Av. to 5th St.). Several changes to this system are proposed. The Illinois Department of Transportation has decided to reroute SR 130 to provide improving access to trucks bound for the industrial area. This will involve connection 18th St. to 14th St. and passing through the existing residential neighborhood in that area.

Due to the new I-57 interchange, 1000 N. Rd. should be improved with funding from IDOT.. Also, alterations to SR 130, the extension of E st. to Reasor Rd. and the extension of 1420E from Coolidge Ave. to Reasor Rd will contribute to the Major Arterial System.

Other proposed changes to the Major arterial System include the extension of Coolidge Ave. from Douglas St. to 1400E and the extension of S. 4th St. Rd. to SR 130. These two changes will extend the thoroughfare system into developing areas. Also, the extension of Coolidge Ave. will create an east/ west thoroughfare along the southern edge of Charleston to provide an alternative route to Lincoln Ave.

### **Collector System**

The collector streets and roads link the local streets with the primary and secondary arterial streets and provide circulation within neighborhoods and communities. Parking may be allowed on collector streets to serve adjoining properties.

There are several improvements proposed for these roads. These include the extension of Olive Ave. from 5th St. to E. St., the extension of Harrison Ave. to Fuller Dr, and the upgrading of Douglas St. from Coolidge Ave. to Lincoln Ave.

# Detail Sections

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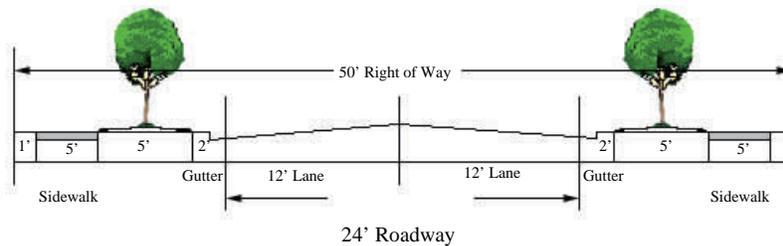
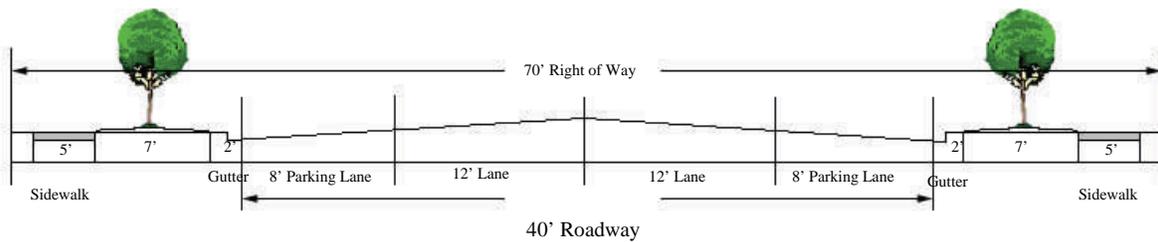
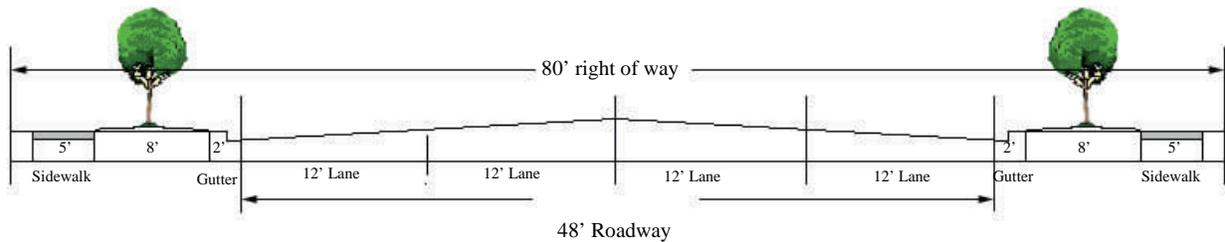
## **Alternative Transportation**

Other forms of transportation are to be encouraged throughout the city to conserve fuel and promote physical activity. In order to do this, the city must provide diverse opportunities for alternative modes of transportation. Some of these opportunities are outlined in this Thoroughfare Plan. The main opportunity for alternative transportation that exists today is the rail/trail corridor that runs through the town and extends to Mattoon.

The first improvement will be the closing of 7th St. to automobiles between Lincoln Ave. and Roosevelt Ave. This road will be maintained for pedestrian and bicycle traffic. Also, bicycle lanes should be incorporated along roads that are appropriate, such as 6th St. and the remainder of 7th St. these bicycle lanes should also be implemented near school areas.

## Typical Roadway Cross-Section

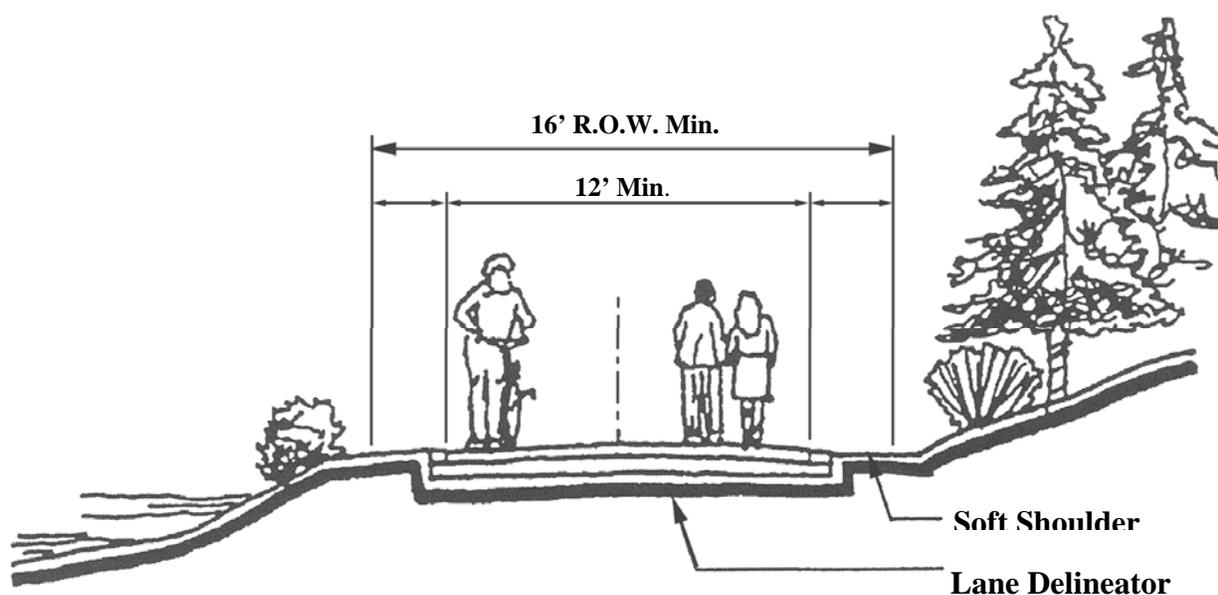
The cross-section and alignment of each street must reflect its functional design as well as its projected traffic volume. In this way, the classification system will be comprehensible to the public and sufficient capacity will be available for future needs.



## Detail Sections

### Typical Bikeway Cross-Section

The following diagram illustrates the recommended design standard for a Class 1 Bicycle Path on an exclusive right-of-way.



## Land Use Plan

The Land Use Plan embodies the goals and objectives established in the planning process and the principles established for each of the Policy Areas. It should be noted that the plan sets aside more areas for residential and commercial usage than the market may demand. The purpose of this is to allow a certain degree of flexibility in the market place. By restricting the amount of land planned and zoned for a particular usage, the price of such land can become artificially inflated, a consequence that is generally not in the public interest.

Based on population trends, it is expected that the majority of the planning area will remain largely rural in character for the foreseeable future. Anticipated new industrial development in the Charleston area may result in some migration into the area over time. However, experiences with similar development in other localities suggest that most employees will be drawn from existing residents within a radius to twenty to thirty miles. These residents will more likely not feel a need to relocate.

Future land use need are based on combinations of national averages as well as existing land use ratios, population projections, access and other physical characteristics, and the overall vision of the community. For comparison, maps and tables of Charleston’s current land use inventory can be found in the Community Profile Section of the plan. The Land Use Classes are define on the following page

**Table 5: Land Use Comparison**

Description	Existing Land Use		Future Land Use Plan	
	Acreage	% Of Total	Acreage	% Of Total
Residential	1946	32.8%	2519	42.5%
Commercial	334	5.6%	492	8.3%
Industrial	780	13.1%	693	11.7%
Public	1896	32.0%	1954	32.9%

# Detail Sections

**Table 7: Land Use Classes Defined**

<b>Vacant/ underdeveloped</b>	No specified use, abandoned, vacant.
<b>Agricultural</b>	Active agricultural uses, including businesses associated with agriculture.
<b>Low-Density Residential</b>	Single-family homes, less than four dwelling units per acre.
<b>Medium-Density Residential</b>	Primarily 1-2 family dwellings, such as duplexes, attached or detached, four to eight dwelling units per acre.
<b>High-Density Residential</b>	Multifamily apartment buildings, more than eight dwelling units per acre.
<b>Mobile Home Park</b>	Mobile homes or otherwise manufactured dwellings.
<b>Mixed Use District</b>	A mixture of uses ranging from residential, retail, offices, and government. These areas include the Civic Business District in the downtown and the University
<b>Regional Commercial</b>	Major commercial uses, strip and in door malls, areas of high commercial traffic.
<b>Institutional</b>	Areas owned and managed by local government that is located outside the Civic Business District. Along with public schools and churches.
<b>Neighborhood Commercial</b>	Small retail uses and private stores, professional office uses, and personal service uses, low to moderate traffic.
<b>Industrial</b>	Heavy industrial uses.
<b>Business</b>	Light industrial uses, business parks.
<b>Recreation/ Green Space</b>	Any public recreational areas and open spaces.
<b>University</b>	Areas use of Eastern Illinois University.

This table shows approximate future land use areas by acre and is illustrated by the map on page 83. The Charleston Extraterritorial Jurisdiction Future Land use and Influence Area Map is represented on page 84.

**Table 6: Future Land Use**

<b>Description</b>	<b>Acres</b>	<b>% Of Total</b>
Low Density Residential	1797	30.70%
Medium Density residential	378	6.46%
High Density residential	279	4.76%
Mobile Home Residential	65	1.11%
Mixed Use	39	0.67%
Neighborhood Commercial	120	6.36%
Regional Commercial	372	6.36%
Business	302	5.16%
Light Industry	341	5.72 %
Heavy Industry	352	5.91%
Recreation and Green Space	738	12.61%
Institutional (Gov, School, Church, etc)	329	5.62%
University	346	5.91%
Reservoir	502	8.58%
<b>Corporate Boundary Sq. miles</b>		<b>9.3</b>

Future land use map

# Detail Sections

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Extraterritorial Jurisdiction Map

# Detail Sections

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### Facilities Planning Area

The Land Use Plan also includes three specific topic areas. The first is the establishment of an Facilities Planning Area. The boundary represents the territory, which is expected to contain most of Charleston's growth and will determine the outer limits that city services will be provided in the near future. In those portions located outside the facilities planning area, it is expected that residential development will be limited in density and extent, and that industrial and commercial development will be confined to the vicinity of the city. Limiting the area in which city services will be provided will decrease the costs to the city that extending these services would incur and will help prevent urban sprawl development. This will also help in achieving the goal of extending public services and facilities in a cost effective manner in coordination with new development.

In order to make the facilities planning area effective, a water and sewer plan must be adopted for this area. This would utilize future demand estimates for use of city water and sewer, coordinating with nearby communities to maximize efficiency of existing systems and to plan for future need. This will include requiring all new development within the facilities planning area to use city water and sewer service. This will eliminate the use of private septic systems and wells, and make future demand for these services more predictable.

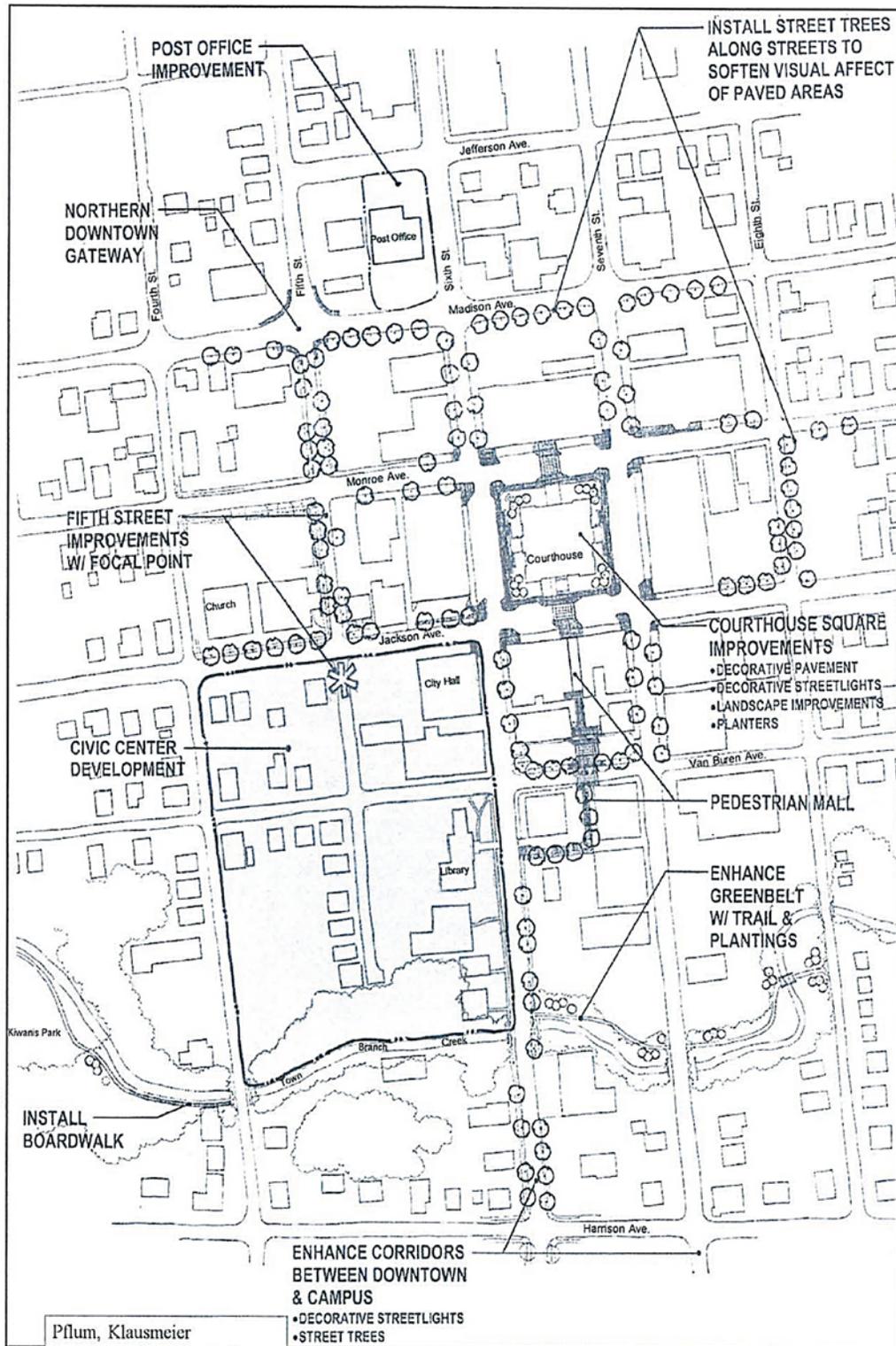
### Civic Business District

The Civic Business District should be promoted as the preferred location for financial, insurance, legal, real estate and other office establishments. With a central location near the downtown, the County Courthouse, City offices the U.S. Post Office and a new community center, the Civic Business District can be preserved and enhanced to become a stronger civic focal point for the City of Charleston.

### EIU Land Use

The final topic area of the Land Use Plan is that of the impact of Eastern Illinois University's land use plans for the future. Whether or not the University plans to expand, and where the expansion will take place, can directly affect the City's Land Use Plan. Also, coordinating efforts between the University and the City are better served by each institution's awareness of the other's plan. This includes City and University infrastructure and services. EIUs most current Master Plan is in conflict with the City's Future Land Use Plan. Over time, this conflict should be resolved to reflect the continually evolving visions of both EIU and City of Charleston.

# Detail Sections



## Charleston Comprehensive Plan

Concept Plan

Downtown Business District

**EIU map**

# Detail Sections

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## Fire Protection Services

The Charleston Fire Department is dedicated to maintaining the current fire protection of the community while identifying possible expansions needed to help plan for the future growth of services for the community. The minimum fire protection goals of ISO (Insurance Services Organization) require an Engine or Pumper apparatus to be placed within 1.5 miles of incorporated structures. They also require a Ladder Company within a 2.5-mile driving distance of Incorporated Structures.



*Fire Station #1*

### Goals

- ♦ Address Station #1 & Station #2 location and needs.
- ♦ Address manpower issue for EMS responses.
- ♦ Maintain Station #2 and create a neighborhood setting.
- ♦ Expand coverage of critical services to satisfy the need of the corridor and Northern industry.
- ♦ Address Cooping services in the corridor with Mattoon, SBLHC, Coles County, and State Asset Responses equipment.
- ♦ Look at partnering with other entities on a Station in corridor that would house Fire, EMS, EMA, and State assets ad include training rooms for all, and Emergency Operations Center.
- ♦ Provide expanded protection to Hospital for Hazmat responses.

### **Fire**

The NFPA Standards referencing responses for communities the size of Charleston is referred to in NFPA 1710. This Standard includes guidelines to effective responses for career fire departments. The standard also advises staff numbers and times of responses for Engine and Ladder Companies. The map of the Corporate City limits shows an increase in protection needs to the West corridor which includes the Coles County Business Park, The Professional Plaza, the soon to be incorporated Life Span Building and the Transportation Garage. Charleston Fire is also responsible for the protection of the 911 Communications Center and the Mattoon Fire Station #2. This corridor also includes several churches and medical facilities, along with several expensive homes that would be well served by Charleston Fire Department. With the future expansion to the North that Interstate access from County Road 1000 N. will allow, there is a need to potentially be located with a Fire Station North of Fire Station # 1 to maintain ISO distances and NFPA response times to potential industry to the North.



*Fire Station #2*

# Detail Sections

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## Emergency Medical Services

Emergency Medical Services accounts for approximately 80% of all Charleston Fire Department Responses. The trend with EMS has been a steady increase in call volume since the inception in 1973. In 2007 Charleston Fire responded to 3100 EMS calls. Many of these responses were to and from Sarah Bush Lincoln Health Center. Over 100 calls were responses to Mattoon, and nearly 300 were transfers to other communities from the Hospital. All personnel are trained to the Emergency Medical Technician Paramedic level by the Sara Bush Lincoln Health Care system. Much of their training is located at the Cross County Mall in Mattoon, where the EMS division is located.



*Confined Space  
Training*

## Regional Response Teams

Charleston Fire Department is host to two State Asset Regional Response Teams. The Hazmat Regional Response Team, and the Technical Rescue Response Team. The equipment and tow vehicle are housed at the Training Facility located on West Madison Ave. These Teams are expected to provide protection to the 14 counties of Homeland Security Region 17. The Region is the largest region in the State and accounts for over 6500 square miles. The teams also respond for Mutual Aid through the MABAS system, which Charleston Fire is a member. These teams are trained members from Mattoon and Charleston Fire Departments and Eastern Illinois University Safety and Law Enforcement. Others are members of the team in a peripheral extent.



*Training Fire  
Tower*

The MABAS system is currently looking into and has formed a committee to potentially create statewide underwater recovery teams in Illinois. Charleston also hosts the Coles County Dive Team and houses their equipment in the training facility. If the Coles County Dive Team becomes a State asset response team also, the current location will not be capable of housing the equipment and truck.

## Emergency Management

Recently Fire Departments have taken a larger role within the communities in an All Hazards approach to incident management. County Emergency Management Agencies are relying more on Fire Services to help in the mitigations of weather and other related emergencies. Training in the National Incident Management System is necessary for all members of the Fire Services. To prepare for potential issues, the Fire Department has maintained a high level of Incident Management Training for all key personnel.

The Fire Department hosts the Incident Management Team Trailer, which has a cache of items for use in the management of a large scale incident. They also house the Charleston Fire Department Command Post, which has many assets to manage a large-scale disaster at the local or county level.

This Command Post had to be stored at the wastewater treatment plant due to lack of space at the training facility.

### **Training**

Through Automatic Mutual Aid with Mattoon and the formation of Rapid Intervention Team (R.I.T.), Charleston Fire and Mattoon Fire have cooped much of their training. This training is completed either in Mattoon or at the Training Facility in Charleston. EMS Training is located at the Cross County Mall in Mattoon and at Times is completed in house at either of the two fire stations in Charleston. Much of the Paramedic Program is taught at Lakeland Community College in Mattoon. Several NIMS and Incident Management Training must be held at Eastern Illinois University if the Training Facility is too small for the class sizes. MABAS Division 26 meetings and training is held at the training facility when appropriate. There are 40 Fire Departments in the Division, which can make the classroom crowded at times.



*Training Center  
and Firing Range*

## Police Protection Services

### **Mission Statement:**

“It is our mission and duty to protect life and property in our community. We will treat everyone with whom we come into contact with dignity and respect, while recognizing and appreciating the diversity among the members of our community. We will strive to be innovative, to work in concert with our citizens, and to use all available resources both effectively and efficiently to address crime, the causes of crime, and the fear of crime in our community.”

We will recognize that we are accountable to our community and we will be aware that what we do and do not do directly impacts the quality of life of our citizens. We will apply the law fairly and ethically, emphasizing quality in everything we say and do. We will recognize that the noble profession of policing involves more than enforcement of the law. It involves a spirit of public service, a promise of honesty and integrity, and a responsibility to maintain the freedoms guaranteed by the Constitution, and a commitment to personal and professional excellence.

## Detail Sections

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Currently, the police department is located in a space downtown. In the future, two options exist that would provide more appropriate headquarters for the Charleston Police. The first option is to locate within a new city administration building in the Civic Business District. The other option is to develop a Public Safety Building on the northern end of the city that would also house the relocated fire station.

### Implementation Plan

This Comprehensive Plan for the City of Charleston embodies ideas and concepts, policies, and directions, rather than ridged specifications. Future needs have been examined in terms of population, housing, economy, physical and natural features, land use and infrastructure. Policies have been developed for each of these topics to guide the city in reaching and accomplishing needs and goals.

Leadership and legislation must exist in Charleston to make the Comprehensive Plan a success. Adoption of this Plan by the City Council assures the policies embodied in this plan are followed. After the City Council adopts the Comprehensive Plan, the Planning Commission has the responsibility of conforming zoning laws to the new policies of the Plan. Also, the Zoning and Subdivision Control Ordinances should continually be reviewed and revised to upgrade the present ordinances and bring them to compliance with the current State Code and development practices. After the revisions are made to the existing ordinances, the Planning Commission should continue to keep the proposals in this Comprehensive Plan up to date. The Steering Committee that guided the preparation of this Comprehensive Plan should continue to monitor the implementation and application of its policies. Sub committees should be charged with specific oversight topics.

The citizens of Charleston had the opportunity for input into the 1999 & 2009 Comprehensive Plan at public workshops and hearings before it was adopted. Additional input must be solicited as the Planning Commission adopts new and updated zoning regulations. Implementation of this Comprehensive Plan will make necessary cooperation between private agencies and groups such as the Charleston Area Chamber of Commerce, Coles County, the City of Mattoon, Eastern Illinois University, Lake Land College, Coles Together Economic Development Partnership, private business groups and local volunteers.

It is the responsibility of the City Council to identify financial resources and to budget funds to carry out the policies of this Plan. The adoption of a five-year capital improvement plan would help assure that the city grows according to its ability to fund essential services and infrastructure. New and innovative methods of financing public improvements and services should be studied and implemented as appropriate to stabilize the burden paid by the existing community and to assure that new development carries its share. Tax increment financing, development impact fees, special assessment districts, user fees, income taxes, lodging and restaurant taxes, state and federal grants, and other sources should all be considered.

# Detail Sections

## Capital Improvements Plan

The adoption of a five-year Capital Improvements Plan helps assure the City grows according to its ability to fund essential services and infrastructure. This Capital Improvements Plan identifies important future improvements that must be made to accommodate growth and development in the community. The following chart is a summary of capital improvements that pertain to recommendations made in this plan. A more thorough Capital Improvements Plan has been developed by City Officials and is revised annually

Study Topic	Project Description	Estimated Cost	Project Schedule	Fund Source
<b>Aesthetics/ Beautification</b>				
AB1	Establish gateway features at the four major approaches to the City.	\$40,000	2000	GF
AB2	Replace streetlights on inner perimeter of square with historic ones.	\$80,000	Complete	GF, TIF
AB3	Improve backside of buildings downtown.	\$800,000	Complete	TIF
AB4	Install historic benches downtown.	\$20,000	Complete	GF, TIF
AB5	Maintain/replace trees around the square.	\$40,000	Complete	GF, TIF
AB6	Create connections between parking and Courthouse Square	\$500,000	Complete	GF, TIF
<b>Economic Development</b>				
ED1	Create University related visitor information/commercial village along Lincoln Ave.	?	2015	EIU
ED2	Establish a Main Street Program to better assist downtown businesses. <i>(Replace light fixtures in inside of square with architectural fixtures, improve cross walks at all four corners of the square provide additional landscaping)</i>	?	Complete	GF
<b>Housing</b>				
H1	Acquire vacant and blighted properties for redevelopment in targeted areas. <i>Demolish/ purchase blighted properties for redevelopment.</i>	\$25,000/year	Annually	GF
H2	Create new on-campus housing clusters with convenient access to University facilities. <i>Replace student housing with new units close to campus. Part of EIU Master Plan.</i>	?	2010	EIU
<b>Historic Preservation</b>				
HP1	Renovate 6th and 7th Streets between Lincoln and Town Square. <i>Create a historic atmosphere by installing brick sidewalks, architectural lighting fixtures, etc.</i>	\$280,000	2005	GF
HP2	Create focal point at intersection of historic corridor and Town Branch Greenway at the south edge of the Civic Business District.	\$40,000	2000	GF
<b>Parks &amp; Recreation</b>				
PR1	Develop pedestrian linkages between parks and other major land uses to encourage physical activity and alternative mode of travel throughout Charleston.	\$350,000	2000-2010	GF
PR2	Create public open spaces and waterfront access around Lake Charleston. <i>Purchase additional property surrounding the lake for the development of a lake Charleston Recreation Area.</i>	\$300,000	2010-2020	W/S
PR3	Enlarge open space at Junior/Senior High Complex.	?	2010-2020	SCHOOL

## Detail Sections

PR4	Develop a new stadium/track facility at the Junior/Senior High Complex.	?	Complete	SCHOOL
PR5	Create new playground area west of Jefferson Elementary School.	?	Complete	SCHOOL
<b>Transportation</b>				
<b>Arterial Streets</b>				
T1	Close 7th Street to automobile traffic between Roosevelt and Lincoln.	\$0	2001	EIU
T2	Connect SR 130 along 14th Street to Reasor Road (1000N).	\$450,000	Complete	MFT
T3	Extend "E" Street from SR 316 to Reasor Road (1000N).	\$ 1.5 mil	2015	MFT, STU
T4	Extend 1420E from Coolidge to Reasor Road (1000N).	\$3,000,000	2020	MFT, STU
T5	Extend Coolidge from 1400E to SR130	\$3,000,000	2025	MFT, STU
<b>Collector Streets</b>				
T6	Extend/upgrade Harrison Street from Division Street to Fuller Drive.	\$900,000	2015	MFT, STU
T7	T10 Upgrade 10th and 11th Streets from Garfield to Madison	\$2,000,000	2015	MFT, STU
T8	Upgrade Polk Ave. from Reynolds Drive to SR16.	\$1,200,000	2015	MFT, STU
T9	Upgrade Division Street from Harrison to SR 316.	\$500,000	Complete	MFT, STU
T10	Upgrade 4th Street from Polk Ave. to SR 316.	\$750,000	Complete	MFT, STU
T11	Upgrade Garfield Ave. from 9th Street to 12th Street.	\$320,000	Complete	MFT
T12	Upgrade Polk from Division Street to 9th Street.	\$500,000	Complete	M FT
T13	Upgrade Harrison Ave. from 4th Street to 6th Street.	\$150,000	2011	MFT
T14	Upgrade 9th Street from Madison Ave. to Olive Ave.	\$400,000	Complete	MFT
T15	Upgrade 4th Street from Lincoln Ave. to Grant Ave.	\$250,000	Complete	MFT/STU
T16	Upgrade Douglas St. from Coolidge Ave to Lincoln Ave	\$1,200,000	2020	MFT/STU
<b>Miscellaneous Improvements</b>				
T17	Install enhanced streetscape features that improve safety and improvement of pedestrians and vehicles. <i>Especially in the Civic Business District.</i>	\$ 200 K		GF
T18	Formalize and improve parking areas through consolidation and landscaping. <i>Especially in Civic Business District and adjacent to EIU campus.</i>	\$200,000	2010-2020	GF
T19	Create pedestrian and bicycle paths.	\$500 K	2010-2020	GF
<b>Infrastructure &amp; Facilities</b>				
IF1	Extend water and sewer service as follows: <i>12 inch water main east along Woodfall Drive to 1800E, 12inch water main north along 1800E to Harrison Street,</i>	\$ 5 mil	2010-2020	W/S
IF2	Develop a Community Center. <i>Determine community expectations and commitment. Design and construct accordingly.</i>	10 mil	2010	PRIVATE

# Detail Sections

## Status of Charleston Tomorrow

Over the years, many of the actions and recommendations identified in the strategic planning effort *Charleston Tomorrow* have been realized. In order to avoid any overlap in planning efforts, the actions that have already been achieved were taken into account during the process of developing this updated *Comprehensive Plan*. The following is a summary of the status of the *Charleston Tomorrow* efforts, as of 2009. This information was provided by the City of Charleston.

### Capital Improvements

Item	Description	Status
<b>TRANSPORTATION</b>		
<b>1</b>	<b>Reduce accident hazards, correct local hazardous conditions</b>	
1 - 1	Improve Lee's Nursery Road (Includes replacement of 8 ft. diameter culvert)	
1 - 2	Fix ravines at <del>S. University and</del> McKinley	
1 - 3	Replace the 4 <sup>th</sup> Street Bridge	Complete
1 - 4	Improve south-end of University Drive	
1 - 5	Relocate IL-130 from Madison to RR ROW (IDOT) City to fund a portion of sidewalk & Storm drain improvements	Complete
<del>1 - 6</del>	Relocate IL-316 from State to RR ROW	Complete
<del>1 - 7</del>	<del>Extend Roosevelt from 4<sup>th</sup> Street to University (Extend Edgar Drive from 9<sup>th</sup> Street to University) EIU to participate</del>	Not Feasible
1 - 8	Improve Harrison between Fuller and Division	
1 - 9	Improve IL-130 between Lincoln Ave. and Lee's Nursery Road	Complete
<b>2</b>	<b>Increase driver convenience, widen, repave, and upgrade various streets.</b>	
2 - 1	Improve 4th Street between Lincoln and Grant	Complete
2 - 2	Improve 9th Street between Lincoln and Hayes	Complete
2 - 3	Improve 5th Street between Jefferson and Maple ( <del>IDOT</del> )	Complete
2 - 4	Improve Lover's Lane	
2 - 5	Improve Polk between 6 <sup>th</sup> and 9th Street	In Progress
<b>3</b>	<b>Encourage orderly land use, extend roads to relieve congestion on Lincoln</b>	
3-1	Extend Polk from 9 <sup>th</sup> Street to 11 <sup>th</sup> Street	Not Feasible

# Detail Sections

Item	Description	Status
3 - 2	Improve West Polk between IL-16 and Reynolds Drive	
3 - 3	Improve Douglas and Coolidge between Hayes and University	
3 - 4	Extend Douglas to Decker Springs Road	
3 - 5	Create a north connection to I-57	New I-57 Interchange complete, waiting for funding to connect 1000 N
3 - 6	Improve Coolidge and Lee's Nursery Road between University and IL-130	
3 - 7	Improve Buchanan between 6th and 7th Streets	
<b>4</b>	<b>Increase safety of school age children in areas without sidewalks</b>	
4 - 1	Construct sidewalks at Carl Sandburg School	Complete
4 - 2	Construct sidewalks at Mark Twin School	Under Review
<b>STORM DRAINAGE</b>		
<b>5</b>	<b>Relieve flooding of homes and buildings</b>	
5 - 1	Relocate storm-sewer at Walnut and B Street	Complete FY 98/99
5 - 2	Install drop box at Harrison and 9th Street	
5 - 3	Replace culvert at Decker Springs Roads and Bike Trail	Complete FY 98/99
5 - 4	Enlarge storm sewer and inlet on Macomb Street	
<b>6</b>	<b>Relieve flooding of Streets</b>	
6 - 1	Route 316 subways improve inlets (IDOT)	
6 - 2	Enlarge inlets and storm sewer at 6th and Taylor	
<b>7</b>	<b>Re-establish ditch on problem oil and chip streets</b>	
7 - 1	Various locations (Storm- \$300,000; Non-MFT work -\$180,000)	Ongoing Program
<b>8</b>	<b>Construct curb, gutter and storm sewer to replace ditches on oil and chip streets</b>	Ongoing Program
8 - 1	Various locations (Storm- \$300,000; Non-MFT work -\$180,000)	Ongoing Program
<b>WATER AND WASTEWATER</b>		
<b>9</b>	<b>Ensure reliable domestic water service</b>	
9 - 1	Obtain city-wide IEPA permit to construct new water mains to replace old galvanized mains susceptible to breaking due to increase in pressure from the new water tower to be completed in 1996	Additional lines as needed
9 - 2	Replace deteriorated, undersized mains. Repair/replace broken mains due to higher pressure of new water tower	Ongoing

# Detail Sections

Item	Description	Status
<b>10</b>	<b>Provide adequate fire protection and adequate pressure and flow for domestic use to all parts of the city as identified in the 1995 study</b>	
10 - 1	Strengthen water main grid with new 8 in. and 6 in. mains to older parts of the City; move fire hydrants to new mains and connect to short runs of old mains that have individual service taps.	Ongoing Program
<b>11</b>	<b>Improve water pressure and flow to all parts of the city</b>	
11 - 1	Connect EIU water tower to City water system	Complete
11 - 2	Install variable speed drive finish water pumps at water treatment plant.	Complete FY 97/98
<b>12</b>	<b>Improve and extend water service</b>	
12 - 1	Construct new water tower near Coles Business Park, loop water main northerly back to City	
12 - 2	Construct 12 in. water main loop around east side of City.	
12 - 3	Complete Business Park system, install an 8 in water main	
12 - 4	Increase water supply by means of Water treatment Plant improvements	Complete
<b>13</b>	<b>Eliminate sanitary sewer overflows into houses</b>	
13 - 1	Replace interceptor sewer on E Street	
13 - 2	Abandon old interceptor between 14th & 18th Street	
13 - 4	Replace 18 in. interceptor between State Ave. to Madison	
13 - 5	New sewer lines 1st Street & 2nd Street, Tyler and Polk	
13 - 6	Take yard drains off sanitary sewer systems, Divisions and Grant.	
13 - 7	Separate storm and sanitary sewer systems, 4th Street, Polk & <del>Town Branch</del>	
13 - 8	<del>Upsize 8" lines to 12" lines, Meadow lake, Warren and Cortland.</del>	
13 - 9	Find and repair sources of inflow	On going
<b>14</b>	<b>Increase Wastewater Treatment Plant capacity.</b>	
14-1	Construct storm sewer lagoon sewer bypass	Complete
14-2	Construct new aerated grit chamber	Complete
14-3	Construct additional tertiary sand filter	Complete
14-4	Construct additional primary clarifier	Complete
<b>15</b>	<b>Extend sewer system to growth areas</b>	Complete
<del>15-1</del>	Complete sewer in Coles County Business Park	Complete

## Capital Growth

Item	Description	Status
1	<b>Update the Gruen Comprehensive Plan</b>	Completed in December 1999
1	<b>Update the comprehensive plan every five to ten years</b>	In Process 2009
1-1	Appoint committee to collect, analyze and summarize resources information.	In Process
1-2	Hold public hearing to discuss the updating the Comprehensive Plan	In Process
1-3	Utilize the services of the Coles county Regional Planning Commission to prepare a plan update	Work done by City Staff
2	<b>Revise Zoning Ordinance (Unified Development Code)</b>	Completed in March 2003
2	<b>Update the Zoning Ordinance (UDC) as needed</b>	
2-1	Form committee to review and develop recommendations regarding zoning ordinance issues	In Process
2-2	Hold public hearing to present updated ordinance recommendations.	In Process
2-3	Utilize the services of the Coles County Regional Planning Commission to revise the ordinance	Work done by City Staff
3	<b>Revise Subdivision Ordinance (Unified Development Code)</b>	Completed in March 2003
3	<b>Update as needed</b>	In Process 2009
3-1	Appoint committee to discuss updating the land/ Subdivision zero lot lines, PUB's section of the zoning ordinance.	In Process
3-2	Hold public hear to present updated subdivision recommendations	In Process
3-3	Utilize the services of the Coles County Regional Planning Commission to revise the ordinance	Work done by City staff
<b>Government Structure/ City administration</b>		
4	<b>Evaluate the need for a City Administrator to improve the effectiveness of the City</b>	City Manager form of government was effective on May 1, 1997
<b>Industries and Businesses</b>		
5	<b>Identify what businesses are best suited to Charleston (Retail Site Assessment)</b>	Completed in April 2009
5-1	Needs assessment for student and residents identifying what goods and services are needed and would be supported or feasible in the following areas; retail, entertainment, dining & recreation.	Completed in May, 2007
5-2	Develop & implement a plan to meet the identified needs.	In Process
5-3	Attract business to the community and Business Park that meet the criteria in the study.	In Process

# Detail Sections

5-4	Evaluate and determine the appropriate of the financial incentive packages offered to businesses. These incentives include tax abatements, the TIF district and the enterprise zone.	In Process
5-5	Establish a central source of information for incoming businesses that can provide all of the information they need to know about the community; such as demographics, permit requirements & zoning	Established as the Department of Building and Development Services
5-6	Create an “ambassador group to represent the different segments of the community to work with in attracting new businesses to the community or expanding the services of current businesses.	Coordinated by the Department of Building and Development Services
<b>Historic Preservation</b>		
<b>6</b>	<b>Raise the community’s consciousness of the importance of historic Preservation in Charleston.</b>	Completed in the Historic Preservation Ordinance in 2006
6-1	Designate “Historic Corridors” linking Old Main, the Courthouse and Jackson and Monroe Street areas as hubs.	6 <sup>th</sup> and 7 <sup>th</sup> St. Historic District completed in March 4, 2008
6-2	Propose City inspections including facades. At the time of sale for all homes in Charleston.	In Progress
6-3	Propose historic façade and appropriate color schemes for homes in historic corridor	Completed in the Historic Preservation Ordinance in 2006
6-4	Establish a Charleston day program illustrating Charleston’s history	
<b>Neighborhood Preservation</b>		
<b>7</b>	<b>Raise the community’s consciousness of the importance of Neighborhood Preservation in Charleston.</b>	Ongoing
7-1	Identify neighborhood areas and form groups to coordinate preservation activities that will enhance and improve the area.	
7-2	Form a steering committee of neighborhood group leaders as volunteer groups to work with City Planning Office	
7-3	Enhance and Develop better use of common areas by neighborhood groups	
7-4	Promote Beautification along Town Branch with property owners.	
7-5	Revise zoning boundaries to change residential use rental districts to single family use	Ongoing
7-6	Propose City inspections including facades periodically and at time of sale for all homes in Charleston.	
7-7	<del>Petition County Community Development Corporation to develop low interest loan for single family homeowners to purchase and renovate homes in the historic corridor.</del>	Not feasible
7-8	Petition CIPS to allocate funds for home rehabilitation to add to their current program of financing the development of new residential homes	
<b>Community Aesthetics</b>		
<b>8</b>	<b>Ensure that the environmental quality of life in Charleston remains high</b>	

# Detail Sections

8-1	Maintain the 16 Corridor and Entrances to the city so they present a pleasing “1 <sup>st</sup> impression” of the City	Ongoing
8-2	Maintain clean and aesthetically pleasing environment	Ongoing
8-3	Preserve and improve the appearance of Lake Charleston area including leased homes. Discontinue leases as they expire	Efforts underway to regain control of City owned property, allowing access to all City residents. Leases expire 2009.
<b>American with Disability Act Planning</b>		
<b>9</b>	<b>Accommodate as many types of disabled persons in the community as possible through both construction and non-construction methods.</b>	
9-1	Develop a comprehensive ADA plan	

## Community Cultural

<b>1</b>	<b>Build a multifunctional community center complex</b>	
1-1	Establish a planning committee	Complete
1-2	Solicit community support	
1-3	Determine capital and long term operating funding sources	
<b>2</b>	<b>Improve City appearance</b>	
2-1	Develop 3 or 4 action committees to focus on major areas (edges, center, main street) to improve beautification.	
2-2	Educate community about ordinances	Ongoing
2-3	Enforce and expand ordinances where necessary – especially garbage pickup.	Revised garbage ordinance approved by Council on 7/20/99. Enforcement of other ordinances
<b>3</b>	<b>Improve Arts environment</b>	
3-1	Promote arts in the park – music, Theatre, art	Community band provides summer entertainment at Kiwanis Park. An outdoor presentation of Oklahoma provided at fairgrounds. Ongoing process.
3-2	Promote public art displays	Art displayed at City hall. Murals were painted on the walls of downtown businesses
3-3	Encourage sponsorship and attendance at art activities	Complete. Ongoing
<b>4</b>	<b>Appoint an Arts Council for the City of Charleston</b>	
4-1	Form a committee with representatives from the City and from EIU	Complete
<b>5</b>	<b>Celebrate the history and architecture of Charleston</b>	

# Detail Sections

5-1	Develop a film/lecture on historic Charleston followed by a walking tour self-guides by brochure	
5-2	Conduct tours of the Court House jail tunnel	
<b>6</b>	<b>Enhance Charleston festivals</b>	
6-1	Encourage interaction of all citizens	Complete
6-2	Plan far in advance so events can be well advertised nationally locally	Complete
<b>7</b>	<b>Expand the use of the Coles County fairgrounds</b>	
7-1	Approach fair board to better understand situation	Complete
7-2	If interested, encourage small committee to develop ways more cultural event can take place at the fair grounds	Complete
7-3	Explore possibility of government funding of structure near Lincoln Douglas debates like a museum	Complete 2000
<b>8</b>	<b>Develop walk/run/ bike tours</b>	
<b>9</b>	<b>Create a single governance agency for parks and recreation</b>	
<b>10</b>	<b>Evaluate current financial situation of park and recreation</b>	Complete
<b>11</b>	<b>Create a neighborhood park system citywide</b>	
11-1	Have all land developers set aside open land for park development.	
11-2	Investigate city ordinances. Recreation land fund	Complete
11-3	Improve all existing parks and playgrounds.	City prepared a Master Plan in 1999
<b>12</b>	<b>Encourage youth to become more involved in the life of the community</b>	Ongoing Process
12-1	From city wide youth advisory group	
<b>Crime and Prevention</b>		
<b>1</b>	<b>Research, establish and implement a plan for a drug free school system from K through college.</b>	Complete
<b>2</b>	<b>Implement a method of identifying citizen about crime and/or neighborhood safety issues.</b>	Complete
<b>3</b>	<b>Promote active citizen involvement in community crime prevention programs such as neighborhood watch, community police program, safe neighborhoods, etc.</b>	Ongoing
<b>4</b>	<b>Increase financial support of criminal justice system as needed</b>	Ongoing
<b>5</b>	<b>Establish and support community police concept</b>	Complete
<b>Education and Training</b>		
<b>1</b>	<b>Inform Charleston citizens of the many available educational opportunities.</b>	Ongoing

## Detail Sections

<b>2</b>	<b>Inform businesses and industries of different opportunities for providing financial and other types of assistance to schools and training</b>	Ongoing
<b>3</b>	<b>Encourage educational/ training institutions serving the Charleston area to work collaboratively to seek additional financial resources to maintain and enhance quality educational opportunities</b>	Ongoing
<b>Housing</b>		
<b>1</b>	<b>Provide safe and affordable housing for all citizens of Charleston.</b>	Ongoing
1-1	From a task force to examine using state funds or low interest financing to refurbish existing homes and neighborhoods. Study tax abatement strategies too.	Ongoing through Building and Development Services Department.
1-2	Revise zoning policies and city ordinances to avoid conflicts.	Ongoing
1-3	Target neighborhoods that have dilapidated homes that could be replaced with new construction for low to moderate-income families.	Ongoing. Active demolition of dilapidated homes underway. City is coordinating its efforts with Habitat for Humanity.