

***2005 AMENDMENT TO THE
COMPREHENSIVE CITY PLAN***

Prepared for
City of Paris, Illinois

October 3, 2005

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SECTION I

INTRODUCTION

Pursuant to Illinois Municipal Code, (65 ILCS 5/11-12-4 *et. seq.*), municipalities are authorized to adopt a comprehensive plan for the present and future development or redevelopment of the municipality. The authority to "plan" is statutorily separate from the authority to adopt zoning regulations. A comprehensive plan may be adopted for the entire municipality or for separate geographical or functional parts of the community. It may also include all or any part of the contiguous unincorporated area within one and one-half miles from the corporate limits of the municipality.

The last comprehensive plan for Paris was completed in 2002. Since the last plan was prepared, some of the City's objectives for development in portions of the City have changed in response to economic and market conditions. It is now appropriate to re-evaluate the City's land use planning policy for portions of the City to ensure that they are consistent with current and future community needs.

In the 1999, the City of Paris embarked on an economic development program, which established the Downtown Paris Tax Increment Finance District as authorized by the Illinois Municipal Code (65 ILCS 5/11-74.4-1 *et. seq.*). Since the establishment of the Downtown TIF, the Paris Union School District No. 95 has considered the construction of a new high school campus outside of the downtown area. The relocation of the high school campus will leave behind property for rehabilitation, redevelopment, or adaptive reuse in Downtown Paris. Therefore, the City of Paris has initiated an amendment to the Downtown Paris Tax Increment Financing District in order to accommodate a comprehensive redevelopment program for all of the school properties should the campus relocation occur. The future land uses for the downtown area are anticipated to change from those identified in the 2002 Comprehensive Plan. As a result, this 2005 Amendment to the Comprehensive Plan has identified the North Downtown Study Area for land use updates.

In addition to the contemplated changes to land uses in the downtown area, the City has or will be annexing property in the southeastern portion of the City. The City is also evaluating the establishment of a second TIF district (Jasper Street Redevelopment Area) which will include portions of the Southeast Study Area. With the annexation program and proposed Jasper Street TIF it is now appropriate to revisit and update the proposed future land uses for the Southeast Study Area.

The North Downtown Study Area's current land uses include a mix of public/institutional, commercial, industrial, and residential. The Southeast Study Area's current land uses consist of commercial, residential, and vacant property.

In order to ensure that the TIF program is consistent with the City's planning policy, it is now appropriate to re-evaluate the City's land use planning policy to ensure that they are consistent with current and future community needs. ***This 2005 Amendment to the Comprehensive City Plan provides the comprehensive plan for two sub-areas of the City. The North Downtown Study Area is generally described as properties north of the Conrail Railroad, east of U.S. Route 150, west of Young Street, and south of Roberts, Moss, Edgar, and Bell Streets. The Southeast Study Area is generally described as north of Potts Lane, west of Terre Haute Road, south of Jasper Street/U.S. Route 150, and east of the Wabash railroad.*** At some time in the future, the City may update the Comprehensive Plan for other areas of the community as well.

Note that the comprehensive plan and "zoning", although related, are often confused as being one and the same. The following provides a summary of the differences and how they interrelate.

Purpose of Planning and Zoning

In very general terms, planning can be defined as a scheme for making, doing, or arranging something. A comprehensive plan, in essence, sets the framework for guiding future development (e.g., what type and where various land uses should occur). The plan is a "policy" document that recommends the future physical make-up of a community. It is normally "comprehensive" in scope, whereby land use, major streets, parks and open space, etc. are integrated into a unified scheme.

Zoning is the "legal" tool a municipality uses to regulate land use. The City is afforded this regulatory authority under 65 ILCS 5/11-13-1 et. seq. Specifically, a zoning ordinance regulates items relating to the use of land, height and size of buildings, size of lots, size of yards (building setbacks), parking, etc. It establishes definitions, standards, and procedures for a municipality to review and approve specific land developments.

Zoning regulations should be based on a sound and rational plan for the community, although this is not a statutory requirement in Illinois as it is in some other states. However, case law reveals that land development control regulations cannot be arbitrary and capricious. For these reasons, it is imperative that a community carefully considers its development policies and adopts a comprehensive plan that reflects these policies. If done properly, the plan will provide a strong foundation for the City's zoning authority.

Also, reasonable but relatively stringent control is important to encouraging private development. The reason is that an individual or business, investing money in a residential or commercial property, can proceed with confidence in

what the future holds for the City's land use pattern and, more particularly, their immediate surroundings. **Exhibit A** on the following page provides a summary of the key features of a comprehensive plan and a zoning ordinance.

Exhibit A

SUMMARY OF PLANNING AND ZONING

COMPREHENSIVE PLAN	ZONING ORDINANCE
<ol style="list-style-type: none"> 1. Serves as a guide for decisions concerning the community's physical development. 2. Takes a comprehensive approach to a wide range of community development issues (e.g., land use, major streets, parks & open space, etc.) 3. Designed to reflect community development goals and objectives. 4. Recommends location and intensity of land uses, major street improvements, parks and open space, etc. 5. Provides a rational basis for administering the zoning ordinance and other development regulations. <p><i>The plan is a "POLICY" document</i></p>	<ol style="list-style-type: none"> 1. Is the legal tool for achieving community development goals & objectives established through the planning process. 2. Regulates specific items relative to land development: <ol style="list-style-type: none"> a. use of land b. height and size of buildings c. size of lots d. yards and other open space e. buffers between incompatible land uses f. parking 3. Establishes definitions, standards and procedures for reviewing and approving land development. <p><i>The zoning ordinance is a "LEGAL" document</i></p>

SECTION II

LAND USE AND MAJOR STREET PLAN

The Southeast Study Area is a combination of commercial and residential uses. The North Downtown Study Area is made up of a combination of commercial, public, and residential uses. The North Downtown Paris Study Area provides the City with an opportunity to diversify its economic base through the attraction of commercial development and the enhancement of housing alternatives through new residential development. The Southeast Study Area presents the City with an opportunity to revitalize underutilized commercial properties, attract new retail, office, and service uses, and encourage new residential growth.

To encourage and support the necessary public and private investment in the North Downtown and Southeast Study Areas, the City is considering the amendment of the Downtown Paris TIF District and establishment of the Jasper Street TIF District to assist the City in financing much needed infrastructure and roadway improvements, significant site preparation, storm water detention facilities, building rehabilitation, and other costs that may be incurred to induce residential, commercial, and industrial development. Other available resources should also be employed when possible to aid in offsetting the costs of public infrastructure.

Land Use Recommendations

Exhibit B, entitled *Land Use & Major Street Plan – North Downtown Study Area*, illustrates the proposed general land use type for land located in the North Downtown Study Area. This Plan promotes the development of commercial, industrial, public/semi-public and residential uses.

Exhibit C, entitled *Land Use & Major Street Plan – Southeast Study Area*, illustrates the proposed general land use type for land located in the Southeastern portion of the City. This Plan promotes the rehabilitation of commercial property and the development of commercial, retail, and residential uses.

Commercial

To a large degree, proposed commercial land uses reflect current City zoning district designations. The commercial-general designation does not distinguish between the types of commercial development (e.g., office, neighborhood, general retail, etc.). The Plan is generalized in this respect, because it is long-range in scope. As future commercial development proposals arise within areas that are currently zoned for commercial use, the applicable commercial zoning district regulations will more specifically dictate the type and intensity of use. In

instances where rezoning to a commercial district is proposed, then the Plan should serve as a guide. However, such rezoning requests should be examined in terms of their appropriateness for location, including assessing impact on the surrounding areas and street network.

Residential

Within the current corporate limits of Paris, the residential land use proposal reflects the residential zoning districts as delineated on the City's Zoning Map. Note that this Plan does not attempt to designate specific single-family or multi-family residential densities. The Plan is generalized in this respect, because it is long-range in scope, and the City's zoning ordinance provisions will control the specific density of residential uses allowed in various locations in the City.

Public/Institutional

Institutional (public and semi-public) land uses include schools, wastewater plants, park/recreation, IDOT facilities, and other major public facilities. There may be future development of new institutional uses within the Study Areas.

Industrial

This category of proposed land use is relatively broad in scope. It is intended to promote the development of industrial, office, warehousing, and service centers. It is not the policy of this Plan to preclude the development of other non-residential land uses not specified above, but which may be complementary to industrial land uses. Other land uses that may be appropriate include retail, services and other uses that serve industrial development and a broader market.

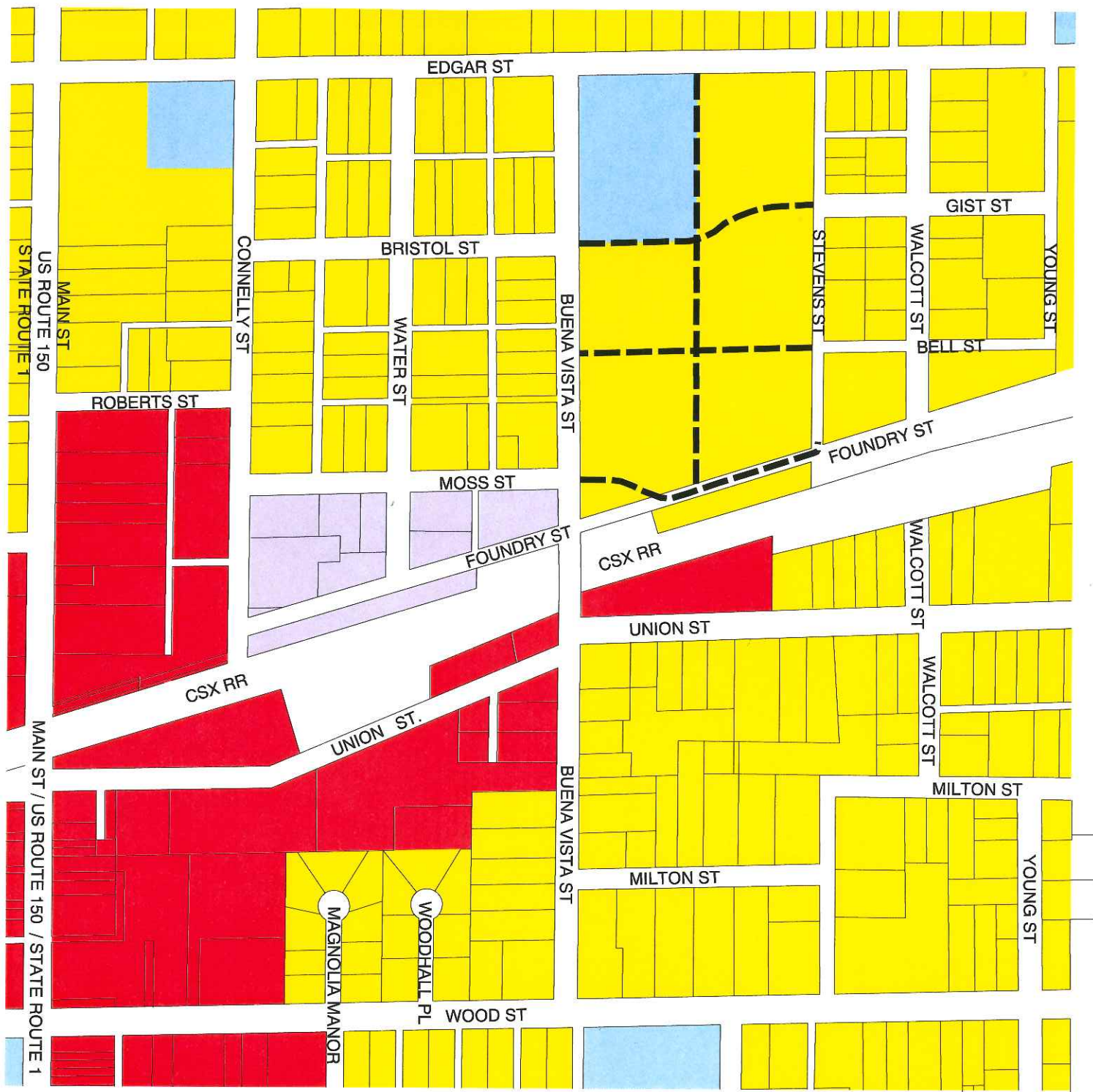
Non-conforming Situations

It is not the intent of this Plan to eliminate existing non-conforming uses. The intent is to prohibit the expansion of certain uses and to promote changes in use where appropriate. Existing non-conforming uses may remain until such time that they are no longer viable for their current use and become redeveloped in a manner consistent with this Plan.

Implementation

The first official action toward plan implementation is the adoption, by the Paris Plan Commission and the City Council, of this Plan document as the general statement of land development policy within the North Downtown and Southeast Study Areas for Paris. This action formalizes this Plan document as being the current policy for the general development patterns in these planning areas of the community.

The City's zoning ordinance serves as one of the principal mechanisms for implementing the Plan. The City should review and update this ordinance (including the official zoning map) in the context of this land use policy. Such a re-evaluation is important in order to ensure that the zoning ordinance is not in conflict with policies of the Plan.



LEGEND

- Residential
- Commercial
- Industrial
- Public & Semi-Public
- Proposed Roadways

Exhibit B Land Use & Major Street Plan

North Downtown Study Area
2005 Amendment to the Comprehensive Plan
City of Paris, Illinois

OCTOBER 2005

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SCALE IN FEET

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