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# **COMPREHENSIVE PLAN**

**VILLAGE OF  
ROANOKE  
ILLINOIS  
2003**

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# VILLAGE OF ROANOKE, ILLINOIS COMPREHENSIVE PLAN

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*Adopted November 17, 2003*

## EXECUTIVE SUMMARY

In the fall of 2002, the Village of Roanoke recognized the need to look at its future. For the past forty years, the Village has had a stable population base and has prided itself on its small-town, rural values. However, Village leaders identified two factors that could impact its future. One factor was the trend for families to live in bedroom communities away from major employment areas such as Peoria and Bloomington/Normal. The second factor was the potential for a limited access highway near or through their community as part of a larger effort to construct a Peoria to Chicago highway.

The Village Board assembled a group of citizens, known as the Community Improvement Advisory Board, to create a plan that looked twenty years into the future. The CIAB researched demographic trends, analyzed existing conditions, and surveyed community residents\*. From this information, they created a vision for the future, and created goals and objectives to implement the vision. The result is this Comprehensive Plan.

The Comprehensive Plan covers all aspects of the community, from population and housing to utilities and transportation. It looks at the land currently within the Village limits and the land immediately surrounding the community where new growth will take place.

The vision for Roanoke is modest population growth while maintaining the small town atmosphere of the community. It understands the need for a balance of housing, businesses, and industry. The Plan addresses physical needs such as quality water and public safety, as well as quality-of-life needs such as recreational facilities and a high-caliber educational system.

The Plan also addresses the future location of residences, businesses, and industry. New residential areas should be located north and west of the existing corporate limits. Retail businesses are to remain in the downtown but can also be located along route 116 on the west edge of town, and industrial uses are best located near existing industrial uses on the east side of the community.

*\*The results of the community survey can be found in the Appendix to this report.*

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# **I. INTRODUCTION**

## **BACKGROUND**

The Village of Roanoke is a quiet farming community that has remained relatively unchanged for many years. However, the community understands that change is inevitable and that successful communities need a plan to manage change.

There are two factors that will impact the future of Roanoke. One is the current trend for families to live in small towns and bedroom communities while commuting to work in larger cities such as Peoria and Bloomington-Normal. The other is the potential for the improvement of Illinois Route 116 from a two-lane highway to a five lane limited access highway either through or around the Village. The potential for the improvements to Route 116 will be directly related to the construction of a Peoria to Chicago highway which has been under discussion for a number of years.

Thus, the pressure for the growth of Roanoke will come from outside the community. It is unlikely that the population will increase significantly due to additional employment opportunities within the village.

To prepare for the future, the Village of Roanoke has prepared this Comprehensive Plan for the community and the mile-and-a-half area surrounding the town. The background, development, and features of the Plan are described in this document.

## **HISTORY**

Roanoke was settled in the mid-1800's by settlers from Virginia looking for fertile farmland. In 1874 they incorporated the Village and named it after Roanoke, Virginia, the home of one of the original settlers. The rich agricultural land attracted many new residents.

In the early 1900's coal was discovered in Roanoke. For the next thirty years, the community oriented itself around coal mining and its industrial by-products. Many new residents settled in Roanoke during this time. In the 1930's, however, it became too expensive to go down to deeper veins of coal, and the mining industry came to a close.

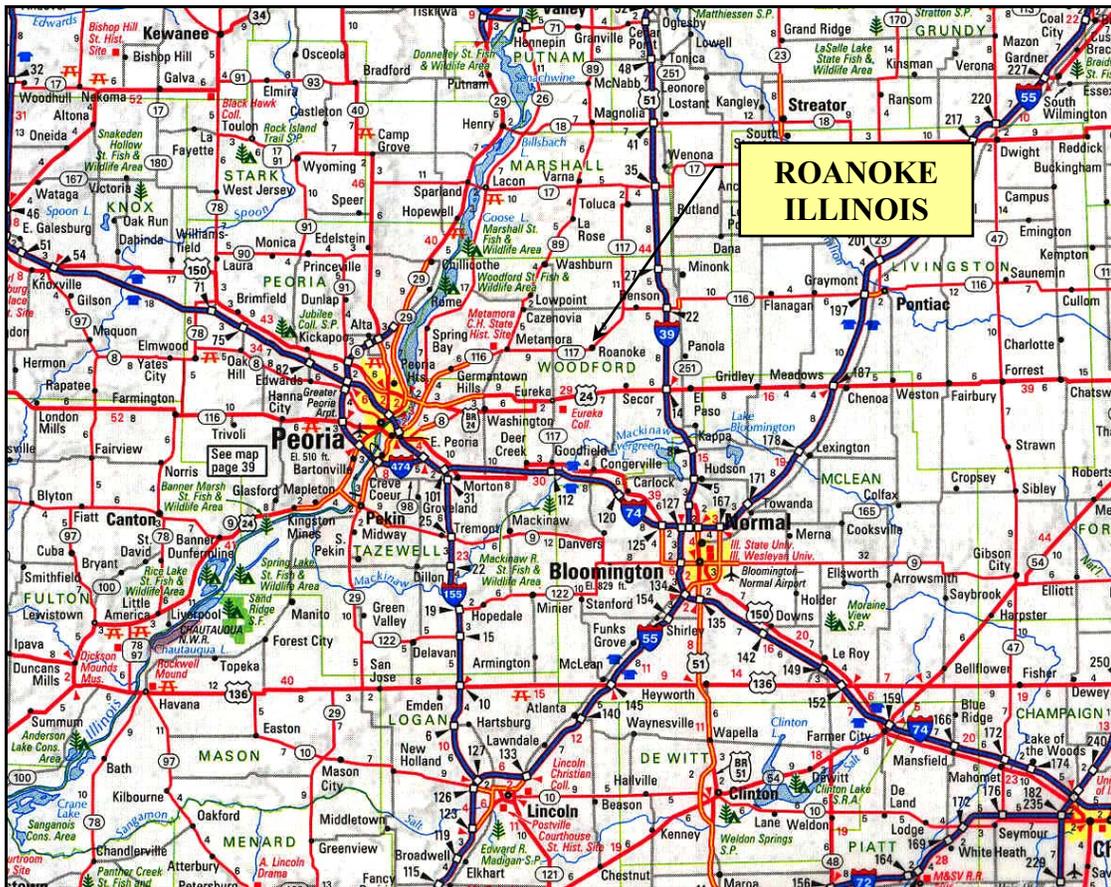
Thus, Roanoke has both an agricultural and mining history. While the agricultural community is still vibrant, all that remains of the coal mining industry in Roanoke is a large slag pile, affectionately known as Jumbo.

## **LOCATION**

Roanoke is located in central Illinois mid-way between two cities. Peoria is approximately twenty-five miles southwest of Roanoke along Illinois Route 116. Bloomington-Normal is 32 miles southeast of Roanoke. The closest major city is Chicago, which is 135 miles

northeast of the Village. See **Map INTRO-1**. Roanoke is in Woodford County and is part of the Peoria-Pekin Metropolitan Statistical Area (MSA), commonly known as the Tri-County region.

**Map INTRO-1  
Location**



## PURPOSE OF A COMPREHENSIVE PLAN

Comprehensive Planning is a process by which a community can guide its future development. Growth can be encouraged to take place where the necessary services can be reasonably provided. Conflicts between uses can be minimized. Financial and other resources can be more effectively used.

The Comprehensive Plan is a *guide*. It is not an ordinance, although changes to the Village's Zoning or Subdivision Ordinances may be a result of the Plan. This Comprehensive Plan

looks twenty years into the future. However, the Plan is not a static document and should be reviewed and updated every three to five years.

With a Comprehensive Plan, a community can choose and design its own future. The future will come, and local officials will make decisions about it whether or not they have a plan. Only through planning, however, can a community make rational choices for a sustainable future.

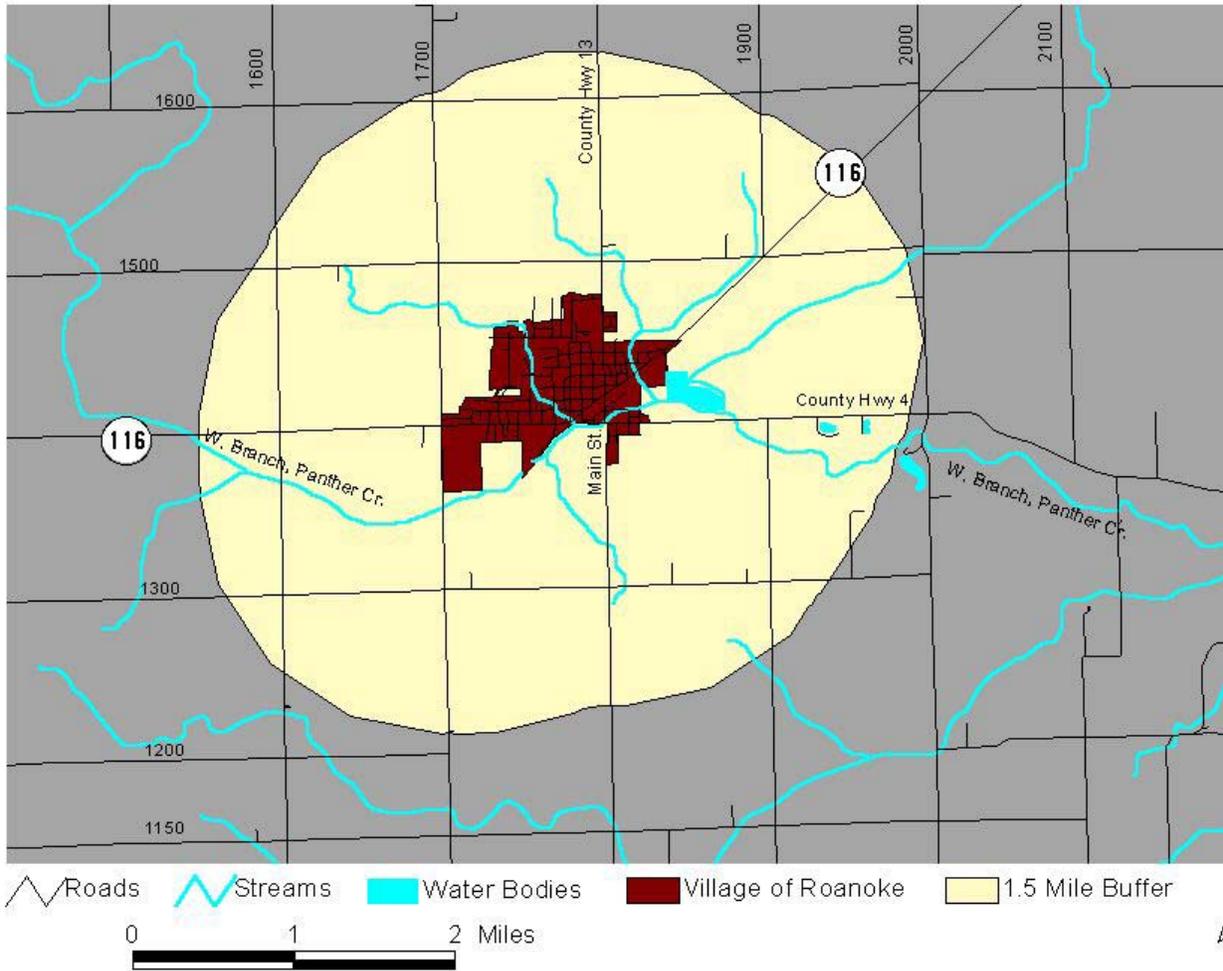
**Table INTRO-1** shows the elements of a Comprehensive Plan and the question each element addresses.

<b>Table INTRO-1 Comprehensive Planning Process</b>	
<b>Element of Comprehensive Plan</b>	<b>Question</b>
Inventory of Existing Conditions	Where are we now?
The Vision	What do we want to look like in 20 years?
Goals, Objectives, & Implementation	How do we get there?

One of the features of a Comprehensive Plan is the inclusion of all land subject to the planning jurisdiction of a community. In Illinois, that area has been defined as all land within a mile-and-a-half of the corporate limits. Illinois law gives communities with a Comprehensive Plan specific regulatory controls within that area. This allows the community to make land use decisions outside their corporate boundaries.

This plan for Roanoke will address the Village as it exists today and the mile-and-a-half planning area that surrounds it. See **Map INTRO-2** on the next page for an illustration of the land area included in this Plan.

**Map INTRO-2**  
**Village of Roanoke and the Mile-And-A-Half Planning Area**



## II. INVENTORY OF EXISTING CONDITIONS

### LAND USE

Land Use is a term that is used to describe man-made uses of land. Typical land uses are residential, commercial, and industrial. Other land uses are schools, parks, churches, and public uses such as Village Hall.

The Village of Roanoke has a traditional mixture of residential, commercial, and industrial uses. The mile-and-a-half area is predominantly agricultural.

Residential uses are primarily located on the north and west sides of the community. The residential areas are laid out in a traditional grid pattern. One benefit of this pattern is that public areas, such as the park, school and the downtown, can be easily and safely reached on foot.

The downtown contains many of the retail businesses of the community. In addition, commercial uses are located in previously residential areas along Route 116.

Industrial uses are located, for the most part, along the now-abandoned BNSF railroad on the south side of Route 116.

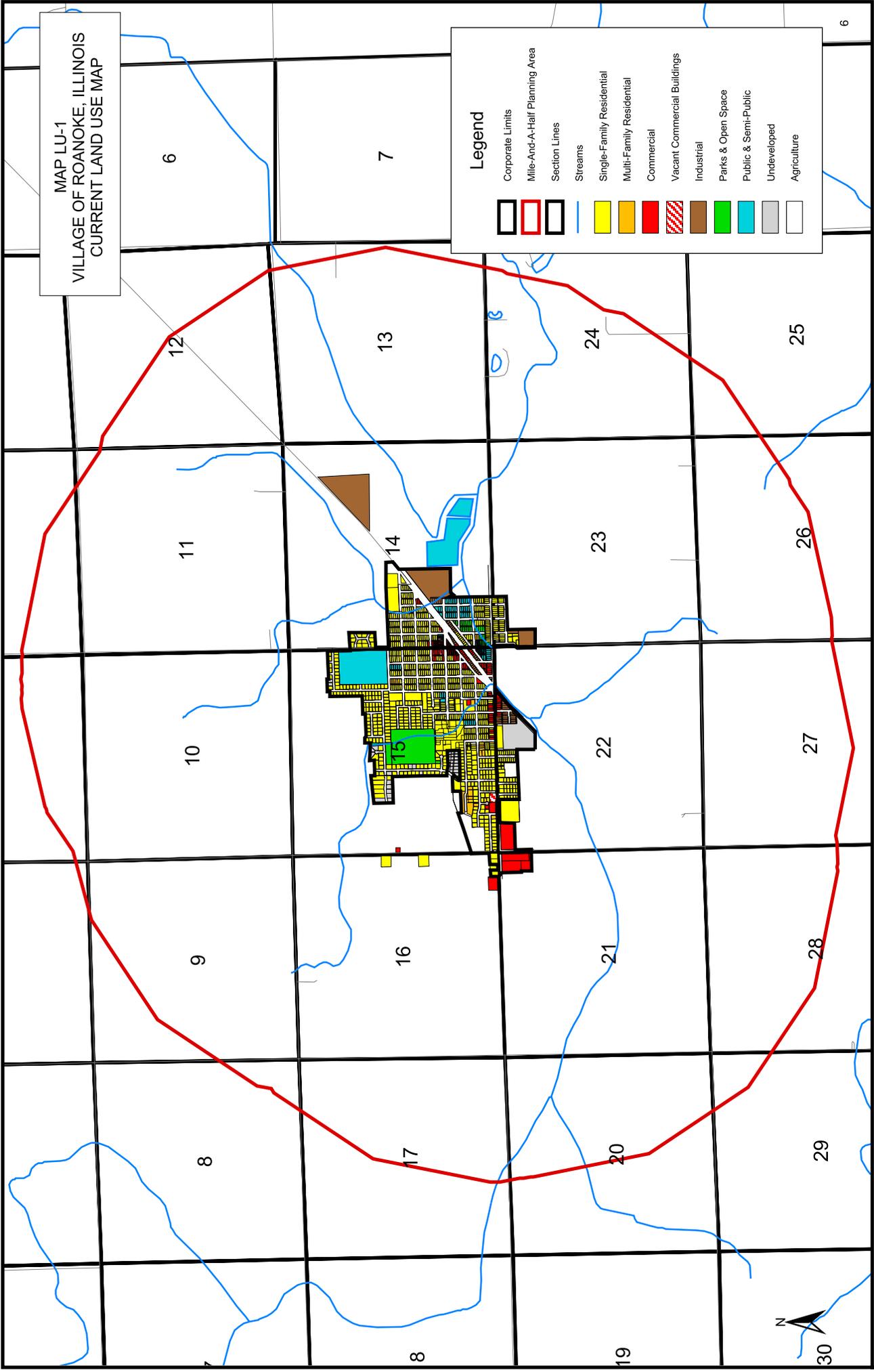
Roanoke has a parcel of land with a unique purpose. Jumbo is a slag pile from its coal-mining era. Jumbo is a centerpiece of the community and is a remembrance of the Village's history as a mining community.

See **Map LU-1** on the following page for a graphic representation of the current land uses in and surrounding Roanoke.

MAP LU-1  
 VILLAGE OF ROANOKE, ILLINOIS  
 CURRENT LAND USE MAP

**Legend**

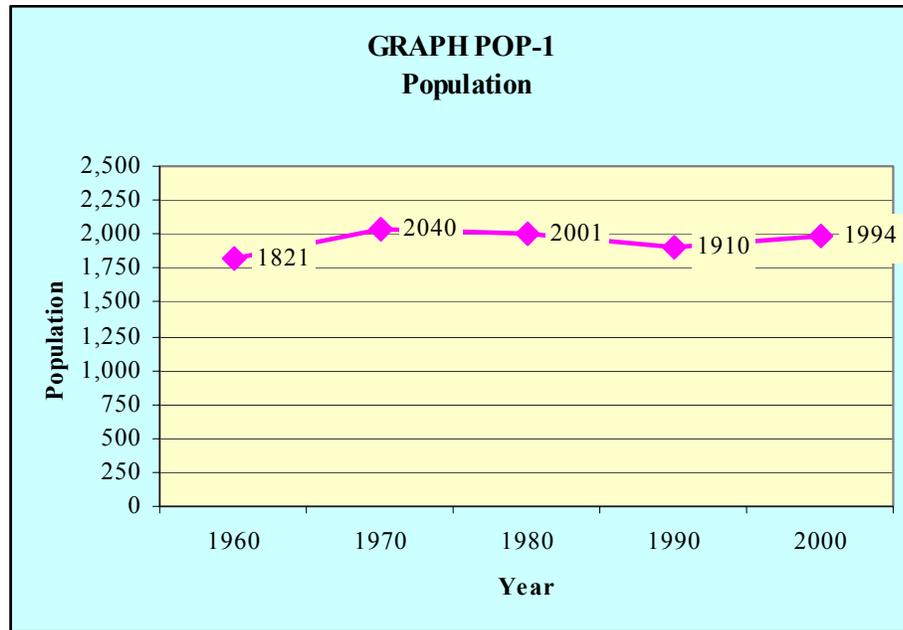
- Corporate Limits
- Mile-And-A-Half Planning Area
- Section Lines
- Streams
- Single-Family Residential
- Multi-Family Residential
- Commercial
- Vacant Commercial Buildings
- Industrial
- Parks & Open Space
- Public & Semi-Public
- Undeveloped
- Agriculture



## POPULATION

### Population Trends

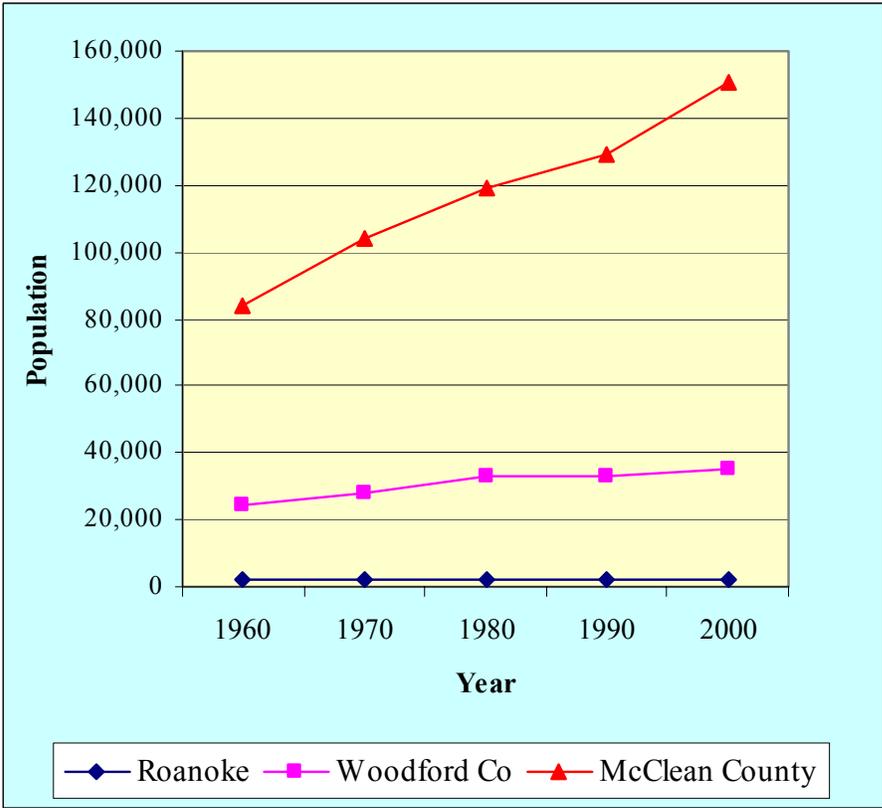
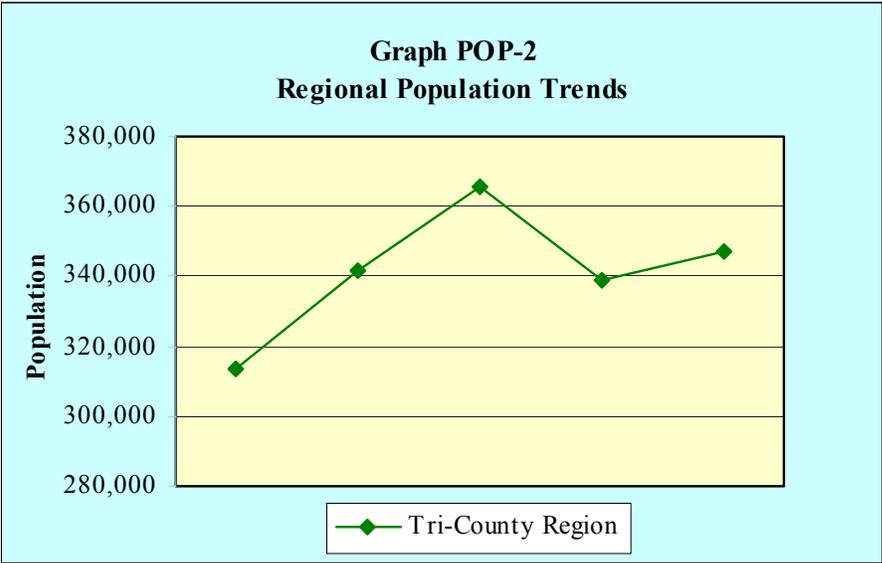
Roanoke has had a stable population for at least the last forty years. Information from the U.S. Census indicates the community has had approximately 2,000 residents during that time. See **Graph POP-1 – Population**.



The population of a community often reflects the population growth or decline of the region in which it is located. Therefore, a look at population trends in the county and the region is in order. The next graph compares the population growth of Roanoke to the population growth of Woodford County, the Tri-County region, and the Bloomington/Normal area (McLean County). See **Graph POP-2 – Regional Population Trends**.

The population of Woodford County has slowly and steadily increased since 1960. Most of this population growth has been on the southwestern side of the county, as residents of Peoria move to bedroom communities within commuting distance from Peoria.

The Tri-County region has had an erratic growth rate in the last forty years. The growth rate was steady until the 1980's, when the area lost population due to a downturn in the economy. In fact, the population of the Tri-County area has not yet returned to pre-1980 levels, even though the economy of the area has recovered.



The Bloomington/Normal area has seen tremendous growth in the last forty years. The population of McClean County has almost doubled since 1960. Much of this growth is due to the increase in white-collar employment opportunities.

During these years of erratic growth in the Peoria area, and substantial growth in the Bloomington/Normal area, the population of Roanoke has remained steady. However, as population growth moves outward from the cities of Peoria and Bloomington-Normal, Roanoke may see population growth.

**Age of Population**

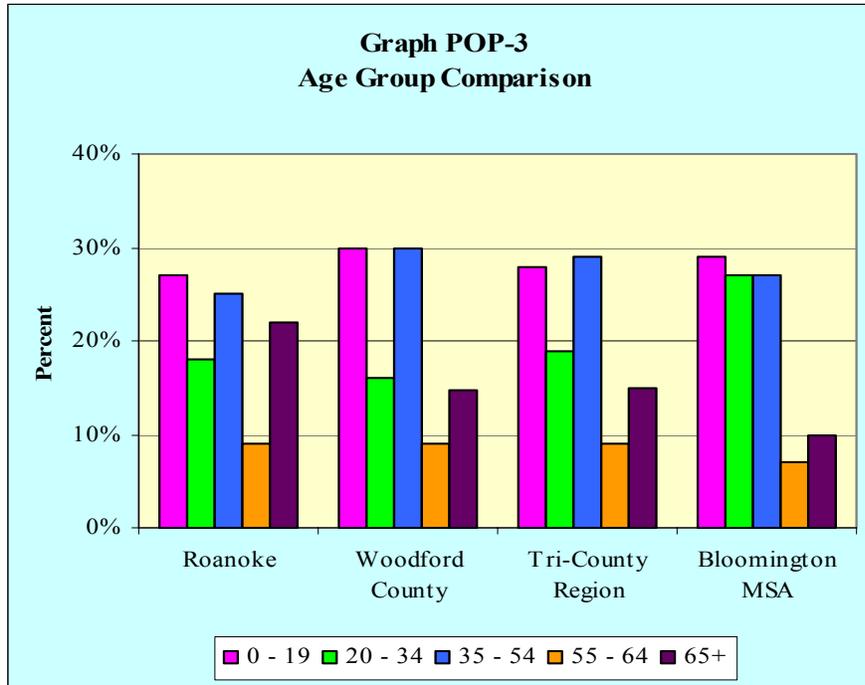
Information regarding the age of residents gives us important knowledge about the composition of a community. The population of Roanoke has been broken down into five age groups. Refer to **Table POP-1 – Population of Roanoke by Age Group**, for the number and percentage of persons in each category in the Village.

Table POP-1 Population of Roanoke By Age Category		
Age Category	Number	Percent
0 – 19	529	27%
20 – 34	357	18%
35 – 54	492	25%
55 – 64	180	9%
65+	<u>436</u>	22%
Total Population	1994	

In order to understand the age distribution in Roanoke, it is useful to compare it to the age breakdown in surrounding areas. **Graph POP-3 – Age Group Comparison**, shows the percentage breakdown for Woodford County, the Tri-County Area, and the Bloomington/Normal MSA.

Graph POP-3 indicates that the population breakdown in Roanoke generally follows the county and the regions. However, one noticeable difference is the larger proportion of elderly in Roanoke than in the other areas.

Overall, the Village of Roanoke is aging. The median age in 1990 was 36.1 years. As of the 2000 Census, it is 39.8 years.



**Income**

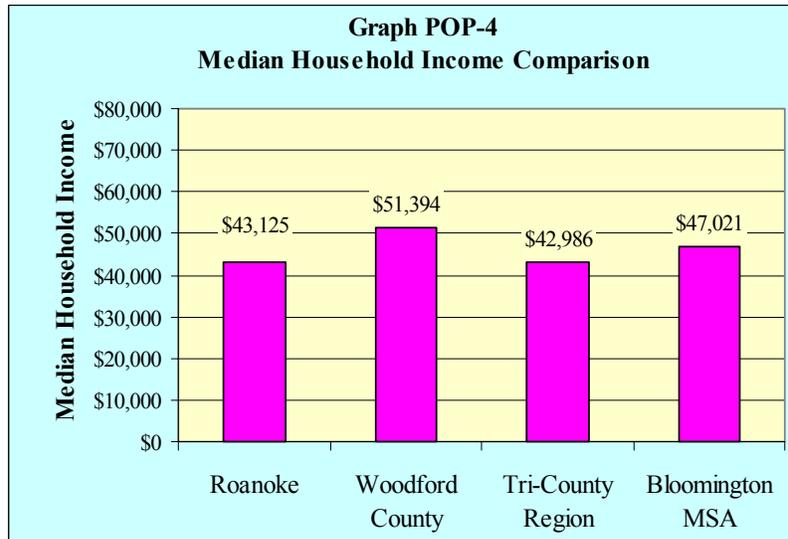
Another factor that defines a population is income levels. **Table POP-2 – Household Income** is a breakdown of household income by category.

The Village has a fairly wide range of incomes. The majority of the population (59%) has incomes of \$50,000 or less, yet ten percent have incomes over \$100,000. (All income data is for the Village of Roanoke; it does not include the surrounding mile-and-a-half planning area.)

Income	Number	Percent
Less than \$25,000	102	25%
\$25,000 to \$50,000	110	34%
\$50,000 to \$75,000	144	20%
\$75,000 to \$100,000	168	10%
\$100,000 to \$150,000	118	7%
\$150,000 to \$200,000	40	.6%
\$200,000 or more	21	3%
<b>Total Households</b>	<b>703</b>	

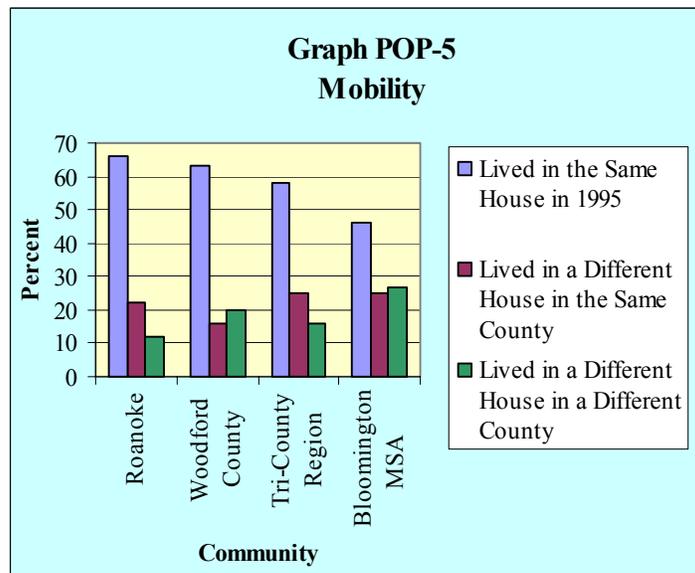
One way to look at income is to analyze the median household income of a community. The median household income in Roanoke is \$43,125. Median income means one-half of the residents have an income higher than this amount, and one-half have an income below it. **Graph POP-4 – Median Household Income Comparison** looks at the median income for Roanoke and the surrounding areas.

The median income in Roanoke is consistent with the Tri-County region as a whole. It is lower, however, than Woodford County or the Bloomington/Normal MSA.



### Mobility

A final factor to analyze in describing population is mobility. Mobility refers to the degree to which residents move into or out of a community. **Graph POP-5 – Mobility**, shows the degree to which residents have moved since 1995. For example, 66% of persons in Roanoke lived in the same home in 1995, while 34% lived in a different home. In Bloomington/Normal, 46% of residents lived in the same home in 1995, while 52% lived in a different home. This graph shows that the population of Roanoke is less mobile than other areas. It also shows that communities very close to Roanoke have a more mobile population. This mobility factor must be taken into account as Roanoke plans for its future.



## HOUSING

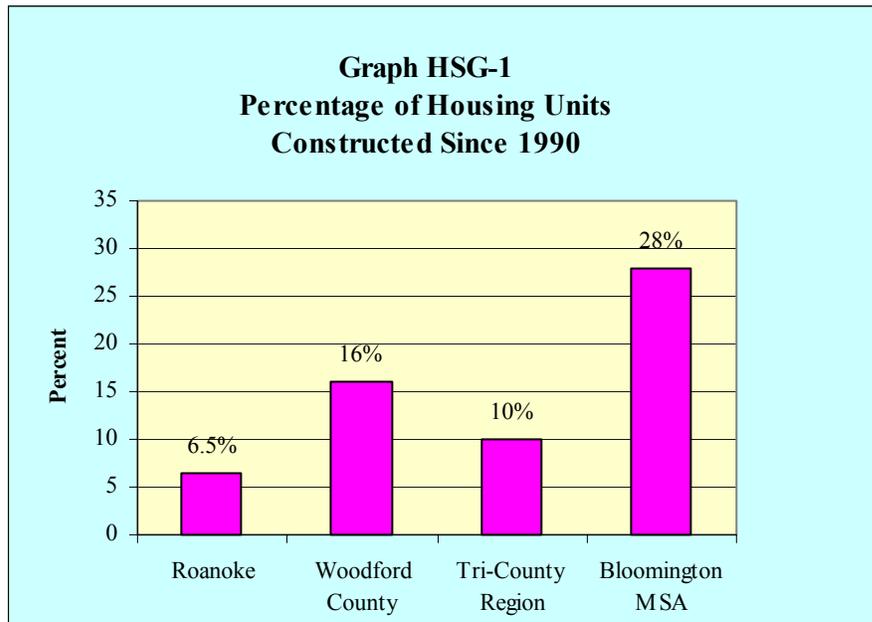
After Land Use and Population, the next area to review is Housing. Housing is the largest use of land in any community and is a central focus in community planning. This report will look at the following housing factors: Age, Housing Types, Owner and Renter Occupancy, and Value. As with Population, the primary source of data for this section is the 2000 U.S. Census.

### Age of Housing

As mentioned earlier in this report, Roanoke was originally platted in 1872. The age of the community is reflected in the age of its housing stock. As indicated in **Table HSG-1**, over one-quarter of the homes in Roanoke are over sixty years old, and over half are over forty years old. There is very little new housing in Roanoke, with just over fifty homes built between 1990 and 2000.

Table HSG-1 Age of Housing		
Year Built	Number	Percent
1939 or earlier	225	28%
1940 - 1960	223	27%
1960 – 1970	131	16%
1970 – 1980	133	16%
1980 – 1990	47	6%
1990 – 2000	<u>53</u>	7%
Total Housing Units	812	

A comparison with other communities is helpful. **Graph HSG-1** compares the percentage of homes built since 1990 in Roanoke to other areas.



Graph HSG-1 indicates that there has not been significant new housing construction in Roanoke since 1990. Woodford County had significant new housing, although this new housing was on the southwest side of the county near Peoria. In the Bloomington/Normal region, 28% of all housing has been built since 1990. The question to ask is, “Will this new housing come to Roanoke, and if so, when?”

### Types of Housing

Another important area of housing to analyze is the types of housing units. The majority of the housing units in Roanoke, as in most communities, are single-family homes. There is a limited amount of multi-family housing. See **Table HSG-2 – Types of Housing Units in Roanoke**.

<b>Table HSG-2 Types of Housing Units in Roanoke</b>		
<b>Housing Type</b>	<b>Number of Units</b>	<b>Percent</b>
Single-Family	709	87%
Duplex	54	7%
Multi-Family	<u>49</u>	6%
Total Units	812	

As with age of housing, a comparison of types of housing units with other communities is helpful. Roanoke has a higher proportion of single-family homes and a lower proportion of multi-family units than other communities in the region. See **Table HSG-3 – Types of Housing Units in Other Areas**, for a comparison of Roanoke to Woodford County, the Tri-County Area, and the Bloomington/Normal MSA.

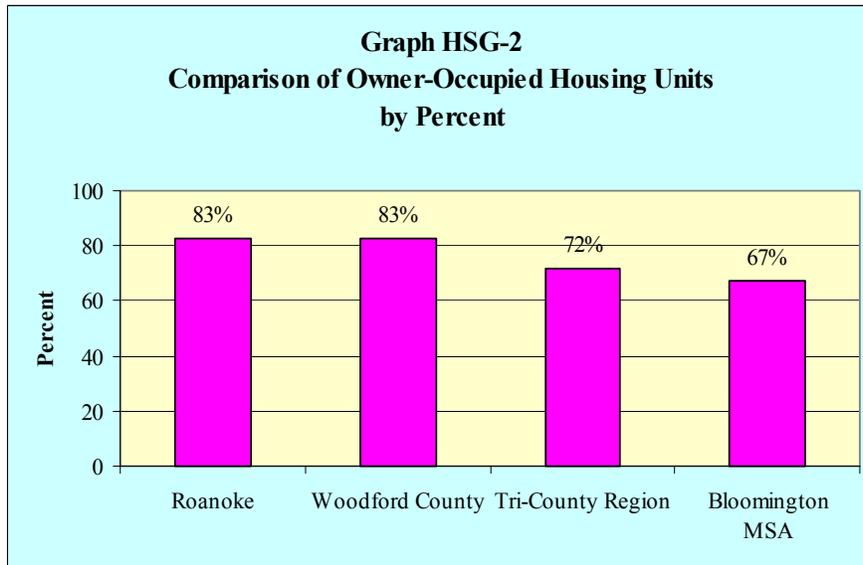
<b>Table HSG-3 Types of Housing Units in Other Areas By Percent</b>			
<b>Locality</b>	<b>Single-Family</b>	<b>Duplex</b>	<b>Multi-Family</b>
Roanoke	87%	7%	6%
Woodford County	84%	6%	10%
Tri-County Region	77%	5%	18%
Bloomington MSA	63%	7%	31%

Roanoke has fewer multi-family dwellings than Woodford County or the Tri-county Area. The Bloomington/Normal region has a much higher proportion of multi-family units, but this is due in large part to the existence of Illinois State University in Normal.

### Owner and Rental Occupancy

A community typically has a mix of owner-occupied and renter-occupied housing. Families often prefer to own their own homes, while young people and the elderly often prefer to rent. Roanoke has a higher percentage of owner-occupied homes than the Tri-County Region or the Bloomington MSA. Communities, for the most part, try to encourage home ownership to

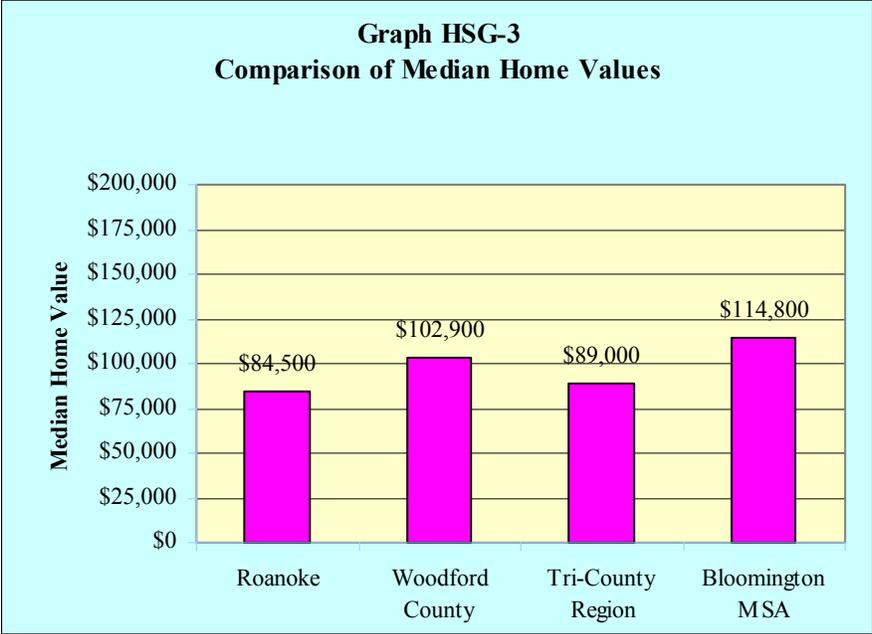
strengthen neighborhoods; however, communities also have an on-going need for quality rental property. See **Graph HSG-2 – Comparison of Owner-Occupied Housing Units**.



### Housing Value

The final housing factor to analyze is value. Roanoke has a wide range of housing values within its community. Home values range from less than \$50,000 to over \$300,000. According to **Table HSG-4 – Value of Owner-Occupied Homes**, the single largest value range of homes is \$50,000 to \$99,999 with a median value of \$84,500. (Median value means one half of the homes are above this value, and one half are below.) See **Graph HSG-3 – Comparison of Median Home Values**, to see a comparison of Roanoke with the surrounding area.

<b>Table HSG-4 Value of Owner-Occupied Homes</b>		
<b>Value</b>	<b>Number</b>	<b>Percent</b>
Less than \$50,000	95	16%
\$50,000 to \$99,999	308	53%
\$100,000 to \$199,999	164	28%
\$200,000 to \$299,999	13	2%
\$300,000 to \$499,999	3	.5%
Median Home Value		\$84,500



Roanoke has a slightly lower median home value than the Tri-County Area. However, it is significantly lower than both Woodford County, of which it is a part, and the Bloomington/Normal Area. This is to be expected given that there has been little new housing construction in Roanoke in recent years.

## **COMMUNITY FACILITIES**

### **Wastewater Collection and Treatment**

The residents of Roanoke are served by a sanitary sewer system. All sewer systems are made up of two parts – the amount of wastewater that can be treated and the amount of wastewater that moves through the sewer lines. On the first part, the amount of flow that can be treated, the Roanoke system is in excellent condition. The treatment system is at 21% of treatable capacity, providing a large amount of excess capacity.

The second part of a sewer system is the amount of wastewater that moves through the sewer lines. The Roanoke system is able to handle the amount of wastewater during much of the year. However, when it rains, storm water infiltrates the system. The sewer lines are at capacity, and excess wastewater goes to a lagoon to await treatment. This excess water could be coming from a number of sources, including roof drains or field tiles that are connected into the system. As a result, the sanitary sewer system does not have capacity for any significant population growth.

The results of the Community Survey indicate that 77% of the respondents are satisfied with Roanoke's sewer system.

### **Water Treatment and Distribution**

The Village of Roanoke provides drinking water to its residents. In recent years, the Village has recognized limitations in its water supply and treatment capabilities. The Village applied for and received a grant from the Illinois Department of Commerce and Community Affairs to undertake a planning study of the water system.

The planning study was completed in 2003. This study looked at water supply, treatment, storage, and the distribution system. Water supply is via three wells located near the water treatment plant. The water from one of the wells requires more intense treatment. During prolonged dry weather when this third well must be used, the treatment capacity is at its limit.

The existing water treatment plant, including the building and equipment, is twenty-four years old and in serious need of repair. Equipment has been repaired numerous times, and parts are no longer available for certain equipment. In addition, the building itself is beginning to deteriorate and has structural problems.

The existing water storage facility is a 200,000 gallon water tower located adjacent to the water treatment plant. The tower is in good condition; however, the amount of water storage is barely adequate during drought conditions as residents use more water for watering lawns, filling swimming pools, etc.

The distribution system is adequate, although there are some very old cast iron pipes that need to be replaced. The Village has an active program of replacing older water mains and looping water mains to increase water pressure in certain sections of town.

The planning study recommends that the Village build a new water treatment plant with new equipment, drill an additional well, and build an additional water storage tank.

*Note: The above information was obtained from "Village of Roanoke - Planning Report for the Public Water System," by Austin Engineering Company, Peoria, Illinois; February 2003.*

## **Fire Protection**

Fire protection is provided by a local volunteer fire department. The Fire Protection District covers approximately 43 square miles, which includes the Village of Roanoke and much of the surrounding planning area.

The Fire Department receives about fifty calls a year. Most of these calls are for fires and automobile accidents. Calls are also received for gas leaks, chemical spills, and farm or industrial accidents.

The Insurance Services Organization rates fire departments based on equipment, water supply and dispatching. The most recent score for the Fire Department was a five (based on a ten point scale with ten being the highest). This score was an improvement over previous scores.

The Community Survey asked respondents to rate fire protection on a scale of good, fair, or poor. Ninety-three percent of the respondents rated fire protection as 'good'.

Ambulance service is provided by the volunteer Roanoke Ambulance Service, which receives funding from the Village and from community donations. Eighty-four percent of respondents to the Community Survey rated emergency services as 'good'.

## **Law Enforcement**

Police Protection in Roanoke is provided through the Woodford County Sheriff's Department. In addition, the Village contracts with the Sheriff's Department to provide supplemental coverage. This contract calls for 56 hours of coverage a week – every day from 7:00 pm to 3:00 am. When respondents to the Community Survey were asked if they were satisfied with Roanoke's current police protection, 52% said Yes, 34% said No, and another 14% answered "Don't Know".

## TRANSPORTATION

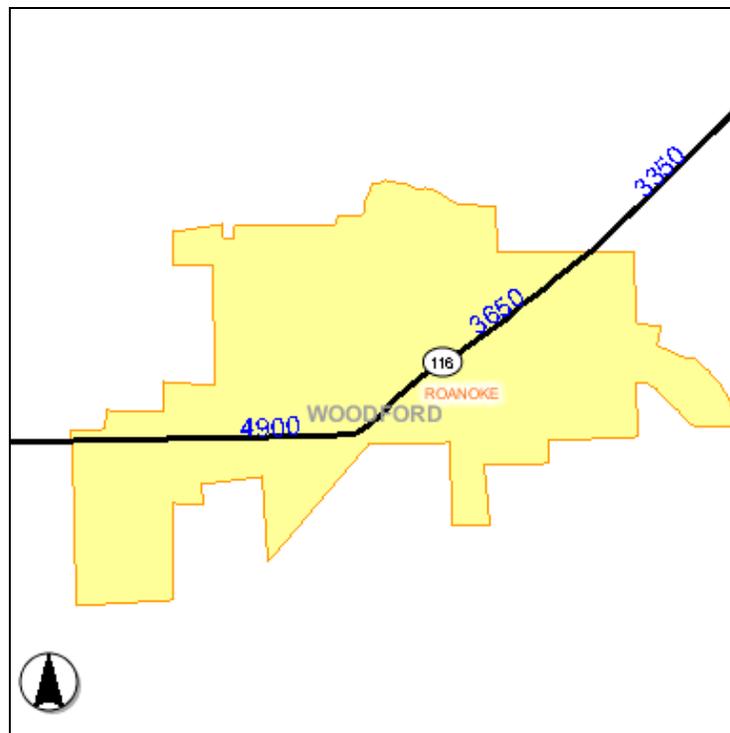
The Village of Roanoke is located on Route 116, a two-lane state highway. Route 116 is used for both through traffic and for internal circulation within the Village. Up to 4,900 vehicles per day travel within or through Roanoke on Route 116.

Route 116 bisects the community. For the most part, residential areas are north and west of Route 116 and commercial and industrial areas are south and east of the highway.

Route 116, because it is a state highway, is used for through traffic. Much of the through traffic is vehicles traveling between Peoria and Chicago. Interstate 39 is ten miles east of Roanoke. Interstate 55 is thirty miles east. Interstate 74 is twenty-five mile southwest.

Route 116 provides adequate transportation for the residents of Roanoke to Peoria to the west. The biggest deficiency of the highway system is the lack of an efficient highway connection to Bloomington/Normal. Commuters who wish to use state routes must travel northeast to I-39 to travel south to Bloomington/Normal, or travel on county roads to connect with I-39.

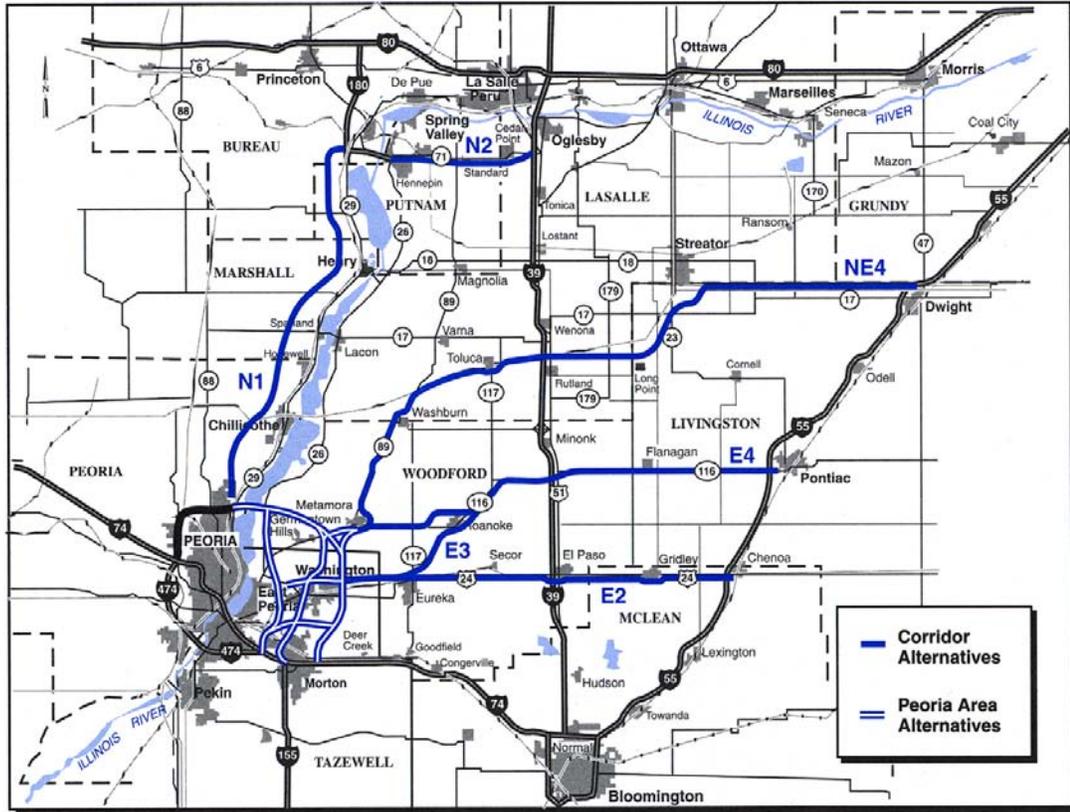
**Map TRANS-1  
Annual Average Daily Traffic - 2002**



*Source: Illinois Department of Transportation*

As mentioned in the Background section of this report, the Illinois Department of Transportation (IDOT) is considering a Peoria to Chicago highway. This highway project is still in the planning stage, and four corridors have been defined. Corridors E3 or E4, if chosen, will impact Roanoke. However, the timing of the upgrade is not certain. It may be ten years or more before the highway is built. If a Roanoke corridor is chosen, a four or five lane freeway will be built around or through the Village.

**Map TRANS-2  
Peoria to Chicago Highway Corridor Alternatives**



According to the Illinois Department of Transportation, if Route 116 is not part of a Peoria to Chicago highway, it will be upgraded to a four-lane highway when the Average Daily Traffic reaches 12,500 cars per day.

### **Other Transportation**

Roanoke once had rail transportation to serve its agricultural and mining industries. The Streator-Pekin branch of the Burlington Northern Santa Fe railroad entered Roanoke from the south and followed Route 116 in a northeasterly direction. The rail line was abandoned and the tracks removed a number of years ago.

Two airports serve Roanoke, the Greater Peoria Regional Airport and the Central Illinois Regional Airport in Bloomington. Barge transportation is available in Peoria on the Illinois River.

Roanoke does not have local bus service.

### **Internal Traffic Circulation**

Traffic circulation within the Village is on a grid system with very few cul-de-sacs or dead-end streets. Traffic moves in an east-west direction on Route 116 (Front Street), and on High, Broad, and Randolph Streets. The major north-south routes are Main Street and Third Street.

One of the benefits of a grid system is that traffic slows down at intersections, thus making the community safe for pedestrians. The fact that a grid system does not exist along Third Street is one cause of the speeding along this street.

## ECONOMIC DEVELOPMENT

Economic Development focuses on the economic base of a community. The economic base is that part of the local economy that brings in money from outside the community. A business that recycles local money is not considered to be part of the economic base.

The most typical example of an economic base industry is manufacturing. Agriculture is also an economic base industry. Economic base industries provide the fuel for the local economy. Generally, every dollar earned in an economic base industry results in four to five dollars being spent in the local economy.

Roanoke has both a manufacturing base and an agricultural base. Manufacturing in Roanoke consists of metal fabrication and the manufacture of prosthetic devices. Other businesses that bring in money from outside the community are a medical laboratory, fertilizer sales, trucking, and farm equipment sales.

**Table ECON-1** is a list of the major employers in Roanoke. Note that some of these businesses are economic base industries and others are not.

<b>Table ECON-1 Major Employers in Roanoke</b>		
<b>Employer</b>	<b>Product/Service</b>	<b>Employees</b>
Apostolic Christian Home	Nursing/Convalescent Home	100-249
Parsons Company	Metal Fabrication	100-249
National Wheel-O-Vator	Orthopedic Prosthetic Manufacture	50-99
Roanoke-Benson High School	School	50-99
Spafas	Medical Laboratory	50-99
BHR Inc.	Sheet Metal Fabricator	20-49
Geiser Ford	Automobile Dealer	20-49
Martin Bros. Implement Co.	Farm Equipment Sales	20-49
Roanoke IGA	Retail Grocer	20-49
Roanoke Motors	Automobile Dealer	20-49
Sowers Elementary School	School	20-49

*Source: Economic Development Council for Central Illinois*

As mentioned above, every dollar of base industry employment leads to four or five dollars of additional spending. This spending is for retail products such as groceries and gasoline and services such as banking and auto repair. Ideally, much of that money stays in the community. The Community Survey asked respondents “Approximately what percentage of your purchasing for the following items takes place in Roanoke?” The results, shown below in **Table ECON-2**, indicate that residents shop in Roanoke for many of these items. The exceptions are items or services not found in Roanoke, such as restaurants or specialty goods.

Table ECON-2 Percentage of Purchasing in Roanoke			
	Most (50%-100%)	Some (10%-50%)	Almost None (0%-10%)
Groceries	50%	36%	14%
Gasoline	70%	25%	5%
Automobiles	45%	15%	40%
Auto Repair	53%	23%	24%
Banking	76%	11%	13%
Medical/Pharmacy	63%	22%	15%
Restaurants	7%	29%	64%
Specialty	6%	25%	69%

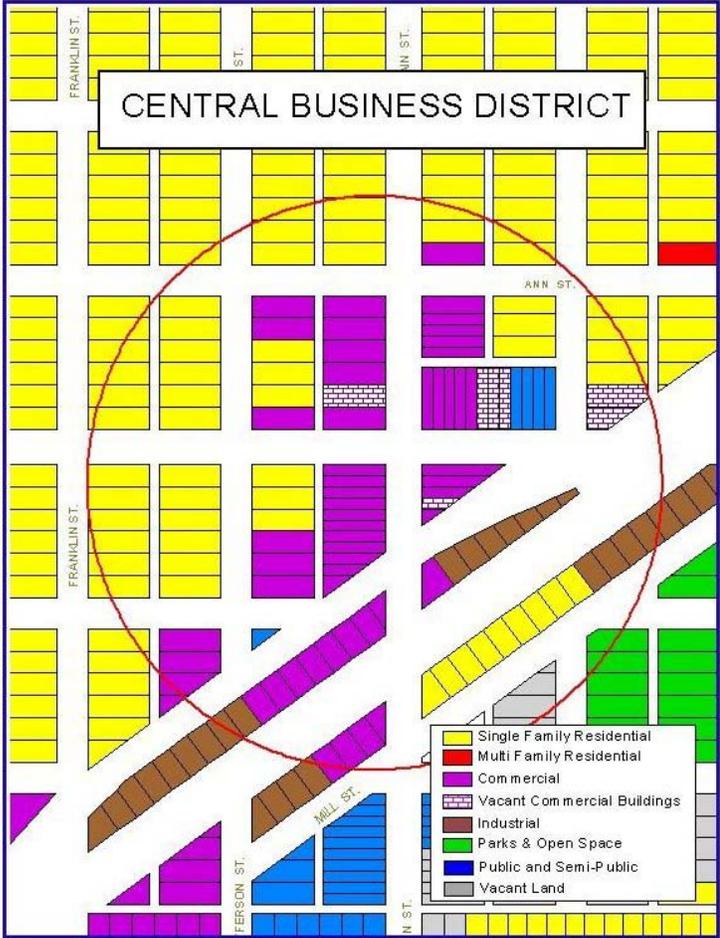
**Central Business District**

Roanoke has a traditional downtown area which contains a mix of retail uses. On-street parking is provided by the Village free of charge to business owners and patrons. The majority of the buildings are more than fifty years old.

In recent years, property owners in the central business district have upgraded their buildings and a number of new businesses have occupied formerly vacant spaces, although vacant and substandard buildings still exist. In a few cases, commercial businesses are expanding into the adjacent residential area.

**See Map ECON-1.**

**Map ECON-1**



## **CULTURAL FACILITIES**

### **Schools**

The Roanoke-Benson Community Unit School District #60 serves both Roanoke and Benson, Illinois and the surrounding rural community. The District consists of three schools: Sowers Elementary (pre-K through 4) is located in Roanoke; Roanoke-Benson Junior High School (5 through 8) is in Benson, and the High School (9 through 12) is in Roanoke adjacent to the elementary school.

The District currently has 632 students. The number of students has been slowly dropping since a high of 719 students in the 1993-94 school year.

The Roanoke-Benson School District is held in high regard by the residents of Roanoke. While the Community Survey did not ask for an opinion of the schools, many respondents nevertheless provided comments in the write-in portion of the survey. When asked for the features that make it an attractive place to live, numerous respondents mentioned the quality school system.

In addition to the public schools, a number of families send their children to a private school and some students are home-schooled.

### **Library**

The Roanoke library is part of the Illinois Prairie District Public Library System, headquartered in Metamora, Illinois. Currently, the library is open five days a week. The library recently moved to a new building that is handicapped accessible and has ample parking.

Seventy-two percent of the respondents to the Community Survey rated the library as 'good' on a scale of 'good,' 'fair,' or 'poor.'

## NATURAL RESOURCES

### Parks and Recreation

Roanoke provides its residents with a variety of parks and recreation options. The Roanoke Park District maintains Roanoke Park on the northwest side of the Village. Roanoke Park offers tennis courts, basketball courts, ball fields and a swimming pool. The park also contains open space for active or passive enjoyment.

In addition to the parks and recreation facilities owned by the Park District, there is a ball field owned by the Village located near Jumbo. The ball field is maintained by the Roanoke-Benson Recreation Association.

Three quarters (75%) of the respondents to the Community Survey rated the park system as 'good.' In addition, the residents of Roanoke are willing to financially support additions or renovations to recreational facilities. See **Table NAT-1** for the responses to Question 9 of the Community Survey.

<b>Table NAT-1</b>		
<b>Question 9. Are you willing to financially support the addition/renovation of the following community facilities?</b>		
	<b>YES</b>	<b>NO</b>
Parks	77%	23%
Public Pool	69%	31%
Park Building	64%	36%
Bike/Pedestrian Routes	62%	38%
Recreation Facilities	60%	40%
Community Center	47%	53%
Teen/Youth Center	45%	55%
Public Restrooms	37%	63%

### Natural Environment

The natural environment is the physical basis for community development and is one starting point for planning considerations. An evaluation of the physical setting is necessary to identify and prioritize potential growth areas. In addition, an understanding of the natural environment is also necessary to prevent unwanted damage to the environment by development or other human activities.

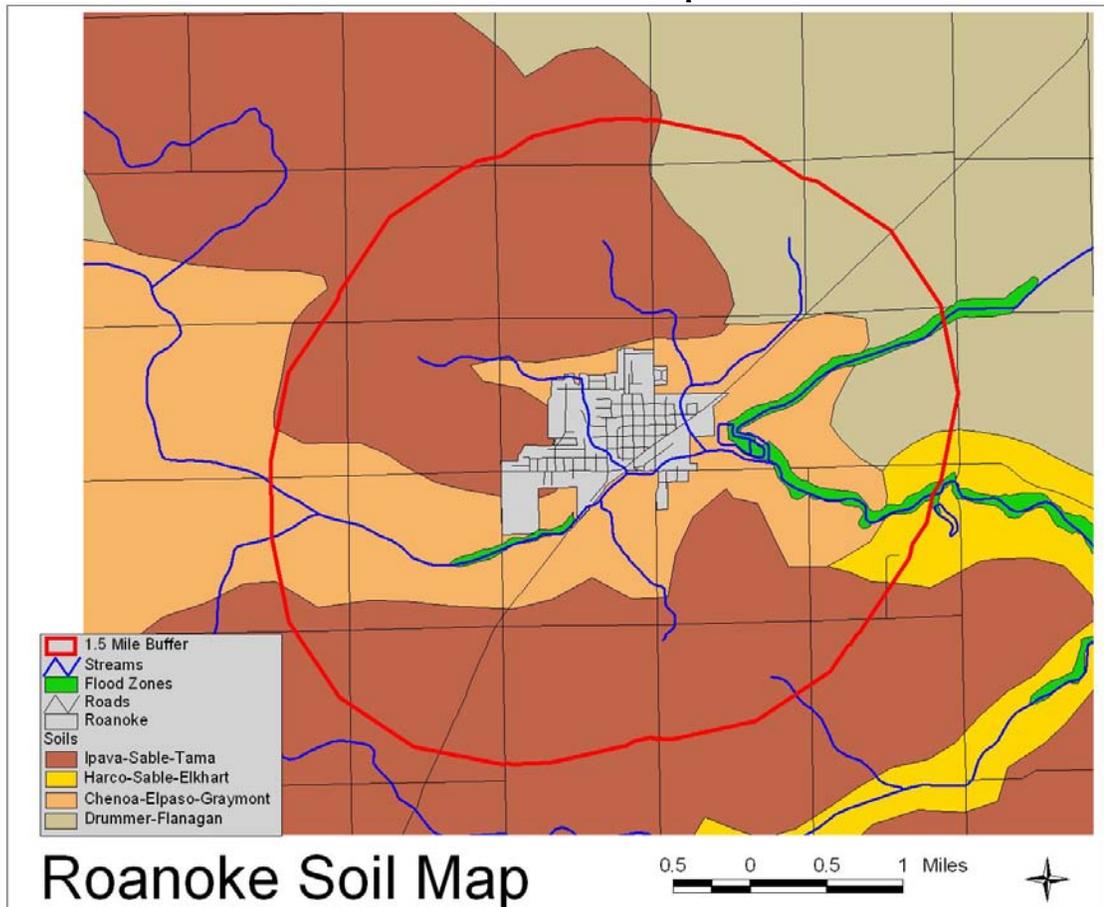
## Topography

The Village of Roanoke and the surrounding mile-and-a-half planning area is relatively level, with slopes up to five percent. The flatness of the terrain causes challenges to the location of water and sewer lines, which depend on slope.

## Soil Types

The soils found in the mile-and-a-half planning area fall into four soil classifications. The soils have a high water table and are poorly to moderately drained. Ponding is sometimes a problem. All four classifications are considered prime agricultural land if subsurface drains are used. Because of the high water table, dwellings may need a deeper foundation. These soils are poorly suited to septic tank absorption fields, again due to the high water table.

**MAP NAT-1  
Roanoke Soils Map**



## Flood Plains

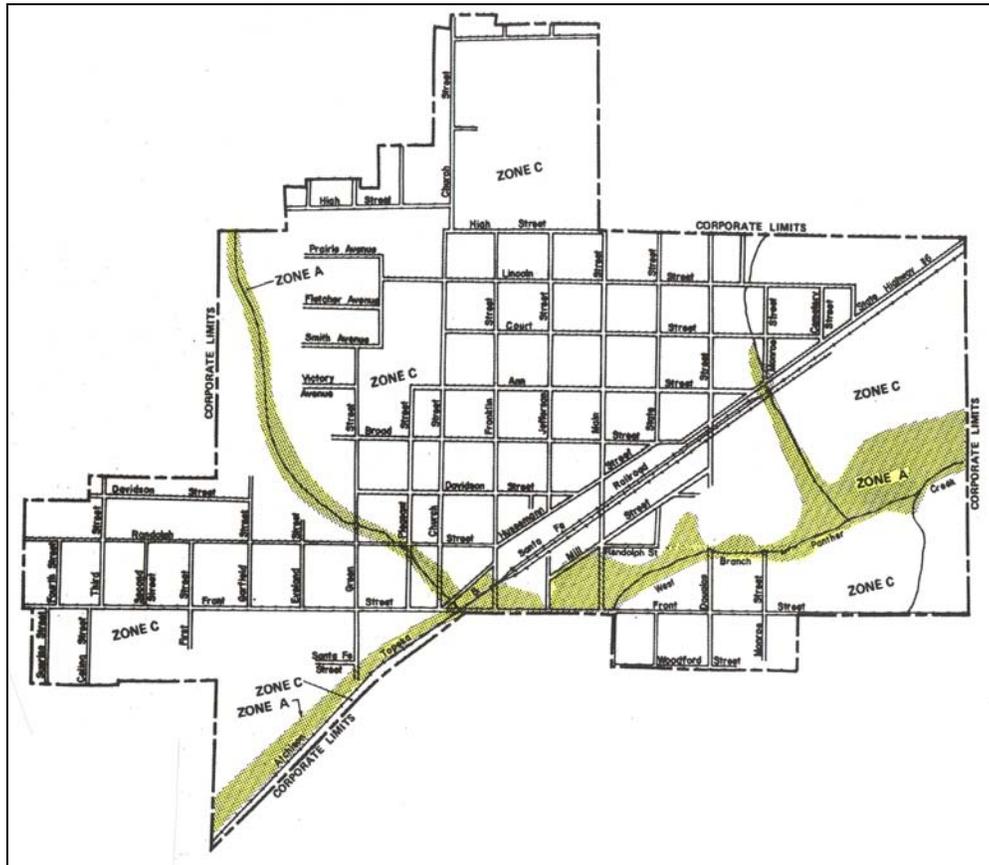
The west branch of Panther Creek flows through the Village. Panther Creek flows into the Mackinaw River and from there to the Illinois River. The Federal Emergency Management Agency (FEMA) has defined an area along the west branch of Panther Creek and its tributaries as 100-year flood plains. A 100-year flood plain is defined as an area of land having a one percent chance of flooding in any given year.

FEMA restricts development within flood plains. However, flood plains can still be used for open space or similar non-intensive uses. The graphic below indicates the areas of Roanoke that have been defined as 100-year flood zones. Refer to **Map NAT-1** for 100-year flood plains in the mile-and-a-half planning area.

### MAP NAT-2

#### 100-Year Flood Plains in Roanoke

(Flood Plains are indicated in yellow)



### III. TWENTY YEAR VISION FOR ROANOKE

The first step of the Comprehensive Planning, called the Inventory of Inventory Conditions, answered the question “Where are we now?” The second step, The Vision, answers the question “What do we want to look like in the future?”

In order to answer this question, the Community Improvement Advisory Committee looked at the Analysis of Existing Conditions as well as the responses to the Community Survey (the results of the Survey can be found in the Appendix). They also took a hard look at the strengths and weaknesses of the community. From there, they created the following Vision Statement:

#### VISION STATEMENT

**The citizens of Roanoke have developed a vision for the future of our community. In the next twenty years, Roanoke will accommodate moderate growth in housing, retail, and light industry while remaining a friendly community with small-town values. We envision all sectors of our community – civic leaders, residents, business community, churches and schools – working cooperatively to maintain the Village as a desirable place to live, both for current residents and future generations. In our vision, residents have ample recreational opportunities, access to quality health care, high-caliber educational opportunities, and live in a safe and secure environment. Residents and business owners take pride in their buildings and property. In order to encourage growth, we will support improvements to our infrastructure, including transportation and public utilities.**

## **IV. GOALS, OBJECTIVES, AND IMPLEMENTATION STRATEGIES**

The third and final section of the Comprehensive Plan answers the question “How do we get there?” This section outlines the goals, objectives, and implementation strategies that are often considered the “meat” of a Comprehensive Plan.

This section of the Plan is the culmination of months of work, and is the reason the plan is called “comprehensive.” The Goals and Objectives look at individual elements of the community and fits them together in an over-all plan.

The Implementation Strategies are action items to achieve the Goals and Objectives. This Plan will only be successful if the ideas in the plan are implemented.

It is important to evaluate progress as the Plan is implemented. In addition, the Plan should be reviewed every three to five years in response to on-going changes in the community. Also, the Plan should be shared with new members of the Village Board, Planning Commission, and other Village groups who will be part of the implementation.

## **PLANNING ELEMENT: LAND USE**

**GOAL: PROVIDE A WELL-BALANCED AND COORDINATED COMBINATION OF LAND USES THAT PRESERVE THE CHARACTER OF THE VILLAGE AND ARE SERVED BY AN EFFICIENT TRANSPORTATION NETWORK.**

**Objective 1: Actively promote developments that are consistent with the Comprehensive Plan.**

**Implementation Strategies:**

- Update the Official Map as defined in the Village's Subdivision Ordinance
- Educate the Planning Commission, government officials, and citizens in the importance of the Comprehensive Plan
- Develop consistency future planning decisions by utilizing this document in making future land use decisions.

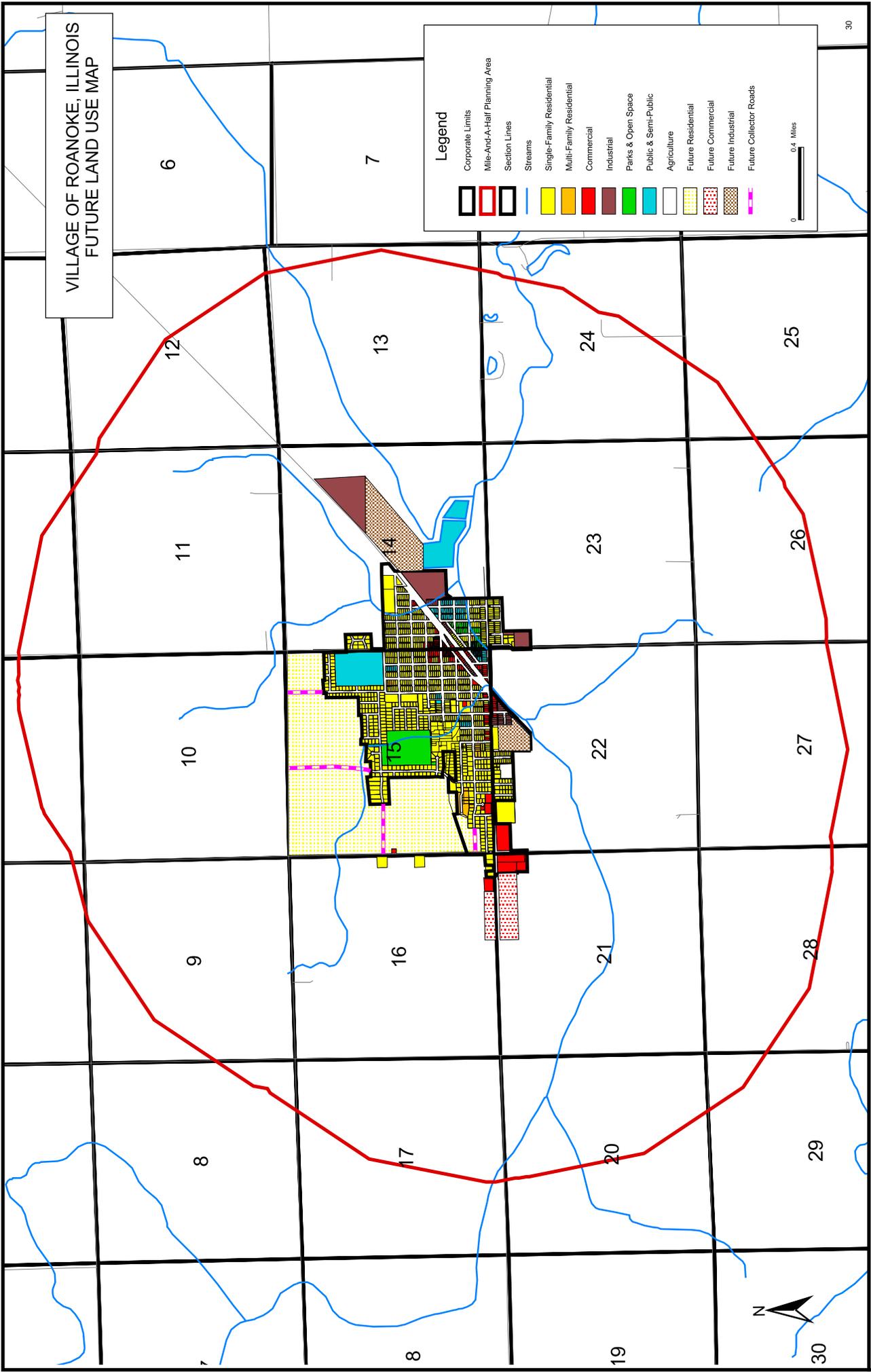
**Refer to the Future Land Use Plan on the following page.**

VILLAGE OF ROANOKE, ILLINOIS  
FUTURE LAND USE MAP

**Legend**

-  Corporate Limits
-  Mile-And-A-Half Planning Area
-  Section Lines
-  Streams
-  Single-Family Residential
-  Multi-Family Residential
-  Commercial
-  Industrial
-  Parks & Open Space
-  Public & Semi-Public
-  Agriculture
-  Future Residential
-  Future Commercial
-  Future Industrial
-  Future Collector Roads

0 0.4 Miles



## **PLANNING ELEMENT: POPULATION/HOUSING**

**GOAL: PLAN FOR A POPULATION OF 4,000 RESIDENTS IN TWENTY YEARS**

**Objective 1: Attract quality residential subdivisions to areas that are adjacent to existing Village limits and that are within walking distance of schools and parks.**

### **Implementation Strategies:**

- Provide water and sewer to land annexed for subdivisions
- Contact developers to let them know the Village is receptive to providing water and sewer to new subdivisions
- Identify land available for residential development
- Offer financial incentives for residential development only when in the best interests of the Village

## **PLANNING ELEMENT: COMMUNITY FACILITIES**

**GOAL: IMPROVE WATER SYSTEM TO SERVE CURRENT RESIDENTS AND ACCOMMODATE FUTURE GROWTH OF ROANOKE**

**Objective 1: Improve water pressure and quality of water**

**Implementation Strategies:**

- Continue the looping of dead end water mains where necessary

**GOAL: IMPROVE THE SANITARY SEWER SYSTEM TO ACCOMMODATE FUTURE GROWTH OF THE COMMUNITY**

**Objective 1: Increase the hydraulic capacity of the existing sewer system, (that is, the amount of water and wastewater that moves through the sewer lines.)**

**Implementation Strategy:**

- Eliminate infiltration of storm water into the sanitary sewer system

**GOAL: PROVIDE A SAFE AND SECURE ENVIRONMENT FOR THE RESIDENTS OF THE COMMUNITY**

**Objective 1: Improve/enhance Village police protection**

**Implementation Strategies:**

- Encourage Village Board to work with Woodford County Sheriff's Department regarding enhanced police protection
- Encourage Village Board to amend the contract with Woodford County Sheriff's Department to allow for random hours of contractual police protection.
- Enhance street lighting within the Village
- Encourage the formation of Neighborhood Watch groups.

**Objective 2: Maintain quality fire protection and emergency services**

**Implementation Strategies:**

- Continue to support our volunteer Fire Department
- Encourage more volunteer participation in the Fire Department
- Investigate grant sources and opportunities for upgrades to Fire Department buildings and equipment
- Encourage the Fire Department to keep in contact with state and federal legislators

**Objective 3: Control intermittent flooding throughout the community**

**Implementation Strategies:**

- Discourage building in the flood plain
- Consult with Woodford County Conservation District regarding ways to control flooding
- Review the *Mackinaw River Subwatershed Management Plan for the West Branch of Panther Creek* that was created in 1998.

**Objective 4: Control location of future communications towers**

**Implementation Strategies:**

- Partner with Woodford County to investigate ways to restrict communication towers within 1 ½ miles of potential residential areas
- Investigate an ordinance to restrict communication towers within the Village

## **PLANNING ELEMENT: EDUCATION**

**GOAL: PROVIDE ALL CITIZENS WITH QUALITY EDUCATIONAL RESOURCES**

**Objective 1: Maintain quality educational opportunities for residents**

**Implementation Strategies:**

- Recommend to the School Board that they undertake a cost/benefit analysis of all alternatives as related to taxes, programming, and transportation
- Ask the Village Board to pass a resolution to encourage School Board to undertake this study
- Find ways to offer adult education and fitness classes

**Objective 2: Maintain quality library in Roanoke**

**Implementation Strategies:**

- Promote extended hours of library operation
- Encourage Village Board to support requests for donations
- Encourage all residents of Roanoke to use the library

## **PLANNING ELEMENT: TRANSPORTATION**

### **GOAL: PROVIDE A SAFE AND EFFICIENT REGIONAL TRANSPORTATION SYSTEM**

#### **Objective 1: Promote freeway access to and from Peoria**

##### **Implementation Strategies:**

- Promote the improvement of Route 116 to a four-lane highway to Peoria by:
  - Request that the Village Board meet with Congressman Ray LaHood and state representatives to discuss the need for highway improvements.
  - Request that the Village Board solicit Woodford County's active support in discussions with the Illinois Department of Transportation, Congressman Ray LaHood, and state representatives.

#### **Objective 2: Promote improved access to Bloomington/Normal**

##### **Implementation Strategies:**

- Promote the improvement of Route 116 to I-39 and I-55 by:
  - Requesting that the Village Board meet with Congressman Ray LaHood and state representatives to discuss the need for highway improvements.
  - Requesting that the Village Board solicit Woodford County's active support in discussions with the Illinois Department of Transportation, Congressman Ray LaHood, and state representatives.
  - Approaching Woodford County to improve County Highway 13 from Roanoke to Route 24 by widening and adding shoulders

### **GOAL: PROVIDE A SAFE AND EFFICIENT TRANSPORTATION AND CIRCULATION SYSTEM WITHIN THE VILLAGE**

#### **Objective 1: Reduce the amount of speeding on village streets**

##### **Implementation Strategy:**

- Hire a traffic consultant to research problem areas and recommend solutions

## **PLANNING ELEMENT: ECONOMIC DEVELOPMENT**

**GOAL: MAINTAIN THE CURRENT INDUSTRIAL BASE OF THE COMMUNITY AND SEEK WAYS TO PROMOTE ADDITIONAL INDUSTRIAL USES**

**Objective 1: Maintain current industrial businesses**

**Implementation Strategies:**

- Communicate with businesses to find out their needs regarding water supply, sewage treatment, policing, lighting, streets, etc.
- Encourage businesses to use Woodford County Revolving Loan Fund for improvements or expansions.

**Objective 2: Encourage new industrial businesses to locate in Roanoke**

**Implementation Strategies:**

- Investigate purchasing land for an industrial park and offering financial incentives (including County Revolving Loan Fund) to industries to locate there
- Advertise vacant industrial sites within the Village limits to potential industrial users
- Create a brochure promoting Roanoke to potential industrial users
- Encourage new industrial users to locate on the east side of the Village along major transportation routes. Zone only land that meets these requirements for industrial uses.

**GOAL: PROVIDE THE RESIDENTS OF ROANOKE WITH RETAIL AND SERVICE BUSINESSES ON A LOCAL LEVEL**

**Objective 1: Attract additional retail and service businesses to fill any “gaps” in needs met by existing businesses**

**Implementation Strategies:**

- Attract a full-service hardware store, a variety store, and fast food and full-service restaurants
- Identify communities who have had success in attracting retail businesses (e.g., Galva)
- Identify and contact companies that could bring needed retail and service businesses to Roanoke
- Develop a local campaign to encourage residents to shop locally whenever possible
- Establish a Roanoke a Roanoke Business Betterment Association

**Objective 2: Enhance Downtown Business District as a means of bringing retail dollars into the community**

**Implementation Strategies:**

- Encourage the development of unique shops to bring people into the community
- Establish a committee to organize/schedule beautification efforts
- Work with downtown property owners to improve their properties
- Encourage the Village Board to hire a consultant to develop a downtown streetscape improvement plan that addresses lighting, landscaping, handicapped accessibility, etc.

## **PLANNING ELEMENT: PARKS AND OPEN SPACE**

**GOAL: MAINTAIN THE SMALL-TOWN LIVABILITY OF ROANOKE THROUGH PARKS AND OPEN SPACE**

**Objective 1: Provide high quality park and recreation opportunities for all residents**

**Implementation Strategies:**

- Continue Village Board financial support of Park District
- Encourage Park District to continue to improve parks and recreation opportunities
- Provide additional park facilities as Village grows
- Establish bicycle/walking trails

**Objective 2: Provide parks and recreation opportunities in an efficient and cost-effective manner**

**Implementation Strategies:**

- Bring all park and recreation facilities in the Village under one governing body

## **PLANNING ELEMENT: COMMUNITY PRIDE AND INVOLVEMENT**

### **GOAL: ESTABLISH A VILLAGE IDENTITY**

#### **Objective 1: Develop a Village Motto and Logo**

##### **Implementation Strategies:**

- Hold a community-wide competition that includes all ages to develop a motto and logo, perhaps during the Village's annual festival. Offer incentives and/or prizes.

#### **Objective 2: Develop a theme for the annual festival that fits with the Village identity**

### **GOAL: ENSURE THAT ALL RESIDENTS FEEL THEY ARE PART OF THE COMMUNITY**

#### **Objective 1: Establish a Welcome Wagon for new residents**

##### **Implementation Strategies:**

- Encourage a community/civic group to take on this objective as a project

### **GOAL: MAKE ENTRANCES TO VILLAGE AESTHETICALLY PLEASING**

##### **Implementation Strategies:**

- Investigate the feasibility of replacing trees along Route 116 on east side of Village
- Upgrade entrance signs on Route 116 on each side of Village with landscaping
- Upgrade population signs on entrances to Village with correct population number

## APPENDIX

## RESULTS OF COMMUNITY SURVEY CONDUCTED FALL 2002

By Percent  
(339 responses)

### A. General Questions

1. What age group do you fall into?
 

a. Under 30 <u>8%</u>	b. 31-50 <u>29%</u>	c. over 50 <u>63%</u>
-----------------------	---------------------	-----------------------
  
2. Are you married and do you have any children (check one in each row)?
 

a. married <u>83%</u>	b. not married <u>17%</u>
a. child(ren) <u>80%</u>	b. no children <u>20%</u>
  
3. How often do you visit the Village's internet site (<http://www.roanokeil.org>)
 

a. Every Week <u>3%</u>	b. Every Month <u>6%</u>	c. Never <u>91%</u>
-------------------------	--------------------------	---------------------
  
4. Where do you work (or attend full time school)?
 

a. Roanoke <u>24%</u>	b. Outside of Roanoke <u>34%</u>
c. Retired <u>41%</u>	d. Unemployed <u>1%</u>
  
5. Do you think that there are sufficient employment opportunities in Roanoke:
 

	Yes	No	Don't Know
In Roanoke?	<u>11%</u>	<u>70%</u>	<u>19%</u>
Within a reasonable distance?	<u>71%</u>	<u>14%</u>	<u>15%</u>

### B. Services and Amenities

6. In recent years there have been proposals for an improved connection from Peoria to Chicago. The project, which could occur along Route 116, could involve the creation of a limited access four-lane facility. Roanoke could be on or near that connection. What is your stance on the following projects?

	For	Against	No Opinion
Rt. 116 (Bypass Roanoke)	<u>56%</u>	<u>33%</u>	<u>11%</u>
Rt. 116 (Through Roanoke)	<u>38%</u>	<u>53%</u>	<u>9%</u>
US. 24	<u>36%</u>	<u>36%</u>	<u>28%</u>

7. Approximately what percentage of your purchasing takes place in the Roanoke area?

	Almost None (0%-10%)	Some (10%-50%)	Most (50%-100%)
Grocery	<u>14%</u>	<u>36%</u>	<u>50%</u>
Gas	<u>5%</u>	<u>25%</u>	<u>70%</u>
Auto Purchase	<u>40%</u>	<u>15%</u>	<u>45%</u>
Auto Repair	<u>24%</u>	<u>23%</u>	<u>53%</u>
Banking	<u>13%</u>	<u>11%</u>	<u>76%</u>
Medical/Pharmacy	<u>15%</u>	<u>22%</u>	<u>63%</u>
Restaurants	<u>64%</u>	<u>29%</u>	<u>7%</u>
Specialty	<u>69%</u>	<u>25%</u>	<u>6%</u>

8. Please mark the box that best corresponds to your feelings regarding the services listed.  
How do you rate the quality of the following services in Roanoke?

	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>Not Applicable</b>
Medical Care/Facilities	<u>55%</u>	<u>32%</u>	<u>10%</u>	<u>3%</u>
Emergency Services	<u>84%</u>	<u>12%</u>	<u>2%</u>	<u>2%</u>
Fire Protection	<u>93%</u>	<u>6%</u>	<u>0</u>	<u>1%</u>
Water Services	<u>58%</u>	<u>32%</u>	<u>10%</u>	<u>0</u>
Sewage Treatment	<u>77%</u>	<u>22%</u>	<u>1%</u>	<u>0</u>
Library	<u>72%</u>	<u>19%</u>	<u>4%</u>	<u>5%</u>
Garbage Collection	<u>75%</u>	<u>22%</u>	<u>3%</u>	<u>0</u>
Parks	<u>75%</u>	<u>22%</u>	<u>3%</u>	<u>0</u>
Recreational Facilities	<u>37%</u>	<u>42%</u>	<u>17%</u>	<u>4%</u>
Roads/Maintenance	<u>62%</u>	<u>33%</u>	<u>5%</u>	<u>0</u>
Education	<u>77%</u>	<u>18%</u>	<u>1%</u>	<u>4%</u>
T.V. / Internet Service	<u>52%</u>	<u>30%</u>	<u>4%</u>	<u>14%</u>

### C. Taxing and Spending

9. Are you willing to financially support the addition/renovation of the following community facilities:  
(If yes, rank the necessity from 1-10, with 10 being the most necessary.)

	<b>Yes</b>	<b>No</b>	<b>Necessity</b>		<b>Yes</b>	<b>No</b>	<b>Necessity</b>
a. Recreational Facilities	<u>60%</u>	<u>40%</u>	<u>6.5</u>	e. Bike/Ped Routes	<u>62%</u>	<u>38%</u>	<u>6.8</u>
b. Public Restrooms	<u>37%</u>	<u>63%</u>	<u>5.7</u>	f. Teen/Youth Center	<u>45%</u>	<u>55%</u>	<u>6.9</u>
c. Public Pool	<u>69%</u>	<u>31%</u>	<u>6.9</u>	g. Park Building	<u>64%</u>	<u>36%</u>	<u>6.2</u>
d. Parks	<u>77%</u>	<u>23%</u>	<u>7.3</u>	h. Community Center	<u>47%</u>	<u>53%</u>	<u>6.3</u>

10. Experience has shown that fees and taxes generated from residencies seldom cover the costs that come with serving them—such as water, sewer, police protection, etc. If Roanoke were to have a large influx of new residential development, it could put a strain on the Village's finances. Increasing rates on the following items are options to cover this added cost. Please rank these increases in order of your preference, from 1 to 5, with 1 being the best option and 5 being the worst. In addition, feel free to contribute other ideas.

Residential property taxes	<u>4.3</u>	Business taxes	<u>3.2</u>
Residential fees (inspections and hookups)	<u>2.8</u>	Business fees (licenses)	<u>3.2</u>
Expanded business and industrial growth	<u>1.8</u>		

11. Please rate, from 1 to 10, the importance and need for improvement of each of the following transportation and recreation services with 1 being least important and 10 being most important.

	<b>Importance</b>	<b>Need for Improvement</b>
Sidewalks	<u>6.4</u>	<u>5.5</u>
Rec. Trails	<u>4.6</u>	<u>4.9</u>
Bike lanes	<u>4.5</u>	<u>4.4</u>
Downtown Parking	<u>4.4</u>	<u>3.4</u>
Transit	<u>3.2</u>	<u>2.7</u>
Roads	<u>6.1</u>	<u>4.8</u>
Traffic Signals	<u>3.8</u>	<u>2.8</u>
School Crossings	<u>5.4</u>	<u>3.8</u>

12. Are You Satisfied with Roanoke's Current police protection?  
 a. Yes 52%                      b. No 34%                      c. Don't Know 14%

13. Would you be willing to pay increased taxes in exchange for the Village having its own Police Department?  
 a. Yes 26%                      b. No 53%                      c. Don't Know 21%

**D. Development**

14. In what direction would you like to see the Village of Roanoke grow?

	<b>Commercial</b>	<b>Industrial</b>	<b>Residential</b>
North	<u>11%</u>	<u>7%</u>	<u>64%</u>
South	<u>21%</u>	<u>35%</u>	<u>17%</u>
East	<u>27%</u>	<u>33%</u>	<u>12%</u>
West	<u>58%</u>	<u>34%</u>	<u>42%</u>
Prefer no growth	<u>3%</u>	<u>4%</u>	<u>3%</u>

15. What priority should Roanoke give to the development of each of the following:

	<b>HIGH</b>	<b>MEDIUM</b>	<b>LOW</b>	<b>DON'T KNOW</b>
Business offices	<u>17%</u>	<u>46%</u>	<u>25%</u>	<u>12%</u>
Convenience stores	<u>31%</u>	<u>31%</u>	<u>34%</u>	<u>4%</u>
Commercial development	<u>56%</u>	<u>34%</u>	<u>5%</u>	<u>5%</u>
Entertainment businesses	<u>17%</u>	<u>33%</u>	<u>43%</u>	<u>7%</u>
Light industrial manufacturing	<u>57%</u>	<u>29%</u>	<u>8%</u>	<u>6%</u>
Business park	<u>30%</u>	<u>37%</u>	<u>23%</u>	<u>10%</u>
Home businesses	<u>15%</u>	<u>33%</u>	<u>41%</u>	<u>11%</u>
Open space	<u>18%</u>	<u>31%</u>	<u>30%</u>	<u>21%</u>
Retirement Housing	<u>37%</u>	<u>38%</u>	<u>19%</u>	<u>6%</u>
Affordable Housing	<u>34%</u>	<u>33%</u>	<u>27%</u>	<u>6%</u>
Residential Development	<u>42%</u>	<u>42%</u>	<u>9%</u>	<u>7%</u>

16. What types of development would you like to see in properly zoned commercial areas:

	<b>YES</b>	<b>NO</b>		<b>YES</b>	<b>NO</b>
Hotel/Motel	<u>47%</u>	<u>53%</u>	Offices	<u>61%</u>	<u>39%</u>
Restaurant	<u>99%</u>	<u>1%</u>	Small Retail Outlet	<u>77%</u>	<u>23%</u>
Hardware Store	<u>96%</u>	<u>4%</u>	Clothing Store	<u>53%</u>	<u>47%</u>
Small Specialty Store	<u>74%</u>	<u>26%</u>			

17. Do you support, oppose, or have no opinion regarding tax incentives to attract new commercial ventures to Roanoke?  
 a. Support 53%                      b. Oppose 17%                      c. Don't Know 30%

18. The current population of Roanoke is approximately 2,000 people. Would you like to see the population increase, decrease or remain the same?

a. Increase	<u>66%</u>	Why? <u>See Question 18 Summary of Responses</u>
b. Remain the Same	<u>16%</u>	Why? <u>See Question 18 Summary of Responses</u>
c. Decrease	<u>0</u>	Why? _____
d. No Opinion	<u>18%</u>	_____

19. Do you support the development of the following types of housing?

	<b>YES</b>	<b>NO</b>		<b>YES</b>	<b>NO</b>
Single-Family Homes	<u>94%</u>	<u>6%</u>	Multi-Family:		
Low Income Housing	<u>22%</u>	<u>78%</u>	Duplex	<u>76%</u>	24%
Manufactured Housing	<u>44%</u>	<u>56%</u>	Apartments	<u>52%</u>	<u>48%</u>
Retirement	<u>92%</u>	<u>8%</u>	Condos	<u>68%</u>	<u>32%</u>

20. Is there adequate housing availability for purchase and rent in Roanoke?

	<b>Purchase</b>	<b>Rent</b>
a. Yes	<u>72%</u>	<u>30%</u>
b. No	<u>8%</u>	<u>28%</u>
c. Don't Know	<u>20%</u>	<u>42%</u>

**E. Other**

21. What would you say are the features of Roanoke that make it an attractive place to live/work?

See Question 21 Summary of Responses

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22. What do you consider to be the three most important challenges facing the Village?

1. \_\_\_\_\_  
See Question 22 Summary of Responses
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

23. Additional Comments: (Feel free to attach your own page):

See Question 23 Summary of Responses

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**QUESTION 18**  
**SUMMARY OF RESPONSES**

**18. Would you like to see the population of Roanoke increase, decrease, or remain the same? Why?**

**Increase:**

To avoid school consolidation  
To be able to attract more retail businesses  
To bring in another restaurant  
To keep our schools viable  
To increase enrollment in our schools  
To provide more job opportunities for youth  
To increase tax revenue for schools  
Strong future tax base  
To keep existing businesses viable  
Yes, but slow and moderate growth  
Manufacturing will make town grow  
To increase our tax base  
Growth is important to the economy  
For more diversity and variety  
If we don't grow, we'll die  
To increase tax revenue  
To help business

**Remain the Same:**

We like the small town atmosphere  
We don't want big city problems  
Low crime  
It's quiet and peaceful here  
We like it the way it is

**Decrease**

*(No responses)*

**QUESTION 21**  
**SUMMARY OF RESPONSES**

**21. What are the features of Roanoke that make it an attractive place to live/work?**

Good schools  
Nice park and pool  
Quiet town  
All streets have curb and gutter  
Low crime  
Lots of churches  
Well-maintained homes and residential areas  
Excellent fire and ambulance service  
Employment opportunities  
Well-planned town  
Thrifty Village Board  
It's small, safe, and clean  
It's a wonderful place to raise a family  
Low property taxes  
Close-knit community  
We have a grocery store, gas station, medical facilities and a pharmacy  
There are none  
Proximity to Peoria and Bloomington  
Less traffic and pollution  
Biking and walking paths  
Good library  
Community involvement  
It's a small conservative town with strong moral values  
Good yard waste removal  
People are kind  
Parental involvement  
Good water and sewer

**QUESTION 22**  
**SUMMARY OF RESPONSES**

**22. What are the three most important challenges facing Roanoke?**

Accomplishing goals without raising taxes too much  
Adding new businesses without hurting existing businesses  
Peoria to Chicago highway  
Adequate police protection  
Allowing growth but maintaining moral values  
Annexation of land for growth  
Additional retail  
Attracting businesses  
Attracting growth and new development  
Attracting commercial and industrial growth  
Attracting young people  
Avoiding higher taxes  
Avoiding school consolidation  
Beautify the Village with trees and landscaping  
Better cell phone and internet connections  
Better garbage pick-up  
Better police coverage  
Better water system  
Bringing retail back to downtown  
Maintaining small town atmosphere while pursuing growth  
Keeping quality schools  
More manufacturing jobs  
Cleaning up rental properties  
Cleaning up the Village  
Rehabilitating downtown buildings  
Dealing with rundown properties  
Declining school enrollment  
Current water system being able to support growth  
Dead trees  
Elderly housing  
Entertainment  
Filling existing buildings on Main Street  
Flood control along creeks  
Getting people to build and live here  
Getting people to shop in Roanoke before going out of town  
Having concerts or other forms of entertainment to attract visitors  
Having our own police force  
Jobs for 20 to 35 year olds  
Keeping taxes low  
Keeping good people on the Village Board  
Keeping drugs out

**(Question 22 – Continued)**

Lack of entertainment for teens  
Larger grocery store  
Lack of a restaurant that is open in the evenings  
Need a laundromat  
Need a hardware store  
Need for population growth  
Need a highway to attract more people  
New sewer system  
Maintaining and updating infrastructure  
Maintaining the integrity of the Village  
Making schools even better  
Need moderate priced condos  
Need a long-term, strategic plan for growth  
More sidewalks  
Not becoming a low income community with subsidized housing  
Preventing the Peoria to Chicago from running through Roanoke  
Revitalize downtown  
Road upgrade and maintenance  
Sidewalks should be handicapped accessible  
Shrinking tax base

**QUESTION 23**  
**SUMMARY OF RESPONSES**

**23. Additional Comments**

We need a four-lane highway  
We need a restaurant that's open in the evening.  
We need a clothing or variety store  
Let's encourage growth  
Clean out drainage swales and creeks  
Too many run down homes and properties  
Vacant buildings are an eyesore  
Encourage residents to patronize local businesses  
Roanoke needs better water  
Get rid of junk cars  
Don't allow semi's and trailers to be parked in driveways  
Encourage existing businesses to remain in Roanoke  
People with business experience should be on Village Board  
Would like downtown to be more attractive  
We need a place for teens to gather in the evening  
There is a lack of continuity in the way ordinances are enforced  
Leaf and grass burning should be banned  
Plant more trees  
Recycling bins are good  
We need improved access from the west, south, and east  
We need more affordable housing and multi-family development  
We need a program to welcome newcomers  
Encourage more residential development  
The street department does a good job  
No hog farms  
We need better garbage pick-up  
Panther Creek needs to be cleaned up (standing water breeds mosquitoes)  
Poor mail service  
Too few hours of police coverage