



# VILLAGE OF BRIMFIELD COMPREHENSIVE PLAN

JULY 2014

## **VILLAGE OF BRIMFIELD BOARD OF TRUSTEES**

Danny Fishel, Village President

Holly Johnson, Village Clerk

Karen Heinz, Village Treasurer

Joseph Arbogast

Kevin Gilles

Michael Meinders

Allison Porter

Brian Porter

Amy Powers

## **VILLAGE OF BRIMFIELD COMPREHENSIVE PLAN ADVISORY COMMITTEE**

John Bean

Danny Fishel

Karen Grotts

Holly Johnson

Rodger Keppel

Ron Kingdon

Rita Kress

Mike Meinders

Allison Porter

## **PROJECT CONSULTANT**

**Tri-County Regional Planning Commission**

Kathryn Shackelford, Planner I

Jill Goforth, Planner II



# TABLE OF CONTENTS



**5 INTRODUCTION**



**11 COMMUNITY OVERVIEW**



**31 COMMUNITY FACILITIES**



**39 TRANSPORTATION**



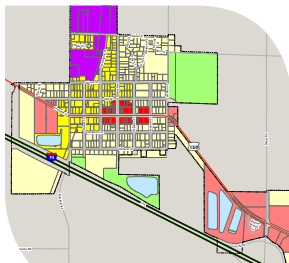
**53 COMMUNITY CHARACTER**



**66 IMPLEMENTATION**



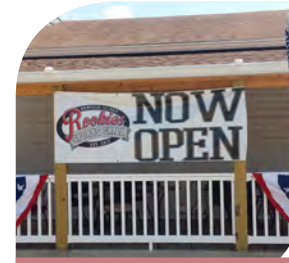
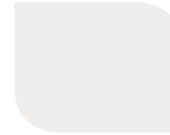
**8 PUBLIC ENGAGEMENT**



**16 LAND USE**



**25 HOUSING**



**48 ECONOMIC DEVELOPMENT**



**62 INTERGOVERNMENTAL COLLABORATION**



**43 AG & NATURAL RESOURCES**



**57 DISASTER MITIGATION**



**67 APPENDIX**

**LIST OF TABLES, CHARTS, AND MAPS****Tables**

1.1 Population Change .....	11
1.2 Race.....	14
1.3 Household Income Adjusted.....	15
2.1 Land Use Acreage.....	18
3.1 Home Value.....	25
3.2 Housing Occupancy.....	27
5.1 Employment by Industry .....	48
5.2 Employment Projections.....	50
6.1 Extreme Weather Events.....	57

**Charts**

1.1 Population Projections.....	12
1.2 Population Pyramid.....	13
1.3 Educational Attainment.....	14
1.4 Median Household Income .....	15
3.1 Median Home Value .....	26
3.2 Selected Monthly Owner Costs as a Percentage of Household Income.....	27
3.3 Gross Rent as a Percentage of Household Income .....	27
3.4 Year Structure Built.....	29

**Maps**

2.1 Brimfield Zoning .....	17
2.2 Extra-Territorial Jurisdiction.....	19
2.3 Future Land Use .....	20
4.1 Soils Map.....	44



## INTRODUCTION

*In October 2013, the Village of Brimfield, in partnership with the Tri-County Regional Planning Commission, began a journey to thoughtfully plan for its future. The effort resulted in a shared vision for the community, developed through interactions with Brimfield residents, business owners, and civic leaders. This document articulates the needs and desires of the Village, and recommends specific actions for attaining them.*

### PURPOSE OF A COMPREHENSIVE PLAN

A Comprehensive Plan allows for a community to prepare for and design its own future. Local officials will make decisions about growth and development whether a plan exists or not. Through thoughtful and cooperative planning, however, a community can be prepared for change and make rational choices for a sustainable future. For instance, growth can be encouraged to take place where necessary infrastructure

can be reasonably provided, conflicts between land uses can be minimized, and financial, physical, and social resources can be used more effectively.

The Comprehensive Plan serves as an advisory guide for the long-term development of Brimfield. As an advisory guide, the plan is intended to be flexible, while also providing a framework for the review of development projects, land use and zoning proposals, and the construction of capital improvement projects. It is important to note, however, that the comprehensive plan does not hold the force of law. The plan does not determine how the Village will be developed in the future. Rather, it shows how the Village should develop in order to establish an orderly development pattern based on the impacts that land development will have on the natural environment, the transportation system, and agricultural lands.

### PLANNING HISTORY

The Village of Brimfield is embarking on the comprehensive planning process for the first time in its 177 years of existence. The Village's current leaders understand that growth is inevitable, and are excited

about the opportunity to prepare for a better future for the Village.

Overall, the Village has seen growth in the last 40 years; from 1970 to 2010, the Village added approximately 140 residents. However, the 2010 census shows a loss of 7% of the population, or approximately 65 individuals. Though its population has fluctuated over the past 40 years, it is likely that Brimfield will experience development pressure to the southeast as the City of Peoria continues to expand. Because the Village is well-situated – Brimfield can be accessed from the east and west via Interstate 74 and U.S. 150 – it will become more attractive to individuals wanting the benefits of living in a small town while maintaining easy access to the employment and entertainment activities offered in Peoria. Thus, the time is right to articulate priorities and form goals for future development.

### HOW WAS THIS COMPREHENSIVE PLAN DEVELOPED?

In 2013, the Tri-County Regional Planning Commission received funding through the Disaster Recovery “Ike” Program to prepare comprehensive plans for eight

communities within Peoria and Woodford Counties, including Brimfield (See the Spotlight for more information about the “Ike” program). The Village of Brimfield developed a Comprehensive Plan Advisory Committee (CPAC) to help guide the comprehensive planning process. The committee met once a month with TCRPC staff from October 2013 to June 2014.

The first phase of the planning process consisted of collecting baseline information to determine existing conditions in Brimfield. TCRPC staff collected data from the U.S. Census Bureau, seven stakeholder interviews, and a community-wide survey. To learn more about these processes, please see the Public Participation section.

The second phase of the planning process consisted of identifying the plan’s goals and action items. Using the baseline information, the CPAC identified goals, objectives, and action items for ten different topic areas:

- Public Participation;
  - Land Use;
  - Housing;
  - Community Facilities;
  - Transportation;
  - Agriculture and Natural Resources;
  - Economic Development;
  - Community Character;
  - Disaster Mitigation; and
  - Intergovernmental Collaboration.
- The goals, objectives, and action items were also guided by six sustainable planning principles:
1. Provide more transportation choices: Develop safe, reliable and economical transportation choices to decrease household transportation costs, reduce our nation’s dependence on foreign oil, improve air quality, reduce greenhouse gas emissions and promote public health.
  2. Promote equitable, affordable housing: Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.
  3. Enhance economic competitiveness: Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.
  4. Support existing communities: Target funding toward existing communities—through such strategies as transit-oriented, mixed-use development and land recycling—to increase community revitalization, improve the efficiency

## SPOTLIGHT

### COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY “IKE” PROGRAM

In 2008, Hurricane Ike landed in Galveston, Texas, and caused severe damage within several southern states. Though Hurricane Ike produced its worst damage in areas far south of Illinois, flooding on several Illinois Rivers was attributed to the storms produced by Hurricane Ike. As such, the Illinois Department of Commerce and Economic Opportunity was allocated over \$169 million to help communities address disaster planning, relief, and restoration to infrastructure, housing, and economic revitalization in areas affected by flooding.

The Tri-County Regional Planning Commission received a portion of this money to prepare comprehensive plans for eight communities within Peoria and Woodford Counties, including Brimfield. Each comprehensive plan will contain a disaster planning component. With extreme weather events occurring more and more frequently, disaster planning is becoming a top priority for communities throughout the United States.

of public works investments, and safeguard rural landscapes.

5. Coordinate policies and leverage investment: Align policies and funding to remove barriers to collaboration, leverage funding, and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.
6. Value communities and neighborhoods: Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban, or suburban.

The committee also developed the future land use map. This map reflects both where the community would like to see growth occur and where growth should occur based on infrastructure availability and potential impacts on the transportation system, natural environment, and agricultural lands.

After the goals, action items, and future land use map were completed, the final document was compiled and presented to the public on the village Facebook page and at a public meeting.

## **HOW IS THE COMPREHENSIVE PLAN ORGANIZED?**

This comprehensive plan is divided into 13 separate sections. Following the introduction, the public participation process will be explained and an overview of the Village's demographic trends will be described. The plan will then address each of the planning elements mentioned above. Each planning element will focus on the following:

- An inventory of existing conditions;
- An assessment of key issues and opportunities; and
- Community goals and objectives.

The final section of this plan will describe the methods by which the Village of Brimfield should review, monitor, and amend the Comprehensive Plan.



## PUBLIC ENGAGEMENT

*A Comprehensive Plan is not meaningful unless it reflects the needs and desires of all constituents. Not only does public participation produce a better plan, but also, it helps build consensus, strengthen relationships, and encourages better implementation. In order to ensure citizens were engaged throughout the planning process, special care was taken to encourage inclusivity and broad public participation.*

TCRPC staff met monthly with a Comprehensive Plan Advisory Committee made up of civic officials and local stakeholders. The advisory committee informed and guided the planning process as well as planned and coordinated local engagement events. Citizens were welcome to attend and participate in these meetings.

A community survey was provided to all water accounts within the Village of Brimfield. Residents were notified of the survey via a letter in their water bill, and were

asked to go to the provided web link to complete the survey on-line. In addition, paper surveys were provided at Village Hall, Brimfield Bank, and the local hardware store in town. Furthermore, survey participants were solicited in person at the Brimfield Christmas Walk in December 2013. A total of 105 individuals responded to the survey which is 12% of the Village population and 30.8% of total village households. A list of the survey questions can be found in the Appendix.

Following the survey, in December 2013 staff conducted separate one-on-one interviews with community leaders. These interviews allowed for a more detailed discussion of local issues. Interviews focused on assessment of strengths, weaknesses, opportunities and threats at the scale of the individual organization and the community at large. Results supplemented the findings of the survey and helped guide future advisory committee meetings.

To further engage the community, staff and CPAC members pursued a “short term win” to increase awareness of the Comprehensive Planning process and accomplish easily achievable community objectives. As a result, the Village in coordination with the Men’s

Club, local businesses, and the library worked to revive the “Brimfield Christmas Walk” which hadn’t taken place in 10 years. Hundreds of residents came out on a cold December evening to walk and enjoy the streets of Brimfield for the holiday. The area Men’s Club provided free dinner and residents were treated to snacks and warm drinks at every participating venue. Santa was on hand at the Village Hall, members of a local band performed carols, and guests were treated with a giant bonfire and mobile petting zoo in the middle of downtown. The event revival was hailed as a huge success and began what is hoped to be ownership and implementation of this Comprehensive Plan.

Finally, after months of research and analysis, the Village hosted a Community Open House on May 8, 2014. Over 50 residents attended to review the findings of the 9 month long planning process and to provide feedback for the final draft. Residents were able to make recommendations regarding the proposed Future Land Use Map, prioritize goal implementation strategies, and make general comments. Those suggestions have been incorporated into this final document.



## SPOTLIGHT

### Key Strengths and Challenges

As with any community, the Village of Brimfield is proud of its many strengths, but residents are also aware of several key challenges. In response to the open ended question “What are the top three strengths/opportunities concerning the Village of Brimfield and its future,” residents identified the following:

- Quality school district (38 responses)
- Access to interstate (10 responses)
- Growth and development potential (7 responses)
- Quality library district (8 responses)
- Convenient location (7 responses)
- Community character (6 responses)
- Small-town atmosphere (5 responses)

The following weaknesses were identified by Village residents:

- Lack of police protection and enforcement (19 responses)
- Poor maintenance and upkeep of homes and businesses (15 responses)
- Limited housing options (12 responses)
- Landlocked/limited growth (9 responses)
- Lack of youth oriented activities (9 responses)
- Conditions of streets and roads (6 responses)
- Low school standards (6 responses)

The community survey makes it apparent that the residents of Brimfield and the surrounding area are concerned about their community and are eager to give input regarding the future development of their home. This planning document will respond to the positive and negative aspects of the Village, and will offer guidance on how to address its challenges and leverage its assets in a meaningful way.

## GOAL

**Educate and Empower Citizens:** The dissemination of Village information will be thorough to ensure public education and promote a broad understanding of the Village's needs in order to strengthen local policy-making. The interested public will be ensured of ample opportunity to participate in the decision-making process for local projects and plans.

### *Objectives*

#### **Encourage Public Input**

- Provide a range of opportunities and venues for the residents of the Village of Brimfield to participate in Village governance.
- Provide opportunity for interested parties to identify and communicate Village concerns and priorities.
- Encourage public participation opportunities in a wide and varied audience, including traditionally underserved groups.
- Obtain meaningful public input and participation to inform the Village Board's planning and decision-making process.
- Coordinate the Public Participation strategy with

ongoing public involvement processes, whenever possible, to enhance public participation.

#### **Increase Availability and Accessibility**

- Meet or exceed the standards set forth by the Illinois Open Meetings Act (5 ILCS 120).
- Make the Village meetings accessible and engaging to interested participants by using a variety of media, plain language and easy-to-understand materials.
- Publicize public participation opportunities and activities throughout the development of projects and programs within the Village of Brimfield through various media, including creation of a Village website.
- Educate citizens about Village needs and concerns
- Provide objective information to assist the public in understanding issues and solutions.
- Inform and educate stakeholders and interested parties, share information, and increase the overall awareness of Village planning, land use and transportation issues and activities.



## COMMUNITY OVERVIEW

*Planning for the future of the Village of Brimfield requires an evaluation of the local population and economy. Such trends are likely to have a significant effect on long-range growth and development, and will influence comprehensive planning policies of the Village. This section will review Brimfield's current population and projected population growth, as well as a variety of demographic variables.*

### GROWTH TRENDS

Overall, the Village of Brimfield has seen an increase in population since 1970; however, from 2000 to 2010, Brimfield's population declined by seven percent, from 933 residents to 868 residents. Peoria County and the Tri-County region, on the other hand, experienced small growth during this decade. See Table 1.1. for a regional comparison.

This loss of population is largely due to a lack of housing options for potential new residents and current aging residents. Though there is developable land surrounding the Village, much of it is currently unavailable, either because it is being farmed or it is simply not on the market. Additionally, from 2000 to 2010, the Village saw a net loss of housing units, primarily due to the demolition of several deteriorating homes. Finally, newer residential developments have not been annexed into the Village, and there are no options for elderly residents who wish to age in place. These trends will be further analyzed in the Housing section of this plan.

Table 1.1 : Population Change

	2000	2010	% Change
Brimfield	933	868	-7.00%
Dunlap	926	1,386	49.00%
Princeville	1,621	1,738	7.20%
Elmwood	1,945	2,097	7.80%
Peoria County	183,433	186,494	1.70%
Tri-County Region	347,387	360,522	3.80%

### GROWTH PROJECTIONS

An important component of the comprehensive planning process is to understand the needs of the future. One of the key ways in which to do this is to estimate population growth. Once we know what the potential increase in population is, we can determine:

- How much land will be needed for development;
- Where that growth should occur;
- Whether the municipal water and sewer systems can handle the additional growth;
- How the schools will be impacted; and
- The effect on emergency services.

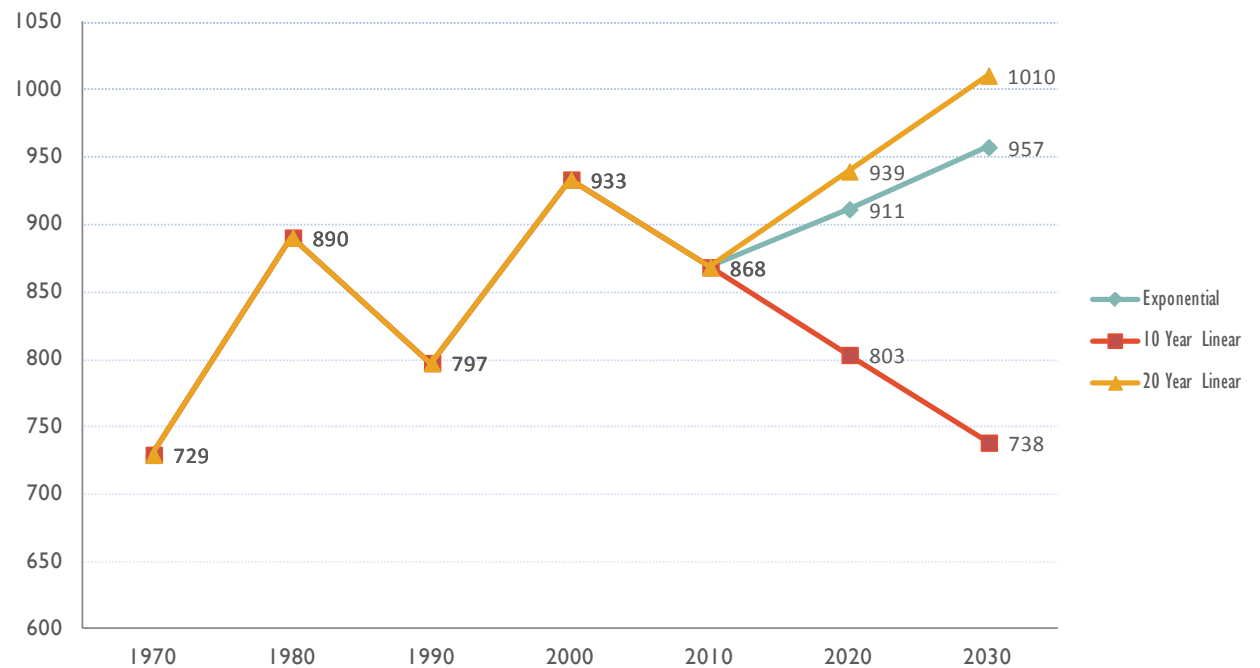
A common method of projecting future population is the extrapolation technique. This technique uses past conditions to project future conditions. Though this process of projecting population is useful, it has limitations. The model assumes past trends will continue into the future; however, there is no guarantee that the past will have a strong bearing on future trends. Therefore, it should be understood that these projections are merely estimates, and that future population cannot be known with absolute certainty.

For the Village of Brimfield, the following assumptions were tested:

- Exponential Assumption: Brimfield will grow at a rate of 5%, or the average growth rate from 1990 to 2010.
- Ten Year Linear Assumption: The actual number of new residents from 2000 to 2010 (-65) will continue in each of the next two decades.
- Twenty Year Linear Assumption: The average of the actual number of new residents between 1990 and 2010 (71) will continue for the next two decades.

For the purpose of this plan, we will use the twenty year linear assumption, which means the Village of Brimfield will grow to approximately 1,010 residents by the year 2030. The future land use estimates included in this plan assume this projected population. Chart 1.1 compares the three population projections for Brimfield.

Chart 1.1: Population Projections

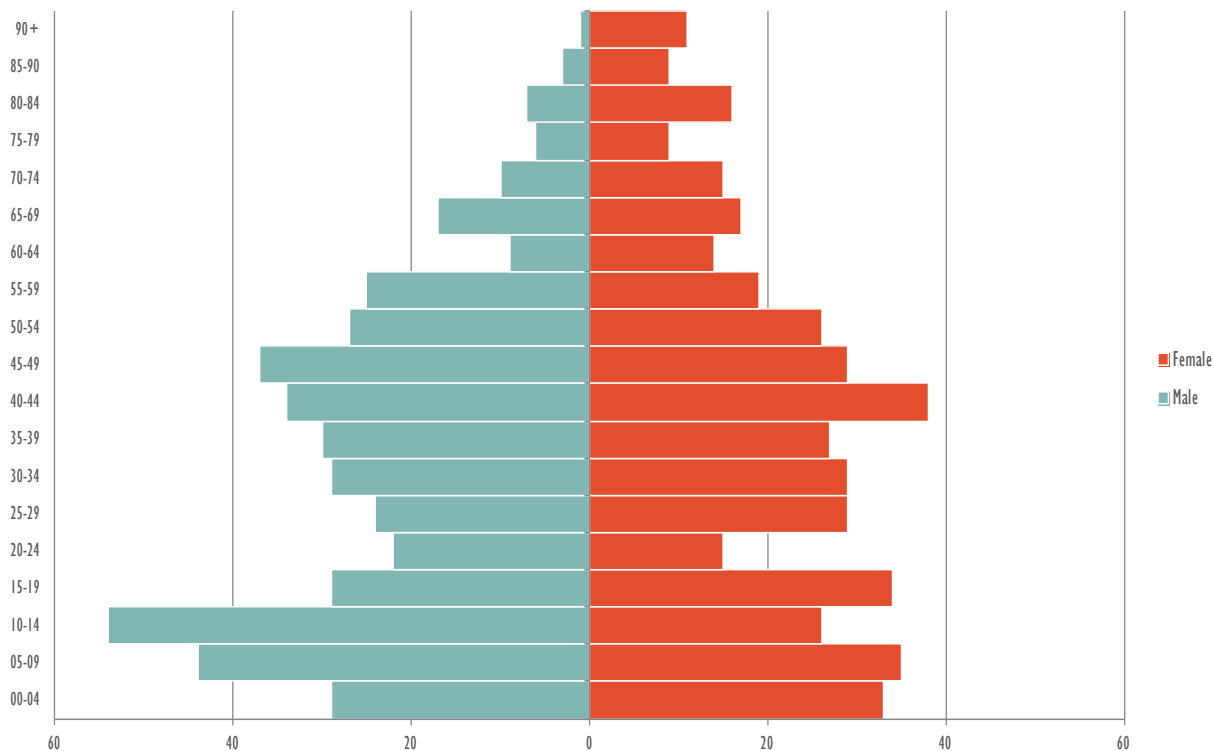


## AGE

According to 2010 U.S. census data, Brimfield has relatively high numbers of children and middle-aged adults. The age cohorts with the highest population are 5 and under (62 residents), 5 to 9 (79 residents), 10 to 14 (80 residents), 15 to 19 (63 residents), 40 to 44 (72

Residents), and 45 to 49 (66 residents). These relatively high numbers of children and middle-aged adults suggest that families comprise a significant portion of Brimfield's population. Chart 1.2 shows Brimfield's population displayed as a population pyramid which helps visualize the age distribution in Brimfield.

Chart 1.2: Population Pyramid



## EDUCATIONAL ATTAINMENT

The Village of Brimfield has lower levels of educational attainment in comparison to Peoria County and the Tri-County Region. In Brimfield, 87.5 percent of the population 25 years and over have obtained a high school degree or higher, and 18.2 percent have obtained a bachelor's degree or higher. For comparison, 91 percent of Tri-County residents have a high school degree or higher, and 25.4 percent have a bachelor's degree or higher.

Chart 1.3 compares Brimfield's educational attainment to Peoria County, the Tri-County Region, and several nearby communities. Though Brimfield has lower levels of educational attainment relative to surrounding communities, its public schools perform very well; the High School graduation rate was 96% in 2012.

## RACE

The Village of Brimfield has very little diversity, with 96.4 percent of residents identifying as white in the 2010 U.S. Census. The next most prevalent racial

groups in the Village are those who identify with two or more races (2% of the population), Asian (0.6% of the population), and Other (0.6% of the population). Furthermore, 0.7 percent of Brimfield residents identify as either Hispanic or Latino. This racial make-up is slightly more diverse than it was in the year 2000, with 98.5 percent of the population identifying as white.

Brimfield's racial and ethnic composition is less diverse than Peoria County and the Tri-County region as a whole. Table 1.2 compares the racial make-up of Brimfield, Peoria County, and the Tri-County Region for the year 2010.

Chart 1.3: Educational Attainment

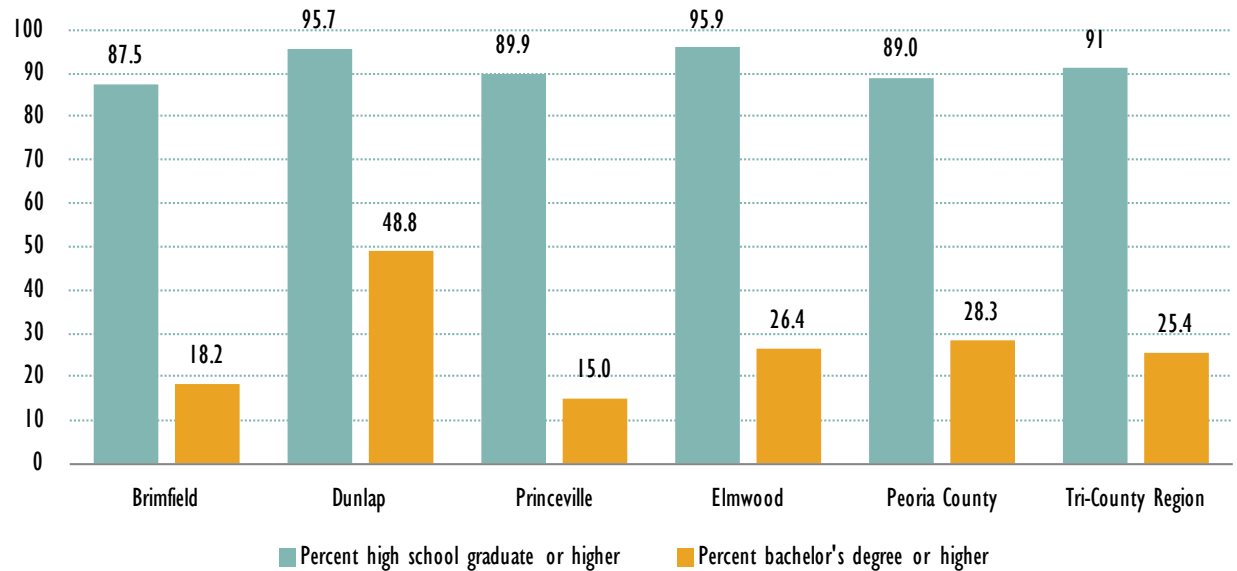


Table 1.2: Race

	White	Black	Am. Indian/Alaska Native	Asian	Native Hawaiian and Other	Other	2+
Brimfield	96.4	0.3	0.1	0.6	0	0.6	2.0
Dunlap	92.2	0.9	0.1	5.8	0	0	1
Princeville	96.7	0.3	0.2	0.3	0	1.2	1.2
Elmwood	98	0.4	0	0.5	0	0.2	0.8
Peoria County	74.4	17.7	0.3	3.1	0	1.6	2.8
Tri-County Region	86.8	9.8	0.3	2.0	0	1.1	2.1

## INCOME

Per the 2007-2011 American Community Survey, Brimfield has a lower median household income relative to Peoria County and the Tri-County Region. The median household income is \$44,219 in Brimfield, compared to \$50,689 in Peoria County, and \$57,168 in the Tri-County Region as a whole. Furthermore, the Village of Brimfield has the lowest median household income compared to several nearby communities. Chart 1.4 compares the median household incomes of Brimfield and neighboring communities.

Though it appears Brimfield's median household income has increased from \$38,542 to \$44,219 from 2000 to 2010, the results are deceiving. When adjusted for inflation, a Brimfield household from 2000 would be making \$48,805 in 2010, compared to the actual income of \$44,219. This represents a \$4,586 loss of earning potential over the last decade. See Table 1.3 for household income adjusted for inflation. These results are reflected in similar (though not as dramatic) trends from the Tri-County Region. Nationally, the average household income has declined as a result of a severe economic recession in the latter half of the decade. Only Peoria County, in which Brimfield resides, has increased income at pace with inflation.

Chart 1.4: Median Household Income

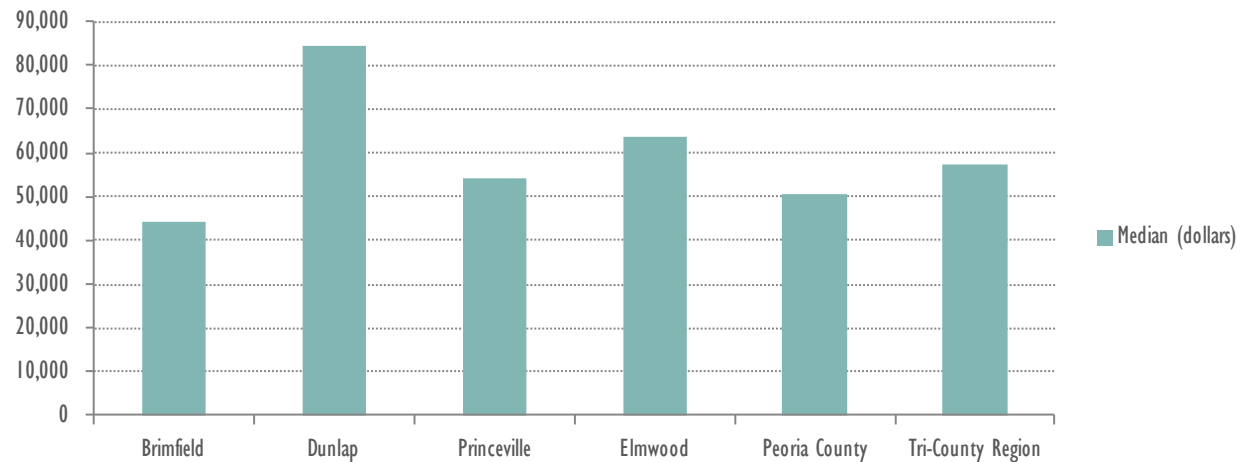
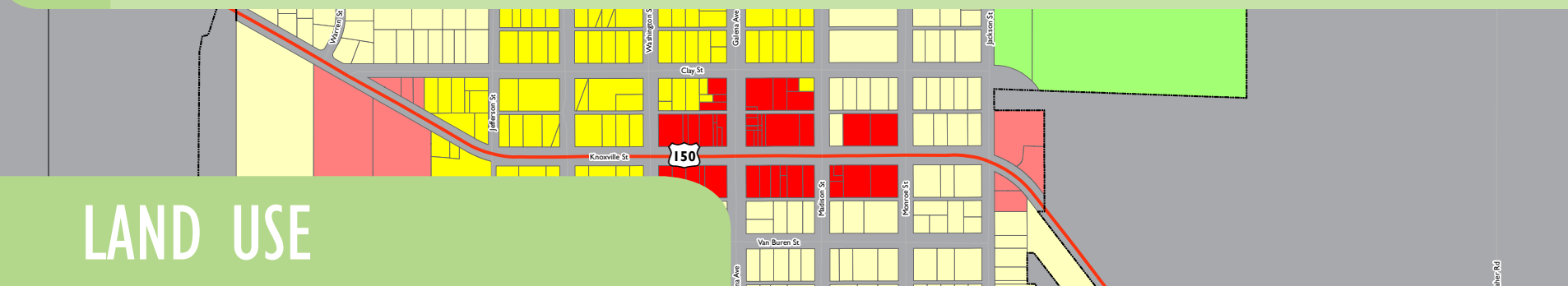


Table 1.3: Household Income Adjusted

Community	2000 Actual	2000 (Adjusted for Inflation)	2010 Actual
Brimfield	\$38,542.00	\$48,805.00	\$44,219.00
Peoria County	\$39,978.00	\$50,623.00	\$50,687.00
Tri-County Region	\$45,540.00	\$57,666.00	\$57,168.00
USA	\$41,994.00	\$53,176.00	\$50,046.00

## LAND USE



*The goal of planning for growth and development is not to significantly change the character of Brimfield. Rather, its intention is to preserve and enhance the village's character, while laying the foundation for complementary future development opportunities. This section will begin by identifying the current land uses of the Village, and will then lay out a guide for future growth in Brimfield during a 20 year planning period.*

Land Use is a term that describes the human management and modification of public and private property through the arrangement of activities and inputs. The most recognizable land uses are residential, commercial, and industrial; however others include – but are not limited to – parks, open space, agriculture, and civic/institutional purposes.

Brimfield, originally named Charleston, was settled as a resting point along Knoxville Street that connected mail and passengers from Peoria to Knoxville and Galesburg, IL. Over time, pioneers gathered and developed a self-sufficient community with a mix of business, residential, agricultural, and civic uses. The town grew steadily and benefited from the evolution of road and rail transportation. As quick and affordable automobiles became available, residents could travel longer distances more conveniently. The goods and services in nearby Peoria could not be matched in quality or price by the local vendors, and by the 1920s and 30s many of Brimfield's commercial and civic institutions had shuttered their doors.

Following the end of World War II, the Village saw a boom in housing as residents fled the city for a more pastoral life. The Village added industrial uses when local residents chose to headquarter the manufacturing plant of their business, Kress Corporation, in town. Since the sixties, the population has remained steady in the Village. Despite gaining access to Interstate 74, Brimfield has seen limited expansion toward the two access points.

The majority of current land use within Brimfield is residential housing typified by single-family detached homes. Mixes of industrial, commercial, and civic uses remain. Commercial establishments are mainly located along Knoxville Street from the eastern interstate access point through the center of the Village. Commercial land that exists serves the local residents with basic service needs including restaurants, a hardware store, and a pharmacy. Industrial developments reside on the north and west edges of town servicing agriculture and mining operations regionally and internationally. The Village maintains civic and institutional properties in the form of grade and high schools, a library, Village Hall and a public park.

The primary development need within the Village of Brimfield is new single family residential properties. Though there are approximately 71.3 acres of undeveloped land within the Village's corporate boundary, very little of the land is suitable for housing. Approximately 28.9 undeveloped acres lie south of Interstate-74 disassociated from the main Village, 11.22 acres are zoned commercial, and 4.76 are along a major traffic corridor. The 26.39 acres located between



the Village and Brimfield Park that remain are most suitable for residential development due to their local road access and proximity to amenities. Developing this land is justified by forces outside the Village including residents relocating to have access to good schools. Growth still continues within the mile-and-a-half boundary beyond the Brimfield limits to accommodate housing pressure sprawling north and west from Peoria. Most of that development is on subprime farmland in or near forested and hilly areas. Table 2.1 breaks down land use as a percentage of total Village land.

**Table 2.1: Land Use Acreage**

Land Use	Acres	Percentage
<b>Agriculture</b>	<b>54.5</b>	<b>13.30%</b>
<b>Commercial</b>	<b>49.1</b>	<b>12.00%</b>
<b>Industrial</b>	<b>51.4</b>	<b>12.50%</b>
<b>Municipal</b>	<b>121.8</b>	<b>29.70%</b>
<b>Residential</b>	<b>133.3</b>	<b>32.50%</b>
<b>Total</b>	<b>410.4</b>	<b>100.00%</b>

See Map 2.1 – Current Zoning, for a map indicating the major land uses within the Village and the mile-and-a-half planning area.

## MANAGED GROWTH

In order to manage fiscally sound and environmentally responsible growth, Brimfield must provide efficient infrastructure, various transportation options, and a

mix of uses, while also ensuring compatibility among various land uses. In order to do this, it is important to understand the tools available to help manage growth, and the impacts to consider while deciding how to grow.

### *Land Use Compatibility*

One of the primary purposes of the planning process is to ensure compatibility among various land uses in order to preserve and protect the health, safety, and general welfare of individuals living and working in Brimfield. Considering future land use compatibility with current land use ensures that property values and private and public investments in property improvements are well protected. This is a key issue in rezoning and cases where new development is proposed in locations that have not seen such development. The idea is to minimize the impacts to neighboring uses while moving forward with a proposed project.

The Brimfield Zoning Board should consider land use compatibility when making decisions about rezoning cases or special use requests. This doesn't necessarily mean a proposed use with potential conflicts should be denied. It does mean however, that conflicts should be remedied through project redesign.

### *Fiscal Impacts*

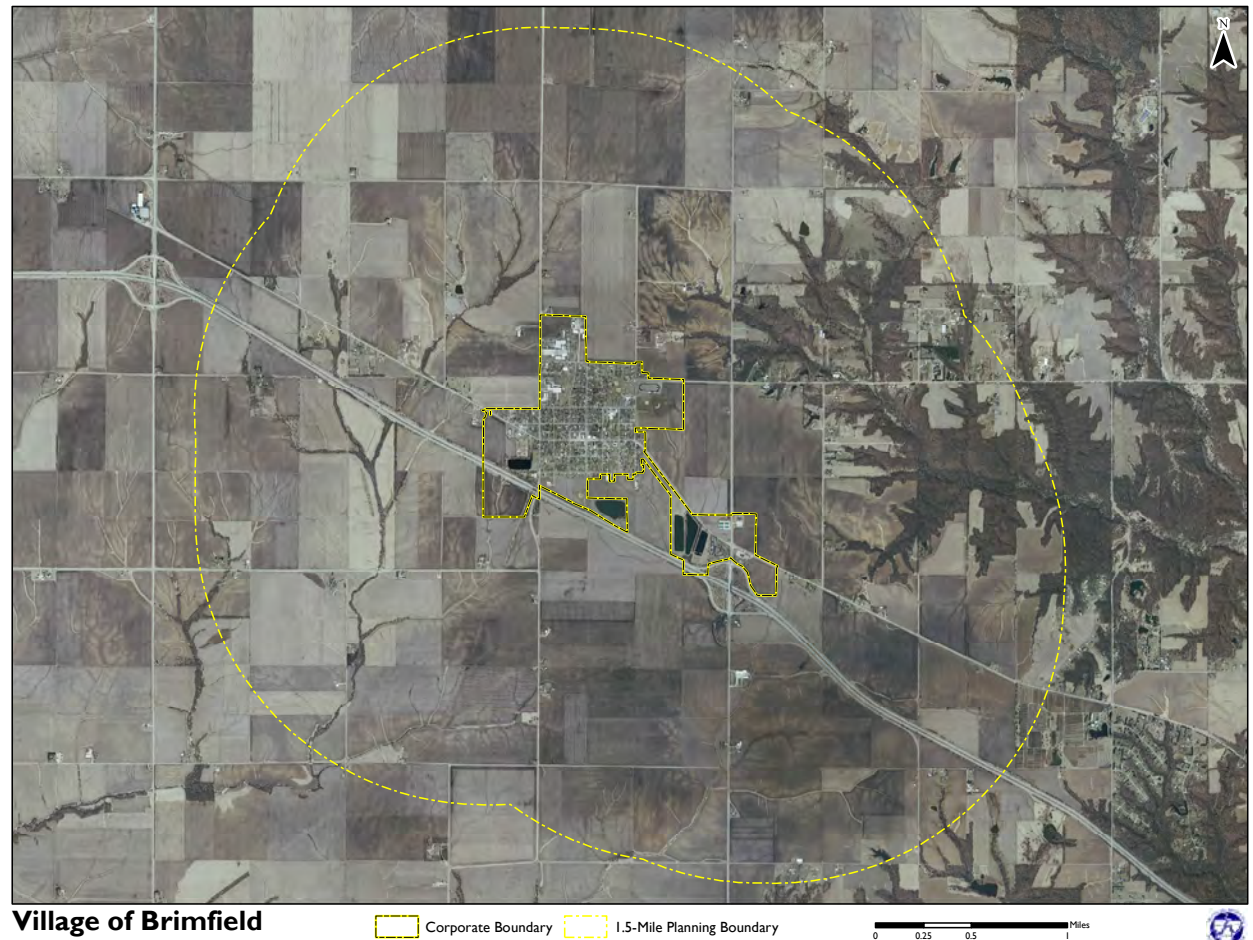
Another issue to consider when making decisions about land use and growth is the fiscal implication for public and private entities related to the costs and revenues generated by various land uses. Commercial land uses generally create revenue and will contribute positively to the Village budget while residential uses generally cost more to serve than they contribute through fees and taxes. It is therefore important that Brimfield balances residential and commercial growth to ensure a fiscally sound budget.

### *Annexation*

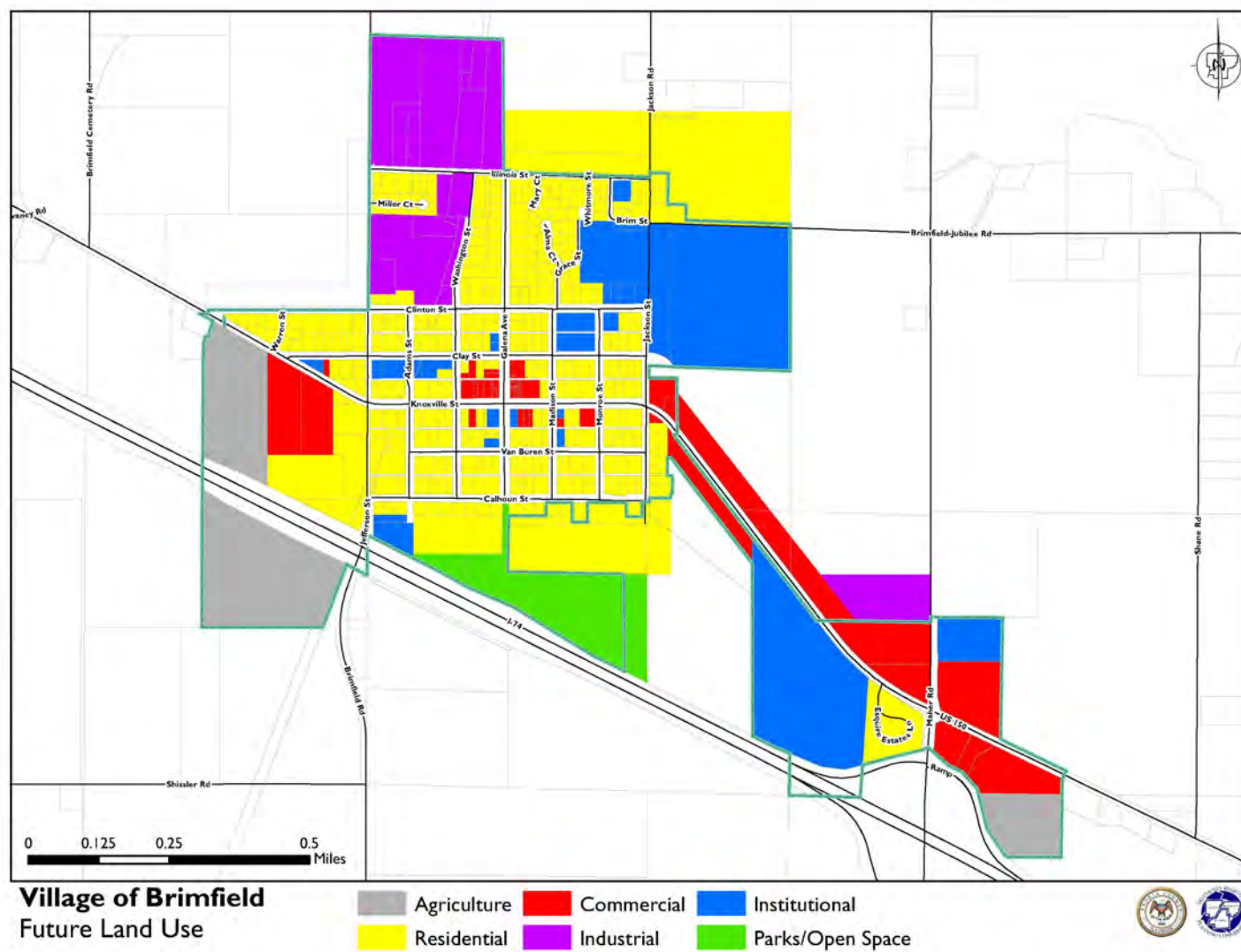
Annexation is the public process by which an unincorporated area may enter into an incorporated municipality. By entering into an incorporated area, the previously unincorporated land is provided with municipal services, voting privileges, regulations, and taxing authority. Over the past decade, Brimfield has annexed several parcels of land. Most of the annexed parcels are located to the south and east of the Village limits, and have been zoned either commercial or industrial.

*Extraterritorial Jurisdiction*

The area within 1.5 miles of the village boundaries is called the extraterritorial jurisdiction area, or ETJ. Because Brimfield has a comprehensive plan, the Village is allowed to require subdivisions developed within the ETJ to conform to the village's subdivision ordinance. Municipalities in Illinois are given this right in order to have some control over development that may be annexed into the community at a later date. Brimfield's ETJ is shown on Map 2.2, adjacent, and consists of primarily agricultural uses with some residential uses. Residential uses are concentrated in the Northeast section of the ETJ where there are dense woods and undulating terrain.

**Map 2.2: Extra-Territorial Jurisdiction**

### Map 2.3



## FUTURE LAND USE

A thoughtful future land use plan will help ensure the village is able to accommodate its future needs for residential, commercial, industrial, and recreational development.

Future land use planning is an essential component of the comprehensive planning process. The plan for future land use is a guide to the physical development of the Village that describes how and where to develop land in the future. A future land use map was created to visualize where development should take place, and to act as a guide for development decisions in the future. The map is a statement of what the people of Brimfield would like the Brimfield of tomorrow to become.

The first step in creating a plan for future land use is to identify the quantity of land needed for each land use based on expected population growth by 2030.

### *Residential Land*

According to the 20 year linear population projection, Brimfield will grow to approximately 1010 total residents by the year 2030, an increase of about 142 individuals. Assuming that the average household size will remain at its 2010 level of 2.54, Brimfield will need approximately 56 new homes to accommodate

residential growth. Assuming that Brimfield develops at a density of 0.42 dwellings per acre (this assumption is based on averages of Brimfield's current residential density), then approximately 23.5 acres of residential land will be needed to accommodate new residential growth.

### *Commercial Land*

A simple per capita calculation was used to project the quantity of commercial land needed in the Village of Brimfield by 2030. Currently, Brimfield has approximately 49.1 acres of commercial land. Using the 2010 population total of 868, we can deduce that the village has 5.7 acres of commercial land for every 100 residents. Given the projected total of potentially 142 new residents, at least 8 acres of additional land will be needed to maintain this ratio and accommodate new commercial growth in Brimfield.

### *Industrial Land*

The Village of Brimfield currently has 51.4 acres of land used for industrial purposes. To maintain the current ratio of 6.1 acres of industrial land per every 100 residents, Brimfield would need to establish approximately 8.7 additional acres of industrial land to accommodate future growth.

### *Park Land*

According to the National Recreation and Park Association (NRPA), 10 acres of park land are suggested per every 1,000 residents. Given Brimfield's projected total population of 1,010 in 2030, the village will need 10.1 acres of park land. Currently, the Village has approximately 19.73 acres of park land, which amounts to 22.78 acres of park land per every 1,000 residents, and is well beyond the NRPA suggested amount. If Brimfield wishes to maintain this high ratio, the Village would need to add an additional 3.22 acres of park land.

### *Physical Constraints To Development*

The primary development constraint within the Village of Brimfield is the lack of suitable developable land within the village corporate limits. Over 46 acres of agricultural land exists on the south and west edges of town where infill development would not require new annexation; however, it is prime farmland and not ideally situated for residential development. The village has resisted annexing land for many decades, but has recently begun to appropriate new parcels to accommodate commercial development pressure from Peoria at the eastern Interstate-74 interchange. There is ample ground available in the ETJ that is currently utilized as prime agriculture that would be suitable for

residential, commercial, or industrial development. Interstate-74 acts as a constraint for village development to the south.

Map 2.3, the Future Land Use Map, is located on page 20 and has designated land in the ETJ from Maher Road, along Route 150, and north to Brimfield/Jubilee Road for residential and commercial development. The Village should be thoughtful about how best to connect properties along Route 150/Knoxville Street to the historic downtown so as to have complementary aesthetics. The availability of sewage infrastructure can also be a constraint to development. The current state of Brimfield's sewage infrastructure is discussed in detail in the Community Facilities Section.

## PLACEMENT OF FUTURE LAND USES

### *Residential*

Residential land is proposed in various locations: to the northeast of the Village, contiguous to an already existing residential development along East Illinois Street; east of the village between North Jackson Street and Maher Road, and south between the Village Park and current development. The map on page 20 shows these locations graphically. These areas were chosen because of their proximity to existing residential development, growth pressure from

the east, and access to major arterials. The Village will be able to extend public infrastructure and utilities to these future areas if it doesn't already exist.

When developing new residential developments, the Village of Brimfield should ensure certain guidelines are followed:

- **Stormwater Management:**

New development should have curbs, gutters, and storm sewers to manage stormwater runoff. Brimfield should consider using alternative management systems that use vegetative material to filter pollutants and absorb runoff. This will reduce the quantity of stormwater runoff and improve the quality of nearby water bodies, including Kickapoo Creek and ultimately, the Illinois River.

- **Natural Areas:** Natural areas such as wooded land should be preserved and incorporated into new residential development to provide recreational and environmental benefits.

- **Street Design:** New development should be served by streets that provide access to major roadways and other developed areas so that traffic flow is efficient and safe for both the public as well as emergency vehicles.

- **Sidewalks:** All new development should be built with sidewalks on both sides to encourage recreation and walkability.

- **Water:** New development must be served by a public water system that consists of water mains and service lines.

- **Wastewater:** New development should be served by a public sanitary sewer system that consists of sewer lines.

- **Parkland:** Neighborhood parks and playgrounds should be encouraged to be built in new developments.

### *Commercial Land*

Additional commercial land is proposed to be developed along the east end of Knoxville Street, at the very edge of the current Village limits and along U.S. Route 150 toward the Interstate 74 interchange. These areas are shown in the map on page 20. The future commercial corridor along Knoxville Street will be an extension to Brimfield's already existing downtown commercial district. With an average daily traffic volume of over 3700- the highest traffic count in Brimfield- an extension of commercial businesses in this spot makes economic sense.

*Industrial Land*

Industrial land is proposed to be located near the intersection of Route 150 and Maher Road with immediate access to the I-74 interchange. Additionally, another prime location for industrial development is recommended adjacent to Brimfield's already existing industrial facilities on the northwest end of town.

*Park Land*

Park land exists on the south end of town buffering Interstate-74. In addition, the village has park space on the northeast edge of town to accommodate the high school sports facilities. If additional park space is needed, it is proposed to add the 3 acres adjacent to the current park in order to expand, connect, and enhance the existing facilities.

**GOAL**

**Promote Compact, Orderly, and Efficient Development:** Ensure that the Village of Brimfield has sufficient available land within the Village and its planned expansion areas to accommodate existing needs and potential future Village growth.

*Objectives***Maintain and enhance Village character through proper land use management.**

- Use the comprehensive plan objectives to guide land use designs while remaining flexible to unforeseen opportunities and information.
- Land use regulations should be reviewed and revised annually to reflect current development trends such as flexible zoning techniques which facilitate unique and innovative approaches to development.
- Ensure that development within the Village of Brimfield is consistent with the Village's goals and objectives.
- Encourage development that has limited negative impacts on the Village.
- Guide future growth to planned areas within the established portions of the community, and to

planned new development on the Village periphery.

**Accommodate existing and future land use needs.**

- Protect and enhance the Village of Brimfield's ability to expand its municipal boundaries and extend urban services as needed to accommodate and serve its long term future growth and development objectives.
- Promote only the responsible expansion of Village limits and utilities into unincorporated areas.
- Safeguard rural landscape while accommodating growth that enhances the existing unique characteristics of the community.
- Encourage the revitalization of the existing Village center and encourage mixed-use, pedestrian friendly enhancements.
- Recognize and be aware not to expand upon non-conforming uses and zoning conflicts.
- Monitor the development patterns and activities in other jurisdictions, including the City of Peoria and Peoria County.
- Extend urban services to new Village of Brimfield growth areas in a manner that accommodates the market demand for development, while using existing and planned Village infrastructure efficiently.
- Seek to ensure that new developments cover the public costs incurred in providing public

improvements and public services to the development unless a specific policy creates an exception for defined public purposes.

- Direct new growth to planned development locations that are suitable for urban development and have easy access to essential infrastructure and services.
- Direct new development away from land that is unsuitable for development due to engineering or environmental constraints or which have been identified in adopted Peoria County or Tri-County Regional plans for long term preservation in open space uses.
- Maintain harmonious transitions between new neighborhoods and existing established neighborhoods.
- Encourage private investment and property maintenance in existing developed areas to prevent property deterioration and promote renovation and rehabilitation.
- Utilize traffic analysis factors when judging suitability of development proposals.
- Consider the environmental impacts of all development.

#### **Maintain and enhance the current diversity of land uses within the Village**

- The existing mix and balance of residential and commercial land uses is appropriate and necessary to sustain the quality of life for residents and the overall quality of the business environment.
- Encourage appropriate site design techniques to buffer differing or incompatible land uses.
- Maintain the current mix of land uses to ensure an appropriate balance between tax revenue generation and cost of government services can be sustained over time.
- Promote the assessment, clean up and reuse of polluted (“brownfield”) sites.



# HOUSING

*In order to be sustainable, communities must provide housing options for residents of all ages and lifestyles. Part of the reason for creating a comprehensive plan is to ensure that the housing stock is changing or being modified as housing needs or wants evolve. Sustainable neighborhoods should provide a mixture of housing forms, sizes, prices, and densities, as well as opportunities for social interaction in the form of neighborhood parks or community centers.*

From an economic standpoint, sufficient workforce housing should be provided in order to support a high-quality employment base. Individuals choose where to live based on basic amenities, and affordable, desirable housing remains at the top of the list for many people. The provision of workforce housing will also help to maintain neighborhood quality, as well as to keep a

steady tax base. From an environmental perspective, housing should be sustainable in terms of energy efficiency and its ecological footprint. Neighborhood design should support alternative transportation options and opportunities for individuals to be active. This can be as simple as ensuring a new subdivision is built with sidewalks or by maintaining the sidewalks of older neighborhoods.

The following sections will provide an overview of Brimfield's current housing stock, and will provide suggestions for additional housing options and amenities.

## HOUSING OVERVIEW

The median home value for the Village of Brimfield is \$110,800, according to the 2007-2011 American Community Survey 5-Year Estimates. Table 3.1 breaks down home values within the Village. Compared with nearby communities and the region, this median value is below average. The Village's average housing value ranges from slightly below nearby Elmwood (\$115,300) to dramatically less than neighboring Dunlap (\$195,600). Chart 3.1 compares median

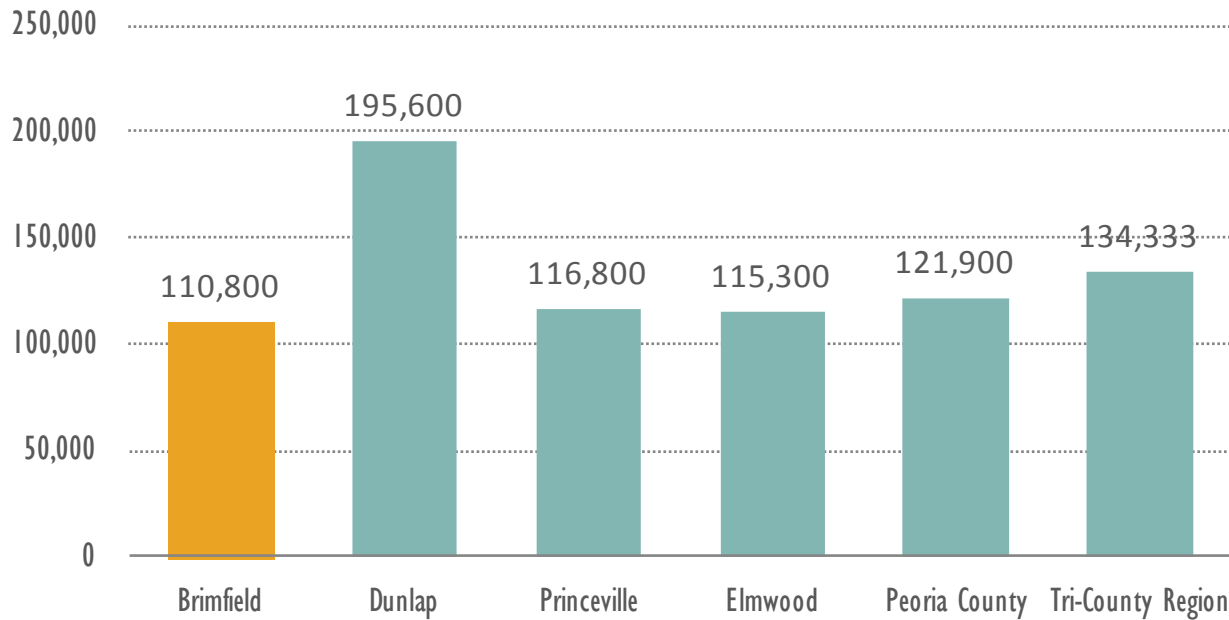
housing values for Brimfield and surrounding communities.

According to the 2007-2011 ACS Survey, the median household income in Brimfield was \$44,219, which is notably below local and regional averages. The nearby community of Princeville has the nearest median household income at \$54,267, representing a \$10,000 income gap.

Table 3.1 Home Value

Home Value	Percent
Less than \$50,000	18.70%
\$50,000 to \$99,999	24.70%
\$100,000 to \$199,999	28.90%
\$200,000 to \$299,999	26.00%
\$300,000 to \$499,999	1.70%

Chart 3.1: Median Home Value



### HOUSING AFFORDABILITY

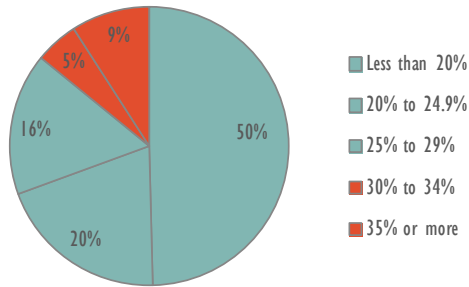
It is generally accepted that households should be spending 30 percent or less of their gross annual income on housing in order for it to be affordable. Most survey respondents were unaware of this indicator and instead cited specific housing prices, styles, or types to

define what is “affordable”. According to recent ACS data, nearly 85.9 percent of Brimfield households with a mortgage have monthly costs that equate to less than 30 percent of their gross household income. In comparison, approximately 14.1 percent of households with a mortgage are spending more than 30 percent of their household income on housing. The majority of

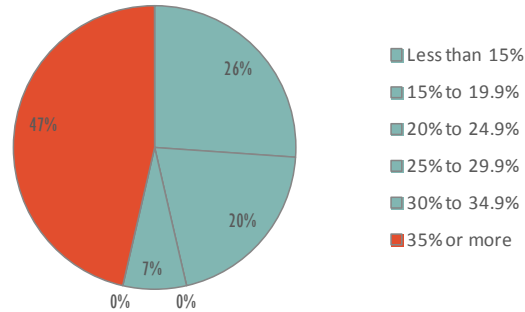
housing units without a mortgage are also categorized as affordable; however, 17.4 percent of households do have monthly costs exceeding 30 percent. As indicated by the community survey, lack of affordable new housing for sale is a major concern in Brimfield, with over 43 percent of respondents citing it as the most importing housing issue. Affordable new housing is the second most significant housing issue in the community according to village residents.

Chart 3.2 on the next page shows monthly housing costs as a percentage of household income.

**Chart 3.2**  
SELECTED MONTHLY OWNER COSTS AS  
PERCENTAGE OF HOUSEHOLD INCOME



**Chart 3.3**  
GROSS RENT AS A PERCENTAGE OF  
HOUSEHOLD INCOME



#### RENTAL PROPERTY

Rental property within the Village of Brimfield proves to be much less affordable. In 2010, median rent was \$575 in the Village, representing the lowest median value in the area. Despite having one of the lowest median rents in the region, over 46 percent of renter households are paying over 30 percent of their incomes on monthly rent.

Chart 3.3 details costs as a percentage of household income for occupied units paying rent.

#### HOUSING TYPES

Despite 8 additional housing units being constructed in the community since 2000, the Village of Brimfield has seen a net loss in housing units. The number of housing units in Brimfield was reported as 355 in the 2010 Census, 5 fewer units than reported in 2000. The majority of this decline can be attributed to the lack

of residential land development and the demolition of numerous older homes due to deterioration. In addition, a privately owned mobile home park reduced its capacity further decreasing housing availability in Brimfield.

A community typically has a mix of owner-occupied and renter-occupied housing. Families often prefer to own their own homes, while some single persons and young professionals prefer to rent. Approximately 75 percent of Brimfield's homes are owner-occupied, which is average for the region. This mix of renter to owner occupancy is preferable for the flexibility of Village residents. It should be noted in Table 3.2 that there was an increase in renter occupied units in the community by over 10 percent in the past decade. Renters are not as likely to invest in property beautification and maintenance due to the temporary nature of a lease. That responsibility falls to the landlord. Absentee landlords who do not maintain and invest in their rental properties can result in lower property values in the neighborhood. With the rise of rental properties available, special care should be taken to educate property owners on their responsibilities, and discourage absentee landlords.

**Table 3.2 Housing Occupancy**

Total Housing Units	2000		2010	
Occupied	360	100%	355	100. %
Total Owner Occupied	302	91%	271	79.5%
Total Renter Occupied	58	9%	90	20.5%

## SENIOR HOUSING

According to the 2010 Census, 13.9 percent of Brimfield residents are aged 65 or older. Comparatively, there are more middle-aged adults and children currently living in the Village of Brimfield; however no senior housing or assisted living facilities exist to accommodate the existing elderly population. This represents a twofold issue when confronted by the “Baby Boomer” generation. Boomers make up 12.2 percent of the community and will begin aging into the 65 and over cohort within the next decade. Over 47 percent of Community survey respondents listed lack of elderly housing as a main concern, making it the top housing concern in the village. As individuals age their housing needs change. With reduced and fixed incomes, retired individuals generally prefer smaller, more manageable homes. Furthermore, as individuals age and become less mobile, their need for accessible homes increases. Older individuals may need a one-story home, for example, or a wheelchair accessible entrance. Understanding these needs is important when planning for future housing development.

Additionally, some seniors prefer living in senior specific housing. Senior housing is generally based on market-rate rents, and provides a community for seniors to live in that provides for their increasing needs. Currently, Brimfield does not have senior subsidized housing complexes, nursing homes, or assisted living facilities. Lack of senior housing restricts residents from aging in place, thus forcing them to leave the village to seek



proper accommodations elsewhere. Leaders should strongly consider increasing housing options for seniors to help sustain and retain the Village population.

### HOUSING CONDITION

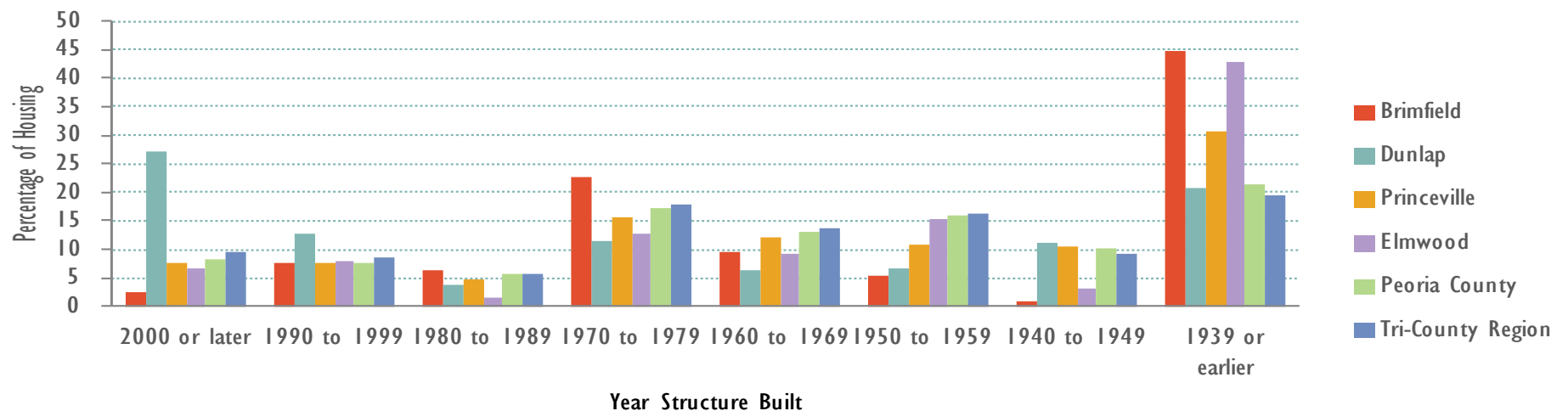
Brimfield's housing stock is significantly older than that of surrounding communities and Peoria County. Approximately 45 percent of homes in Brimfield were built prior to 1939. Furthermore, nearly 60 percent of Brimfield's housing stock is over 50 years old. For comparison, in the nearby community of Dunlap, only 20.7 percent of the housing stock was built prior

to 1939, and 44.7 percent is over 50 years old. The aging housing stock of Brimfield has implications for maintenance and home values for village residents. If not maintained, property values can quickly decline, and energy costs can be significant. Chart 3.4 shows the age of Brimfield's Housing Stock, as compared to the housing stock in surrounding geographies.

Though old homes can be expensive to maintain, they also offer an opportunity to protect the character of a community. If maintained, old homes can be beautiful, historic assets to Brimfield by highlighting period-style architecture and craftsmanship and

reminding people of past times. Leveraging this asset by providing educational tours or creating historic housing districts would attract newcomers to the area, and may encourage the maintenance of homes, thus increasing or maintaining property values. To ensure residential properties are kept maintained, the Village of Brimfield should explore the possibility of adopting a property maintenance code.

**Chart 3.4: YEAR STRUCTURE BUILT**



## GOAL

**Promote equitable, affordable housing:** Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.

### *Objectives*

#### **Increase and Diversify Housing Options**

- Provide housing for senior citizens and empty nesters.
- Continue to encourage safe, accessible, quality housing development while maintaining affordability for the young, disabled and senior residents.
- Provide a range of affordable, quality housing choices in Brimfield to meet the needs of households of different sizes, lifestyles, incomes, and tastes.
- Diversify density, cost, and housing types to offer varied neighborhoods.
- Promote well-designed, walkable residential developments that are accessible to open space and recreation facilities, schools, commercial and employment centers, and basic community services.

- Promote the development of attractive residential neighborhoods that have adequate municipal services and efficient traffic circulation.
- Manage residential development to provide expanded quality and energy-efficient housing choices for people of all ages, incomes, races and ethnicities that are consistent with the rural quality of the area.

#### **Improve Housing Quality**

- Maintain and enhance the existing housing stock to protect property values and encourage economic growth within the Village.
- Establish standards of excellence for the design, construction, and maintenance of all residential structures.
- Preserve existing neighborhoods and provide services to assure long-term viability of housing maintenance.
- Create Village ordinances to help monitor development or rehabilitation of residential housing structures.
- Provide buffering to separate residential areas from incompatible uses.
- Seek historic designation for significant housing structures to preserve Village character and incentivize property maintenance.

#### **Protect Community Character**

- Encourage home siting in areas that will not result in property or environmental damage, or impair rural character or agricultural operations.
- Establish programs and procedures intended to make new residential development “pay its own way” for the facility and service demands it generates, to the extent possible.
- Encourage neighborhood designs and locations that protect residential areas from infringement by incompatible land uses, promote connectivity of roadway and environmental systems, and preserve rural character.
- Do not allow suburban or cul-de-sac development within village planning boundaries.
- Continue public and private efforts to beautify Brimfield’s neighborhoods.



## COMMUNITY FACILITIES

*Community facilities are central components in providing valuable daily services to the residents and businesses of the Village of Brimfield; these facilities affect and define the Village's overall quality of life. In order to remain attractive to both current and future residents, it is important for Brimfield to both maintain and enhance its schools, library, parks, emergency and fire protection services, and public utilities. This section will provide a review of the existing facilities in Brimfield, and will provide guidance concerning the future need for new and current services.*

### ADMINISTRATION

The Village of Brimfield is led by the Village Board, which consists of a President and six trustees. Each member of the Village Board is elected to a 4-year

term. Meetings are held once per month at the Village Hall, and are open to the public.

According to the Community Survey, 80.6 percent of Brimfield residents are either “very satisfied” or “somewhat satisfied” with the current Village leadership. Furthermore, 71.1 percent of respondents are either “very satisfied” or “satisfied” with the Village’s communication efforts with citizens. Going forward, residents indicated that they prefer the following methods of communication:

- Mailings or Billings Inserts – 61.2%
- E-mail – 53.4%
- Village Website – 48.5%
- Facebook – several respondents identified Facebook as a preferred method of communication in an open-ended response

Though the majority of residents expressed satisfaction with Village communication efforts, there is always room for improvement. Going forward, the Comprehensive Plan Advisory Committee (CPAC) discussed the possibility of creating a Village Website,

and expressed interest in requesting residents’ emails via the monthly water bill.

### POLICE PROTECTION

Currently, the Village of Brimfield does not have its own Police Department; the area depends upon the Peoria County Sheriff’s Department for police protection. In the past, the Village contracted with the Sheriff’s Department to provide additional police protection for Brimfield. Unfortunately, the County police were not able to dedicate enough individual time to the Village for the service to be cost-effective. In addition, the Village set up a “crime stoppers” group in 2012 to primarily address youths riding ATV’s on local roads and being a nuisance at the grade school during non-school hours. However, the group has since dissolved.

According to the Community Survey, Brimfield residents are dissatisfied with the current state of police protection in the Village. The most frequent response to the open-ended question “What are the top three weaknesses/threats concerning the Village of Brimfield and its future” was the lack of police

protection and enforcement. Furthermore, 77.7% of respondents would like the Village to spend more on enhancing police protection in the next five years.

Though the Village determined in the past that additional police protection was not providing enough benefit for the cost, it would be wise to revisit this possibility for the future, especially given the current dissatisfaction among residents. The number of crimes that occur and the number of emergency calls that are received should be reviewed regularly to determine if additional police protection is needed.

## **FIRE PROTECTION**

The Brimfield Community Fire Protection District operates as a separate entity from the Village. The district covers 132 square miles, and serves the municipalities of Brimfield, Kickapoo, Edwards, Laura, and Oak Hill. There are two fire stations, one in Brimfield and one in Kickapoo. The Brimfield fire station is expecting a remodel and expansion in the coming year.

Currently, there are 40 volunteer firefighters on the roster who respond to calls regarding vehicle accidents, medical emergencies, and structural, vegetation, and vehicle fires. On average, the fire district responds to one call per day. Response times vary greatly, as the

district covers an expansive area; however, response times within the Village of Brimfield are quick, as one station is located within town.

Respondents of the Community Survey indicated high satisfaction with fire protection. When asked to select their level of satisfaction concerning specific community services, 97.1% of respondents indicated being “very satisfied” or “somewhat satisfied” with fire protection services. This was the highest response rate to this question.

As indicated by the Community Survey and the fast response times within Brimfield, the Brimfield Community Fire Protection District serves the Village sufficiently. The Village should maintain its positive working relationship with the district and provide the district with relevant information so that appropriate decisions pertaining to district personnel and facilities can be made as additional growth occurs.

## **AMBULANCE SERVICE**

BYE Ambulance Services provides emergency medical assistance to residents within the Brimfield Community Fire Protection District. In addition to Brimfield, BYE serves the Elmwood and Elba Salem Fire Districts in Peoria and Knox Counties, respectively.

Because the service area is large, ambulance response times vary. However, to ensure more equal service provision, the BYE emergency medical crew rotates locations. Typically, the crew operates from Brimfield 3 days per week and from Elmwood 4 days per week. There is always one person on staff at each location on any given day to respond to calls located nearby and provide necessary assistance before the full crew arrives.

Respondents of the Community Survey indicated high satisfaction with the quality of emergency services within the Village, with 87.6 percent reporting being either “very satisfied” or “satisfied.” As with the fire district, the Village should maintain a positive working relationship with BYE Ambulance Services to ensure appropriate decisions pertaining to emergency medical services are made as the Village grows.

## **WATER**

The Village of Brimfield owns and operates its water services, which supplies water to 347 households and businesses. The water is treated through a reverse-osmosis plant, and has the capacity to pump 250,000 gallons per day. Currently, the demand for water is 80,000 gallons per day on average, which equates to about one-third of the system’s total capacity. As the water plant is not even at 50 percent capacity, the

Village won't need to think about expanding its water system for quite some time.

Though the water plant itself is serving the community sufficiently, the water mains are old and will need to be replaced or repaired in the near future. The average lifespan of water infrastructure is 75 years. As Brimfield's water lines are approximately 60 years old, they are nearing the end of their useful life. The Village has pursued grants for the engineering of water infrastructure in the past without luck. They plan to continue pursuing grant opportunities as they arise.

Respondents of the Community Survey are generally pleased with the Village's water system; 81 percent of respondents reported being either "very satisfied" or "satisfied" with this public utility.

## SEWER

Brimfield also owns and operates a sanitary sewer system. The system is made up of three sewer disposal ponds, which are located at the southeastern edge of town. Currently, the system is over-capacity due to infiltration and inflow issues, particularly during heavy rain falls.

Sanitary sewer systems are designed to carry wastewater only. When groundwater or stormwater enters the

system through infiltration or inflow, the system becomes overloaded, eventually filling the sewer system to capacity. At this point, wastewater will begin to overflow into nearby bodies of water. Overflow occurrences not only put public health at risk, but also, they violate state and federal environmental regulations. Furthermore, these incidents put financial strain on the system, which will increase costs for the Village and its residents.

In order to address this issue, it is essential that the Village of Brimfield continues to identify the sources of infiltration and/or inflow. Storm sewer evaluation surveys are often used to identify broken or cracked pipes, root intrusion, and improper stormwater connections to the system. Once the sources of the problem are identified, the Village will need to take corrective actions. This could include repairing leaks and cracks in the existing infrastructure, redirecting improper stormwater connections, or replacing the infrastructure completely.

Despite its problems, respondents of the Community Survey are relatively satisfied with the quality of the Village sewer system; 78.9 percent of respondents indicated being either "very satisfied" or "somewhat satisfied" with this public utility.

## STORMWATER

Unlike sanitary sewer and water systems, stormwater flow occurs naturally by way of swales, creeks, and rivers, each of which contributes to larger drainage areas called watersheds. Therefore, the Village is responsible for maintaining the integrity and capacity of these naturally occurring features. Poor stormwater management can lead to increased volumes of runoff, which may lead to substantial erosion, stream deterioration, and flooding.

Brimfield currently addresses stormwater runoff with ditches and swales along Village streets. According to the Environmental Protection Agency (EPA) this method is preferred over curbs and gutters in low- and medium-density residential zones where soils, slope, and housing densities permit. Unlike the curb and gutter system, ditches and grass swales allow for sedimentation and filtering of stormwater.

As discussed in the Sanitary Sewer system section, the Village has issues with infiltration and inflow of stormwater into the sanitary sewer system. The Village should take corrective actions to address this issue, including repairing damaged lines and educating residents on the financial, health, and environmental impacts of connecting sump pumps, downspouts, and roof drains into the system.

## PARKS AND RECREATION

According to the National Recreation and Park Association (NRPA), 10 acres of park land are suggested per every 1,000 residents. Currently, Brimfield has one park facility located at the southern border of town, just north of Interstate 74. At approximately 19 acres, this park provides the community with more than double the recommended amount of space.

Brimfield Community Park offers a pavilion, a playground, a baseball field, and an 8-acre water feature. According to the Community Survey, the majority of Brimfield residents are satisfied with the quality of the Community Park; however, 44.2% of respondents expressed that they were either “somewhat dissatisfied” or “dissatisfied” with the park space. Furthermore, 62.1 percent of respondents communicated that they would like to see the Village spend more on parks and recreation in the next five years.

The Village of Brimfield offers several opportunities for recreation. In the summer months, kids can participate in the Brimfield Youth Baseball League, and in the fall, the Brimfield Junior Football League teaches kids the fundamentals of the game. Additionally, Brimfield School District 309 offers students opportunities in baseball, softball, basketball, football, volleyball, cross country, and golf. Overall, there is a desire for

increased recreational opportunities in Brimfield. When asked to identify the top three weaknesses/threats concerning the Village of Brimfield and its future, 11 individuals identified either a lack of youth-oriented activities or the lack of a recreational facility as major Village weaknesses. This was the 5th and 8th most frequent response, respectively.

Based on existing conditions and information that emerged during the planning process, the Village should consider the following activities moving forward:

- Explore the feasibility/possibility of purchasing land adjacent to the Community Park. There is an eight-acre parcel available for purchase to the west of the baseball field.
- Organize a bi-annual clean-up/beautification of the Community Park. Partner with the high school to arrange a group of volunteers.
- Repair/enhance the Community Park pavilion.
- Consider the addition of a recreational trail around the perimeter of the park.
- Partner with local communities to establish additional recreation programs for youth.



### BRIMFIELD PUBLIC LIBRARY DISTRICT

The Brimfield Public Library is a highly valued community facility. According to the Community Survey, 95.2% of residents are either “very satisfied” or “somewhat satisfied” with this community service. The library received the 2nd highest rating, just below fire protection (97.1%).

The Brimfield Public Library has a long history of serving the community; the original library opened in 1925 and was housed in the coat-check room of the Brimfield Community Building. After relocating several times, the library eventually moved to its current spot at 111 S. Galena Avenue. The original building

was funded and built with help from the Brimfield Area Men’s Club, local volunteers, donations, and a mortgage, and served residents well for 25 years. In 2001, with help from an Illinois State Library Grant, the District began planning for a renovation of the library, which included a 4,200 square foot addition. This project was completed in September 2003.

Historically, the Brimfield library operated under the jurisdiction of the Village of Brimfield. In 1995, the library board voted to become a district library, and a referendum was passed to expand the boundaries of the District to have the same borders as Brimfield Community Unit School District 309. This was a turning point in the library’s history, as the District population increased from 787 to 3,343 residents, allowing the library to expand its services and become the valued community asset that it is today.

Today, the library houses approximately 26,000 items and is part of an on-line consortium of libraries, giving Brimfield library patrons access to millions of items in an assortment of formats.

Other services offered include:

- Best Sellers
- Digital Magazines
- Reference Service
- Subscriptions to Online Databases
- Videos
- DVDs
- Audio Books in CD and Digital formats
- Music CDs
- Large Print
- Periodicals
- Interlibrary Loan Service
- Delivery for Shut-ins
- Photocopier
- Laminating Service
- High Speed Internet Access
- Wireless Internet Access
- Fax Service
- Notary Public Service
- State of Illinois Voter Registration

The Brimfield Public Library District is truly a community amenity and has become what it is today through immense community support. The Village should maintain its strong relationship with the library so that future changes to Brimfield and the library can continue to be beneficial to both entities.



## SCHOOL

The Village of Brimfield is served by Brimfield Community Unit School District (CUSD) 309, which includes Brimfield Grade School and Brimfield High School. Currently, the grade school accommodates 525 students from Kindergarten to 8th grade, and is located at 216 E. Clinton Street. Brimfield High School accommodates approximately 234 students from 9th to 12th grade, and is located at 323 E. Clinton Street. In total, the district enrolls approximately 759 students, 94.6 percent of whom identify as white or Caucasian, and 18.8 percent of whom are classified as low-income. The average class size for the district is approximately 19 students. Larger class sizes exist at the grade school level, with an average of almost 32 students at the 6th grade level. Grades 9-12 experience an average class size of approximately 14 students.

According to the Illinois Interactive Report Card, 74 percent of Brimfield students met or exceeded the state standards on the Illinois Standards Achievement Test (ISAT) in 2013. This is significantly higher than the state average, at 59 percent. Furthermore, 72 percent of students met or exceeded state standards on the Prairie State Achievement Exam (PSAE), compared to the state average of 53 percent. Based solely on PSAE scores, Brimfield High School also performs well in comparison to other Peoria County schools; the high

school has the third highest average scores in the County, under Dunlap and Princeville High Schools.

Village of Brimfield residents place a high importance on supporting their public schools. In February 2010, residents of Brimfield District 309 voted to approve the construction of a \$16.5 million high school to replace a 1936 building that had become inadequate. The new high school opened its doors to students in fall 2011, and features a multi-purpose commons area, a gym large enough to host home sporting events, a library, a computer lab, vocational workshops, and a greenhouse. In addition, classrooms are equipped with technology such as Smart Boards to aid in the learning process.

Respondents of the Community Survey expressed great satisfaction with Brimfield CUSD 309; 90.5 percent of respondents indicated they are either “very satisfied” or “somewhat satisfied” with Brimfield High School, and 90.3 percent of respondents expressed satisfaction with Brimfield Grade School. Additionally, in response to the open-ended question, “What are the top three strengths/opportunities concerning the Village of Brimfield and its future,” 38 responses



identified Brimfield’s schools. This was the highest response count for this question.

The eastern border of Brimfield School District lies just west of The Shoppes at Grand Prairie in Peoria. This area has seen a lot of growth in the past decade, and will likely experience additional growth in the future. As such, it will be important for the District and the Village to be aware of development decisions in Peoria that may affect enrollment.

**GOAL**

Provide for and equitably fund a system of community facilities and services that meets the needs of all businesses, residents, and visitors, and enhances the Village as a desirable place in which to live and work.

*Objectives***Adequately provide for the safety of Brimfield residents and businesses.**

- Support the Fire District and BYE Ambulance Service in maintaining adequate fire protection and emergency medical service response times for all development within the Village.
- Review local crime statistics and emergency calls on an annual basis; coordinate with the Peoria County Sheriff's Department for additional police protection services, if needed.
- Consider re-instating the Neighborhood Watch program; implement neighborhood watch signage in participating neighborhoods.

**Support high quality schools and educational excellence.**

- Encourage the school district to continue school

partnerships between neighboring districts to take advantage of additional opportunities in academics, athletics, art, and music.

- Encourage school partnerships with the business community to take advantage of unique opportunities for education and training.
- Partner with the school district to engage students in community service activities, such as an annual Community Park Clean-up.
- Work with the school district to monitor population and development trends to ensure adequate resources exist to support future students.

**Continue to support the Brimfield Public Library District as an important community asset.****Maintain and enhance current park and recreation facilities and activities, and provide for expansion to accommodate future growth.**

- Budget for enhancements to the Community Park. Update the picnic shelter and consider creating a concession stand.
- Investigate the possibility of purchasing land directly adjacent to the Brimfield Community Park to expand recreational space.
- Require parkland dedication as part of future development.
- Coordinate with neighboring communities for

youth and adult recreation leagues.

- Consider Brimfield's place within the larger context of the region by planning for recreational facilities and infrastructure that will connect the Village to Jubilee State Park.

**Establish greater communication and interaction between Village officials and staff and the general public.**

- Establish an electronic mailing list of Village residents to send out information regarding Village information, board meetings, and social activities. Consider making a request for residents' emails on a monthly water bill.
- Coordinate with the general public and the Men's Club for volunteer opportunities.
- Continue to plan for and host the Annual Christmas Walk event.

**Provide for the safe and efficient collection of wastewater generated by the community.**

- Identify the sources of infiltration and inflow within the existing sanitary sewer system; budget for a corrective action plan.
- Determine sanitary sewer capacity needs, and plan for an expansion to the system.

**Provide for the safe and efficient collection of stormwater.**

- Improve stormwater collection throughout the Village by establishing stormwater best management practices, including permeable pavements (pavements that promote absorption of rain and snow melt), rain gardens, and bioswales.
- Empower residents to be a part of proper stormwater management. Educate them on proper lawn care, disposal of pet waste, installation of rain barrels, and the planting of rain gardens, for example.

**Provide for the safe and efficient delivery of high quality potable water to the community for consumption.**

- Monitor population and water consumption changes to ensure capacity is adequate for current and future residents.
- Budget and plan for the replacement of aging water infrastructure.

## TRANSPORTATION



*The Village of Brimfield was originally settled not only for its location on a beautiful, fertile prairie, but also because of its position on either side of a road – Knoxville Road – which ran from Peoria to Knoxville, Illinois. This well-traveled route was used by horse-drawn carriages that transported passengers and mail from Peoria to the town of Oquawka on the Mississippi River.*

Today, Brimfield continues to be a convenient place to locate for similar reasons. The community has a small-town feel; yet, it is well-connected to the region via Interstate 74 and U.S. Route 150. Its local road network is set up on a grid pattern, making vehicular travel throughout the community efficient. Furthermore, the majority of Village streets have sidewalks on one or both sides of the road. Looking forward, the Village of Brimfield will need to consider a system that continues to accommodate all modes of transportation, from personal vehicles and mass transit to bicycling and walking.

### CURRENT CONDITIONS

#### *Motorized Transportation*

The primary motorized transportation route in the Village of Brimfield is U.S. Route 150. This two-lane route passes through Brimfield in an east-west direction, and provides direct access to the cities of Peoria and Galesburg. On average, U.S. Route 150 accommodates approximately 3300 vehicles and 155 commercial trucks per day. Residents can also access regional cities via Interstate 74; Brimfield has access to the Interstate to the southeast at Maher Road and to the northwest at Bell School Road near U.S. Route 150. The other primary roads within the Village include Jefferson Street and Brimfield Jubilee Road, which accommodate approximately 800 vehicles and 500 vehicles per day, respectively. Both roadways are classified as minor collectors by the Illinois Department of Transportation (IDOT). The remaining roads within Brimfield are classified as local roads. Local roads accommodate less traffic than minor collectors, and are intended for local traffic only.

Though U.S. Route 150 provides great access to regional employment and entertainment centers, it also presents safety concerns for Brimfield residents. Several respondents of the Community Survey feel that traffic moves too fast on Route 150 through town. Though the speed limit is set at 35 miles per hour, traffic often does not follow this limit. Another area of concern that emerged from the Community Survey is the need for a safety measure at the intersection of U.S. Route 150 and Maher Road. Currently, there are stop signs on Maher Road, for both north and south moving traffic; however, numerous respondents expressed the need for a four-way stop or traffic light at this intersection as well. The Illinois Department of Transportation (IDOT) is aware of the safety hazard this intersection presents, and will be adding a 4-way stop in the spring of 2014.

The following suggestions also emerged from the planning process and Community Survey:

- Improve surface conditions of local roads. When asked how they would distribute \$100 for transportation-related projects, respondents of the Community Survey dedicated the second

highest amount of money on average to improving roadways. Additionally, the condition of streets was the sixth highest response to the question, “What are the top three threats/weaknesses concerning the Village of Brimfield and its future,” with 6 total responses.

- Improve street aesthetics. Respondents of the Community Survey dedicated the third highest amount of money to this transportation-related project.
- Reduce congestion around the high school.
- Improve curb and gutter/stormwater infrastructure on roads.
- Reduce commercial truck traffic on non-designated routes.
- Reduce the number of all-terrain vehicles (ATVs) on Village streets.

#### *Mass Transit*

The Village of Brimfield does not have access to fixed-route public transit; however, residents have access to the demand-response service operated by Peoria County. This transportation service is available Monday – Friday from 5 a.m. to 5 p.m. and is open to the general public.

Improving public transportation is not a high priority for Brimfield residents at present. According to the 2012 American Community Survey, 99.1% of

Brimfield households have at least one vehicle available for use, and 61.2% of those households have two or more vehicles available. Additionally, when asked how they would allocate \$100 for transportation-related projects, establishing public transit was distributed the second least amount of money on average from a list of 9 possible choices.

Though public transportation is not necessarily on residents’ minds today, it will be important to consider expanding it in the future. As the Village population ages and gas prices rise, public transportation may become a viable option for many in the years to come.

#### *Non-Motorized Transportation*

More and more, today’s residents want to have the ability to walk and bike, both for commuting and recreational purposes. Currently, the majority of streets within Brimfield have sidewalk infrastructure on one or both sides of the road; however, both on-road and off-road bicycle infrastructure is non-existent.

It is clear that Brimfield residents place a high importance on the quality and quantity of sidewalk infrastructure. When asked how to allocate \$100 to transportation-related activities, respondents of the Community Survey dedicated the most amount of money, on average, to sidewalk construction and maintenance. Recreational trail construction and

maintenance and on-road bicycle accommodations came in 4th and 5th, respectively, out of nine possible choices.

One priority area for improved pedestrian infrastructure, including sidewalks and crosswalks should be along Knoxville Road/U.S. Route 150. Because U.S. Route 150 is used for local traffic as well as pass-through traffic, speeds tend to be faster than on other local streets. Furthermore, though much of Brimfield’s residential development has occurred north of Knoxville Street, the Community Library and the Community Park are both located south of Knoxville Street. Enhanced sidewalk infrastructure and a highly visible crosswalk would improve pedestrian safety in this area.

Another possible priority area for enhanced pedestrian accommodations is at East Clinton Street near Brimfield Grade School and Brimfield High School. Several respondents of the Community Survey expressed that this area becomes congested in the morning and afternoon, making walking unsafe. The Village should support and encourage the school to identify solutions to this issue. Possible solutions could include designing a more efficient system for picking up and dropping off school children or encouraging students to avoid Clinton Street when walking to school.

In the future, Brimfield could consider constructing a recreational trail around the perimeter of the Community Park. Eventually, this trail could extend along U.S. Route 150 to Jubilee College State Park, a 3,500 acre facility that offers outdoor recreational activities. Both trails would be a great asset to the community by offering a safe space for residents to enjoy healthy activities and boosting the attractiveness of Brimfield as a place to call home.

## GOAL

### **Provide more transportation choices.**

Develop safe, reliable and economical transportation choices to decrease household transportation costs, reduce our nation's dependence on foreign oil, improve air quality, reduce greenhouse gas emissions and promote public health.

#### *Objectives*

### **Provide transportation options and connections for pedestrians and other alternative transportation modes.**

- Coordinate with the Illinois Department of Transportation to incorporate safe and convenient crosswalks across U.S. Route 150, particularly at its intersection with Galena Road.

- Support and encourage the School District to improve traffic circulation at pick-up and drop-off times in order to enhance the safety of students.
- Require new developments to construct sidewalk infrastructure and incorporate safe crossing points with major roads and intersections.
- Prioritize and budget for future bicycle infrastructure, with an emphasis on providing regional connectivity.

### **Enhance and maintain current and future transportation infrastructure.**

- Continue to undertake street resurfacing projects to maintain and improve the condition of Village streets.
- Require that new development fund its proportional share of transportation-related costs.
- Prioritize and budget for maintenance and upgrading of existing sidewalk infrastructure. All sidewalks and curbs should be ADA accessible and should be wider than standard widths in high-traffic areas, particularly near the schools, the public library, and Casey's General Store.

### **Emphasize street aesthetics**

- Require future commercial development to construct parking to the side and rear of the subject property to the greatest extent possible.
- Include street trees and plantings to buffer pedestrians from traffic, provide shade, and visually soften hardscape areas.
- Use small parks, patios, and public spaces to provide character along the streetscape and reinforce the street's role as a gathering space as well as a transportation route.

### **Maximize the connectivity of Brimfield's roadway network**

- Discourage cul-de-sacs in new developments when other configurations can be provided to enhance street connections and route choices to evenly distribute transportation on the local network.
- Provide pedestrian connections at the end of existing cul-de-sacs wherever possible.
- Work cooperatively with surrounding jurisdictions to coordinate regional transportation planning and programming
- Monitor development in the surrounding area and work with surrounding communities to ensure that private development adequately accounts for expected traffic impacts.

- Coordinate transportation plans and projects by developing and maintaining relationships with Peoria County to plan for improvements that benefit all area residents.

**Balance transportation system safety with efficient movement of traffic.**

- Reduce speeds on U.S. Route 150 with design mechanisms such as widening sidewalks, adding bicycle lanes, putting in landscape features, and/or creating a center turn lane. For a short-term solution, consider acquiring a speed-display board.
- Implement signage throughout the Village regarding the illegal use of All-Terrain Vehicles (ATV's) on public roads. Educate residents on alternative options/locations for ATV use.

## AGRICULTURE & NATURAL RESOURCES



*Conservation of natural resources and the environment is an important factor in achieving and maintaining the quality of life of Brimfield's residents. The village currently has many desired and valuable amenities that will allow the Village of Brimfield to find its niche in the region, including agricultural land, an open space system, and natural environments such as public parks. These amenities can be referred to as the 'natural infrastructure' of the Village.*

Natural infrastructure makes communities more attractive, provides recreational opportunities, improves air and water quality, reduces the hazards of flooding, and provides groundwater recharge. Through careful planning, communities can provide natural resource protection in conjunction with growth and development.

Over the next several years, many factors have the potential to radically change the world as we know it, including depleting oil resources, climate change, species extinctions, and increasing human population pressures on resources and the environment. In response, local, regional, state, and federal agencies are adopting sustainability principals. The concept of sustainability is defined as finding the long-term balance between built and natural environmental sensitivity, social equity and economic vitality. Sustainability seeks to find and nurture a balance among these three key sectors that impact the viability and vitality of a community.

The purpose of the Agriculture and Natural Resources Element is to raise awareness, promote the responsibility of long term planning, and encourage the protection of Brimfield's natural environment. The following section identifies agricultural and natural resource concerns for the Village of Brimfield, and outlines a set of goals aimed at improving current conditions.

### INVENTORY

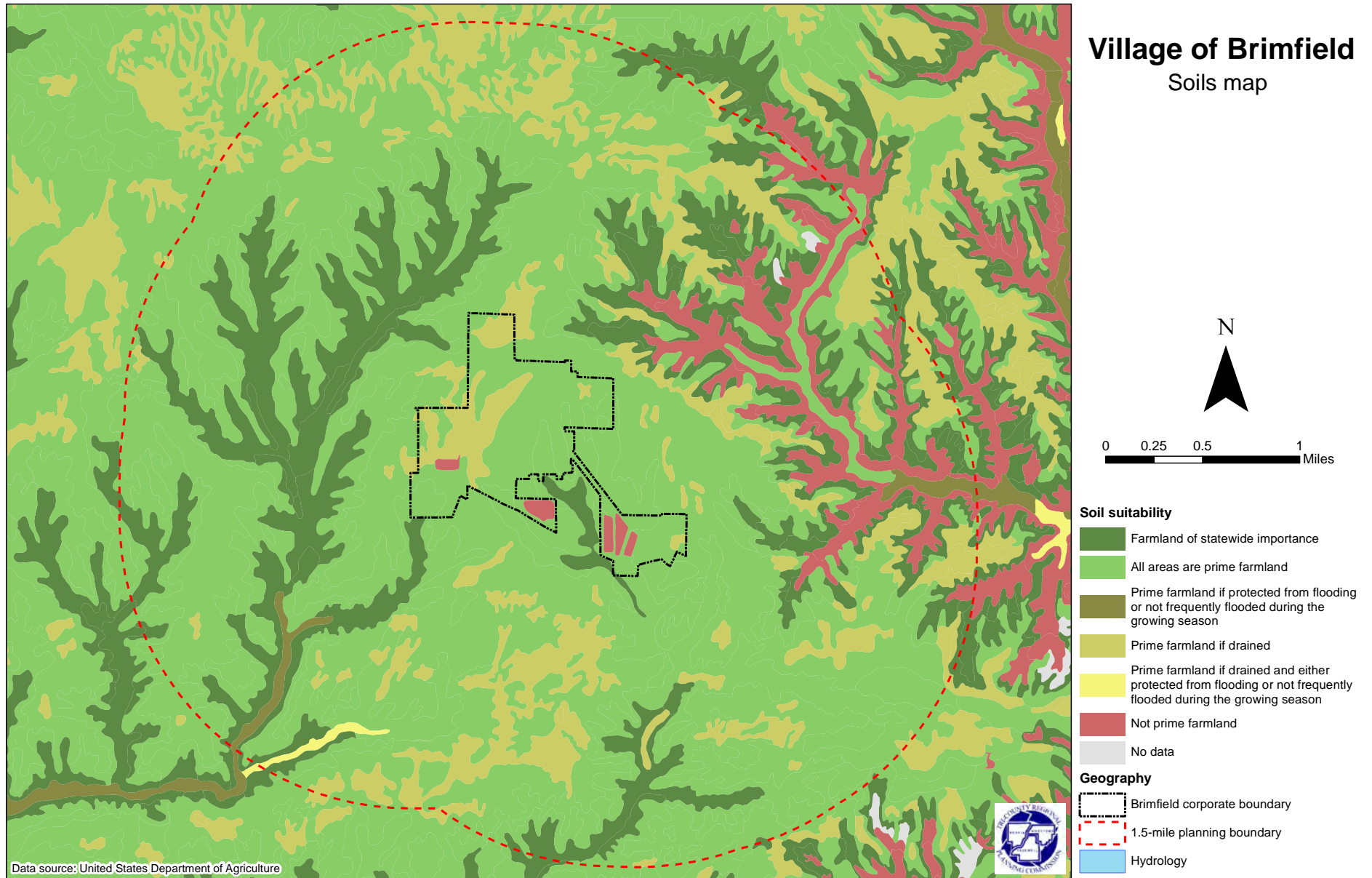
#### *Agricultural Land*

The vast majority of land within Brimfield's extraterritorial jurisdiction (ETJ) is used for agriculture that is characterized by corn and soybean production. Within the Village itself, agriculture accounts for 71.2 acres of land, and is mainly located at the western and southern edges of the Village limits. The soil suitability Map 4.1 on the following page displays the best agricultural land in the Brimfield area.

Agriculture is an important component of Peoria County's history and economy; protecting and preserving prime farmland remains one of the county's main goals. According to the Peoria County Comprehensive Plan, there are several major trends impacting agriculture in the County:

- The total amount of land used for agriculture is decreasing;
- The number of farms is decreasing;
- The average size of farms is increasing; and
- The average farm yield is increasing.

Map 4.1



## SPOTLIGHT

The Peoria County Comprehensive Plan addresses protecting and preserving farmland by suggesting the following:

**Preserve and support agriculture through mutual respect and balance between the farming and development communities.**

- Encourage new development to be contiguous with existing development.
- Investigate ways to educate new residents moving into rural areas about agricultural activities and rural living (e.g. distribute Farm Bureau brochure to realtors).
- Seek ways to maintain a buffer between agriculture and residential land uses for activities like aerial spraying.
- Coordinate with the County Highway Department and Townships to identify and implement ways to better accommodate agricultural vehicles on roadways.
- Educate citizens on the movement of farm machinery on rural roads.

**Preserve prime agricultural land from development by the highest protections.**

- Guide multi-lot subdivision development to the least productive land.

- Implement a voluntary easement program to protect agricultural land.
- Educate developers and elected officials on the difference between marginal- and highly-productive lands.
- Promote the creation of voluntary agricultural conservation areas.

**Encourage the diversification of the agricultural economy by supporting non-traditional and value-added agricultural products and agriculture-related industry.**

- Foster the development of non-traditional crop production by supporting farmers markets and locally-sold agricultural products.
- Promote value-added agricultural business seeking to develop and/or relocate in the County.
- Encourage community programs that promote agriculture to urban youth, such as cleaning up vacant lots, planting gardens, and selling produce.

Brimfield should consider these suggestions when developing future residential, commercial, and industrial land.

Agriculture is also important to residents that live within the Village of Brimfield. It is not only part of the community character; it is an active economic driver in the area. In order for Brimfield to expand however, it will inevitably need to take over existing farmland. The challenge will be to accommodate new development in a manner that will best protect agricultural land within the county. The conversion of farmland to urban development results in permanent reduction of land for row crops and other forms of agriculture, disruption and fragmentation of wildlife habitat and unique natural features, and a diminished sense of the Village's rural character and culture.

*Natural Environment and Park Land*

When asked about what areas the Village should focus its capital improvements, more than 65% of respondents cited parks and recreation. The natural environment and parkland make up 19.7 acres of the Village, with an additional 40 acres accommodating school recreational fields. Residents have indicated that these natural amenities are one of the Village's major assets.

Within the Village limits there is little remaining native environment; however, natural resources are located nearby. The woodlands, grasslands, wetlands, lakes, and streams in the area are aspects of a natural heritage that would be difficult, if not impossible, to replace

if lost. In addition, these natural resources and access to nature can create marketing opportunities for new development. Brimfield is advantageously located near Jubilee and Wildlife Prairie State Parks. This proximity can be maximized through the creation of recreational trails connecting the Village and these regional assets. The park system is a natural amenity that the residents of Brimfield consider an important factor for the desired quality of life. The current park system serves the community well, but could be improved. It will be important to focus community efforts on park beautification, expanding the recreational opportunities offered, and cultivating more native natural open space within the Village. In addition, it would be beneficial to create a Parks and Recreation Master Plan to further increase success and program future investments. The Village of Brimfield has one public park that it maintains. For more specific information about the local parks system please reference the Community Facilities section.

#### *Environmental Protection and Sustainability*

Ranging from air quality to alternative energies, striving for a higher quality of life is what leads people to change their behavior. If environmental qualities decline, potential for business and residential development could decline. Sustainability encompasses a wide variety of practices and technologies; however,

it is essentially defined as meeting current needs without jeopardizing the needs for future generations. Making decisions today that will not hinder the growth for future development is a critical aspect in the sustainability movement. One example of this is to provide sustainable energy. Providing energy by burning and wasting materials is no longer a viable process. Promoting and utilizing alternative and renewable energy systems would benefit the Village of Brimfield in becoming more physically healthy and environmentally sensitive.

As new development occurs within the village, it can severely change the natural landscape, including air quality, soil and slope structure, water runoff, wildlife disruptions, etc. It is important to regulate land use compatibilities at a high tolerance to ensure like uses are placed in close proximity. This reduces disruption to the natural environment.

#### *Water Quality*

The Village of Brimfield has one well that supplies water to residents. The Village has excellent water quality as it uses a reverse osmosis system, but that does not mean that protecting water resources is not an area priority. As water runs over the ground it is naturally cleaned and riddled of most unwanted minerals. Drinkable water is rapidly diminishing throughout the nation as

the built environment destroys the ability to naturally filtrate water. Protecting these natural environments will allow the Village and county to provide cleaner water to its residents. In addition, local waterways are important ecosystems that contribute to the health and quality of life for plants, animals, and people. Nearby Kickapoo Creek has been identified by the EPA as an impaired waterway. Reducing impermeable surfaces and protecting natural watersheds has been identified as a regional goal to help restore the health of this and other local water bodies that feed the Illinois River and Peoria Lakes.

### GOAL I

**Encourage land use patterns that preserve the integrity of existing environmental corridors, protect valuable agricultural land, and utilize natural erosion control to protect the environmental quality of the Village.**

#### *Objectives*

**Preserve productive farmland for continued agricultural use.**

- Encourage development within the municipal boundaries and limit premature development of areas outside of the urbanized area.

- Limit the amount of non-agricultural uses in planned agricultural areas.
- Support appropriate opportunities for farmers to obtain non-farm income and explore new farming methods and crops.
- Maintain land in agricultural and other open space uses until it is needed for planned Village development.

## GOAL II

**Promote a higher quality of life through environmentally sensitive best practices in regards to air and water quality, soil and floodplain management, noise control and the urban tree canopy.**

### *Objectives*

#### **Preserve and enhance environmental and natural resources.**

- Identify and reserve sufficient land resources in the Village to meet current and future recreational needs.
- Serve Brimfield's neighborhoods with a balanced system of neighborhood parks and open space.
- Preserve the character of the Village by protecting the natural features and resources located within the community.
- Ensure that development outside the municipal boundaries conforms to the principals of sound land use planning; discourage urban sprawl and/or noncontiguous development.
- Actively pursue the preservation of open space, the natural environment, and wildlife habitats by protecting environmentally sensitive areas from unnecessary and premature development.
- Ensure that all new developments provide storm water retention capacity equal to the capacity displaced by that development. Whenever possible, safe, and practical, retention areas should be designed to incorporate recreational uses.
- Increase walking and cycling infrastructure to reduce car trips for short commutes.
- Ensure sustainability by promoting alternative and renewable energy practices at all levels of development.

#### **Promote environmental best practices to improve water and air quality.**

- Establish minimum setback and buffer areas along creeks, streams, rivers, floodplain, and wetlands to reduce the impacts of development on water quality.
- Encourage land use patterns that preserve the integrity of existing environmental corridors as a means of natural erosion control and protecting the environmental quality of the Village.
- Design all new developments to create a minimum disturbance to natural drainage patterns, natural landscape, vegetation, and the ability of land to absorb rainfall and prevent erosion.
- Increase the urban tree canopy.
- Seek Tree City USA designation.

## ECONOMIC DEVELOPMENT

*Economic development generally refers to the sustained, concerted actions of policy makers and communities that promote the standard of living and economic health of a specific area. Economic development can also be referred to as the quantitative and qualitative changes in the economy. Such actions can involve multiple areas- including development of human capital, critical infrastructure, regional competitiveness, environmental sustainability, social inclusion, health, safety, literacy, and other initiatives.*

Economic development differs from economic growth. Whereas economic development is a policy intervention endeavor with aims of economic and social well-being of people, economic growth is a phenomenon of market productivity and rise in GDP. As economic growth is a subset of development, our focus and recommendations will be development based.

### CURRENT CONDITIONS

#### *Employment*

According to the ACS 2008-2012 5-year estimates, the top three employment sectors of Brimfield residents are educational services, health care, and social assistance (28.5%); manufacturing (15.5%); and retail (13.5%). Other sectors with high resident concentration include

construction (7.4%); transportation, warehousing, and utilities (6.1%); and arts, entertainment, recreation, accommodations, and food services (5.3%).

As you can see in Table 5.1 Brimfield experienced a dramatic change in educational services and healthcare jobs; from 2000 to 2010, the Village's residents have seen an over 9% increase in employment in this sector. The village's residents maintain a healthy and

**Table 5.1: Employment by Industry**

INDUSTRY	2000	2010
Agriculture, forestry, fishing and hunting, and mining	1.30%	2.50%
Construction	10.20%	7.40%
Manufacturing	16.80%	15.50%
Wholesale trade	1.50%	4.10%
Retail trade	16.60%	13.50%
Transportation and warehousing, and utilities	10%	6.10%
Information	1.10%	1.80%
Finance and insurance, and real estate and rental and leasing	4.10%	3.80%
Professional, scientific, and management, and administrative and waste management services	7%	3.30%
Educational services, and health care and social assistance	19.20%	28.50%
Arts, entertainment, and recreation, and accommodation and food services	4.50%	5.30%
Other services, except public administration	4.50%	5.10%
Public administration	3.20%	3.10%

diverse employment base which will help to keep the community members, and thus the community, resilient through economic downturns.

### *Industry*

The most telling statistic pertaining to employment of Village residents is the Village's median household income. As presented on Page 15, Brimfield's median household income, according to the 2007-2011 ACS 5-Year Estimates, is \$44,219, a value significantly below that of neighboring communities, Peoria County, and the State of Illinois. The conclusion that can be drawn from this statistic is that the incomes of Brimfield residents are generally lower than the incomes of residents of other communities, and/or that many residents are living on fixed incomes. This indicates that in general, Brimfield residents need better access to well paying jobs.

### *Employment Opportunities Within Brimfield*

Given the small size of the village, it is surprising that a substantial number of jobs are available in Brimfield. However, the large numbers of positions available in the community are likely held by outside residents, as the average commute time of Brimfield residents is 22.9 minutes. This longer commute time indicates that locals travel to locations outside of the Village for

work. Clearly, though the Village offers a high ratio of jobs to residents, it is common for residents to work outside of the village.

No formal list of major employers in Brimfield exists, but the largest employer in the village is Kress Corporation. Founded in 1965 by local resident Ted Kress, the manufacturer produces large specialty off-road vehicles used in mining and steel industries. The Kress Corporation has its International Headquarters in Brimfield, which includes administrative, manufacturing, and support positions that comprise 300 employees.

In addition to Kress, Brimfield School District 309, which includes Brimfield Grade School and Brimfield High School, is located in the village. The administrative, teaching, and support positions that exist at these schools comprise the second largest amount of jobs offered by a single employer in the village.

Other employers in the village primarily consist of agribusinesses, small retail/services, and restaurants. These businesses are located in three primary areas: along Brimfield Road, in the downtown central business district, and at the eastern Interstate-74 Interchange. Agribusiness and manufacturing are examples of the employers located along Brimfield Road. The local

grocer, gas station, and hardware store are examples of the employers located within the downtown central business district. Storage and agribusiness are examples of employers located at the Interstate-74 interchange.

## **FUTURE CONDITIONS IN BRIMFIELD**

Again, because of Brimfield's small size, there are no formal employment projections available from the Illinois Department of Employment Security (IDES), the state agency that provides employment projections for the state and metropolitan areas in Illinois. To develop an adequate assessment of future employment opportunities in Brimfield, existing conditions in the village have to be considered and realistic future changes have to be identified.

The smallest relevant geographic area for which IDES provides employment projections is Local Workforce Investment Areas (LWIA). Peoria County is grouped with Marshall, Stark, and Woodford Counties to comprise LWIA 15. The projections by industry for 2010-2020 are shown on the following page in Table 5.2. These projections are based on employment totals in 2010. Though the data is not specific to Brimfield or Peoria County, the projection does give an understanding of the sectors that may grow and the sectors that may decline in the future. Not surprisingly, service sectors such as financial activities, professional

and business services, and education and healthcare are projected to have the most significant growth. Unexpectedly, natural resources and mining topped the projections with the largest annual growth compound rate; however, this is a very small industry comprising only 90 jobs in the four counties, thus modest growth will not result in large employment gains. Although these projections are for LWIA 15, they give some

sense of the types of businesses that could be started in or attracted to Brimfield.

Developing some understanding of future employment in Brimfield is important because economic changes impact land use. If new businesses are started in the Village or existing businesses relocate to Brimfield, a suitable supply of land at appropriate locations with

adequate infrastructure is needed. On the other hand, if businesses cease operations or move out of the community, plans should be in place for how to reuse vacant property.

The current population of Brimfield as of the 2010 Census is 868, and as discussed in the Community Overview section on Page 12, the projected 2030 population developed for this plan is 1,010. While population growth of this magnitude will be significant for a community of this size, Brimfield will remain a small Village. The likely impact of this population growth is an increase in small businesses that provide specific services to village residents. Service industries including child care, insurance and law offices, entertainment stores, and home/auto repair are examples of the types of businesses that could find conditions suitable for business startup in a growing Brimfield. Businesses that begin operations in Brimfield or relocate to the community will be those that can be profitable by serving a relatively small customer base that consists of both residents that live within the Village and travelers of Interstate 74.

#### *Commercial Uses*

As discussed earlier, commercial uses in Brimfield consist of small businesses located in the downtown central business district.

**Table 5.2 Employment Projections**

North American Industrial Classification System (NAICS)		Base Year Employment	Projected Year Employment	Change	Annual Compound
Code	Title	2010	2020	2010-2020	Growth Rate
100000	Self Employed and Unpaid Family Workers	5,499	5,610	111	0.20
110000	Agricultural Production, Total	2,868	2,783	-85	-0.30
210000	Natural Resources and Mining	90	109	19	1.90
230000	Construction	4,586	4,654	68	0.15
300000	Manufacturing, Total	11,793	11,689	-104	-0.09
400000	Trade, Transportation, and Utilities	20,813	21,098	285	0.14
510000	Information	1,995	1,896	-99	-0.51
519900	Financial Activities	5,462	6,554	1,092	1.84
539900	Professional and Business Services	17,176	19,888	2,712	1.48
600000	Educational and Health Services	33,304	38,010	4,706	1.33
700000	Leisure and Hospitality	10,183	10,715	532	0.51
800000	Other Services	6,081	6,677	596	0.94
900000	Government, Total	6,494	6,348	-145	-0.23
000000	TOTAL, ALL INDUSTRIES	126,344	136,032	9,688	0.74

The results of the community survey indicate that respondents want to see more businesses in Brimfield:

- In response to “Which economic development goals should be a top priority in the Village of Brimfield,” 63.83% of respondents listed “Work with commercial property owners to provide new businesses opportunities and fill vacant stores” as their top priority, followed by “Recruit businesses that create new jobs for skilled laborers” (62.77%), and “Recruit new restaurants” (60.64%);
- In response to “What types of businesses are need in the Village of Brimfield,” 34% of responses pertained to “restaurants.” This more than doubled the next closest responses of “fast food” (14%) and “general retail” (14%) as the highest response to this open-ended question;
- In response to “What are the top three strengths/opportunities facing Brimfield,” 38 responses pertained to “schools,” followed by 10 responses that referenced “access to the interstate” as the highest responses to this open-ended question;
- In response to “What are the top three weaknesses/threats concerning Brimfield and its future,” 19

responses pertained to “lack of police protection/enforcement,” followed closely by “poor maintenance and upkeep of homes/businesses” with 15 responses and “limited housing options” with 12 responses as the most cited results to this open ended question.

It is clear that respondents want more dining and housing opportunities in Brimfield. The Village is a relatively small community, and prospective businesses that will be successful in Brimfield are those that can be profitable serving a customer base that consists of the village and the surrounding area. As the village grows, the customer base will expand, and if customers regularly patronize local businesses, additional businesses will likely be developed in Brimfield.

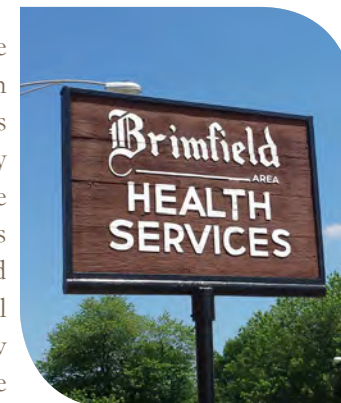
#### *Industrial Use*

Industrial land is located in the north and at the western edge of the village. Industrial growth would be desirable for Brimfield because of its impact on the employment base and the property tax base. Suitable land for industrial uses have been identified adjacent to the Village limits near the Interstate 74 interchange as indicated on the Future Land Use map. The village will have to actively market the land to recruit a new or existing industrial business to locate at the

property when that opportunity becomes available.

#### *Agricultural Use*

Still a significantly agrarian community, Brimfield continues to support an agriculturally based economy. Some of the remaining agricultural land that exists will likely be converted to housing and commercial development, but a significant amount of land is more valuable for agricultural purposes and will remain farmland. It is desirable for the Village to maintain a mix of agricultural land within its boundaries to balance the local tax burden. It is recommended that as Brimfield develops existing agricultural land, that it annexes additional farm land contiguous to the existing Village limits maintain a diversified



**GOAL**

Stimulate job creation and retention to support community revitalization that increases local investments and local wealth.

Peoria will continue to be the predominant employment and commercial center of the Central Illinois region. Brimfield will build upon its unique character and heritage to capitalize on agriculture, service, and tourism opportunities for economic development. Brimfield will cultivate local culture and invest in quality of life amenities to attract and retain new residents and develop a niche in the regional community.

*Objectives***Revitalize the Downtown**

- Invest in the central business area by cultivating local identity, investing in public art, and promoting local events to draw regional tourism.
- Develop design guidelines for downtown buildings to promote the unique character of the community and protect the current property values and public investments.

- Promote the expansion of the central business corridor by encouraging the development of new stores with off-street parking; by improving structurally sound and/or significant structures; and by replacing old, deteriorated buildings with new, appropriately situated structures.
- Discourage the creation of new conventional, suburban style strip commercial centers and low density office and business parks.
- Seek Main Street USA designation.
- Seek designation for historic districts and structures making them accessible to Historic Tax Credits.
- Promote Brimfield through a village website.
- Use a portion of Village revenue to create a Village trust to provide competitive grants for building maintenance and upgrades, or to incentivize and recruit businesses.

**Retain and Expand Local Businesses**

- Encourage locally owned small businesses to utilize Internet markets as well as physical storefronts.
- Actively recruit a variety of new businesses that provide community services, services to interstate travelers, and local dining options.
- Inventory available buildings and lots to make them easily accessible to investors through Internet and paper format.
- Discount business licensing fees for all first year

- start-ups and base fees on gross receipts thereafter.
- Promote a buy local campaign. (i.e. “Buy Local, Buy Brimfield”).
- Maintain or increase the diverse base of land uses within the community.
- Promote and encourage the development of a Bed and Breakfast.
- Establish a Chamber of Commerce or local Business Association.

**Improve Brimfield Quality of Life**

- Invest in sidewalks, paths, local greenways, and trails to improve health and connectivity between the Village and area natural amenities like Jubilee State Park and Wildlife Prairie Park.
- Cultivate a local foods market where residents can sell their own produce.
- Encourage local restaurants to serve locally sourced foods.
- Increase recreation opportunities in the Village.
- Enhance and improve public parks and greenspace.
- Develop a local branding strategy to be use consistently on Village signage, documents, publications, and streetscaping.



## COMMUNITY CHARACTER

*“As we scan the history of our town, one characteristic stands out clearly. It has always been the home of civic-minded, public spirited citizens” - Henrietta Memler, 1986*

Understanding one’s own historic, cultural, economic, and social context is an essential foundation for creating and cultivating a sense of place. Brimfield’s community character is frequently referred to as “quaint, rural, and small town.” However, it is much more than that. Other key components of its character include a friendly civic minded community with walkable streets and welcoming parks, views of open vistas across bountiful farmland, low traffic volumes, and small scale, low-intensity development with a distinctly home grown feel.

Within the village, Knoxville Street, the Brimfield Community Schools, Brimfield Park, and the various neighborhoods have their own separate, identifiable significance to the community. Many of these characteristics are unique to the Village and provide a high quality of life for its residents. Modern

development will substantially change this character and sense of place unless special care is exercised in the manner in which growth occurs.

By its very nature, much modern development requires extensive land clearing that favors large scale buildings and generates large volumes of traffic. This in turn could require the transformation of once-scenic roadways into busy streets. If it spreads out along roads in a strip fashion, development might eventually transform Brimfield’s small town atmosphere, once characterized by low intensity neighborhoods and identifiable commercial centers, into a congested regionally-oriented development which has no special identity and lacks pedestrian accessibility and safety.

The character of Brimfield is important not only for maintaining local quality of life, but also for enhancing economic competitiveness within the region. Such desirable characteristics bring pressure for growth. This growth causes concern among residents who fear it will change the character and appearance that attracted many of them to the area. For this reason, the Village should take steps toward shaping future development in a way that is sensitive to the many characteristics

that already exist. The tools that the Village has at its disposal influence not only the appearance of the community, but also the way the community functions and the feelings of visitors, citizens, and those who do business in the community.

### COMMUNITY CONTEXT

Brimfield is full of unique assets that link modern residents to the rich heritage of the original settlers. Many of the earliest buildings, including the first permanent log cabin settlement of L.L. Guyer, still remain. Historic churches, homes, and storefronts are scattered throughout the Village and are documented by the local Historic Society.

It is not only the physical elements that are significant to the sense of place in Brimfield. Much of the Village’s rich heritage comes from its civic minded citizens who have worked collaboratively since its foundation to make this caring community a great place to live, work, and play. Documenting and celebrating local history, architecture, food, and festivals is as important in maintaining a vibrant community as ensuring clean water and well maintained roads.

Investing in local culture through religious organizations, social clubs, and recreational clubs will build the intangible benefits of community that attract so many people to Brimfield. Continuing traditions like Old Settler's Days and the Christmas Walk help build community pride while also providing entertainment and fun for all ages.

### LOCAL IMPLEMENTATION FRAMEWORK

#### *Protect And Preserve Village Assets*

Preserving and enhancing the local identity, uniqueness, and arts assets require that local decision making, planning processes, and policies and regulations reflect and support this community character. Incorporating these elements into an underlying philosophy or identity of a community can provide a framework for decision making, encourage development that is place based, and reinforce cultural goals and visions. This also supports the work of civic leaders and community advocates and can help bring new allies, talent, and ideas to the table.

#### *Public Investment In Infrastructure*

The design of urban infrastructure such as architecture, streetscapes, transportation facilities, and so on, presents an opportunity to interpret the many elements of a sense of place. Through the development of

creative streetscape design, public facilities, street signage, and other infrastructure, artists can inform, educate and comment on these local considerations.

#### *Arts and Culture Programming*

Arts and Culture programming provides education about the historical and cultural context of a community and opportunities for participating in community life through festivals, events, performances, interactive classes and workshops, and a variety of other activities. Programming initiates conversation about arts and culture and establishes a structure of happenings and plans that ensure that these activities will continue to flourish.

## GOAL I

Preserve and Enhance Village Character: Encourage the development of diverse, attractive, and unique uses that showcase the community as a unique place to live, work, learn, shop, dine, and enjoy cultural activities.

#### *Objectives*

#### **Invest and Encourage Local Arts**

- Celebrate and promote local arts (including artists, dancers, actors, and musicians) through regular public art displays and performances.
- Encourage annual community events and promote membership in local organizations that provide value to the community.
- Protect existing public art and encourage additional mural and sculpture opportunities in the Village.
- Create educational opportunities for Village residents to learn skilled crafts.

#### **Invest and Encourage Local Foods**

- Celebrate and promote locally grown produce through farmers markets or roadside stands.

- Encourage residential agriculture, including allowing for chickens, ducks, and other small farm animals in residential zoning.
- Develop and promote local events where locally grown food is showcased.
- Participate in regional local foods initiatives.

#### Encourage Buy Local Initiatives

- Promote local goods and services.
- Develop a buy local campaign.
- Create educational opportunities for Village residents to learn how to start and operate a small business.
- Incentivize local business start-ups through competitive grants, fees and/or tax abatement.

#### Protect and Preserve the Village's Heritage

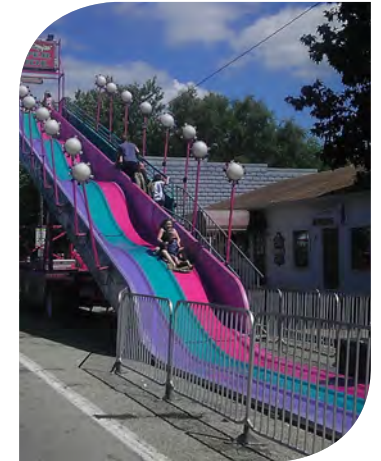
- Protect Brimfield's historic structures and neighborhoods and encourage the preservation, rehabilitation, maintenance, and adaptive reuse of high-quality older buildings.
- Retain and enhance public and community-based institutions and facilities, such as schools, churches, libraries, and parks, as important Village community centers and providers of employment, services, and amenities.
- Preserve the character of the Village by utilizing

existing transportation routes and protecting the natural features and resources located within the community.

- Ensure that public and private investment and development within the Village of Brimfield is consistent with and supports the Village's goals, objectives, policies, and programs for the creation of an attractive and engaging built environment that respects the community's unique setting and established character.
- Implement planning, urban design, and architectural design standards that foster creation of a unique sense of place for the Village as a whole, as well as within its individual neighborhoods and gathering places.
- Provide buffers between visual or audible nuisances, including Interstate 74, to protect Village character.

#### Enhance Unique Village Assets

- Maintain and enhance Knoxville Street in Brimfield as the predominant activity center and community gathering place for the Village.
- Establish or improve relationships and communication among developers, Village staff, and community organizations to leverage unique Village assets.
- Develop streetscape standards and design guidelines



for significant village corridors. Recognize that the design of streets and the features that line it are some of the most important determinants of the visual quality of the Village.

- Continue to promote Village identity as a means of creating a sense of belonging to the community.
- Seek to ensure that the placement and design of signage and public utility facilities are consistent with the goal of creating a beautiful Village.
- Enhance and define Village gateways. Primary entry routes into the Village are important icons and should be attractive and welcoming.
- Preserve natural areas with outstanding ecological and aesthetic qualities.
- Establish an interconnected system of parks, greenways and other types of open space that contributes to the unique sense of place and natural beauty of the Village.
- Adopt Dark Sky lighting policies.

# DISASTER MITIGATION

*Disaster mitigation is planning for future natural and man-made disasters in order to reduce harm to people and property. While a community cannot prevent a hazard occurrence, disruption and devastation can be minimized if mitigation actions are implemented. The objective of this section of the plan is to begin to assess the hazard risks that may affect the Village of Brimfield, identify the Village's vulnerabilities to those risks, and identify possible mitigation strategies.*

## NATURAL HAZARD HISTORY:

The National Oceanic and Atmospheric Administration (NOAA) produces storm data via the National Climatic Data Center. The storm events database contains information on storms and weather phenomena that have caused loss of life, injuries, significant property

damage, and/or disruption to commerce. This resource provides useful information about the weather phenomena that have occurred in various jurisdictions; however, due to time and resource constraints in data collection, the National Weather Service does not guarantee the accuracy of the information. Table 6.1 lists extreme storm events that have occurred in the Village of Brimfield from 1996 to 2013.

**Table 6.1 Extreme Weather Events**

Event Type	Date	Magnitude	Property Damage Estimate
Tornado	4/19/1996	F0	-
Thunderstorm/Wind	6/2/1996	-	-
Thunderstorm/Wind	10/29/1996	-	-
Thunderstorm/Wind	8/3/1997	52 kts.	\$50,000
Thunderstorm/Wind	4/7/1998	-	-
Thunderstorm/Wind*	6/29/1998	57 kts.	\$1.1 million
Thunderstorm/Wind*	6/14/2001	51 kts. M	-
Flash Flood*	5/11/2002	-	-
Flash Flood	5/30/2004	-	-
Thunderstorm/Wind	8/3/2006	52 kts. EG	-
Hail	4/19/2011	0.75 in.	-
Thunderstorm/Wind	5/20/2013	52 kts. EG	\$10,000

\* Countywide event, not Brimfield specific



Washington, IL Tornado Damage Photo Credit: Chicago Tribune



Peoria, IL Flood Damage Photo Credit: Peoria Journal Star

During the comprehensive planning process, the Comprehensive Plan Advisory Committee (CPAC) listed hazards that they felt the community was most vulnerable to. These are listed below:

- Mine Subsidence – The area that is now Brimfield was mined for coal in the 1800s. Underground mining creates voids which are subject to collapse. The collapse can occur at any time, ranging from immediate to 100 or more years after the mining occurred.
- Tornadoes – Tornadoes are most common in the Midwest and the Southeast. In fact, based on tornado data from 1950 to 1994, the State of Illinois ranked 7th nationally in highest number of tornadoes, 8th in total dollar damages, and 9th in the number of injuries. Storm data from NOAA reports 17 total tornado occurrences in Peoria County from 1950 to 2013, with one reported in Brimfield.
- High Winds – Per the Tri-County Natural Hazard Mitigation Plan, the Tri-County region has a significant history of high wind events, including both straight line winds and tornadoes.
- Flooding – Though Brimfield isn't located in the flood plain, flash floods caused by periods of intense rain are possible. In fact, per the NOAA Storm Database, there was a flash flood reported in Brimfield in 2004.

- Severe Winter Storms – Per the Tri-County Natural Hazards Mitigation Plan, winter storms in Illinois produce more total damage than any other form of short-term severe weather, including tornadoes, lightning and hail. Snow and ice storms have the potential to impact any part of Peoria County.
- Chemical Spills – Brimfield's close proximity to Interstate 74, as well as its situation on U.S. Route 150, make it susceptible to chemical spills from trucks passing through.
- Epidemics and Pandemics – All communities are susceptible to epidemics and pandemics.
- Drought – Brimfield's strong economic ties to agricultural business make it particularly vulnerable to drought.

The 2013 Illinois Hazard Mitigation Plan offers further insight into the hazards that may affect the Village of Brimfield. The plan rates possible hazards for each county in Illinois. These ratings are based on three categories: historical/probability (frequency), vulnerability, and severity of impact.

Historical/probability looks at the number of times the disaster has occurred in a jurisdiction in the past 60 years and uses that information to determine the likelihood for future disasters. Vulnerability looks at the relationship of where people live in or near the hazard area and the percentage of people that would

be adversely affected should the hazard occur. Finally, severity of impact determines the worst conceivable impact to human life and property which could result from a hazard.

Based on the criteria explained above, Peoria County's Hazard Ratings are as follows:

- Severe Storms: Severe
- Floods: High
- Severe Winter Storms: High
- Tornado: High
- Drought: Medium-High
- Extreme Heat: Medium-High
- Earthquake: Low-Medium

Based on data both from Brimfield and Peoria County, the Village is likely to be most vulnerable to severe storms/high winds and tornadoes.

### **CRITICAL FACILITIES AND INFRASTRUCTURE:**

Critical Facilities as defined in the 2007 Illinois Natural Hazard Mitigation Plan include: Emergency Operations Center (EOC), Courthouses, Police and Fire Stations, Rescue/Ambulance Service, Medical Facilities (hospitals, nursing homes, medical clinics), Utilities (water, sewer, electric, and gas), and Transportation

Facilities (critical roads, bridges, airports, and ports).

The types of facilities listed above each play a vital role in both disaster mitigation and post disaster response and recovery. Identifying these facilities within Brimfield can help in prioritizing mitigation efforts. Critical facilities in the Village of Brimfield include:

- Brimfield Village Hall (Red Cross designated Emergency Facility)
- Brimfield Fire Station
- Brimfield Water Plant
- Brimfield Sewer Plant
- East –West thoroughfares: Interstate 74, U.S. Route 150, Brimfield-Jubilee Road
- North – South thoroughfares: Maher Road, Brimfield Road, and Jackson Road
- Sherman's Pharmacy
- Jim's Shurfine Supermarket
- Brimfield Grade School – Schools are included in this list because of the key role they play in housing displaced people due to damaged homes.
- Brimfield High School – See above.
- Brimfield Public Library – Because the Brimfield Library has been designated as an emergency shelter by the Red Cross, it was included in this list. Additionally, the library is planning to add on a community room. The CPAC would like to see this room double as a storm shelter.

- Kress Corporation – The Kress Corporation has a storm shelter that can hold up to 300 individuals.
- Brimfield American Legion Hall – The Legion Hall could serve as a community gathering place in the event of a disaster.
- Brimfield Township Storage Garage – The storage garage may have critical supplies to aid in disaster recovery.

One of the goals outlined in the Comprehensive Planning process is to protect and enhance the unique character of the Village of Brimfield. Therefore, in addition to listing critical facilities, the CPAC listed culturally significant buildings. These are important to identify for prioritizing mitigation strategies and post-disaster recovery efforts:

#### **Churches:**

- Union Church
- Zion Episcopal Church
- St. Joseph's Catholic Church
- St. Paul's Lutheran Church
- Brimfield United Methodist Church
- Brimfield Evangelical Free Church

#### **L. L. Guyer Log House**

#### **Honor Wall**

#### **Historic Downtown Storefronts**

- Brimfield Hardware
- Sherman's Pharmacy

- Antique Store
- Brimfield Health Services

### **EMERGENCY PROCEDURES AND INFRASTRUCTURE:**

The Village of Brimfield does not have its own Emergency Operations Plan, nor does it have a command structure or communication plan in place in the event of a disaster occurrence. The Village does however have access to the Peoria County Emergency Management Agency (EMA). The Peoria County EMA is housed in Kickapoo, and has an Emergency Operations Plan in place. The plan attempts to define who does what, when, where, and how, in order to mitigate, prepare for, respond to, and recover from the effects of natural disasters, technological accidents, nuclear incidents, and other major hazards. While the Peoria County EMA serves as a great resource to the Village of Brimfield, the Village should not rely on this County service, particularly for disaster preparedness and mitigation.

In terms of infrastructure, the Village of Brimfield has one warning siren, and it is tested once per month. In addition, the Village itself has one back-up generator that is located at the water treatment plant. Other businesses in town have back-up generators as well that could prove useful in the event of a disaster. The

Village has at least 2 Red Cross designated emergency shelters, one at the Library and the other at the Village Hall.

### **MITIGATION MEASURES:**

The following measures are suggestions from the Federal Emergency Management Agency to minimize vulnerability to the hazards of wildfire, wind, severe storms, and flood. The Village is encouraged to review this list to determine areas where improvements could be implemented.

#### **Wildfire Mitigation Actions:**

- Remove vegetation and combustible materials around structures
- Provide more than one means of access into and out of a community
- Provide fire breaks to prevent the spread of fire
- Provide fire roads to aid in firefighting
- Replace roofing with fire-resistant materials

#### **Flood Mitigation Actions (for Public Works/Utilities):**

- Protect or elevate ground-mounted transformers
- Elevate vulnerable equipment, electrical controls, and other equipment at waste water treatment plants, potable water treatment plants, and pump stations

- For sewer lines in the floodplain, fasten and seal manhole covers to prevent floodwater infiltration
- Protect wells and other potable water from infiltration and flood damage by raising controls and well pipe
- Implement a program for clearing debris from drains and culverts
- Clean and repair stormwater drains
- Increase tree-planting requirements to reduce stormwater runoff
- Develop a protection program to limit the amount of impervious cover in conjunction with new development
- Store books, manuals, permits, and other critical government records on the upper floor(s) and/or on shelves above the base flood elevation of critical facilities

#### **Severe Winter Storm Mitigation Measures**

- Bury utility lines to prevent ice build-up (check on flooding hazard)
- Ensure adequate supply of snow and ice removal equipment and supplies
- Implement a tree trimming program that routinely clears tree limbs hanging in right-of-way

#### **Severe Thunderstorm/High Winds:**

- Provide higher grade poles for electrical distribution
- Provide emergency back-up power to critical

facilities: emergency generators, secondary feeds, portable generators with standard camlock connections

- Analyze communication lines on power poles. If they cause unacceptable loads, remove when possible
- Maintain natural environmental features as wind buffers
- Develop architectural design standards for optimal wind conveyance
- Update public community facilities to include severe weather action plans and designated tornado shelter areas
- Make sure right-of-way around power lines is free of trees or limbs that may cause damage
- Survey and remove hazardous trees from drainage systems
- Structurally analyze all buildings or rooms identified as shelters and strengthen these as necessary
- Require “safe rooms” to be added when constructing new schools, daycares, and rest homes
- Build safe room shelters at mobile home parks so that all park residents can reach shelter in less than five minutes
- Develop an ordinance defining the standard for tie-downs of mobile homes
- Secure traffic lights and traffic controls from high wind damage

- Purchase NOAA “All Hazards” radios for early warning and post-event information and place in area schools/businesses/critical facilities
- Require roofing products that are hail-resistant
- Provide standards for burial of electrical, telephone, cable lines and other utilities
- Offer tree pruning education classes to reduce debris caused by limbs
- Establish a user-friendly database for local residents to access resources for mitigation purposes.

### FUTURE

#### Multiple Hazards:

- Obtain certification by the National Weather Service as “Storm Ready”
- Develop alternative evacuation routes/plans and designate emergency thoroughfares
- Improve emergency management radio coverage and reception
- Implement and enhance an area-wide Emergency Notification System (“Reverse 911”)
- Provide additional means of access into single-entry neighborhoods
- Develop formal Mutual Aid Agreements with area communities
- Acquire safe sites for public facilities
- Update building code with higher standards for hazard resistance
- Update subdivision codes for higher level of ingress and egress
- Establish uniform emergency response procedures with the operators of critical facilities
- Implement a back-up plan for storing public records and digital copies off-site in a non-hazard area

In 2010 the Tri-County Regional Planning Commission completed a Natural Hazard Mitigation Plan which identified and assessed natural hazard risks to Peoria, Tazewell, and Woodford Counties. In addition, the plan assessed the capabilities of various jurisdictions to reduce exposure to hazards in their respective communities. The Village of Brimfield was not included.

The next update to the Natural Hazard Mitigation Plan will take place in late 2014 and early 2015. Any community can opt to participate for a nominal fee. The Village of Brimfield is strongly encouraged to take part in this process. Taking part in a more in depth plan can give local officials more guidance in their day-to-day activities and decisions regarding regulations and ordinances, granting permits, and in funding capital improvements and other community initiatives.

### GOAL

To protect life and property throughout the Village of Brimfield

#### Objectives

#### Promote strategies to protect people and property from natural and environmental hazards

- Review the Mitigation Measures listed on page 60, and determine and prioritize mitigation strategies.

#### Support the formal development of a Village emergency response plan.

- Use the Peoria County Emergency Operations Plan as a template/guide
- Determine an Incident Command System
- Determine an organizational structure and list the responsibilities of each involved party
- Establish formal mutual aid agreements

#### Participate in the 2015 update of the Tri-County Hazard Mitigation Plan.



## INTERGOVERNMENTAL COLLABORATION

*Intergovernmental cooperation is an arrangement between two or more municipalities to communicate their visions in order to arrive at common goals, share services, or solve mutual problems. Intergovernmental cooperation ranges from informational exchanges to more complicated and formal governmental and legal bounding documentation.*

The Illinois Constitution provides legal authority for intergovernmental cooperation. Article VII, Section 10 specifically provides all units of local government with the authority to contract or otherwise associate among themselves to obtain or share services. In fact, they may jointly exercise, combine, or transfer any of their powers or functions in any manner that is not prohibited by law. This authority extends to cooperation with the State of Illinois, the United States and with other states and their local governments and allows agencies to utilize their credit, revenues, and other resources to pay costs and to service debt related to intergovernmental activities. There is even a constitutional requirement for the State to encourage intergovernmental cooperation

and to use its technical and financial resources to assist intergovernmental activities.

This element of the Comprehensive Plan offers goals, objectives, policies, and programs for joint planning and decisions related to intergovernmental cooperation. This section also identifies known existing or potential conflicts between the Village and this Comprehensive Plan and the adopted plans of adjacent municipalities and towns; Peoria County; Brimfield Community School District (Brimfield Grade School and Brimfield High School); the Brimfield Library District; the Brimfield Fire Protection District; Brimfield-Millbrook Township; the Illinois Department of Transportation and the Peoria County Highway Department; Tri-County Regional Planning Commission; and the Illinois Department of Natural Resources.

### **BRIMFIELD'S INTERGOVERNMENTAL RELATIONSHIPS**

The following section describes Brimfield's existing relationships with the numerous governmental agencies and districts located in and around the Village, and identifies all existing or potential conflicts

with the adopted plans of such agencies and districts. As development continues to occur, both within the existing Village limits and the designated planning area, the Village will have to rely on these established relationships to assure that adequate services are provided and that development is done in a manner that, to the greatest extent possible, benefits all parties involved.

#### *Peoria County*

All land in Brimfield's existing municipal boundary is located within Peoria County. The anticipated growth and development of the Village should not be so significant that there will be a substantial increase in the demand for County services or impose a large financial impact upon Peoria County. There is no known existing or potential conflicts anticipated between the Comprehensive Plan and the adopted plans of either county.

#### *Village of Elmwood*

The Village of Elmwood is the nearest municipality to the Village of Brimfield. Currently there is no need

to have a municipal boundary agreement between the Villages, as their boundaries and extraterritorial jurisdictions do not overlap. However, were either Village to grow significantly, it could reduce the approximate 1 mile gap between jurisdictions and cause conflict. At such time, it will be necessary to develop a boundary agreement.

Additionally, Elmwood is in the process of updating their Comprehensive Plan. Upon completion, it should be reviewed to identify any land use or transportation conflicts with those shown in this document. Should any major conflicts arise, Elmwood and Brimfield should arrange a meeting to discuss and resolve such issues. The Future Land Use map indicates growth to the east of Brimfield which should not encroach on jurisdictions of other municipalities.

All other surrounding municipalities are located well outside the range of Brimfield's Village planning boundary. Therefore, no known conflicts exist. It should be noted that Peoria County's current Comprehensive Plan identifies the Brimfield Eastern Interstate-74 access as future Interstate commercial high density development. This is consistent with recommendations of this Plan.

#### *Brimfield Community School District (Illinois School District 309)*

Brimfield School District, which includes both Brimfield Grade School (grades K through 8) and Brimfield High School (grades 9 through 12), currently serves the Village's school aged population. Any development resulting in an increase to the K through 12 aged sectors of the population will have an impact on these Districts. Though the school can accommodate more students, a large population increase would affect class sizes and resource availability. As mentioned in the Community Facilities section, the eastern border of Brimfield School District lies just west of The Shoppes at Grand Prairie in Peoria. This area has seen a lot of growth in the past decade, and will likely experience additional growth in the future. As such, it will be important for the District and the Village to be aware of development decisions in Peoria that may affect enrollment. Overall, the Village should continue to work with the School District to anticipate future growth and facility needs.

#### *Brimfield Public Library District*

Until 1995, the Brimfield library operated under the jurisdiction of the Village of Brimfield. At that time the library board voted to become a district library, and a referendum was passed to expand the

boundaries of the District to have the same borders as Brimfield Community Unit School District 309. As a result, District population increased from 787 to 3,343 residents, allowing the library to expand its services and become the valued community asset that it is today. The library currently resides at 111 S. Galena Ave in downtown Brimfield. As the district population continues to grow, library expansions and amenities have increased. A significant population change in Brimfield will likely have little impact on the overall service to the Library district. It is recommended that the Village continue to work closely with the Public Library District but continue as separate entities. The Library District and Brimfield Community School District should coordinate efforts within their shared jurisdiction so as to reduce redundancies and administrative costs.

#### *Brimfield Community Fire Protection District*

The Brimfield Community Fire Protection District operates as a separate entity from the Village. The district covers 132 square miles, and serves the municipalities of Brimfield, Kickapoo, Edwards, Laura, and Oak Hill. There are two fire stations, one in Brimfield and one in Kickapoo. The Brimfield fire station is expecting a remodel and expansion in the coming year. A large population increase in the Village would impact the Fire District, potentially

resulting in the need for part-time or full time staff. The fire district covers a much larger area than the municipal boundaries; therefore consolidation is not recommended. The Village should work closely with the fire district and coordinate growth strategies with the capabilities of fire protection services.

#### *Illinois Department Of Transportation (IDOT)*

The transportation section contained in this document identifies no new road construction projects for the Village but does emphasize improving and expanding access to alternative transportation infrastructure. These plan recommendations do not conflict with any of IDOT's adopted plans or programs. Per conversations with IDOT District 4, which coordinates the state sponsored transportation efforts in Brimfield, no major improvements or roadway projects are anticipated in the near future with the exception of a four way stop at Route 150 and Maher Road which is not expected to cause congestion.

#### *Peoria County Highway Department*

County Highways R23 (Jefferson Street) and D29 (Brimfield-Jubilee Road) as well as U.S. Route 150 (Knoxville Ave) traverse the Village of Brimfield. As identified in the Transportation section of this document, no new County roads or Highway

expansions of existing roads are planned. Additionally, per conversations with the Highway Department, no long-term transportation improvements are planned that would permanently impact traffic in and around the Village. It should be noted however, that the county highway department did express that in the future they plan to look into reverting ownership of county roads to municipalities where such actions would be mutually beneficial. Routine maintenance and upgrades to area roads are to be expected in the near future including the resurfacing of Route 150 and the replacement of the Brimfield-Jubilee Road Bridge.

#### *Tri-County Regional Planning Commission (TCRPC)*

Tri-County Regional Planning Commission has authored two integrated regional plans since 2010. The first, the "The Big Plan", is an integrated Regional Plan for transportation, land use, and the environment in the Tri-County Region. The second is the Heart of Illinois Regional Sustainability plan completed in April 2014. Both plans identify key focus areas of agricultural preservation, balanced growth, economic development, environmental stewardship, and transportation infrastructure within Peoria, Tazewell, and Woodford counties. Though neither plan has been formally adopted, those principals are consistent with the recommendations of this plan.

#### *Illinois Department Of Natural Resources (IDNR)*

The Illinois Department of Natural Resources is one of the principal agencies involved in the acquisition and development of recreational paths and pedestrian trails. Additionally, they take a lead role in the protection of wildlife and help to assure the sustained management of woodlands, wetlands, and other natural wildlife habitat areas. This plan promotes the preservation and protection of all natural areas, floodplains, wetlands, wildlife, and environmentally sensitive areas. There are no conflicts with this plan and the adopted plans of the IDNR.

## GOAL I

Expand intergovernmental relationships with local municipalities, townships, counties, and other units of government; coordinate with neighboring municipalities to manage land use decisions; and encourage cooperation between local units of government to ensure efficient delivery of services.

#### *Objectives:*

- Develop policies, cooperative agreements and working relationships promoting intergovernmental cooperation, sharing of information, and sharing of services with other

governmental units.

- Coordinate transportation needs and improvements with both the County and State Highway Departments to assure the established goals and land use decisions of the Village are adequately met.
- Support changes that encourage cooperation between all levels of government.
- Investigate adoption of comparable land division regulations and design standards between communities.
- Participate in groups and organizations promoting intergovernmental cooperation.
- Improve opportunities for communication, cooperation, and resource sharing between all layers of government.
- Work side by side with Tri-County Regional Planning Commission on regional planning issues.
- Have representation at regular meetings between school districts and local municipalities.
- Participate in joint planning efforts with Peoria County and the Village of Elmwood.
- Distribute this Comprehensive Plan, and all other relevant documents, to all surrounding municipalities and counties and encourage them to consider all noted recommendations – in particular, those related to future land use, development, and transportation decisions.

## GOAL II

Align policies and funding to remove barriers to collaboration, leverage funding, and increase the accountability and effectiveness of all levels of government to plan for future growth.

### *Objectives:*

- Ensure that intergovernmental opportunities are cost beneficial to the Village and improve the quality of life in the community.
- The sharing of municipal services are reviewed and utilized when beneficial to the Village, community, or region.
- Acknowledge and encourage economic development programs that involve countywide involvement.
- Explore the use of shared facilities and the coordination of services provided by local governments.
- Work with the Village of Elmwood, Brimfield Township, the City of Peoria, Peoria County, and Tri-County Regional Planning Commission on the implementation of regional transportation and land use plans.

# IMPLEMENTATION

*Brimfield's Comprehensive Plan is intended to be a dynamic document - one that responds to changing needs and conditions. The following section describes the methods by which Brimfield should review, monitor, and amend the Plan.*

## ANNUAL REVIEW

The Brimfield Board of Trustees should complete an annual review of the Comprehensive Plan prior to the initiation of the budget process each year. The annual review is intended to:

- Measure the Village's success in achieving the goals laid out in the Plan;
- Propose action items to be prioritized or pursued under the coming year's budget;
- Document growth trends and compare those trends to the projections estimated in this plan; and
- Explain any difficulties in implementing the plan.

## LAND USE AND ZONING AMENDMENTS

The Future Land Use Map is intended to serve as a guide for public and private land use decisions. Land use amendments are expected as growth occurs and market conditions change; however, the Village should limit amendments to not occur more than once per year. This will protect the Village from unintentional policy shifts.

## POLICY REVIEW AND AMENDMENT

To ensure that the Comprehensive Plan remains an effective guide for the Village, Brimfield should evaluate the plan's goals and policies every five years. These evaluations should consider progress in implementing the plan, changes in community needs, fiscal conditions that affect the ability to implement the plan, community support for the plan, and changes in county, state, or federal laws that affect plan implementation.

As with the process of creating the Comprehensive Plan, the review process should include input from all community members.



# APPENDIX

## BRIMFIELD SURVEY RESULTS

Total Surveys Collected: 105 (12 paper; 93 electronic), representing 12% of the total village population and 30.8% of total village households

### Community Services

*Q1: How would you rank your level of satisfaction concerning community services in Brimfield?*

#### Dissatisfied (from most to least):

- No responses fell into the dissatisfied category.

#### Satisfied (From most to least):

1. Fire Protection- 97.1% of residents are “somewhat satisfied” or “very satisfied”
2. Library- 95%
3. Gas and Electric- 92.3%
4. High School- 90.5 %
5. Elementary School-90.3%

6. Emergency Services- 87.6%
7. Middle School – 83.3%
8. Water- 81%
9. Trash and Recycling- 80.7%
10. Village Hall- 80.6%
11. Sewer 78.9%

(mostly “somewhat satisfied”)

12. Condition of Streets- 75.3 %
13. Village Communication Efforts with Citizens- 71.1%
14. Availability of Sidewalks- 61.5%
15. Communication (phone, internet, tv)- 58.7
16. Quality of Parks- 54.8%

*Q2: Of the following Capital Improvement Programs, where would you like the Village to spend less, the same, or more in the next 5 years?*

#### Spend more (from greatest to least):

1. Downtown Improvements- 62.5%
2. Parks and Recreation- 62.1

#### Spend the same (from greatest to least):

1. Public Library- 77.7%
2. Water improvements- 74.8%
3. Sewer Improvements- 69.2%
4. New Streets – 67.3%
5. Existing Street Resurfacing – 63.5%

--(though still spend same, over 30% responded to spend more on the following)--

6. Storm Water Improvements-61.2%
7. Sidewalk Repair- 59.6%
8. Bike Accommodations- 46.1%

*Q3: Of the following services, where would you like the Village to spend less, the same, or more in the next 5 years?*

#### Spend more (from greatest to least):

1. Police Protection- 77.7%
2. Parks and Recreation -60.8%
3. Economic Development- 49.0%

## 4. Planning and Development-49.0%

Spend the same (from greatest to least):

1. Public Works -80.2%
2. Fire Protection – 70.9%
3. Historic Preservation – 64.4%
4. Emergency Services – 57.3%
5. Inspection/Code Enforcement- 53.9%

*Q4: Please indicate which method(s) of communication that would be the most effective in keeping you and/or your family informed about Village information.*

From most effective to least effective:

1. Mailings of Billings Inserts – 61.2%
2. E-mail – 53.4%
3. City Website- 48.5%
4. Newspaper Ads-33.0%
5. Brochures, Flyers, or Posters – 21.4%
6. Flyers coming home from Schools- 19.4%
7. Broadcast Media – 8.7%

**Economic Development**

*Q5: Which economic development goals should be a top priority in the Village of Brimfield?*

From greatest priority to least:

1. Work with commercial property owners to provide new business opportunities and fill vacant stores – 63.8%
2. Recruit businesses that create new jobs for skilled laborers – 62.8%
3. Recruit new restaurants – 60.6%
4. Retain existing businesses that provide jobs – 55.3%
5. Provide assistance to existing businesses to remain open and profitable – 54.3%
6. Recruit businesses that create new jobs for retail workers – 41.5%
7. Recruit new retailers- 39.4%
8. Recruit new technology related businesses and jobs – 34.0%
9. Recruit new health care related businesses and jobs – 26.6%
10. Recruit new lodging businesses- 22.3%

*Q6: What percentage of household retail purchases are from businesses within the Village of Brimfield?*

- 64.9 % of respondents are purchasing 75-100% of their purchases outside of the Village.
- 25.8 % of respondents are purchasing 74-50% of their purchases outside of the Village.
- 9.2 % of respondents are purchasing the majority of their purchases inside the village

*Q7: What items do you purchase outside of the city that you can't purchase in the Village?*

- Over 85% of respondents purchase clothing and apparel, electronics, appliances, automobiles, and home furnishings outside of the village.
- The vast majority of respondents purchase office products (68.%) and eat at restaurants (59.8%) outside of the Village
- 61.9% of respondents purchased home improvements and 72.2% purchase groceries within the Village.

*Q8: What types of businesses are needed in the Village?*

From greatest need to least:

- Restaurants– 34%
- Fast Food – 14%
- General Retail – 14%
- Gym/Fitness Center – 10%
- Businesses- 8%
- Manufacturing – 7%
- Grocery – 7%
- Coffee Shop – 5%
- Dollar Store/Dollar General – 5%

*Q9: What are the top three strengths/opportunities concerning the Village of Brimfield in the future?*

Top responses:

1. School (38 responses)
2. Access to Interstate (10 responses)
3. Growth and Development Potential (7 responses)
4. Library (8 responses)
5. Location (7 responses)
6. Community (6 responses)
7. Small Town (5 responses)

8. Proximity to Peoria (4 responses)
9. Local Code Control (4 responses)
10. Hardware Store (3 responses)

*Q10: What are the top three weaknesses/threats concerning Brimfield and its future?*

Top responses:

1. Lack of Police protection/enforcement (19 responses)
2. Poor maintenance and upkeep of homes/businesses (15 responses)
3. Limited housing options (12 responses)
4. Landlocked/Limited growth (9 responses)
5. Lack of youth oriented activities (9 responses)
6. Conditions of roads and streets (6 responses)
7. Low school standards (6 responses)
8. Lack of recreation facility (2 responses)
9. Lack of senior housing (2 responses)
10. Competition with Peoria (2 responses)

### **Housing**

*Q11: Please classify your current residence.*

- 94.7% of respondents live in a single-family home. According to 2007-2011 ACS estimates, 76.9% of Brimfield's housing stock is single-family detached homes.

*Q12: Please select the main reason why you chose to live in the Village of Brimfield.*

In order from greatest to least:

1. All of the above – 29.9%
2. Convenient to friends or relatives – 26.4%
3. Convenient to school for you or your children- 20.7%
4. Convenient to job – 18.4%
5. Village's physical appearance – 3.7%
6. Convenient to leisure activities or cultural amenities – 0.9%
7. Public services provided – 0.5%

Other significant responses:

1. Quality schools
2. Family is from Brimfield
3. Grew Up in Brimfield

*Q13: Please select what you believe is the Village of Brimfield' most important housing issue.*

In order from most important to least:

1. Lack of housing for the elderly – 47.7%
2. Lack of affordable new houses for sale – 43.2%
3. Dilapidated/Abandoned housing – 34.1%
4. Lack of affordable rental housing – 30.7%
5. Lack of affordable old houses for sale – 22.7%
6. Lack of affordable student housing – 3.4%

Other significant responses:

1. No lots available for building

*Q15: What percentage of your monthly income is applied to your housing costs?*

- 91.8% of respondents are paying less than 30% of their monthly income on housing costs. Anything over 30% is considered unaffordable.

## **Transportation**

*Q18: How do you typically get to work or school?*

- 86.3% of respondents drive alone
- 5% car or vanpool
- 5% work from home

*Q19: How much time does it take you, typically, to get to work or school?*

- 21-30 minutes – 45.1%
- 11-20 minutes – 24.4%
- 10 minutes or less – 20.7%
- Not sure/varies – 6.1%
- More than 30 minutes – 3.7%

*Q20: How would you rate the quality of Brimfield' transportation network?*

1. Very Poor– 31.9%
2. Fair – 27.8%
3. Poor – 19.4%
4. Very Poor – 17.2%
5. Excellent – 2.8%

*Q21: How would you rate the quality of these types of bicycle and pedestrian accommodations?*

Poor/Very Poor:

1. Recreational Trail System – 44.0%
2. On-road bicycle accommodations – 35.9%
3. Sidewalks – 77.2%

Good/Fair:

1. Sidewalks-42.5%
2. Crosswalks – 34.9%

*Q21: The amount of funding available for transportation improvements is often less than what is needed. What are your feelings on the following funding sources?*

Yes, fund with this source (answered yes, or no preference):

1. Charge developers full cost of needed transportation improvements in new developments – 48.8%
2. Local Sales Tax – 45.0%

No, do not fund with this source:

1. Higher property taxes – 73.8%
2. Increased Fuel Tax – 64.1%

*Q23: If you had \$100 to spend on transportation, how would you distribute it among these project types?*

In order from highest average dollar amount to lowest:

1. Sidewalk construction and maintenance - \$37.40
2. Improving roadways - \$31.83
3. Improving Street Aesthetics - \$31.00
4. Recreational trail construction and maintenance - \$23.02 On-road bicycle accommodations - \$16.16
5. Widening or building major streets and highways - \$14.00
6. Improve Public Transit - \$8.07
7. Improving public transit - \$2.24
8. Improving traffic flow - \$14.28

*Q 24. Suggestions to improve the transportation system of Brimfield?*In order from most responses to least:

1. Add a 4-way stop at Maher and Hwy 150
2. Improve surface conditions of local roads
3. Reduce congestion around the high school
4. Improve curb and gutter/stormwater infrastructure of roads
5. Reduce semis on non-designated routes

**Land Use and Growth***Q25: Do you support the future annexation for the Village of Brimfield:*

- Yes – 42.5%
- Don't Know – 37.5%
- Maybe – 17.5%
- No – 2.5%

*Q26: Which direction would you like to see the Village of Brimfield grow in the future?*

- The majority of respondents would like to see the Village grow to the east and north, followed by east and west.

*Q27: How far would you be willing to walk or bike to work, school, or commercial uses?*

1. Less than 10 minutes – 60.0%
2. Less than 10 minutes – 40.0%
3. Greater than 30 minutes – 0%

*Q28: You like your neighborhood because:*

1. It is close to destinations (schools, shopping, etc.) – 63.9%
2. It has large lots with large yards – 61.1%
3. It is walkable – 58.3%
4. It has close proximity to neighbors – 26.4%
5. It has recreation opportunities nearby – 16.7%
6. It has wide roads – 16.7%
7. It is close to public transportation options – 5.6%

*Q29: If you could change your neighborhood, you would:*

1. Add sidewalks or bike accommodations – 53.7%
2. Have recreation opportunities available nearby – 49.3%
3. Have walkable destinations nearby – 16.4%

4. Not have to drive to get daily necessities – 14.9%
5. Wider roads – 14.9%
6. Mix of housing types-11.9
7. Increase lot size – 7.5%
8. Have closer proximity to commercial uses- 6%
9. Narrower roads – 0%
10. Decrease lot size– 0%

*Q30: If you could, what would you change about the Village of Brimfield?*

Top responses:

1. Improve downtown building aesthetics
2. Improve park and recreation facilities
3. Develop and annex property for housing

**Demographics**

Gender:

- 52.4% Female and 47.6% Male (respondents); 45.4% female and 54.6% male (actual)

Age:

- 44 – 62 (35.7%)
- 34 – 43 (27.4%)
- 18 – 33 (20.2%)
- 63+ (16.7%)
- 17 or younger (0%)

Race:

- 95.2% of respondents identify as white. (96.4% of Brimfield residents are white)

Household Status:

- 48.2% of respondents are part of a couple, with children at home. (73% of households are family households in Brimfield)
- 52.9% of respondents are living in a household with 2-3 individuals; 30.6% are living with 4-5.
- Residency
- 59.5% of respondents have been a resident of Brimfield for over 20 years, followed by 10-14 years (11.9%), 5-9 years (17.9%), 1-4 years (8.3%) and 15-20 years (8.3).

Education

- 100% of respondents have obtained a high school degree. (87.9% of Brimfield residents have a high school degree or higher)

Occupation

- 19.7% of respondents were retired, 12.7% work in management, and 11.3% in sales.

*Q31: What could Brimfield do that would get you, and the public in general, more involved in local government?*

Significant responses:

1. More communication (some suggestions – email, blog, social media, newsletter)
2. Better communication about when meetings are held
3. Education on how to get involved/be involved
4. Community events/Town Hall
5. More surveys
6. Solicit help from the community