

COMPREHENSIVE  
PLAN UPDATE  
GODFREY, ILLINOIS



MARCH  
2008

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Gary Stahlhut	Madison Co. Depart. of Highway and Bridges Rep.
William Toole	Sierra Club Rep.
Karen Wilson	Local Small Business Rep.
Mike Stumpf	Local Resident Not Association with any of the above groups

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# EXECUTIVE



# SUMMARY

## **A. Introduction**

Since incorporation in 1991, the Village of Godfrey has undergone a variety of changes. New residential subdivision and commercial establishments have been constructed within the Village. With the planned extension of State Route 255, the construction of the Crosstown Road, the widening of U.S. 67 and continued investment by residential and commercial investors, the Village of Godfrey will continue to change. In 1993, the Village adopted its first Comprehensive Plan. Many of the objectives and recommendations mentioned in the 1993 Comprehensive Plan have been achieved and implemented. In 2007, the Village of Godfrey decided to update its Comprehensive Plan in anticipation of the opportunities and challenges that future development will bring to the community. The purpose of this Comprehensive Plan Update is to establish goals, objectives, and recommendations that will assist Godfrey in creating and preserving sustainable developments that effectively utilize the Village's resources.

Several resources were used to write this Comprehensive Plan Update. A complete list of sources can be found in the "References" section of the Comprehensive Plan Update.

The Comprehensive Plan Update is divided into four (4) sections:

- Section I: Introduction
- Section II: Jurisdictional Background Data
- Section III: Plan Elements
- Section IV: References

Eleven maps are used to illustrate the various elements of the plan.

Public input for this Comprehensive Plan Update was provided at a community meeting, through surveys mailed to residences, at monthly meetings of the Comprehensive Plan Steering Committee, and by public hearing before the Godfrey Planning and Zoning Commission.

In 2006, the population of the Village of Godfrey was approximately sixteen thousand eight hundred (16,800). Based on the population and building permit data, the population of Godfrey is anticipated to rise to approximately nineteen thousand three hundred thirty – nine (19,339) in 2017. This data is based upon the fact that Godfrey currently has five hundred (500) platted and pre-platted residential lots. If two point five (2.5) persons occupy each lot, a maximum of an additional one thousand two hundred fifty (1,250) residents will be added to the population.

## **B. Goals**

1. Continue to develop, maintain, and expand utilities and infrastructure to insure the safety, health, and welfare of the community.
2. Continue growing and developing at levels that do not overwhelm the infrastructure systems, school system, and parks system.

3. Provide infrastructure of adequate capacity in order to attract and develop high – quality land uses of the type and location that will facilitate a strong and diverse tax base while preserving the quality of life.
4. Provide a safe, efficient, accessible, and reliable transportation system.
5. Preserve the small town atmosphere, to the largest extent possible.
6. Municipal growth shall be encouraged to increase the local tax base and to provide for local employment/business opportunities. The role of development is a positive one, essential for the future economic health of the community.
7. Utilize “smart growth” principles that ensure that neighborhoods, businesses, agricultural, and public uses and spaces accommodate growth in ways that are economically sound, environmentally responsible, and supportive of community livability. Growth and development should enhance the quality of life in Godfrey.
8. Provide for a balanced mix of land uses to include residential, commercial, light industrial, and agricultural planned in a pattern that facilitates positive, efficient, and functional relationships. Growth and development should encourage a mix of use types (such as residential mix of town homes, condominiums and single-family uses, or a mix of retail uses, such as restaurants, hotels, and daily needs stores.)
9. Provide for and enhance the health, safety, education, and welfare of the general public.
10. Include the educational system as an essential component of both the economic and social well-being of the community.

### **C. Transportation**

#### Objectives:

1. Improve traffic circulation throughout the Village by making appropriate traffic system upgrades.
2. Ensure that new residential and commercial development do not add to traffic congestion and accidents.
3. All public buildings, parks, and educational institutions should be connected by bicycle paths and/or sidewalks.

#### Recommendations:

1. Complete Phases III and IV of the Pierce Lane improvement project.
2. Complete Phase I of the Crosstown Road construction project.

3. Extend the Crosstown Road from Airport/Pierce to State Route 3 at Clifton Terrace.
4. Add a leg of the Crosstown Road down to the River Road between Riehl Lane and Stanka Lane.
5. Improve the Winter Lane bridge.
6. Improve the Bethany Lane bridge.
7. Improve Levis Lane.
8. If possible, the Village should attempt to work with the City of Alton to improve Holland Street.
9. On Stamper Lane, add curb and gutter from Glazebrook Park to Pierce Lane.
10. Make general improvements to Pierce Lane from Stamper Lane to the Crosstown Road. An underpass is suggested for the golf cart crossing at Rolling Hills Golf Club.
11. Make general improvements on Winter Lane between Godfrey Road and Pierce Lane.
12. Jackson Lane should be extended west to Pierce Lane, through future developments.
13. Continue overlay work projects.
14. On all appropriate maps, delete the proposed greenway south of State Route 3.
15. Work with the Illinois Department of Transportation to extend sidewalks to La Vista Park along State Route 3.
16. Work with the Illinois Department of Transportation to extend sidewalks to Village Hall along U.S. 67.
17. Extension of State Route 255 through Godfrey to U.S. 67.
18. The Village should continue to support IDOT's efforts to widen U.S. 67 from Montclair to the one point five (1.5) mile planning radius.
19. Outer roads should be constructed along U.S. 67 north of the State Route 255/U.S. 67 interchange in the developed areas.
20. Per Madison County's plans, Seiler Road should be improved from Humbert Road to Seminary Road.
21. Per Madison County's plans, the Durham bridge on Airport Road should be improved.



22. The Village should consider asking the Illinois Department of Transportation to improve bicycle path markings on West Delmar and Godfrey Road by erecting appropriate signage and/or painting appropriate signage on the bicycle paths.
23. Montclair should be widened to four lanes from U.S. 67 to Bethany Lane.
24. Finish construction of the trail system as proposed in the Citizens' Parks System Comprehensive Plan of August 2004. The trail should be amended to avoid buildings and relocate the bike path from Airport Road to the Crosstown Road.
25. The Village should avoid granting sidewalk variances, whenever possible.
26. The Village should avoid granting variances of the subdivision ingress/egress requirements, whenever possible.
27. No future subdivision should be permitted with private streets.
28. The Village may wish to consider the creation of Transportation Development Districts (TDD) to fund upgrades to private streets and install sidewalks in neighborhoods that desire improvements.
29. After 2025, Alby Street should be extended to State Route 255.
30. The Village should commission a study of an overpass over the railroad tracks at Tolle Lane and/or Alby Street.
31. All of the proposed new streets listed in Town Center Plan of 1996, except those listed in these recommendations, should not be constructed.
32. The Village should consider vacating Spring Street north of Mulberry Street.
33. The Village of Godfrey Street Department should be relocated from its current location on Godfrey Road.
34. When the Village deems appropriate, additional staff and equipment should be obtained for the Street Department. The Village should budget accordingly for these upgrades and additions.
35. Stamper Lane should be extended east to Owens – Illinois' western property line.
36. The Village should explore a variety of sources for funding road improvement projects including, but not limited to, grants, funds from the Illinois Commerce Commission, and contributions from developers.
37. A grid system should be created for future developments.

38. A street should be constructed connecting the manufacturing areas off of Ingham Lane to Montclair in the area of Straube Lane.
39. Stoplights should be added near the Airport Road – Godfrey Road interchange and at the Godfrey Road – Crosstown Road interchange.
40. The Village should consider negotiating with the Illinois Department of Transportation for the installation of traffic control devices that turn stoplights the appropriate color to aid first responders in reaching their destination.
41. The Future Transportation Map should be amended to reflect the updated recommendations.
42. All other Comprehensive Plan maps should be updated to reflect new streets.
43. Stoplights should be added at Humbert Road and Alby Street, Humbert Road and Tolle Lane, Humbert Road and the State Route 255 interchange, Clifton Terrace and the Crosstown Road, and Seminary Road and the State Route 255 interchange.
44. On the Existing Circulation Map, Seminary Road south of Seiler Road is an arterial, Seminary Road north of Seiler is a minor arterial, and Union School Road is an arterial.
45. The names of the railroads listed on Village maps should be changed to Kansas City Southern and Union Pacific, respectfully.
46. During development, a street should be constructed from Winter Lane to Airport Road.
47. During development, a street should be constructed from Godfrey Road to the Winter Lane – Airport Road connector.
48. Per the Illinois Department of Transportation plans, the bridge over Piasa Creek located three point six (3.6) miles south of the State Routes 3 and 109 junction should be replaced.
49. The Village should require twelve (12”) inches of lime stabilized sub-grade for any street pavement option.

#### **D. Land Use**

##### Recommendations:

1. River’s Edge, the Jones Company’s development, should be changed from commercial to residential.

2. Fire District property on Airport Road should be changed from commercial to public/institutional.
3. Willows should be changed from commercial to multi – family.
4. Commercial area at Joehl farm should be extended to the western end of the Joehl Subdivision.
5. Any church or house of worship on Godfrey Road should be changed from public/institutional to commercial.
6. Glazebrook Park should be changed from residential to public/institutional.
7. A commercial radius should be created around the Crosstown Road/Clifton Terrace – State Route 3 Interchange.
8. Any church or house of worship on State Route 3, including Resurrection Lutheran Church, should be changed to commercial.
9. The properties located on Surrey Court, Preis Lane, and Normandy should be changed to multi – family.
10. All of the commercial properties along the State Route 3 outer road should be changed from single family to commercial, including the area around Mr. Donut and Carrollton Bank.
11. All properties zoned R-5 on Castlegate Lane should be changed to multi – family.
12. All properties zoned R-5 on State Route 3, including Southwood Drive and Oxford Court, should be changed to multi – family.
13. Properties along Lexington Estates should be changed to multi – family.
14. Properties located in the R-5 zoned areas of Davis Pond should be changed from commercial to multi – family.
15. A commercial radius should be created at the intersection of Godfrey Road/State Street and Homer Adams Parkway. The properties along Francis and Keller should be exempt from this radius. The properties along Flora and Minnie should also be excluded.
16. The Alton – Wood River Sportsman’s Club property should be changed from public/institutional to commercial.
17. La Vista Park should be changed from residential to public/institutional.
18. Clifton Terrace Park should be changed from residential to public/institutional.

19. Great Rivers Park should be changed from residential to public/institutional.
20. The southeast quadrant of the Bachman Lane – Humbert Road interchange should be changed from residential to commercial, the current location of Market Basket.
21. All of the current churches on Humbert Road should be classified as commercial.
22. All five (5) of the cemeteries located in Godfrey should be changed to public/institutional.
23. All of the current commercial properties located on State Route 3 from Delmar to Clifton Terrace should be changed to commercial.
24. The primary growth boundary should be extended northwest to include all of the Piasa Hills subdivision and the Piasa Hills Special Service Area.
25. The location of the Floodway Overlay should be displayed on the Official Zoning Map.
26. The Village should consider reevaluating the definition and use of the “P” Public/Institutional Zoning Classification.
27. On Humbert Road, the west side of the street north of Tolle Lane should be commercial north to Bethany Lane.
28. All of the land uses described in the Town Center Plan should be deleted unless recommended in this Comprehensive Plan Update.
29. Godfrey should negotiate with the City of Alton and the Village of Brighton to resolve any land use and zoning disagreements within their respective one point (1.5) mile planning radii.
30. The primary – secondary growth boundary should be moved north to coincide with the Agricultural – Non – Agricultural Line as described on the Future Land Use Map of 1992.
31. The Rose Garden Restaurant and the old lumber company building should be classified as commercial on the future land use map.
32. Multi – family dwellings should be permitted on the property currently owned by the Beverly Farm Foundation as long as the dwellings are used to house residents of Beverly Farm.
33. The Beverly Farm Foundation property on Airport road should be changed to commercial on the Future Land Use Map.

34. The frontage of the Beverly Farm Foundation property on Humbert Road should be changed to commercial on the Future Land Use Map.
35. The Village should strongly discourage the development and infill of Karst topographic areas.

## **E. Infrastructure**

### Objectives:

1. Provide sanitary sewer service to all existing subdivisions within the Godfrey Facilities Planning Area and the Alton – Godfrey Sub – Facilities Planning Area.
2. Provide adequate water flow to more areas of the Village for the purposes of fire protection.
3. Recognizing that Godfrey’s municipal government does not directly control all utility and infrastructure service providers; maintain the necessary legal framework and mechanisms to provide for close coordination, programming, and cooperation.
4. Prepare a five (5) – year Capital Improvements Plan (CIP) that will be updated annually. It will provide for the annual allocation of municipal resources to support community utilities and infrastructure.
5. Provide the institutional and financial means to construct and maintain infrastructure (including water, sanitary sewer, storm sewer, and roads). This will assure adequate capacity to service both existing land uses and new development that is of the quality, type, and land use pattern desired by the Village.
6. Develop and implement plans today to provide for needed infrastructure capacity to accommodate growth and development. This is particularly applicable for the development pressures likely to result from the completion of State Route 255.
7. All appropriate stormwater ordinances should be kept current.

### Recommendations:

For the purposes of all infrastructure recommendations, Year 1 is 2008.

Recommended Sanitary Sewer Projects (in cases where just street names are listed, the recommendation includes engineering and design, purchasing property, easements, and construction):

### Years 1 – 5:

1. Piasa Hills Sewers and Interceptor Design.

2. Francis St. six – inch (6”) Sewer Replacement.
3. New Manhole Lids (Coal Branch Area).
4. Flow Monitor and Sampling Equipment.
5. State Route 255 Sewer Relocation – Design.
6. State Route 255 Sewer Relocation – Easements.
7. State Route 255 Sewer Relocation – Construction.
8. Storage Garage at Plant.
9. Sewer Repair from Lot 179 – 173 in Springhaven.
10. Insituform Sewers – Springhaven/Rockgate.
11. Two – inch (2”) overlay of parking lot and drives at the Wastewater Treatment Plant.
12. Influent Structure Rehabilitation.
13. Manhole Rehabilitation/Liners.
14. Replacement of six – inch (6”) Sewer in Storeyland.
15. Black Creek Detention Basin – Design.
16. Sanitary Sewer Study, Easements, and Extension West of U.S. 67.
17. Upgrade Frontenace Place pumps to ten horsepower (10 hp).
18. Insituform Springhaven.
19. Oakbrook Sewer Extension.
20. Warren Levis Pump Station Repairs.
21. Black Creek Detention Basin – Construction.
22. Airport – Stamper thirty – inch (30”) Interceptor.
23. Piasa Hills Sewers and Interceptor Construction.
24. State Route 255 Sewer Relocation Construction.

25. Replace or Insituform Existing Sewers in Rear of Redbird Drive Between Tremont and Meadowlark.
26. Insituform Sewers Between Humbert and Redbird.
27. Warren Levis Pump Station and Wastewater Overflow Basin Upgrade.
28. Crystal Lake/Michael Dr. Sewer System.
29. Riverwoods Sewer System.
30. Unsewered Areas of Villa Marie.

Years 6 – 10:

1. Clifton Terrace/Rosenberg.
2. East/West Victor and Clara.
3. Emma/Caroline.
4. Fairmount Subdivision.
5. Ingham/Timbercrest/U.S. 67.
6. Lawton Street.
7. Richland Woods.
8. Seiler/Humbert.
9. Williams/Clearview.

Other Sanitary Sewer Related Recommendations:

1. All new developments must have sanitary sewers or have the ability to connect to sanitary sewers.
2. The Village should consider updating the Sanitary Sewer Facilities Comprehensive Plan. If updated, a copy should be provided to the Planning and Zoning Commission.
3. The Village should consider creating Special Service Areas (SSAs), as well as other funding mechanisms, to finance the extension of sanitary sewers to areas not currently served by sanitary sewer service.
4. The Village should consider updating the Sanitary Sewer Map and the Facilities Planning Area (FPA) maps as new sewers are constructed and FPA boundaries change.

5. The Village should consider researching the extension of sanitary sewer lines to the 7900 block of Godfrey Road.
6. The Village should consider researching the extension of sanitary sewer lines to area bounded by Wannamaker, Chouteau, and Delmar.

Recommended Storm Sewer Projects (in cases where just street names are listed, the recommendation includes engineering and design, purchasing property, easements, and construction):

Years 1 – 4:

1. Complete Design and Obtain Easements for Florida, Pearl, and Squire Storm Sewer.
2. Construction of Western Portion of Florida, Pearl, and Squire Storm Sewer and Engineering.
3. Wick – Way Drive Culvert Replacement.
4. Design and Obtain Easements for McPherson and Douglas Storm Sewer.
5. Replace Straube Lane Storm Sewer Culvert.
6. Miscellaneous Storm Sewer Repairs.
7. Construction of Eastern Portion of Florida, Pearl, and Squire Storm Sewer and Construction Engineering.
8. McPherson, Douglas Storm Sewer and Construction Engineering.
9. Replace Culvert on Jones Road.

Years 5 – 10:

1. Cheyenne/Apache.
2. D’Adrian Subdivision (Biscay, Chateau/Paris/D’Adrian, and Seine (Adams Pond)).
3. Douglas – West End (Coordinate with Alton).
4. East Victor and Clara.
5. St. John.
6. Vermont Place.
7. Wick – Mor Subdivision.



8. The Village should consider updating its stormwater ordinance to conform to the latest National Pollutant Discharge Elimination System requirements and to Madison County's regulations.
9. In addition to the above recommendations, the Village should budget accordingly for the purchase of new and replacement equipment and for spot repairs to the sanitary and stormwater sewer systems.

Recommended Electrical Related Projects:

1. The Village will continue the successful working relationship with Ameren.
2. The Village should consider encouraging Ameren to bury as much of its existing infrastructure as possible.
3. The Village should consider encouraging utility companies, their sub – contractors and appropriate Village Staff, to use the standards and practices of the International Society of Arboriculture's techniques for tree trimming.

Recommended Potable Water Related Projects:

1. The Village will continue the successful working relationships between the Village and the four (4) water providers.
2. The Village should be mindful that Fosterburg Rural Water District will be relocating and increasing the line size at Wenzel Road due to IL – 255 crossing.
3. The Village should be mindful that Jersey Rural Water Company, Inc. plans to add a booster station at Pierce and Winter Lane, install four point five (4.5) miles of sixteen inch (16") main at Airport Road, Pierce Lane, and Davis Lane towards U.S. 67, rebuild twelve inch (12") main along U.S. 67 south towards Godfrey to Lagemann Road and Ingham Lane, and add spurs to Fox Run and Airport Road.
4. The Village should be mindful that Brighton will be totally replacing water lines in Godfrey in the next ten (10) years.
5. The Village should consider encouraging all water providers to install fire hydrants every six hundred feet (600').
6. The Village should consider taking all appropriate actions to ensure that more areas have sufficient water flow for fire protection purposes.
7. The Village should encourage the color coding of all fire hydrants within Godfrey.
8. If changes in the boundaries of the water providers occur, the Village should consider updating the Water Providers Map.

### Recommended Cable and Telephone Related Projects:

1. The Village should consider encouraging telephone and cable providers to bury as much of their existing infrastructure as possible.
2. The Village should consider requiring the cable provider(s) to provide free cable and Internet access to all government buildings including those of both Fire Protection Districts and educational institutions.
3. The Village should consider requiring the cable provider(s) to allow first responders the ability to override programming to make announcements on emergency matters.
4. The Village should consider encouraging more competition between communication companies in Godfrey.

### **F. Housing**

#### Objectives:

1. Development of high quality residential developments for all income levels.
2. Encourage compatible zoning between districts.
3. Preserve and expand existing neighborhoods and housing stock.

#### Recommendations:

1. The Village should consider asking Madison County to survey areas that have “poor” quality housing, as outlined on the updated Housing Conditions Map, to see if they are eligible to receive Community Development Block Grant (CDBG) funds.
2. The Village should consider creating overlay zoning districts. These zoning districts would have stricter requirements on building size, construction materials, and landscaping compared to traditional base zoning districts.
3. The Village should consider encouraging Planned Residential Development (PRDs).
4. The Village should avoid creating conflicting land uses. In particular, no single – family residentially zoned property should be located next to a manufacturing zoned district.
5. The Village should strongly discourage the creation of Tax Increment Financing Districts in residential areas.
6. If the Alton School District creates an impact fee proposal, the Village should consider evaluating the proposal.

7. The Housing Conditions Map should be updated.
8. The Village should consider creating Community Improvement Districts (CIDs) or Special Service Areas to extend infrastructure and assist with improvements in residential areas.
9. The Village should consider working with local businesses and other interested organization for the creation of a community welcome wagon for new residents.
10. The Village should consider discouraging residential development within the 100 year flood plain.
11. The Director of the Parks and Recreation Department, or his/her designee, should review all proposed Planned Residential Development (PRD) plats to ensure adequate space for parks exists in planned developments.

## **G. Economic Development**

### Objectives:

1. Promote development primarily through the use of market forces, offering location, land availability, and community quality of life as incentives.
2. Development of light (environmentally clean) industry is to be encouraged.
3. Local small businesses and industries are to be encouraged and promoted. Mechanisms to encourage entrepreneurship could include participation in a small business incubator, local business organizations, and coordination with Madison County Community Development.
4. Through the use of future land use planning and zoning, encourage developer investment in those areas already exhibiting urban/suburban characteristics.
5. Facilitate growth and development in both population and economic opportunity while protecting and enhancing the Village's existing assets, services, and quality of life.
6. Adopt the appropriate land use management mechanisms to encourage infill development and redevelopment. This will provide for efficient use of existing infrastructure, as well as retain and preserve existing neighborhoods and businesses.
7. Provide incentives and lower the barriers for growth and development that further the Village's goals and Comprehensive Plan Update. Such incentives should be used only after careful consideration of the value of the project to the community and how it will enhance the quality of life of the community.

8. Adopt and employ the mechanisms necessary to facilitate high-quality design. This includes building treatments, site design, signage, and all aesthetics aspects of both existing development and new development.
9. Encourage master – planned developments that provide for a mix of land use types in a coordinated fashion. Master – planned developments are envisioned as large-scale, long-term projects that preserve environmental resources, provide for alternative modes of transportation, and integrate a mix of housing types and a variety of land uses. Such communities may also be encouraged as infill development.

Recommendations:

1. The Village should consider working with the Growth Association and the North Alton – Godfrey Business Council to create business retention programs.
2. The Village should encourage the creation of a master – planned town center that will become a central focus for the community for both public and private activities. This can go a long way in establishing a community identity for Godfrey.
3. The Village should consider exploring the possibility of creating a registry of all of the businesses in Godfrey.
4. The Village should consider exploring the possibility of extending the River Bend Enterprise Zone to Godfrey.
5. The Village should consider creating Tax Increment Financing (TIF) districts in industrial areas for the purposes of redevelopment.
6. The Village should consider working with developers regarding the creation of Business Improvement Districts (BIDs) or Community Improvement Districts (CIDs).
7. The Village should consider the possibility of qualifying for Community Development Block Grant (CDBG) funds for the purposes of infrastructure expansion and improvements in commercial and industrial areas.
8. The Village should consider exploring the possibility of creating a façade program for commercial and industrial properties.
9. The Village should avoid creating conflicting land uses. In particular, no single – family residentially zoned property should be located next to a manufacturing zoned district.
10. The Village should consider deleting the B-5 and B-3 zoning classifications from the Zone Code. All properties zoned B-3 should be rezoned B-4.
11. The Village, working with local businesses, should consider creating business centered events. These events could include a Village – wide sidewalk sale, a Village – wide

scavenger hunt, a “Shop Godfrey Day,” an event that showcases all of the foods available in Godfrey, and a tax free event.

12. The Village should consider continuing the practice of placing appropriate business assistance information on the Village’s website.
13. The Village should consider encouraging the creation of planned commercial and manufacturing developments.
14. When available, the Village should consider exploring economic development related grants.
15. The Village should consider creating overlay zoning districts. These zoning districts would have stricter requirements on building size, construction materials, and landscaping compared to traditional base zoning districts.
16. The Village should consider discouraging non – residential development within the 100 – year flood plain.
17. The Village should consider creating a list of “targeted” businesses that residents would like to see locate in Godfrey. This list could include movie theatres, car dealerships, hotels, restaurants, and additional retail stores.

## **H. Parks and Recreation**

Objective:

1. Provide park and recreation facilities in sufficient quantity and variety to effectively serve all of the residents of the Village.

Recommendations:

1. The Village should consider establishing a foundation for the parks.
2. The Parks and Recreation Department should consider establishing a tree planting program.
3. The Village should consider developing a lighted ball diamond complex as noted in the Robert E. Glazebrook Community Park Plan.
4. The Village should consider continuing the improvements to Great Rivers Park as outlined in the Hoffman Gardens Plan.
5. The Village should develop a master plan and construction documents for Homer Adams Park.

6. The Village should consider constructing a recreation complex as outlined in the Robert E. Glazebrook Community Park Plan.
7. The Village should explore purchasing land for parks east of U.S. 67 and north of Airport Road.
8. The Village should budget accordingly for new and replacement park equipment and to adequately maintain the current parks.
9. The Village should consider updating the Citizens' Parks System Comprehensive Plan every five (5) years. When revised, a copy of this Plan should be provided to members of the Planning and Zoning Commission.
10. The Village should consider making the parks "hot spots" for WiFi.
11. The Community Facilities Map should be updated to show the construction of new park(s).
12. When possible, the Village should continue to apply for park related grants.
13. The Village should consider holding more movies in Robert E. Glazebrook Community Park.

## **I. Education and Historic Preservation**

### Objectives:

1. Continue and enhance the relationship between the Village and the various educational institutions and the Hayner Library District.
2. Preserve structures that are important to Godfrey's history.

### Recommendations:

1. The Village should consider encouraging the Hayner Public Library District to open a facility in Godfrey.
2. The Village should continue partnering with the Alton School District, when appropriate.
3. The Village should continue partnering with Lewis and Clark Community College, when appropriate.
4. The Village should consider encouraging the preservation of historic structures and the commemoration of historic events and anniversaries.

5. The Village should consider the positive and negative impacts on the school system for all land use and economic development decisions.
6. The Community Facilities Map should be updated to show the placement of public educational institutions.
7. The Village should consider preserving the Godfrey Cemetery, if the Village deems appropriate.

## **J. Public Health and other Social Concerns**

### Objectives:

1. Preserve community spirit through civic organizations and churches.
2. When possible, preserve the quality of fire protection services and ambulance services.
3. Establish mechanisms for on going communications with other jurisdictions which may impact planning in Godfrey. Such organizations could include Godfrey Township, Madison County, the Godfrey Fire Protection District, the Fosterburg Fire Protection District, the U.S. Army Corps of Engineers, the State of Illinois, and other appropriate jurisdictions, taxing bodies, and organizations.
4. Strive for an emphasis on quality service delivery, particularly recognizing excellent police protection as a community priority.
5. Godfrey proper should have only one (1) ZIP Code.
6. Increase awareness of the attributes that make Godfrey unique.

### Recommendations:

1. As the Village's population increases, the Village should work with Madison County to ensure that quality police protection services continue. The Village should budget accordingly for the possibility of paying for additional staff and resources from the Madison County Sheriff's Department.
2. The Village should attempt to maintain a good working relationship with the Fosterburg and Godfrey Fire Protection Districts.
3. The Village should consider encouraging the Godfrey Fire Protection District to construct new fire stations in areas of Godfrey to reduce response time.
4. The Village should consider working with the Fire Protection Districts and other interested parties to create a mandatory sprinkler ordinance.

5. The Village should consider initiating a community newsletter to inform the public of local news and activities and to convey a positive local image. Evaluate the use of advertising to pay for the newsletter. The newsletter could be placed on the Village's website.
6. If the Township agrees, the Village should consider working with the Township in updating and enhancing the website.
7. When the Village deems appropriate, the Village should update the Emergency Management Plan to ensure that the Village is prepared for all public health emergencies.
8. The Village should consider encouraging the Secretary of State's Office to have the mobile driver's license services in Godfrey on more occasions. If deemed appropriate, the Village should consider encouraging the Secretary of State's Office to open a facility in Godfrey.
9. The Village should consider working with the U.S. Postal Service to get all of Godfrey in one (1) ZIP Code.
10. While the space allocated for cemeteries is not currently strained, the Village should consider monitoring the amount of land available for cemeteries and to take appropriate steps to ensure no threats to public health arise due to lack of interment facilities.
11. The Village should consider encouraging more uniquely Godfrey events. This might include parades and festivals that celebrate Godfrey's history and culture.
12. The Village should consider the creation of a list with the names and addresses of the current residents.
13. The Community Facilities Map should be amended to show the placement of the new Godfrey Fire Protection District's fire house on Airport Road.
14. The Community Facilities Map should be amended to show the Madison County Sheriff's Department Sub – Station at Village Hall.
15. The Community Facilities Map should be amended to show the Godfrey Street Department/Public Works property at the west end of Pearl Street.
16. The Community Facilities Map should be amended to show the Godfrey Parks Shed on Stamper Lane.
17. The Community Facilities Map should be amended to show the Benjamin Godfrey Mansion, Moose Lodge, and Knights of Columbus Hall.
18. The Village should consider evaluating its yard waste burning regulations to balance the needs of residents.



19. The Village should consider working with civic organizations, clubs, houses of worship, businesses, and other interested parties to create a community wide recycling program.
20. The Village should consider exploring the possibility of having an exclusive ESDA officer.
21. The Village should consider purchasing property as a debris disposal site.

## **K. Implementation**

### Objective:

1. Implement or amend the recommendations mentioned within the Comprehensive Plan Update.

### Recommendations:

1. Per 65 ILCS 5/11-12-5, the Planning and Zoning Commission should review and, if deemed appropriate by the Planning and Zoning Commission, recommend changes to Comprehensive Plan Update every five (5) years or when the Village deems appropriate.
2. A copy of the Comprehensive Plan Update and all associated maps should be placed on the Village's website.
3. The Village should consider supplying all of the taxing jurisdictions within the Village of Godfrey with an appropriate number of copies of the Comprehensive Plan Update.
4. In addition to the previous recommendation, the Village should consider supplying the Hayner Public Library District with one (1) copy of the Comprehensive Plan Update and all associated maps to be placed in the reference section of the library for the purpose of public consumption.
5. The Village should consider distributing copies of the Comprehensive Plan Update and all associated maps on CDs instead of by paper copy. If this recommendation is implemented, the Village Board of Trustees should consider setting an appropriate fee for the purchase of the Comprehensive Plan Update on CD.
6. The Village should consider displaying a copy of the Future Land Use Map at every regularly scheduled meeting of the Planning and Zoning Commission, Village Board of Trustees, and at any other committee meeting the Village deems appropriate.
7. The Planning and Zoning Commission should consider amending their regular agenda for public hearings as follows: After the explanation of the rules and before the first case is introduced, the chairman of the Planning and Zoning Commission should entertain a motion to accept into evidence the Zoning Code of the Village of Godfrey, the

Subdivision Regulations of the Village of Godfrey, the Comprehensive Plan of the Village of Godfrey, and the Future Land Use Map of the Village of Godfrey as Exhibits A – D respectively. Other relevant documents could also be accepted as evidence at this time.

8. The Village should consider assigning case numbers to petitioners before the Planning and Zoning Commission. For example, a variance petition could be assigned case number VAR 2007-001.
9. The Village should consider creating a Unified Development Ordinance (UDO) in a practical and cost effective way.

# SECTION I



# INTRODUCTION

## **A. Purpose of the Plan and the Planning Process**

Since its incorporation in 1991, the Village of Godfrey has undergone a variety of changes. New residential subdivisions and commercial establishments have been constructed within the Village. With the planned extension of State Route 255, the construction of the Crosstown Road, the widening of U.S. 67 and continued investment by residential and commercial investors, the Village of Godfrey will continue to change. In 1993, the Village adopted its first Comprehensive Plan. Many of the objectives and recommendations mentioned in the 1993 Comprehensive Plan have been achieved and implemented. In 2007, the Village of Godfrey decided to update its Comprehensive Plan in anticipation of the opportunities and challenges that future development will bring to the community. The purpose of this Comprehensive Plan Update is to establish goals, objectives, and recommendations that will assist Godfrey in creating and preserving sustainable developments that effectively utilize the Village's resources.

This Comprehensive Plan Update is intended to update the Comprehensive Plan of March 1993, as prepared by Booker Associates, Inc. in association with Sheppard, Morgan & Schwaab, Inc. In addition to the Comprehensive Plan of March 1993, several other plans and reports were consulted in drafting this Comprehensive Plan Update. A complete list of plans and reports can be found in the "Reference" section of this Update. Copies of all these documents and the minutes of Comprehensive Plan Update related meetings may be obtained in the Village Clerk's Office.

The process of creating the Comprehensive Plan Update lasted several months. In late 2006, the Village Board of Trustees created a Comprehensive Plan Steering Committee with the task of updating of the Comprehensive Plan. A complete list of members can be found on the "Participating Officials" page. Matthew Asselmeier, Economic Development Planner, was assigned as the Advisor to the Comprehensive Plan Steering Committee. The first meeting of the Comprehensive Plan Steering Committee occurred January 2007. Members of the Comprehensive Plan Steering Committee were divided into seven (7) sub – committees including Infrastructure, Transportation, Residential, Non-Residential, Parks, Recreation, Education and Historic Preservation, Social Concerns, and Statistics and Demographics. In April, approximately fifty – one (51) people attended a community meeting in the Trimpe Building to outline what they liked, disliked, and what changes they would like to see in Godfrey. Also in April, two thousand one hundred six (2,106) surveys were mailed to approximately one third (1/3) of the residents. The list of residents was compiled using the voter registration roles and sewer bills. Six hundred seventy – two (672) surveys were completed. Taking into account the concerns voiced in the community meeting and survey responses, each sub-committee evaluated the strengths, weaknesses, opportunities, and threats for their subject. A copy of the analysis of each subject area can be found in the minutes of the Comprehensive Plan Steering Committee which are available in the Village Clerk's Office. After several meetings, a final version of the Comprehensive Plan was created and reviewed by the Comprehensive Plan Steering Committee, residents of the Village of Godfrey, the Godfrey Planning and Zoning Commission, and the Village Board of Trustees. Goals, objectives, and recommendations can be found in Section III of this document. Staff from the Engineering Department of the Village of Godfrey created maps for this Comprehensive Plan Update. A

complete record of the minutes of Comprehensive Plan Steering Committee meetings and comments made by the public can be obtained in the Village Clerk's Office.

## **B. Planning Period**

This update is intended to be a ten (10) – year plan. This plan should be reviewed and updated on a periodic basis. The accompanying Future Land Use Map is not intended to be a “build-out” strategy, but is intended to be a guide for the development of sustainable infrastructure, transportation systems, parks, residential developments, and non-residential developments.

## **C. Legal Authority and Disclaimer**

65 ILCS 5/Art. 11 Div. 12 allows the Village of Godfrey to create, amend, and alter a Comprehensive Plan. A copy of this statute can be found at <http://www.ilga.gov>. The Village of Godfrey, and committees and organizations authorized by the Village, possess the sole responsibility for implementing the Comprehensive Plan Update.

If any goal, objective, or recommendation mentioned within this document violates, or come into violation of, the laws of the State of Illinois or the United States of America, that individual goal, objective, or recommendation shall be declared null and void.

# SECTION II



# JURISDICTIONAL BACKGROUND DATA

## A. Overview

In 1991, the Village of Godfrey was incorporated as a Village under Illinois statute. Today the Village of Godfrey is home to approximately sixteen thousand eight hundred (16,800) residents, a variety of businesses, and many social and religious organizations. The Village of Godfrey is slightly larger than thirty – six (36) square miles. Map 1 is the Base Map for the Village.

## B. Demographics

Since the 1990s, Godfrey experienced a population increase. The population of Godfrey jumped from fifteen thousand seven hundred eighty – five (15,785) in 1990, to sixteen thousand two hundred eighty – six (16,286) in 2000. In migration, and annexations explain the population increase during 1990s. In 2006, the population of Godfrey was estimated at sixteen thousand eight hundred thirty – nine (16,839). The Village’s population growth has been gradual, approximately three point three percent (3.3%) since 2000<sup>1</sup>. Since the Village and Township share the same boundaries, Godfrey Township data was used for 1970, 1980, and 1990. Table 1 illustrates the rise in population.

**Table 1 – Population**

Year	Population	Number	Percent Change
1970	16,168	-	-
1980	15,860	(308)	(1.9)
1990	15,785	(75)	0.5
2000	16,286	501	3.17
2006	16,839	553	3.28

In 2000 and 2006, the 35 – 44 year old group possessed the most people. However, the percentage of the residents in that age group is expected to continue to decline. The 18 – 20, 21 – 24, 25 – 34, 55 – 59, 60 – 64, and 65 – 74 age groups are expected to increase as a percentage of the population<sup>2</sup>. Table 2 shows the ages distribution between 2000, 2006, and 2011.

**Table 2 – Age Distribution 2000, 2006, 2011**

Population by Age	Year 2000	%	Year 2006	%	Year 2011 (Est)	%
<b>Total</b>	<b>16,286</b>		<b>16,839</b>		<b>17,352</b>	
Age 0-4	934	5.73	946	5.62	951	5.48
Age 5-9	975	5.99	973	5.78	975	5.62
Age 10 -14	1,119	6.87	1,011	6.00	1,001	5.77
Age 15 – 17	659	4.05	692	4.11	655	3.77
Age 18 – 20	481	2.95	589	3.50	582	3.35
Age 21 -24	537	3.30	819	4.86	867	5.00

<sup>1</sup> 2020 Madison County Land Use and Resource Management Plan and Claritas, Inc.

<sup>2</sup> U.S. Census Bureau and Claritas, Inc.

Age 25 – 34	1,776	10.91	1,709	10.15	1,931	11.13
Age 35 – 44	2,590	15.90	2,221	13.19	1,965	11.32
Age 45 – 49	1,302	7.99	1,383	8.21	1,247	7.19
Age 50 – 54	1,138	6.99	1,297	7.70	1,388	8.00
Age 55 – 59	1,001	6.15	1,124	6.67	1,289	7.43
Age 60 – 64	877	5.38	1,054	6.26	1,157	6.67
Age 65 – 74	1,638	10.06	1,637	9.72	1,860	10.72
Age 75 – 84	1,002	6.15	1,061	6.30	1,082	6.24
Age 85 +	257	1.58	323	1.92	402	2.32

When compared to Illinois and the rest of the nation, Godfrey possesses a higher median age. The Village has higher percentages of people over the age of forty – five (45) compared with Illinois and the rest of the country<sup>3</sup>. Table 3 compares the percentage of total population by age group.

**Table 3 – Age Distribution Godfrey, Illinois, and National**

<b>Age Group</b>	<b>Godfrey</b>	<b>Illinois</b>	<b>National</b>
Under 5	5.62	6.94	6.73
5 – 9	5.78	6.88	6.65
10 – 14	6.00	7.16	7.01
15 – 17	4.11	4.32	4.33
18 – 20	3.50	4.38	4.39
21 – 24	4.86	5.61	5.62
25 – 34	10.15	13.62	13.31
35 – 44	13.19	14.69	14.60
45 – 49	8.21	7.49	7.54
50 – 54	7.70	6.72	6.81
55 – 59	6.67	5.63	5.83
60 – 64	6.26	4.40	4.58
65 – 74	9.72	6.17	6.48
75 - 84	6.30	4.19	4.39
Age 85 +	1.92	1.79	1.73
<b>MEDIAN AGE (Years)</b>	<b>42.6</b>	<b>35.7</b>	<b>36.4</b>

The majority of businesses in Godfrey are retail trade businesses followed by health care and social services. The firms with the largest number of employees are health care and social services firms and retail trade organizations<sup>4</sup>. Table 4 illustrates the employment by industry.

<sup>3</sup> U.S. Census Bureau and Claritas, Inc.

<sup>4</sup> U.S. Census Bureau and Claritas, Inc.



**Table 4 – Employment by Industry**

<b>Industry</b>	<b># of Businesses</b>	<b>Employees</b>
Retail Trade	58	476
Information	3	Unknown
Real Estate, Rental, Leasing	7	17
Professional, Scientific, & Technical Services	23	77
Educational Services	3	Unknown
Health Care & Social Services	26	936
Arts, Entertainment, & Recreation	8	Unknown
Accommodation & Food Service	22	173
Other services, except Public Administration	24	196
Administrative, Support, Waste Management, Remediation Service	13	62

Of employed persons aged sixteen (16) years and older, thirty – seven point seven percent (37.7%) are employed in manager and professional occupations. The percentage of people employed in technical, sales, administration, support declined from thirty – two point seven percent (32.7%) to twenty – five point six percent (25.6). The Village is losing farming, forestry, and fishing as an occupation<sup>5</sup>. Table 5 compares the occupation of employed person 16 years or older in 1990, 2000, and 2006. Percentages do not add up to one hundred (100) due to rounding.

**Table 5 – Occupation of Employed Persons Aged 16 Years or Over**

<b>Job Description</b>	<b>1990 Total</b>	<b>Percent of Total</b>	<b>2000 Total</b>	<b>Percent of Total</b>	<b>2006 Total</b>	<b>Percent of Total</b>
Manager & Professional	2241	30.6	2837	37.5	2989	37.7
Technical, Sales, Administration, Support Service	2394	32.7	1937	25.6	2029	25.6
Farm, Forestry, Fishing	780	10.7	1001	13.2	1045	13.2
	76	1.0	18	0.2	20	0.3
All Others	1824	24.9	1671	23.4	1845	23.3
<b>Total</b>	<b>7315</b>	<b>100.0*</b>	<b>7464</b>	<b>100.0*</b>	<b>7928</b>	<b>100.0</b>

According to the U.S. Census Bureau, twenty – five point six percent (25.6 %) of the houses in Godfrey are 36 to 45 years in age<sup>6</sup>. Table 6 shows the age of housing.

<sup>5</sup> U.S. Census Bureau and Claritas, Inc.

<sup>6</sup> U.S. Census Bureau and Claritas, Inc.

**Table 6 – Age of Housing Units**

<b>Age</b>	<b>Number</b>	<b>Percentage</b>
67 +	398	5.5
56 to 66	473	6.6
46 to 55	972	13.5
36 to 45	1,839	25.6
26 to 35	994	13.8
16 to 25	848	11.8
6 to 15	1,188	16.5
Present to 5	485	6.7
<b>Total</b>	<b>7,197</b>	<b>100</b>

Since 1990, the number of 1 Person households has increased from one thousand twenty – nine (1,029) to one thousand seven hundred (1,700) in 2006. The number of larger person households, those over four (4) persons per household has declined since 1990<sup>7</sup>. Table 7 compares household sizes.

**Table 7 – Household Size**

<b>Size</b>	<b>1990</b>	<b>2000</b>	<b>2006</b>
1 Person	1029	1496	1700
2 Persons	2063	2519	2639
3 Persons	1082	1052	1123
4 Persons	949	884	890
5 Persons	414	345	334
6 Persons	101	86	85
7+ Persons	51	45	38
<b>Total</b>	<b>5689</b>	<b>6427</b>	<b>6809</b>

Table 8 illustrates the increase in median, average, and per capita household income. The average income has increased thirty – nine percent (39%) since 1990<sup>8</sup>.

**Table 8 – Household Income**

	<b>1989</b>	<b>1999</b>	<b>2006</b>
Median Income	\$42,261	\$50,537	\$58,105
Average Income	\$51,412	\$63,073	\$70,991
Per Capita	\$17,000	\$25,344	\$28,922

The percentage of owner occupied housing values between Sixty Thousand Dollars (\$60,000) and Seventy – Nine Thousand Nine Hundred Ninety – Nine Dollars (\$79,999) has declined from 2000 until 2006. The percentage of owner occupied housing values from One Hundred Thousand Dollars (\$100,000) to Two Hundred Thousand Nine Hundred Ninety – Nine

<sup>7</sup> U.S. Census Bureau and Claritas, Inc.

<sup>8</sup> U.S. Census Bureau and Claritas, Inc.

(\$299,999) has increased greatly from 2000 until 2006<sup>9</sup>. The Village may be eligible for more federal and state funds based on the combination of age and income. Table 9 compares owner occupied housing values from 2000 and 2006. The percentages may not add up to one hundred (100) due to rounding.

**Table 9 – Owner Occupied Housing Value**

Value	2000		2006	
	Total	%	Total	%
Less than \$20,000	44	0.8	31	0.53
\$20,000 to \$39,999	84	1.54	28	0.48
\$40,000 to \$59,999	588	10.75	232	3.99
\$60,000 to \$79,999	1,325	24.22	591	10.15
\$80,000 to \$99,999	1,133	20.71	1,105	18.99
\$100,000 to \$149,999	1,237	22.61	1,868	32.10
\$150,000 to \$199,999	594	10.86	916	15.74
\$200,000 to \$299,999	259	4.73	675	11.60
\$300,000 to \$399,999	88	1.61	167	2.87
\$400,000 to \$499,999	70	1.28	72	1.24
\$500,000 to \$749,999	41	0.75	102	1.75
\$750,000 to \$999,999	7	0.13	29	0.50
\$1,000,000 or more	0	0.00	4	0.07
<b>Totals</b>	<b>5,470</b>	<b>100.00*</b>	<b>5,820</b>	<b>100.00*</b>

Regarding vacancy rates, a decline occurred in the percentage of rented or sold, not occupied. However, increases occurred in other vacant, for seasonal, recreational, and for sale only<sup>10</sup>. Table 10 compares the vacancy rates of 1990 and 2006. The percentages might not add up to (100) due to rounding.

**Table 10 – Vacancy Rates**

	1990 Units	1990 Percentage	2006 Units	2006 Percentage
For Rent	59	28.1	67	25.1
For Sale Only	45	21.4	69	25.8
Rented or Sold, Not occupied	53	25.2	44	16.5
For Seasonal, Recreational	6	2.9	10	3.7
For Migrant Workers	0	0.0	0	0.0
Other Vacant	47	22.4	77	28.8
<b>Total</b>	<b>210</b>	<b>100.0*</b>	<b>267</b>	<b>100.0*</b>

<sup>9</sup> U.S. Census Bureau and Claritas, Inc.

<sup>10</sup> U.S. Census Bureau and Claritas, Inc.

Since 2000, the number of new single-family residential permits has averaged between eighty (80) new homes per year. In 2006, seventy – three (73) new residential building permits were issued. For the first half of 2007, thirty – four (34) building permits were issued<sup>11</sup>. Table 7 shows the number of new residential building permits issued.

**Table 11 – Building Permit Comparison**

Year	Number	%
1939 or Earlier	398	5.5
1940 to 1949	473	6.6
1950 to 1959	972	13.5
1960 to 1969	1,839	25.6
1970 to 1979	994	13.8
1980 to 1989	848	11.8
1990 to 2000	1,188	16.5
2001 to 2006	485	6.7
Total	7,197	100

Based on the population and building permit data, the population of Godfrey is anticipated to rise to approximately nineteen thousand three hundred thirty – nine (19,339) in 2017. This data is based upon the fact that Godfrey currently has five hundred (500) platted and pre-platted residential lots. If two point five (2.5) persons occupy each lot, a maximum of an additional one thousand two hundred fifty (1,250) residents will be added to the population.

Retail trade analysis and sales tax analysis provide tools to measure economic activity. Table 12 shows the retail trade analysis for Godfrey. The total retail sales have steadily increased between 2002 and 2005. The Department of Revenue uses a different system than the U.S. Census Bureau and Claritas, Inc to estimate population<sup>12</sup>. Table 13 shows the sales tax revenue per fiscal year<sup>13</sup>.

**Table 12 – Retail Trade Analysis**

YEAR	POPULATION	RETAIL SALES	TAXPAYERS	SALES PER FIRM	SALES PER CAPITA
2000	16,286	\$97,322,846	380	\$256,113	\$5,976
2001	16,677	\$100,965,489	362	\$278,910	\$6,054
2002	16,758	\$102,993,653	381	\$270,325	\$6,146
2003	16,860	\$103,399,271	388	\$266,493	\$6,133
2004	16,919	\$111,373,278	380	\$293,088	\$6,583
2005	16,996	\$112,650,485	407	\$276,783	\$6,628

<sup>11</sup> Village of Godfrey.

<sup>12</sup> Illinois Department of Revenue.

<sup>13</sup> Village of Godfrey.

**Table 13 – Sales Tax per Fiscal Year**

<b>Fiscal Year</b>	<b>Sales Tax Totals</b>	<b>Percentage Increase</b>
1992	\$593,440.00	
2000	\$897,580.00	51.3
2001	\$958,189.00	6.8
2002	\$1,000,470.00	4.4
2003	\$1,034,434.00	3.4
2004	\$1,053,772.00	1.9
2005	\$1,109,241.00	5.3
2006	\$1,112,081.00	0.03

The equalized assessed valuation for Godfrey almost doubled during the 1990s. The equalized assessed valuation increased, on average, by six point nine percent (6.9%) from 2001 until 2006.

**Table 14 – Equalized Assessed Valuation**

<b>Year</b>	<b>Assessed Value</b>	<b>Percent</b>
1990	109,184,293	
2000	211,163,424	93.4
2001	220,166,760	4.3
2002	233,463,200	6.0
2003	260,901,920	11.8
2004	274,451,580	5.2
2005	296,548,950	8.1
2006	313,697,390	5.8

Alton School District #11 is the public school district serving Godfrey. Alton High School has an enrollment of two thousand one hundred sixty (2,160) students, Lewis and Clark Elementary school has two hundred ninety – eight (298) students, Gilson Brown has two hundred ninety – five (295) students, and the Godfrey School has six hundred forty – eight (648) students. In addition to the public schools, Faith Lutheran School has an enrollment of seventy (70); St. Ambrose Catholic School has an enrollment of two hundred thirty – four (234); Evangelical Elementary School has four hundred (400) students; Montessori Children’s House has one hundred fifteen (115) students. The credit enrollment at Lewis and Clark Community College was twelve thousand four hundred ninety three (12,493) for FY 2006<sup>14</sup>.

Since 1990, the level of education has increased by eighteen percent (18%). A greater percentage of the population has at least some college, no degree<sup>15</sup>. Table 15 compares the level of education for Godfrey residents from 1990, 2000, and 2006. Percentages might not add up to one hundred (100) due to rounding

<sup>14</sup> Alton Community School District #11, Faith Lutheran School, St. Ambrose Catholic School, Evangelical Church and School, Montessori Children’s House, and Lewis and Clark Community College.

<sup>15</sup> U.S. Census Bureau and Claritas, Inc.

**Table 15 – Level of Education 1990, 2000, and 2006**

<b>Educational level</b>	<b>1990</b>	<b>1990</b>	<b>2000</b>	<b>2000</b>	<b>2006</b>	<b>2006</b>
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Less than 9 <sup>th</sup> Grade	897	8.4	633	5.5	633	5.4
9 <sup>th</sup> to 12 <sup>th</sup> , No diploma	946	8.9	777	6.7	790	6.7
High School or GED	3,458	32.5	3,353	29.0	3,405	28.8
Some College, no degree	2,372	22.3	2,898	25.1	2,955	25.0
Associate/Bachelor degree	2,140	20.1	2,787	24.1	2,866	24.3
Graduate or Professional	838	7.9	1,122	9.7	1,160	9.8
<b>Total</b>	<b>10,651</b>	<b>100.0</b>	<b>11,570</b>	<b>100.0</b>	<b>11,809</b>	<b>100.0</b>

### **C. Public Opinion Survey**

As mentioned in the “Introduction” section of this Comprehensive Plan Update, two thousand one hundred six (2,106) surveys were distributed to Village residents. Six hundred seventy – two (672) surveys were returned. The results of the survey were used by the Comprehensive Plan Steering Committee to create goals, objectives, and recommendations. A copy of the results can be found on the following pages. A complete copy of the survey results can be found at Village Hall.

## Village of Godfrey Community Survey Results

The Village of Godfrey is updating its Comprehensive Plan. The Comprehensive Plan Steering Committee is collecting data and acquiring input from the public. Please take a moment to give us your thoughts about the needs facing Godfrey over the next 10 years. All responses are confidential. **Please return this survey in the enclosed self – addressed, stamped envelope by May 1<sup>st</sup>.**

### What are your feelings about the following issues facing Godfrey?

**Strongly Agree (SA), Agree (A), Neutral (N), Disagree (D), Strongly Disagree (SD), Don't Know (DK)**

<b>I think there should be an . . .</b>	<b>SA</b>	<b>A</b>	<b>N</b>	<b>D</b>	<b>SD</b>	<b>DK</b>	<b>NA</b>
Increase in the number of lower priced single-family homes (under \$100,000)	<u>54</u>	<u>84</u>	<u>96</u>	<u>144</u>	<u>264</u>	<u>12</u>	<u>18</u>
Increase in the number of moderately priced single-family homes (\$100,000 - \$225,000)	<u>140</u>	<u>278</u>	<u>115</u>	<u>64</u>	<u>43</u>	<u>16</u>	<u>16</u>
Increase in the number of higher priced single-family homes (above \$225,000)	<u>110</u>	<u>190</u>	<u>173</u>	<u>83</u>	<u>58</u>	<u>18</u>	<u>40</u>
Increase in the number of smaller lots (min 7,500 sq. ft.)	<u>17</u>	<u>35</u>	<u>118</u>	<u>160</u>	<u>267</u>	<u>45</u>	<u>30</u>
Increase in the number of small lots (min. 9,000 sq. ft.)	<u>25</u>	<u>119</u>	<u>144</u>	<u>134</u>	<u>172</u>	<u>41</u>	<u>37</u>
Increase in the number of medium lots (min.15,000 sq.ft.)	<u>62</u>	<u>293</u>	<u>169</u>	<u>44</u>	<u>38</u>	<u>36</u>	<u>30</u>
Increase in the number of large lots (min. 25,000 sq. ft.)	<u>90</u>	<u>198</u>	<u>219</u>	<u>62</u>	<u>36</u>	<u>39</u>	<u>28</u>
Increase in the number of apartments	<u>22</u>	<u>84</u>	<u>114</u>	<u>173</u>	<u>232</u>	<u>19</u>	<u>28</u>
Increase in the number of condominiums	<u>58</u>	<u>230</u>	<u>176</u>	<u>97</u>	<u>77</u>	<u>12</u>	<u>22</u>
Increase in the number of independent senior living housing	<u>87</u>	<u>291</u>	<u>180</u>	<u>51</u>	<u>36</u>	<u>16</u>	<u>11</u>
Increase in the number of assisted living facilities	<u>59</u>	<u>241</u>	<u>207</u>	<u>63</u>	<u>58</u>	<u>18</u>	<u>26</u>
Increase in the number of public parks	<u>113</u>	<u>224</u>	<u>167</u>	<u>84</u>	<u>52</u>	<u>17</u>	<u>15</u>
Increase in the amount of greenspace required in new residential developments	<u>220</u>	<u>263</u>	<u>124</u>	<u>21</u>	<u>20</u>	<u>8</u>	<u>16</u>
Increase in the number of biking/walking paths	<u>186</u>	<u>243</u>	<u>138</u>	<u>47</u>	<u>34</u>	<u>11</u>	<u>13</u>
Increase in the number of commercial/retail businesses	<u>142</u>	<u>270</u>	<u>138</u>	<u>59</u>	<u>40</u>	<u>11</u>	<u>9</u>
Increase in the number of office/professional businesses	<u>124</u>	<u>270</u>	<u>146</u>	<u>73</u>	<u>32</u>	<u>13</u>	<u>14</u>
Increase in the number of fast-food restaurants	<u>33</u>	<u>81</u>	<u>183</u>	<u>195</u>	<u>155</u>	<u>9</u>	<u>16</u>
Increase in the number of sit-down restaurants	<u>170</u>	<u>314</u>	<u>110</u>	<u>39</u>	<u>17</u>	<u>6</u>	<u>16</u>
Increase in the number of light industrial (“non-smokestack”) industries	<u>127</u>	<u>257</u>	<u>102</u>	<u>79</u>	<u>79</u>	<u>10</u>	<u>18</u>
Increase in the number of heavy (“smokestack”) industries	<u>30</u>	<u>83</u>	<u>92</u>	<u>168</u>	<u>269</u>	<u>15</u>	<u>15</u>
Increase in the number of warehousing and distribution facilities	<u>58</u>	<u>167</u>	<u>147</u>	<u>101</u>	<u>97</u>	<u>11</u>	<u>91</u>

### Please give us your opinion of the following statements:

Police response time is adequate	<u>67</u>	<u>286</u>	<u>86</u>	<u>37</u>	<u>14</u>	<u>169</u>	<u>13</u>
The visibility and community involvement of the Sheriff's Department is adequate	<u>62</u>	<u>322</u>	<u>118</u>	<u>54</u>	<u>21</u>	<u>86</u>	<u>9</u>
Fire District response time is adequate	<u>99</u>	<u>292</u>	<u>88</u>	<u>13</u>	<u>9</u>	<u>145</u>	<u>26</u>
Godfrey should have stricter yard waste burning rules	<u>132</u>	<u>119</u>	<u>139</u>	<u>138</u>	<u>98</u>	<u>24</u>	<u>22</u>
The diversity of religious institutions, social organizations, and clubs is adequate	<u>72</u>	<u>337</u>	<u>148</u>	<u>35</u>	<u>20</u>	<u>44</u>	<u>16</u>
Alton School District has a reputation for academic excellence	<u>44</u>	<u>138</u>	<u>132</u>	<u>166</u>	<u>125</u>	<u>51</u>	<u>16</u>
Lewis and Clark Community College is an excellent asset to the Village of Godfrey	<u>351</u>	<u>234</u>	<u>37</u>	<u>16</u>	<u>11</u>	<u>10</u>	<u>13</u>
Impact fees should be assessed on new homes	<u>46</u>	<u>109</u>	<u>176</u>	<u>111</u>	<u>106</u>	<u>97</u>	<u>27</u>
Electric, natural gas, and/or propane service is adequate	<u>32</u>	<u>310</u>	<u>105</u>	<u>88</u>	<u>97</u>	<u>25</u>	<u>15</u>
Water quality is adequate	<u>47</u>	<u>373</u>	<u>99</u>	<u>68</u>	<u>59</u>	<u>14</u>	<u>12</u>

Your sanitary sewer system is adequate	<u>47</u>	<u>364</u>	<u>117</u>	<u>50</u>	<u>56</u>	<u>24</u>	<u>14</u>
Your telephone service is adequate	<u>59</u>	<u>428</u>	<u>95</u>	<u>29</u>	<u>39</u>	<u>10</u>	<u>12</u>
Your Internet service is adequate	<u>45</u>	<u>282</u>	<u>121</u>	<u>53</u>	<u>89</u>	<u>49</u>	<u>33</u>
Godfrey should have a different cable television provider	<u>226</u>	<u>151</u>	<u>173</u>	<u>28</u>	<u>15</u>	<u>65</u>	<u>14</u>
Your storm water drainage is adequate	<u>37</u>	<u>300</u>	<u>94</u>	<u>91</u>	<u>114</u>	<u>25</u>	<u>11</u>
	<b>SA</b>	<b>A</b>	<b>N</b>	<b>D</b>	<b>SD</b>	<b>DK</b>	<b>NA</b>
Public transportation is sufficient in Godfrey	<u>20</u>	<u>108</u>	<u>180</u>	<u>135</u>	<u>76</u>	<u>132</u>	<u>21</u>
Your street is adequate	<u>61</u>	<u>338</u>	<u>74</u>	<u>87</u>	<u>76</u>	<u>11</u>	<u>25</u>
The programs offered by the Godfrey Parks and Recreation Department are adequate	<u>56</u>	<u>269</u>	<u>146</u>	<u>51</u>	<u>16</u>	<u>117</u>	<u>17</u>
Godfrey should offer property tax abatement to bring in new businesses	<u>45</u>	<u>176</u>	<u>155</u>	<u>133</u>	<u>97</u>	<u>49</u>	<u>17</u>
Godfrey should offer sales tax abatement to bring in new businesses	<u>40</u>	<u>157</u>	<u>174</u>	<u>126</u>	<u>90</u>	<u>52</u>	<u>33</u>
Godfrey recognizes historic structures, historic events, anniversaries, etc.	<u>40</u>	<u>246</u>	<u>194</u>	<u>39</u>	<u>16</u>	<u>97</u>	<u>40</u>

**Please rank the importance of the following additions to Godfrey: Important (I), Neutral (N), or Not Important (NI). Also, should taxes be increased to fund these additions? Yes (Y) or No (N)**

	<b>I</b>	<b>N</b>	<b>NI</b>	<b>NA</b>	<b>Y</b>	<b>N</b>	<b>NA</b>
New Baseball/Softball Fields	<u>144</u>	<u>297</u>	<u>193</u>	<u>38</u>	<u>44</u>	<u>424</u>	<u>204</u>
New Soccer/Football Fields	<u>129</u>	<u>299</u>	<u>203</u>	<u>41</u>	<u>38</u>	<u>428</u>	<u>206</u>
New Outdoor Track Facilities	<u>113</u>	<u>282</u>	<u>237</u>	<u>40</u>	<u>39</u>	<u>424</u>	<u>209</u>
New Indoor Track Facilities	<u>91</u>	<u>252</u>	<u>285</u>	<u>44</u>	<u>29</u>	<u>430</u>	<u>213</u>
New Meeting Activity Building	<u>152</u>	<u>260</u>	<u>213</u>	<u>47</u>	<u>67</u>	<u>391</u>	<u>214</u>
New Indoor Swimming Pool	<u>148</u>	<u>224</u>	<u>258</u>	<u>42</u>	<u>59</u>	<u>400</u>	<u>213</u>
New Outdoor Swimming Pool	<u>191</u>	<u>224</u>	<u>216</u>	<u>41</u>	<u>80</u>	<u>380</u>	<u>212</u>
New Gym with Exercise and Weight Facilities	<u>157</u>	<u>220</u>	<u>250</u>	<u>45</u>	<u>55</u>	<u>403</u>	<u>214</u>
New Children Structured Activities	<u>259</u>	<u>222</u>	<u>146</u>	<u>45</u>	<u>99</u>	<u>361</u>	<u>212</u>
New Adult Structured Activities	<u>185</u>	<u>269</u>	<u>175</u>	<u>43</u>	<u>63</u>	<u>393</u>	<u>216</u>
New Senior Structured Activities	<u>217</u>	<u>245</u>	<u>150</u>	<u>60</u>	<u>86</u>	<u>376</u>	<u>210</u>

Were you, or a member of your household, aware of the April 25<sup>th</sup> community meeting?

Yes 144 No 513 NA 15

In your household, does the primary wage earner travel outside of Godfrey to work?

Yes 363 No 76 Retired 206 NA 27

If yes, how far does he/she travel to work? See Report miles

Who maintains your street? Village of Godfrey 495 Madison County 28 Illinois 6  
Private/Homeowners' Association 41 Don't Know 70 NA 32

Who is your water provider? Illinois American 532 Jersey Rural 38 Fosterburg 23  
Brighton 60 Private Well 4 Don't Know 5 NA 10

Who is your sanitary sewer provider? Village of Godfrey 491 Sand Filtration 34  
Norweco 68 Don't Know 37 NA 42

Your storm water system is: Municipal 208 Drainage Ditches 126  
None 67 Don't Know 200 NA 71

You use: Electric 172 Natural Gas 49 Electric and Natural Gas 394 All 3  
Propane 10 Electric and Propane 32 Don't Know 0 NA 12

Your main telephone service is: Land Line 506 Cellular 40  
Voice Over Internet 12 Don't Know 9 NA 105

Your Internet service is: Dial Up 148 DSL 149 Cable 210  
Satellite 12 None 88 Don't Know 22 NA 43

Would you like to see the Hayner Public Library District open a branch in Godfrey?

Yes 335 No 208 Don't Know 105 NA 24

In a typical month, what percentage of your household's purchases would you like to make in Godfrey? See Report %



Godfrey's population is 16,800. What would you like to see Godfrey's population in 2017? See Report  
Godfrey's current growth rate is approximately 3.2% a year. How would you rate Godfrey's population  
growth? Too Slow 116 Just Right 406 Too Fast 89 NA 16

What is your age group? 18-24 5 25-34 58 35-44 105 45-54 122 Over 55 364 NA 18

What is your household's income (Optional)?

Under \$25,000 <u>33</u>	\$25,000-49,999 <u>105</u>	\$50,000-74,999 <u>112</u>
\$75,000-99,999 <u>96</u>	\$100,000-124,999 <u>71</u>	\$125,000-\$149,999 <u>25</u>
\$150,000 and Above <u>47</u>	NA <u>183</u>	

Comments: \_\_\_\_\_

# SECTION III



# PLAN ELEMENTS

## **A. General Goals**

Goals are broad, long – term visions of what a community wants to achieve. Objectives are specific, short – range statements that serve as benchmarks to help the community measure its progress towards meeting goals. Several goals, objectives, and recommendations included in this Section were originally included in the Godfrey Comprehensive Plan of March 1993, prepared by Booker Associates, Inc. in association with Sheppard, Morgan & Schwaab, Inc, the Godfrey Township Sanitary Sewer Facilities Comprehensive Plan of June 1998, prepared by Juneau Associates, Inc, the Growth Management Strategies Plan of July 2002, prepared by PGAV Urban Consulting, the Citizens’ Park System Comprehensive Plan of August 2004, prepared by Woolpert LLP and the IL – 255 Corridor Transportation & Growth Management Plan of January 2006, prepared by PGAV Urban Consulting in association with HNTB.

The following are general goals that cover multiple topics mentioned in this Update. Specific objectives and recommendations are mentioned under each sub – plan.

Goals:

1. Continue to develop, maintain, and expand utilities and infrastructure to insure the safety, health, and welfare of the community.
2. Continue growing and developing at levels that do not overwhelm the infrastructure systems, school system, and parks system.
3. Provide infrastructure of adequate capacity in order to attract and develop high – quality land uses of the type and location that will facilitate a strong and diverse tax base while preserving the quality of life.
4. Provide a safe, efficient, accessible, and reliable transportation system.
5. Preserve the small town atmosphere, to the largest extent possible.
6. Municipal growth shall be encouraged to increase the local tax base and to provide for local employment/business opportunities. The role of development is a positive one, essential for the future economic health of the community.
7. Utilize “smart growth” principles that ensure that neighborhoods, businesses, agricultural, and public uses and spaces accommodate growth in ways that are economically sound, environmentally responsible, and supportive of community livability. Growth and development should enhance the quality of life in Godfrey.
8. Provide for a balanced mix of land uses to include residential, commercial, light industrial, and agricultural planned in a pattern that facilitates positive, efficient, and functional relationships. Growth and development should encourage a mix of use types

(such as residential mix of town homes, condominiums and single – family uses, or a mix of retail uses, such as restaurants, hotels, and daily needs stores.)

9. Provide for and enhance the health, safety, education, and welfare of the general public.
10. Include the educational system as an essential component of both the economic and social well-being of the community.

## **B. Transportation Plan**

An extensive transportation network exists within the Village of Godfrey. The Village of Godfrey maintains approximately one hundred (100) miles of streets. Private streets, maintained by individuals and homeowners' associations, exist within the Village. Madison County and the Illinois Department of Transportation (IDOT) maintain several streets within the Village. In addition to the streets, two (2) railroad lines run through Godfrey. Map 2 illustrates the Existing Circulation within Godfrey. Map 3 illustrates the Future Circulation system.

The Village is constantly working on maintaining and improving streets owned by the Village. Projects include the widening of Pierce Lane, Levis Lane, and the one (1) lane bridges on Winter Lane and Bethany Lane. In addition, the Village is also planning a Crosstown Road to run from Benjamin Lane at U.S. 67, southwest to State Route 100.

At the start of 2007, Madison County maintained nine (9) streets within the Village. These streets totaled approximately fourteen (14) miles. In the fall of 2007, Madison County transferred Pearl Street, Tolle Lane, Alby Street, and Clifton Terrace Road to the Village. Madison County continues to maintain Airport Road, Lagemann Road, Seiler Road, Humbert Road, and Seminary Road. Following the transfer of the previously mentioned streets, Madison County maintains approximately twelve (12) miles of streets within Godfrey.

The Illinois Department of Transportation maintains approximately twenty (20) miles of streets within the Village. These routes are U.S. 67, State Routes 3, 100, 111, and 267. These routes possess some of the highest traffic counts of all of the streets in Godfrey. The Meeting of the Great Rivers Scenic Byway runs through Godfrey on State Route 100. In addition to the above routes, the Illinois Department of Transportation is working on extending State Route 255 from Fosterburg Road to Seminary Road. This project is anticipated to be completed in 2008. State Route 255 will be extended to U.S. 67 in Godfrey around 2011. State Route 255 will have interchanges at Humbert Road and at State Routes 111 and 267. The Illinois Department of Transportation also plans to widen U.S. 67 to four (4) lanes in Godfrey to the Jersey County line.

Alternatives to motor vehicle traffic exist within Godfrey. The Vadalabene Bike Trail runs along the Meeting of the Great Rivers Scenic Byway. A bike trail runs from the Scenic Byway, through La Vista Park, along State Route 3, and north along Pierce Lane. Godfrey Road is "bikable" to Winter Lane. A bike/walking trail exists within Glazebrook Park. In addition, Madison County Transit provides bus service to Godfrey at Lewis and Clark Community College and Beverly Farm.

Two railroad lines run through Godfrey. The Kansas City Southern Railroad operates the western track. Union Pacific operates the eastern track. Amtrak runs along the Union Pacific line and can be accessed at the station along College Avenue in Alton. A maximum of twenty – nine (29) trains run through Godfrey in a given day.

Several strengths exist in the current transportation system. The Village possesses a good working relationship with the Illinois Department of Transportation and Madison County. Bicycle paths are already in place in many areas and plans exist to construct additional trails. The Village possesses a sidewalk ordinance in residential subdivisions and developers construct streets to Village specifications.

On the negative side, some private streets were not originally constructed to Village specifications. Some subdivisions have only one (1) entrance and exit. A lack of interconnectivity exists between subdivisions. Some subdivisions lack sidewalks and/or bicycle trails. In some cases, the bicycle trails are poorly marked. The railroad track divides the Village’s transportation system. Some confusion exists among residents as to which entity maintains streets. Some streets exist on paper, but were not constructed.

As the Village looks into the future, State Route 255 and the Crosstown Road will be constructed in Godfrey. New developments will lead to more streets, bicycle paths, sidewalks, and other transportation related upgrades. The Village should be mindful that additional streets could create more congestion, traffic accidents, and pollution. First responders might be delayed in reaching their locations, if streets are not placed in appropriate locations. The Street Department will have more streets to maintain and many private streets will need improvements to prevent a decline in housing values.

#### Objectives:

1. Improve traffic circulation throughout the Village by making appropriate traffic system upgrades.
2. Ensure that new residential and commercial development do not add to traffic congestion and accidents.
3. All public buildings, parks, and educational institutions should be connected by bicycle paths and/or sidewalks.

#### Recommendations:

1. Complete Phases III and IV of the Pierce Lane improvement project.
2. Complete Phase I of the Crosstown Road construction project.
3. Extend the Crosstown Road from Airport/Pierce to State Route 3 at Clifton Terrace.

4. Add a leg of the Crosstown Road down to the River Road between Riehl Lane and Stanka Lane.
5. Improve the Winter Lane bridge.
6. Improve the Bethany Lane bridge.
7. Improve Levis Lane.
8. If possible, the Village should attempt to work with the City of Alton to improve Holland Street.
9. On Stamper Lane, add curb and gutter from Glazebrook Park to Pierce Lane.
10. Make general improvements to Pierce Lane from Stamper Lane to the Crosstown Road. An underpass is suggested for the golf cart crossing at Rolling Hills Golf Club.
11. Make general improvements on Winter Lane between Godfrey Road and Pierce Lane.
12. Jackson Lane should be extended west to Pierce Lane, through future developments.
13. Continue overlay work projects.
14. On all appropriate maps, delete the proposed greenway south of State Route 3.
15. Work with the Illinois Department of Transportation to extend sidewalks to La Vista Park along State Route 3.
16. Work with the Illinois Department of Transportation to extend sidewalks to Village Hall along U.S. 67.
17. Extension of State Route 255 through Godfrey to U.S. 67.
18. The Village should continue to support IDOT's efforts to widen U.S. 67 from Montclair to the one point five (1.5) mile planning radius.
19. Outer roads should be constructed along U.S. 67 north of the State Route 255/U.S. 67 interchange in the developed areas.
20. Per Madison County's plans, Seiler Road should be improved from Humbert Road to Seminary Road.
21. Per Madison County's plans, the Durham bridge on Airport Road should be improved.

22. The Village should consider asking the Illinois Department of Transportation to improve bicycle path markings on West Delmar and Godfrey Road by erecting appropriate signage and/or painting appropriate signage on the bicycle paths.
23. Montclair should be widened to four lanes from U.S. 67 to Bethany Lane.
24. Finish construction of the trail system as proposed in the Citizens' Parks System Comprehensive Plan of August 2004. The trail should be amended to avoid buildings and relocate the bike path from Airport Road to the Crosstown Road.
25. The Village should avoid granting sidewalk variances, whenever possible.
26. The Village should avoid granting variances of the subdivision ingress/egress requirements, whenever possible.
27. No future subdivision should be permitted with private streets.
28. The Village may wish to consider the creation of Transportation Development Districts (TDD) to fund upgrades to private streets and install sidewalks in neighborhoods that desire improvements.
29. After 2025, Alby Street should be extended to State Route 255.
30. The Village should commission a study of an overpass over the railroad tracks at Tolle Lane and/or Alby Street.
31. All of the proposed new streets listed in Town Center Plan of 1996, except those listed in these recommendations, should not be constructed.
32. The Village should consider vacating Spring Street north of Mulberry Street.
33. The Village of Godfrey Street Department should be relocated from its current location on Godfrey Road.
34. When the Village deems appropriate, additional staff and equipment should be obtained for the Street Department. The Village should budget accordingly for these upgrades and additions.
35. Stamper Lane should be extended east to Owens – Illinois' western property line.
36. The Village should explore a variety of sources for funding road improvement projects including, but not limited to, grants, funds from the Illinois Commerce Commission, and contributions from developers.
37. A grid system should be created for future developments.

38. A street should be constructed connecting the manufacturing areas off of Ingham Lane to Montclair in the area of Straube Lane.
39. Stoplights should be added near the Airport Road – Godfrey Road interchange and at the Godfrey Road – Crosstown Road interchange.
40. The Village should consider negotiating with the Illinois Department of Transportation for the installation of traffic control devices that turn stoplights the appropriate color to aid first responders in reaching their destination.
41. The Future Transportation Map should be amended to reflect the updated recommendations.
42. All other Comprehensive Plan maps should be updated to reflect new streets.
43. Stoplights should be added at Humbert Road and Alby Street, Humbert Road and Tolle Lane, Humbert Road and the State Route 255 interchange, Clifton Terrace and the Crosstown Road, and Seminary Road and the State Route 255 interchange.
44. On the Existing Circulation Map, Seminary Road south of Seiler Road is an arterial, Seminary Road north of Seiler is a minor arterial, and Union School Road is an arterial.
45. The names of the railroads listed on Village maps should be changed to Kansas City Southern and Union Pacific, respectfully.
46. During development, a street should be constructed from Winter Lane to Airport Road.
47. During development, a street should be constructed from Godfrey Road to the Winter Lane – Airport Road connector.
48. Per the Illinois Department of Transportation plans, the bridge over Piasa Creek located three point six (3.6) miles south of the State Routes 3 and 109 junction should be replaced.
49. The Village should require twelve (12”) inches of lime stabilized sub-grade for any street pavement option.

### **C. Land Use Plan**

The Village of Godfrey is approximately thirty – six point one (36.1) square miles in size. South and southeast of the Village is the City of Alton. Unincorporated Foster Township is located to the east. Unincorporated Jersey County is located to the north and northwest. The Mississippi River runs along Godfrey’s southwestern border.



Few physical constraints exist in Godfrey. Most of the residential and commercial developments are located on top of the bluff. Most of Godfrey is not in the one hundred (100) year floodplain. Land along the Mississippi River, Piasa Creek, Little Piasa Creek, Rocky Fork, South Branch, Coal Branch, and Black Creek are vulnerable to occasional flooding. According to the Comprehensive Plan of 1993, many potential wetlands exist in Godfrey. Slope constraints exist near the major water ways, south of State Route 3 between the Alton Border and Clifton Terrace Road, and along portions of Wenzel Road. The types of soils found in Godfrey are the Marine – Rozetta – Stronghurst Association, the Fayette – Rozetta Association, and the Wakeland – Birds – Orion Association. Soil constraints exist along Little Piasa Creek. Map 4 illustrates the Physical Features within Godfrey.

Several types of existing land uses exist in Godfrey. According to the Madison County Assessor’s Office, seven thousand five hundred ninety – nine (7,599) parcels are classified as residential. Another three hundred fifty – seven (357) are classified as agricultural or farmsteads. Three hundred sixty (360) are classified as commercial. Thirty – one (31) are industrial and two (2) are railroad property. Two hundred (200) tax exempt parcels are located in Godfrey.

Map 5 illustrates the Existing Land Uses within the Village. For mapping purposes, single – family residential are parcels used for single – family dwellings; multi – family residential are parcels used for duplexes, triplexes, condominiums, and apartment complexes; commercial are parcels that are used for retail and wholesale trade activities; industrial are parcels used for manufacturing activities; public institutional are parcels owned by religious institutions, cemeteries, non – profit organizations, and government organizations; agricultural and open space are parcels that are used for farming and other natural purposes. Currently, the parcels located near state highways are commercial and industrial. Residential developments are located further away from the State highways.

Map 6 is a copy of the Zoning Map of the Village of Godfrey. The Zoning Code defines what uses can or cannot occur on a given piece of property. Currently, six (6) residential zoning district, five (5) commercial zoning districts, two (2) manufacturing zoning districts, and three (3) planned zoning districts are available in Godfrey. No properties are currently zoned for Planned Commercial or Planned Manufacturing.

Map 7 shows the Future Land Uses in Godfrey. Commercial areas are planned along the main arterials with residential uses planned away from the main arterials. Industrial areas are planned along the railroad tracks. The future land use map from the 1993 Comprehensive Plan was the starting point for analyzing future land uses in Godfrey. Many of the following recommendations are updates to the future land use map from the 1993 Comprehensive Plan. Unless specifically recommended, the following recommendations are changes in the future land use map and not the official zoning map of the Village of Godfrey.

#### Recommendations:

1. River’s Edge, the Jones Company’s development, should be changed from commercial to residential.

2. Fire District property on Airport Road should be changed from commercial to public/institutional.
3. Willows should be changed from commercial to multi – family.
4. Commercial area at Joehl farm should be extended to the western end of the Joehl Subdivision.
5. Any church or house of worship on Godfrey Road should be changed from public/institutional to commercial.
6. Glazebrook Park should be changed from residential to public/institutional.
7. A commercial radius should be created around the Crosstown Road/Clifton Terrace – State Route 3 Interchange.
8. Any church or house of worship on State Route 3, including Resurrection Lutheran Church, should be changed to commercial.
9. The properties located on Surrey Court, Preis Lane, and Normandy should be changed to multi – family.
10. All of the commercial properties along the State Route 3 outer road should be changed from single family to commercial, including the area around Mr. Donut and Carrollton Bank.
11. All properties zoned R-5 on Castlegate Lane should be changed to multi – family.
12. All properties zoned R-5 on State Route 3, including Southwood Drive and Oxford Court, should be changed to multi – family.
13. Properties along Lexington Estates should be changed to multi – family.
14. Properties located in the R-5 zoned areas of Davis Pond should be changed from commercial to multi – family.
15. A commercial radius should be created at the intersection of Godfrey Road/State Street and Homer Adams Parkway. The properties along Francis and Keller should be exempt from this radius. The properties along Flora and Minnie should also be excluded.
16. The Alton – Wood River Sportsman’s Club property should be changed from public/institutional to commercial.
17. La Vista Park should be changed from residential to public/institutional.
18. Clifton Terrace Park should be changed from residential to public/institutional.

19. Great Rivers Park should be changed from residential to public/institutional.
20. The southeast quadrant of the Bachman Lane – Humbert Road interchange should be changed from residential to commercial, the current location of Market Basket.
21. All of the current churches on Humbert Road should be classified as commercial.
22. All five (5) of the cemeteries located in Godfrey should be changed to public/institutional.
23. All of the current commercial properties located on State Route 3 from Delmar to Clifton Terrace should be changed to commercial.
24. The primary growth boundary should be extended northwest to include all of the Piasa Hills subdivision and the Piasa Hills Special Service Area.
25. The location of the Floodway Overlay should be displayed on the Official Zoning Map.
26. The Village should consider reevaluating the definition and use of the “P” Public/Institutional Zoning Classification.
27. On Humbert Road, the west side of the street north of Humbert Road should be commercial north of Tolle Lane.
28. All of the land uses described in the Town Center Plan should be deleted unless recommended in this Comprehensive Plan Update.
29. Godfrey should negotiate with the City of Alton and the Village of Brighton to resolve any land use and zoning disagreements within their respective one point five (1.5) mile planning radii.
30. The primary – secondary growth boundary should be moved north to coincide with the Agricultural – Non – Agricultural Line as described on the Future Land Use Map of 1992.
31. The Rose Garden Restaurant and the old lumber company building should be classified as commercial on the future land use map.
32. Multi – family dwellings should be permitted on the property currently owned by the Beverly Farm Foundation as long as the dwellings are used to house residents of Beverly Farm.
33. The Beverly Farm Foundation property on Airport road should be changed to commercial on the Future Land Use Map.

34. The frontage of the Beverly Farm Foundation property on Humbert Road should be changed to commercial on the Future Land Use Map.
35. The Village should strongly discourage the development and infill of Karst topographic areas.

#### **D. Infrastructure Plan**

The Village of Godfrey owns a wastewater treatment plant on Brecht Lane. The Village has a contract with EMC to operate the plant. Three (3) facility planning areas (FPAs) are located in Godfrey. The three (3) FPAs are the Godfrey FPA, Alton FPA, and the Alton – Godfrey Sub – FPA. As of July 2007, two thousand one hundred fifty – four (2,154) sanitary sewer users drain to the Alton plant from Godfrey. Three thousand five hundred thirty – five users (3,535) drain to the Godfrey plant. Users include residential structures, apartments, and commercial buildings. Based on the calculations required by the Environmental Protection Agency (EPA), the Village of Godfrey has sufficient capacity at the wastewater treatment plant to handle the expected growth provided that sanitary sewer lines continue to be constructed to the Village requirements. The average daily demand is zero point eight (0.8) million gallons per day. The rated capacity is two point two (2.2) million gallons per day. The peak demand is five point five (5.5) million gallons per day. Twelve (12) lift stations currently exist within the Village’s sewer system. Additional lift stations will have to be built to extend sanitary sewer service to Piasa Hills and other subdivisions. The more rural areas of Godfrey are not in a FPA and are not sewerred. Map 8 shows the location and the size of sanitary sewer lines.

Water service in the Village is divided between four (4) water providers. The water providers are Illinois American Water Company, Jersey Rural Water Company, Inc., the Village of Brighton, and the Fosterburg Rural Water District. As outlined in recommendations in this sub – section, the water providers have plans in place to handle future development. Please see Map 9 for the boundaries of the water providers.

Electricity, natural gas, and telecommunication services are also provided by private organizations. AmerenCIPS supplies electricity and natural gas service within the Village. Charter Communications provides cable and internet service. Telephone service is provided by AT&T, Ameritech, Charter, and several other private companies.

Overall, the Village of Godfrey has good working relationships with all of the utility providers. The Village has undertaken sewer expansions in the past and is currently working on extending sanitary sewer service to Piasa Hills. With the exception of cable service, most residents believe that the infrastructure in Godfrey is adequate. The Village has a five (5) year Capital Improvements Plan (CIP) that is reviewed yearly and lists the major sanitary and storm sewer upgrades and construction cost.

Despite the successful relationships with the utility providers, the fact remains that the Village does not directly control all of the infrastructure in Godfrey. Most communities do not have four (4) water providers, with different installation standards, providing water service. The number of water providers could be confusing to outsiders, developers, and other potential investors. In

addition, many rural areas do not have sufficient water flow for fire protection. Many existing subdivisions and the rural areas lack sanitary sewer service. The Village is located in three (3) FPAs which can make the planning of sewer extensions confusing to developers and other potential investors. In addition, most of the rural areas in Godfrey are not in a FPA and lack sanitary sewer service. Residents also seem to believe that cable service could be improved.

As the Village plans for the future, the sanitary sewer plant can handle the expected increased growth and State Route 255 will cause the relocation and installation of new infrastructure lines, including sanitary sewers, storm sewers, telecommunications, and water lines. However, the Village has to be mindful of the cost of the needed infrastructure. The cost of the sanitary and storm sewer projects mentioned in this sub – section are Fourteen Million, One Hundred Thousand Dollars (\$14,100,000). Private sewer systems could fail in the next ten (10) years, potentially hurting housing values. Sudden growth could place pressure on all of the water providers. The Village will have to monitor and make changes to the stormwater ordinance. Residents will have to be prepared for potential rate increases by the various infrastructure providers.

#### Objectives:

1. Provide sanitary sewer service to all existing subdivisions within the Godfrey Facilities Planning Area and the Alton – Godfrey Sub – Facilities Planning Area.
2. Provide adequate water flow to more areas of the Village for the purposes of fire protection.
3. Recognizing that Godfrey’s municipal government does not directly control all utility and infrastructure service providers; maintain the necessary legal framework and mechanisms to provide for close coordination, programming, and cooperation.
4. Prepare a five (5) – year Capital Improvements Plan (CIP) that will be updated annually. It will provide for the annual allocation of municipal resources to support community utilities and infrastructure.
5. Provide the institutional and financial means to construct and maintain infrastructure (including water, sanitary sewer, storm sewer, and roads). This will assure adequate capacity to service both existing land uses and new development that is of the quality, type, and land use pattern desired by the Village.
6. Develop and implement plans today to provide for needed infrastructure capacity to accommodate growth and development. This is particularly applicable for the development pressures likely to result from the completion of State Route 255.
7. All appropriate stormwater ordinances should be kept current.

Recommendations:

For the purposes of all infrastructure recommendations, Year 1 is 2008.

Recommended Sanitary Sewer Projects (in cases where just street names are listed, the recommendation includes engineering and design, purchasing property, easements, and construction):

Years 1 – 5:

1. Piasa Hills Sewers and Interceptor Design.
2. Francis St. six – inch (6”) Sewer Replacement.
3. New Manhole Lids (Coal Branch Area).
4. Flow Monitor and Sampling Equipment.
5. State Route 255 Sewer Relocation – Design.
6. State Route 255 Sewer Relocation – Easements.
7. State Route 255 Sewer Relocation – Construction.
8. Storage Garage at Plant.
9. Sewer Repair from Lot 179 – 173 in Springhaven.
10. Insituform Sewers – Springhaven/Rockgate.
11. Two – inch (2”) overlay of parking lot and drives at the Wastewater Treatment Plant.
12. Influent Structure Rehabilitation.
13. Manhole Rehabilitation/Liners.
14. Replacement of six – inch (6”) Sewer in Storeyland.
15. Black Creek Detention Basin – Design.
16. Sanitary Sewer Study, Easements, and Extension West of U.S. 67.
17. Upgrade Frontenace Place pumps to ten horsepower (10 hp).
18. Insituform Springhaven.
19. Oakbrook Sewer Extension.

20. Warren Levis Pump Station Repairs.
21. Black Creek Detention Basin – Construction.
22. Airport – Stamper thirty – inch (30”) Interceptor.
23. Piasa Hills Sewers and Interceptor Construction.
24. State Route 255 Sewer Relocation Construction.
25. Replace or Insituform Existing Sewers in Rear of Redbird Drive Between Tremont and Meadowlark.
26. Insituform Sewers Between Humbert and Redbird.
27. Warren Levis Pump Station and Wastewater Overflow Basin Upgrade.
28. Crystal Lake/Michael Dr. Sewer System.
29. Riverwoods Sewer System.
30. Unsewered Areas of Villa Marie.

Years 6 – 10:

1. Clifton Terrace/Rosenberg.
2. East/West Victor and Clara.
3. Emma/Caroline.
4. Fairmount Subdivision.
5. Ingham/Timbercrest/U.S. 67.
6. Lawton Street.
7. Richland Woods.
8. Seiler/Humbert.
9. Williams/Clearview.

Other Sanitary Sewer Related Recommendations:

1. All new developments must have sanitary sewers or have the ability to connect to sanitary sewers.

2. The Village should consider updating the Sanitary Sewer Facilities Comprehensive Plan. If updated, a copy should be provided to the Planning and Zoning Commission.
3. The Village should consider creating Special Service Areas (SSAs), as well as other funding mechanisms, to finance the extension of sanitary sewers to areas not currently served by sanitary sewer service.
4. The Village should consider updating the Sanitary Sewer Map and the Facilities Planning Area (FPA) maps as new sewers are constructed and FPA boundaries change.
5. The Village should consider researching the extension of sanitary sewer lines to the 7900 block of Godfrey Road.
6. The Village should consider researching the extension of sanitary sewer lines to area bounded by Wannamaker, Chouteau, and Delmar.

Recommended Storm Sewer Projects (in cases where just street names are listed, the recommendation includes engineering and design, purchasing property, easements, and construction):

Years 1 – 4:

1. Complete Design and Obtain Easements for Florida, Pearl, and Squire Storm Sewer.
2. Construction of Western Portion of Florida, Pearl, and Squire Storm Sewer and Engineering.
3. Wick – Way Drive Culvert Replacement.
4. Design and Obtain Easements for McPherson and Douglas Storm Sewer.
5. Replace Straube Lane Storm Sewer Culvert.
6. Miscellaneous Storm Sewer Repairs.
7. Construction of Eastern Portion of Florida, Pearl, and Squire Storm Sewer and Construction Engineering.
8. McPherson, Douglas Storm Sewer and Construction Engineering.
9. Replace Culvert on Jones Road.

Years 5 – 10:

1. Cheyenne/Apache.
2. D’Adrian Subdivision (Biscay, Chateau/Paris/D’Adrian, and Seine (Adams Pond)).



3. Douglas – West End (Coordinate with Alton).
4. East Victor and Clara.
5. St. John.
6. Vermont Place.
7. Wick – Mor Subdivision.
8. The Village should consider updating its stormwater ordinance to conform to the latest National Pollutant Discharge Elimination System requirements and to Madison County’s regulations.
9. In addition to the above recommendations, the Village should budget accordingly for the purchase of new and replacement equipment and for spot repairs to the sanitary and stormwater sewer systems.

Recommended Electrical Related Projects:

1. The Village will continue the successful working relationship with Ameren.
2. The Village should consider encouraging Ameren to bury as much of its existing infrastructure as possible.
3. The Village should consider encouraging utility companies, their sub – contractors, and appropriate Village Staff, to use the standards of the International Society of Arboriculture’s techniques for tree trimming.

Recommended Potable Water Related Projects:

1. The Village will continue the successful working relationships between the Village and the four (4) water providers.
2. The Village should be mindful that Fosterburg Rural Water District will be relocating and increasing the line size at Wenzel Road due to IL – 255 crossing.
3. The Village should be mindful that Jersey Rural Water Company, Inc. plans to add a booster station at Pierce and Winter Lane, install four point five (4.5) miles of sixteen inch (16”) main at Airport Road, Pierce Lane, and Davis Lane towards U.S. 67, rebuild twelve inch (12”) main along U.S. 67 south towards Godfrey to Lagemann Road and Ingham Lane, and add spurs to Fox Run and Airport Road.
4. The Village should be mindful that Brighton will be totally replacing water lines in Godfrey in the next ten (10) years.

5. The Village should consider encouraging all water providers to install fire hydrants every six hundred feet (600’).
6. The Village should consider taking all appropriate actions to ensure that more areas have sufficient water flow for fire protection purposes.
7. The Village should encourage the color coding of all fire hydrants within Godfrey.
8. If changes in the boundaries of the water providers occur, the Village should consider updating the Water Providers Map.

**Recommended Cable and Telephone Related Projects:**

1. The Village should consider encouraging telephone and cable providers to bury as much of their existing infrastructure as possible.
2. The Village should consider requiring the cable provider(s) to provide free cable and Internet access to all government buildings including those of both Fire Protection Districts and educational institutions.
3. The Village should consider requiring the cable provider(s) to allow first responders the ability to override programming to make announcements on emergency matters.
4. The Village should consider encouraging more competition between communication companies in Godfrey.

**E. Housing Plan**

As noted in the “Land Use” component of this Update, a majority of the parcels in Godfrey are used for residential and multi – family land uses. As such, housing issues, residential development, and residential redevelopment are important issues in Godfrey, affecting everything from land values to the local property tax base.

Places in Godfrey are heavily identified with the name of their subdivision, including D’Adrian Gardens, Alandale, Fairmount, and Piasa Hills. Since 1999, twenty – four (24) phases of subdivisions have been platted and approved in Godfrey. River’s Edge, a single – family development by the Jones Company, has ninety (90) lots in the first phase. The development will have three hundred eighteen (318) lots when fully platted. Summerfield has one hundred twenty (120) single – family residential lots. Phases four and five of this development have not completed the final plat stage. No multi – family subdivisions have been platted, other than condominium developments, since 1999.

On the positive side, the median sale price of One Hundred Thirty – Six Thousand Five Hundred Dollars (\$136,500) for a single – family residential structure is affordable to households earning the median income of Godfrey, Fifty – Eight Thousand Dollars (\$58,000). A wide variety of housing choices, prices, and types exist in Godfrey. Land exists for the construction of

additional residential structures. New highways, in both Missouri and Illinois, have made transportation more convenient for many people. On the negative side, residents tend to oppose multi – family developments near existing subdivisions and some of the housing stock in Godfrey is not of the highest quality.

As the Village looks into the future, several positive and negative factors have to be considered. Land exists for the construction of new homes and additional highways are planned in the region. However, many greenfield sites lack sanitary sewer and sufficient infrastructure for fire suppression. Residents might oppose the conversion of agricultural land to residential uses. Future multi – family developments may also face opposition from neighboring property owners.

Map 10 identifies areas in Godfrey that may benefit from residential redevelopment programs, additional zoning code enforcement, and federal Community Development Block Grant (CDBG) funds. Madison County is an entitlement county as defined by the Department of Housing and Urban Development. In order for Godfrey to apply for CDBG funds, the Village must ask Madison County to conduct an income survey within the project area to see if the federal low and moderate income guidelines are met. In 2006 and early 2007, Madison County conducted an income survey in the Piasa Hills Special Service Area to see if that area met the federal low and moderate income guidelines. Unfortunately, the Village fell twelve (12) households short of meeting the federal guidelines. The areas highlighted on Map 10 could be surveyed to see if they meet the federal guidelines, if the Village conducts infrastructure upgrades or housing redevelopment programs in those areas.

#### Objectives:

1. Development of high quality residential developments for all income levels.
2. Encourage compatible zoning between districts.
3. Preserve and expand existing neighborhoods and housing stock.

#### Recommendations:

1. The Village should consider asking Madison County to survey areas that have “poor” quality housing, as outlined on the updated Housing Conditions Map, to see if they are eligible to receive Community Development Block Grant (CDBG) funds.
2. The Village should consider creating overlay zoning districts. These zoning districts would have stricter requirements on building size, construction materials, and landscaping compared to traditional base zoning districts.
3. The Village should consider encouraging Planned Residential Development (PRDs).
4. The Village should avoid creating conflicting land uses. In particular, no single – family residentially zoned property should be located next to a manufacturing zoned district.

5. The Village should strongly discourage the creation of Tax Increment Financing Districts in residential areas.
6. If the Alton School District creates an impact fee proposal, the Village should consider evaluating the proposal.
7. The Housing Conditions Map should be updated.
8. The Village should consider creating Community Improvement Districts (CIDs) or Special Service Areas to extend infrastructure and assist with improvements in residential areas.
9. The Village should consider working with local businesses and other interested organization for the creation of a community welcome wagon for new residents.
10. The Village should consider discouraging residential development within the 100 year flood plain.
11. The Director of the Parks and Recreation Department, or his/her designee, should review all proposed Planned Residential Development (PRD) plats to ensure adequate space for parks exists in planned developments.

## **F. Economic Development Plan**

Diversifying the tax base, investment by businesses, and ensuring quality jobs are important elements to every economic development strategy. In recent years, the Village of Godfrey has undertaken, or been involved with, several economic studies including the Growth Management Strategies Plan, the IL – 255 Corridor Transportation and Growth Management Plan, and the Development Potential Analysis for the Godfrey Road Corridor. These studies have highlighted examples and strategies to further the Village’s economic development programs and fulfill the Village’s economic development objectives.

From 2001 until 2006, sixty – one (61) building permits for commercial building were issued. In 2002, thirteen (13) commercial building permits were issued. In the first six (6) months of 2007, one (1) building permit was issued for a commercial structure.

The majority of the businesses in Godfrey are in the retail and service sectors. Following the closing of the Owens – Illinois facility, only a few industrial employers remain. As of September 2007, the largest employer in the Village is Lewis and Clark Community College, followed by the Beverly Farm Foundation, and the Alton Community School District #11. The top ten (10) employers also includes, in alphabetical order, BNSF Logistics, Blu Fountain Manor, Dixon Distributing Company, Park & Shop, Schnucks, Ted’s Motorcycle World, and The United Methodist Village. The Village of Godfrey has an incentive policy in place to assist business that wish to locate or expand in Godfrey.

Many strengths exist in the economic development arena for Godfrey. The Village has the lowest property tax rate in northwest Madison County. The Village received two (2) Governor’s

Hometown Awards. The Village's website contains information to help businesses, including a link guiding prospects on how to start a business in Illinois and a list of all of the available commercial and industrial properties that are on the market in Godfrey. The Growth Association and the North Alton – Godfrey Business Council provide businesses opportunities to network and engage in community service. The Village's workforce is skilled. An economic development network exists with the Growth Association, Madison County, the Leadership Council, the St. Louis RCGA, and the State of Illinois. SCORE is a valuable asset to help individuals start businesses. A high value of disposable income exists in Godfrey. Lewis and Clark Community College attracts many people to Godfrey; it offers training programs for employers and students. A cross section of Godfrey residents have the potential for entrepreneurship. The Village government is generally pro-business. A wide variety of construction services are available in Godfrey. Work continues on the State Route 255 extension to Godfrey. Land is available for new businesses and expansion of current businesses. U.S. 67 runs through Godfrey.

No economic development strategy is without drawbacks. The Village's incentive policy is not always competitive with those of neighboring communities. The Village's tax structure creates difficulties to use the incentive policy for businesses that do not produce sales tax. A perceived shortage of a diversity of retail exists within the Village. Manufacturing job opportunities are small within the Village. Some businesses operate without the knowledge of the Village. Residents do not know the business(es) exist and the Village may not be receiving all of the sales tax revenue owed. In some areas, incompatible uses and zoning districts share borders. The Village has five (5) business zoning classifications, but only three (3) are practical for most businesses. No business festivals exist in Godfrey (i.e. Village - wide sidewalk sales; opportunities to sample products from the various businesses). "Industrial" areas lack infrastructure and business plans. Cost of doing business in Illinois is higher than in neighboring states. Sewers are not currently located in all commercial and industrial areas; there is considerable cost to extend the sewers. Godfrey is not located on an interstate highway.

As the Village prepares for the future, the Village should be aware that State Route 255 will make it easier for people to visit Godfrey which could translate into increased business activity; land is available for the location and expansion of businesses; due to technological advances, it is easier and more affordable for businesses to communicate with the Village and with potential customers; activities to engage businesses in the community can be expanded; and, a business registry could be created. The Village should be mindful that the completion of IL – 255 could alter traffic patterns and negatively impact businesses; land that could be used for commercial, retail, or industrial use might be used for residential use or uses that do not provide revenue to the Village; the Village might offer incentives to new businesses which place existing businesses at competitive disadvantage(s); the Village may have difficulty attracting businesses that pay living wage salaries; larger, non – locally owned businesses may move to Godfrey and adversely affect the smaller, locally owned businesses; and, due to conflicting land uses in some locations, if a business requires a variance, residents may protest the variance and prevent businesses from expanding or locating in Godfrey.

## Objectives:

1. Promote development primarily through the use of market forces, offering location, land availability, and community quality of life as incentives.
2. Development of light (environmentally clean) industry is to be encouraged.
3. Local small businesses and industries are to be encouraged and promoted. Mechanisms to encourage entrepreneurship could include participation in a small business incubator, local business organizations, and coordination with Madison County Community Development.
4. Through the use of future land use planning and zoning, encourage developer investment in those areas already exhibiting urban/suburban characteristics.
5. Facilitate growth and development in both population and economic opportunity while protecting and enhancing the Village's existing assets, services, and quality of life.
6. Adopt the appropriate land use management mechanisms to encourage infill development and redevelopment. This will provide for efficient use of existing infrastructure, as well as retain and preserve existing neighborhoods and businesses.
7. Provide incentives and lower the barriers for growth and development that further the Village's goals and Comprehensive Plan Update. Such incentives should be used only after careful consideration of the value of the project to the community and how it will enhance the quality of life of the community.
8. Adopt and employ the mechanisms necessary to facilitate high-quality design. This includes building treatments, site design, signage, and all aesthetics aspects of both existing development and new development.
9. Encourage master – planned developments that provide for a mix of land use types in a coordinated fashion. Master – planned developments are envisioned as large – scale, long – term projects that preserve environmental resources, provide for alternative modes of transportation, and integrate a mix of housing types and a variety of land uses. Such communities may also be encouraged as infill development.

## Recommendations:

1. The Village should consider working with the Growth Association and the North Alton – Godfrey Business Council to create business retention programs.
2. The Village should encourage the creation of a master – planned town center that will become a central focus for the community for both public and private activities. This can go a long way in establishing a community identity for Godfrey.

3. The Village should consider exploring the possibility of creating a registry of all of the businesses in Godfrey.
4. The Village should consider exploring the possibility of extending the River Bend Enterprise Zone to Godfrey.
5. The Village should consider creating Tax Increment Financing (TIF) districts in industrial areas for the purposes of redevelopment.
6. The Village should consider working with developers regarding the creation of Business Improvement Districts (BIDs) or Community Improvement Districts (CIDs).
7. The Village should consider the possibility of qualifying for Community Development Block Grant (CDBG) funds for the purposes of infrastructure expansion and improvements in commercial and industrial areas.
8. The Village should consider exploring the possibility of creating a façade program for commercial and industrial properties.
9. The Village should avoid creating conflicting land uses. In particular, no single – family residentially zoned property should be located next to a manufacturing zoned district.
10. The Village should consider deleting the B-5 and B-3 zoning classifications from the Zone Code. All properties zoned B-3 should be rezoned B-4.
11. The Village, working with local businesses, should consider creating business centered events. These events could include a Village – wide sidewalk sale, a Village – wide scavenger hunt, a “Shop Godfrey Day,” an event that showcases all of the foods available in Godfrey, and a tax free event.
12. The Village should consider continuing the practice of placing appropriate business assistance information on the Village’s website.
13. The Village should consider encouraging the creation of planned commercial and manufacturing developments.
14. When available, the Village should consider exploring economic development related grants.
15. The Village should consider creating overlay zoning districts. These zoning districts would have stricter requirements on building size, construction materials, and landscaping compared to traditional base zoning districts.
16. The Village should consider discouraging non – residential development within the 100 – year flood plain.

17. The Village should consider creating a list of “targeted” businesses that residents would like to see locate in Godfrey. This list could include movie theatres, car dealerships, hotels, restaurants, and additional retail stores.

## **G. Parks and Recreation Plan**

Parks and recreational opportunities are an important component of every community. Two hundred forty (240) acres of parks exist within Godfrey. Ten (10) of these acres are leased from Lewis and Clark Community College and the remaining park land is owned by the Village. The centerpiece of the Village’s park system is the Robert E. Glazebrook Community Park, home of the Great Godfrey Maze. Currently, Forty (40) acres of land exists at the park with an additional eighty (80) acres available for expansion. Homer Adams Park is located next to the Godfrey Village Hall and serves as a neighborhood park. La Vista Park is located on State Route 3 and has an organic garden operated by the Community Cultivators. A former road connects State Route 3 with the bicycle path along State Route 100. Clifton Terrace Park is located near the intersection of State Route 100 and Clifton Terrace Road. The park possesses an excellent view of the Mississippi River. Hoffman Gardens at Great Rivers Park is twelve point three (12.3) acres and is currently under construction along State Route 100. The baseball fields, owned by Lewis and Clark Community College, are leased to the Village. Map 11 shows the location of Community Facilities, including the location of parks.

The Parks and Recreation Department of the Village of Godfrey offers many programs. The Village has ten (10) recreational programs including soccer, basketball, baseball, cheerleading, and crafty creations. In addition, four (4) special events/festivals including Arbor Day, Family Fun Day, the Great Godfrey Maze, and the Snowflake Festival are held at the Village Parks. Further information on the programs offered by the Parks and Recreation Department can be found by contacting the Department.

The Village of Godfrey completed the Citizens’ Parks System Comprehensive Plan in August 2004. Many successes have resulted from that Plan. The Village has completed six (6) projects mentioned in the Plan for a total of Six Hundred Twenty – Seven Thousand Two Hundred Twenty Dollars (\$627,220). The Village has applied for and received grants for the parks, including federal dollars, because the Village sits on the Meeting of the Great Rivers Scenic Byway. In addition to the Village’s efforts, Godfrey is fortunate to have an eighteen (18) hole golf course and a nine (9) hole executive golf course and two (2) private swim clubs located in the community. Overall, residents seem satisfied by the amount of parks and recreational opportunities in the Village

Some weaknesses exist in the parks and recreational facilities within Godfrey. The north and east sides of Godfrey lack parks. The Village will be losing the use of the ballparks at Lewis and Clark Community College. No indoor recreation facilities are located in Godfrey. No public, community swimming pool is located in Godfrey.

As the Village plans for the future, many of the attributes of the parks and recreational programs can be enhanced. The Village could obtain additional grant funding, if a foundation is established. The Parks and Recreation Department could create a tree planting program.



Additional parks could be created in Godfrey, particularly in areas lacking a neighborhood park. An indoor recreation complex could be constructed in Godfrey. Funds exist from the Godfrey Civic Center. A community pool could be constructed in Godfrey. WiFi hot spots could be established in the Village's parks. The Parks and Recreation Department has the ability to expand programs. The Village should be mindful that if development occurs too rapidly, park facilities could be overwhelmed and the cost of maintaining the parks will increase.

Objective:

1. Provide park and recreation facilities in sufficient quantity and variety to effectively serve all of the residents of the Village.

Recommendations:

1. The Village should consider establishing a foundation for the parks.
2. The Parks and Recreation Department should consider establishing a tree planting program.
3. The Village should consider developing a lighted ball diamond complex as noted in the Robert E. Glazebrook Community Park Plan.
4. The Village should consider continuing the improvements to Great Rivers Park as outlined in the Hoffman Gardens Plan.
5. The Village should develop a master plan and construction documents for Homer Adams Park.
6. The Village should consider constructing a recreation complex as outlined in the Robert E. Glazebrook Community Park Plan.
7. The Village should explore purchasing land for parks east of U.S. 67 and north of Airport Road.
8. The Village should budget accordingly for new and replacement park equipment and to adequately maintain the current parks.
9. The Village should consider updating the Citizens Park System Comprehensive Plan every five (5) years. When revised, a copy of this Plan should be provided to members of the Planning and Zoning Commission.
10. The Village should consider making the parks "hot spots" for Wi – Fi.
11. The Community Facilities Map should be updated to show the construction of new park(s).

12. When possible, the Village should continue to apply for park related grants.
13. The Village should consider holding more movies in Robert E. Glazebrook Community Park.

## **H. Education and Historic Preservation Plan**

The quality of educational institutions is an important aspect of a community. The Village of Godfrey is located within the Alton Community Unit School District #11. Three (3) elementary schools, the Early Childhood Center, and the Alton High School are located in Godfrey. In addition to the public school system, four (4) private and parochial pre – K and elementary schools are located in Godfrey. Lewis and Clark Community College, one of the fastest growing community colleges and the original centerpiece of Benjamin Godfrey’s Town of Monticello, boasts an enrollment of over eight thousand (8,000) credit students and approximately ninety – two thousand (92,000) people visited the campus in 2006. For school enrollments, please see Section II of this Update. Map 11 shows the location of the public educational institutions.

Many positive aspects exist with the educational institutions within the Village. The Village has a good relationship with both the Alton School District and Lewis and Clark Community College, most people believe that Lewis and Clark Community College is a valuable asset to the community, and between 2002 and 2006, approximately four hundred thirty – seven thousand five hundred (437,500) people visited Lewis and Clark Community College. However, the Hayner Public Library District does not have a branch in Godfrey. The Village might want to consider working with the Library District to bring a public library to Godfrey.

Many opportunities and challenges will exist in the future of the role of education in the Village. Land is available in Godfrey for the expansion of schools. However, if development occurs too rapidly, Alton School District facilities could be overwhelmed. Miscommunication and conflicting plans could create problems between the Village and the other taxing jurisdictions. The Village should consider taking the appropriate measures to prevent these items from occurring.

Associated with community education, historical structures and events help create a sense of place within a community. The Benjamin Godfrey Chapel is listed on the National Register of Historic Places. Several Underground Railroad routes passed through Godfrey, the most famous one being along Rocky Fork. The historic home of Benjamin Godfrey is located in Godfrey. The Lindbergh Station is located in Godfrey. Despite the importance of these buildings, development pressures could adversely affect Godfrey’s historic structures, including the Godfrey Mansion.

Objectives:

1. Continue and enhance the relationship between the Village and the various educational institutions and the Hayner Library District.
2. Preserve structures that are important to Godfrey’s history.

## Recommendations:

1. The Village should consider encouraging the Hayner Public Library District to open a facility in Godfrey.
2. The Village should continue partnering with the Alton School District, when appropriate.
3. The Village should continue partnering with Lewis and Clark Community College, when appropriate.
4. The Village should consider encouraging the preservation of historic structures and the commemoration of historic events and anniversaries.
5. The Village should consider the positive and negative impacts on the school system for all land use and economic development decisions.
6. The Community Facilities Map should be updated to show the placement of public educational institutions.
7. The Village should consider preserving the Godfrey Cemetery, if the Village deems appropriate.

## **I. Public Health and other Social Concerns Plan**

The health of residents is an important element in any community. By contract, the Madison County Sheriff's Department provides police protection in Godfrey. The Department allocates two (2) deputies per shift for (4) shifts, one (1) deputy at Alton High School, and the sergeant at the sub – station. The Godfrey Fire Protection District has fifteen fire fighters. Currently, one (1) fire house is located on Godfrey Road while another fire house is located on State Route 3. A portion of the east side of Godfrey is served by the Fosterburg Fire Protection District. The Fosterburg Fire Protection District has a sub – station on Seminary Road, just outside the Village's boundary. According to the Community Survey, most residents believe that fire and police services respond in a timely manner and that the Sheriff's Department is visible within the community. The ISO rating for most of the developed areas of Godfrey is four (4) while the rating is a nine (9) for the more rural locations. Overall, the Village has a good working relationship with the Sheriff's Department and both Fire Protection Districts. The Village is served by two (2) ambulance services and the Godfrey Fire Protection District personnel also respond to EMS calls. Three hospitals (3) are located in the Godfrey area. Five (5) cemeteries are located in Godfrey. Currently, four (4) private waste haulers are licensed by the Village. Overall, people feel safe in Godfrey. Map 11 illustrates the location of police and fire protection services within Godfrey.

In addition to the physical health of residents, the social interactions between residents are also important. A variety of clubs and civic organizations are located in Godfrey. Over twenty (20) houses of worship are located within the Village. These attributes make Godfrey a wonderful place to live.

On the negative side, duplication of public services costs more money to tax payers. The Village lacks an exclusive ESDA director. The community appears divided on the subject of stricter yard waste burning regulations. In the past, communication between the residents and Village Hall is not always timely or adequate. The Village does not have a list of all the households in Godfrey. The Village must use voter registration lists and the Sewer Department's list. These may not include all of the households in Godfrey. Very few uniquely "Godfrey" clubs or social organizations exist. The Village is divided into three ZIP Codes.

As the Village examines its future, the Village recently launched a new website and the website could be altered to better serve the residents; new clubs, civic organizations, and religious institutions could be established in Godfrey; and, an increase in public safety organizations, including neighborhood watch groups, could occur. The Village should be mindful that, as the Village's population increases and as new businesses are created or move into Godfrey, the Madison County Sheriff's Department might require additional resources in Godfrey. In addition, as the Village's population increases and as new businesses are created or move into Godfrey, both fire protection districts might require additional resources. Also, Village Hall is located in an area that may commercialize over the next ten years; the Village may need to relocate Village Hall. In the area of public health and safety, several opportunities and challenges exist within the next ten (10) years for the Village of Godfrey.

#### Objectives:

1. Preserve community spirit through civic organizations and churches.
2. When possible, preserve the quality of fire protection services and ambulance services.
3. Establish mechanisms for on going communications with other jurisdictions which may impact planning in Godfrey. Such organizations could include Godfrey Township, Madison County, the Godfrey Fire Protection District, the Fosterburg Fire Protection District, the U.S. Army Corps of Engineers, the State of Illinois, and other appropriate jurisdictions, taxing bodies, and organizations.
4. Strive for an emphasis on quality service delivery, particularly recognizing excellent police protection as a community priority.
5. Godfrey proper should have only one (1) ZIP Code.
6. Increase awareness of the attributes that make Godfrey unique.

#### Recommendations:

1. As the Village's population increases, the Village should work with Madison County to ensure that quality police protection services continue. The Village should budget accordingly for the possibility of paying for additional staff and resources from the Madison County Sheriff's Department.

2. The Village should attempt to maintain a good working relationship with the Fosterburg and Godfrey Fire Protection Districts.
3. The Village should consider encouraging the Godfrey Fire Protection District to construct new fire stations in areas of Godfrey to reduce response time.
4. The Village should consider working with the Fire Protection Districts and other interested parties to create a mandatory sprinkler ordinance.
5. The Village should consider initiating a community newsletter to inform the public of local news and activities and to convey a positive local image. Evaluate the use of advertising to pay for the newsletter. The newsletter could be placed on the Village's website.
6. If the Township agrees, the Village should consider working with the Township in updating and enhancing the website.
7. When the Village deems appropriate, the Village should update the Emergency Management Plan to ensure that the Village is prepared for all public health emergencies.
8. The Village should consider encouraging the Secretary of State's Office to have the mobile driver's license services in Godfrey on more occasions. If deemed appropriate, the Village should consider encouraging the Secretary of State's Office to open a facility in Godfrey.
9. The Village should consider working with the U.S. Postal Service to get all of Godfrey in one (1) ZIP Code.
10. While the space allocated for cemeteries is not currently strained, the Village should consider monitoring the amount of land available for cemeteries and to take appropriate steps to ensure no threats to public health arise due to lack of interment facilities.
11. The Village should consider encouraging more uniquely Godfrey events. This might include parades and festivals that celebrate Godfrey's history and culture.
12. The Village should consider the creation of a list with the names and addresses of the current residents.
13. The Community Facilities Map should be amended to show the placement of the new Godfrey Fire Protection District's fire house on Airport Road.
14. The Community Facilities Map should be amended to show the Madison County Sheriff's Department Sub – Station at Village Hall.
15. The Community Facilities Map should be amended to show the Godfrey Street Department/Public Works property at the west end of Pearl Street.

16. The Community Facilities Map should be amended to show the Godfrey Parks Shed on Stamper Lane.
17. The Community Facilities Map should be amended to show the Benjamin Godfrey Mansion, Moose Lodge, and Knights of Columbus Hall.
18. The Village should consider evaluating its yard waste burning regulations to balance the needs of residents.
19. The Village should consider working with civic organizations, clubs, houses of worship, businesses, and other interested parties to create a community wide recycling program.
20. The Village should consider exploring the possibility of having an exclusive ESDA officer.
21. The Village should consider purchasing property as a debris disposal site.

## **J. Implementation Plan**

This Comprehensive Plan Update is intended to be a “living document.” To this end, the Village is encourage to implement the recommendations mentioned within this document, delete recommendations that are invalid, and add new recommendations to adjust to the changing views of the residents.

### Objective:

1. Implement or amend the recommendations mentioned within the Comprehensive Plan Update.

### Recommendations:

1. Per 65 ILCS 5/11-12-5, the Planning and Zoning Commission should review and, if deemed appropriate by the Planning and Zoning Commission, recommend changes to Comprehensive Plan Update every five (5) years or when the Village deems appropriate.
2. A copy of the Comprehensive Plan Update and all associated maps should be placed on the Village’s website.
3. The Village should consider supplying all of the taxing jurisdictions within the Village of Godfrey with an appropriate number of copies of the Comprehensive Plan Update.
4. In addition to the previous recommendation, the Village should consider supplying the Hayner Public Library District with one (1) copy of the Comprehensive Plan Update and all associated maps to be placed in the reference section of the library for the purpose of public consumption.

5. The Village should consider distributing copies of the Comprehensive Plan Update and all associated maps on CDs instead of by paper copy. If this recommendation is implemented, the Village Board of Trustees should consider setting an appropriate fee for the purchase of the Comprehensive Plan Update on CD.
6. The Village should consider displaying a copy of the Future Land Use Map at every regularly scheduled meeting of the Planning and Zoning Commission, Village Board of Trustees, and at any other committee meeting the Village deems appropriate.
7. The Planning and Zoning Commission should consider amending their regular agenda for public hearings as follows: After the explanation of the rules and before the first case is introduced, the chairman of the Planning and Zoning Commission should entertain a motion to accept into evidence the Zoning Code of the Village of Godfrey, the Subdivision Regulations of the Village of Godfrey, the Comprehensive Plan of the Village of Godfrey, and the Future Land Use Map of the Village of Godfrey as Exhibits A – D respectively. Other relevant documents could also be accepted as evidence at this time.
8. The Village should consider assigning case numbers to petitioners before the Planning and Zoning Commission. For example, a variance petition could be assigned case number VAR 2007-001.
9. The Village should consider creating a Unified Development Ordinance (UDO) in a practical and cost effective way.

# SECTION IV



# REFERENCES



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Development Potential Analysis for the Godfrey Road Corridor from Homer Adams Parkway to Airport Road. PGAV Urban Consulting, May 22, 2003.

Growth Management Strategies Plan. PGAV Urban Consulting, July 2002.

Godfrey Township Sanitary Sewer Facility Comprehensive Plan. Juneau Associates, June 1998.

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Meeting of the Great Rivers Scenic Byway Corridor Management Plan. Meeting of the Great Rivers Scenic Byway Council, 2007.

2020 Madison County Land Use and Resource Management Plan. Southwestern Illinois Planning Commission, November 2000.

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