

Village of Germantown Comprehensive Plan



Prepared by:



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Acknowledgements

Village Board

Duane Ripperda, Village President

Dawn Lakenburges, Village Clerk

Ken Albers, Village Trustee

Michael Albers, Village Trustee

Ken Brauer, Village Trustee

Roger Rickhoff, Village Trustee

Brad Schroeder, Village Trustee

Jerald Schroeder, Village Trustee

Village Staff

Steve Mullins, Superintendent of Public Works

Jacob Endres, Department of Public Works

Brian Timmons, Department of Public Works

L. Dean Darnall, Police Chief

Chase Harrison, Police Officer



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Chapter 1 – Introduction

The Village of Germantown is a quaint, small town with deep family roots. It's location in Clinton County, Illinois, just 30 miles from Scott Air Force Base and 45 miles from St. Louis, means that it's just far enough away to provide its residents a small-town, somewhat rural lifestyle, while being close enough to the amenities of a larger urban area.

The Village is known as a desirable place to raise a family and to do business. Its residents are community-oriented and take pride in their hometown. In recent years, Germantown has seen demand for housing increase and unfortunately, supply has not kept up. While this is one driver that led the Village Board to embark on a comprehensive planning effort, they are also looking ahead to plan for business growth, as well as infrastructure maintenance and upgrades.

The adoption of a comprehensive plan is an indication that the community cares about the quality of life that it offers its residents and is ready to strategically invest in itself to achieve its vision for the future.

This plan is based on an evaluation of existing conditions within the community, as well as public workshops held throughout the planning process. It is comprehensive in nature, in terms of both topics and geography.

Public Engagement



Public input is critical to the planning process and is often considered to be as important as the plan itself, providing opportunities for the public to participate in the process of creating their community. This, in turn, often translates to improved implementation outcomes.

Two public engagement events were held to discuss the Germantown Comprehensive Plan. The first was a stakeholder workshop designed to gather input from wide range of key stakeholders in the community. Participants representing the school district, faith-based community, real estate developers, farmers, business

owners, and non-profit organizations came together to have conversations about the strengths and challenges facing Germantown and to discuss priorities for the future. An online keypad polling exercise called Menitmeter was used to lead the discussion. Results are included as Appendix A.



The second open house was held on September 28, 2023. This open house allowed participants to identify preservation priorities, infrastructure concerns, and development opportunities. They also provided feedback regarding development standards for commercial and residential development.

Planning Framework

The community profile component of the Comprehensive Plan (Chapter 2) begins with an examination of population and demographic trends. These projections are critical to understanding trends to date and inform the Plan's elements: Housing and Neighborhoods (Chapter 3), Infrastructure and Utilities (Chapter 4), Economic Development (Chapter 5), Quality of Life (Chapter 6), Land Use (Chapter 7), and Implementation (Chapter 8). An evaluation of each Plan Element is followed by goals and objectives, which provide a path to implementation.



The Comprehensive Plan is a living document that is meant to be reviewed annually and updated as needed. Major updates to comprehensive plans, including full re-writes, are done every 10-20 years. However, the implementation strategies should be reviewed annually and used to prioritize work plans and funding strategies.

Each of the seven plan elements includes several priorities and action steps. These action steps are further prioritized and shown in spreadsheet form in Chapter 8 (Implementation), where partner organizations are identified, funding strategies are recommended, and metrics are suggested, which provide a way to track and evaluate plan progress on an annual basis.



Chapter 2 – Community Profile

Germantown's population has remained steady over the last 13 years with a loss of only 39 people, or 2.9% of the total population. Though the population is projected to slightly decrease by 2028 by 17 people or 1.3%, it is more likely that with the construction of additional housing, Germantown will see an increase in population over the next decade.

Comparable communities in Clinton County follow the same trend as Germantown, with variations of between +/- 3% between 2010 and 2023. This can be seen visually in Figures 1 and 2, below.

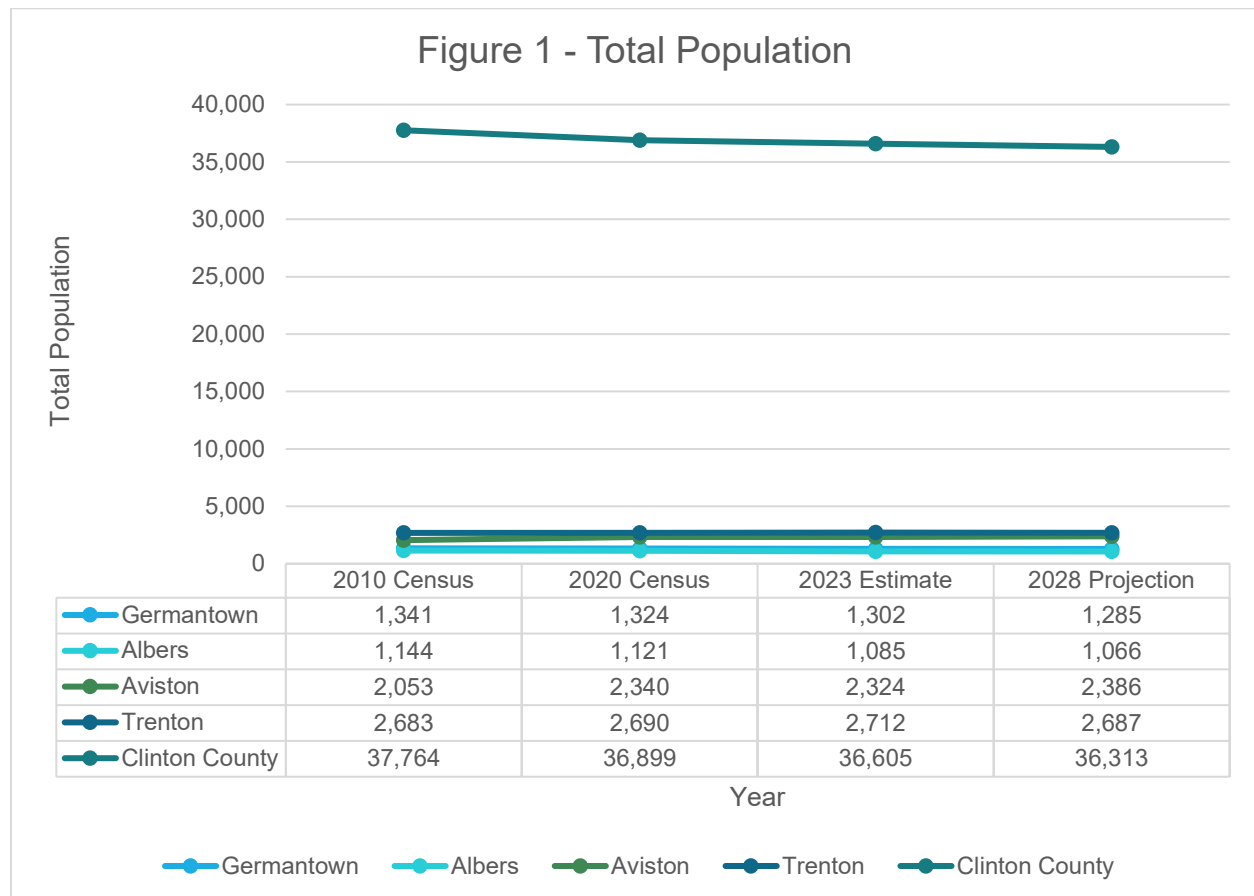
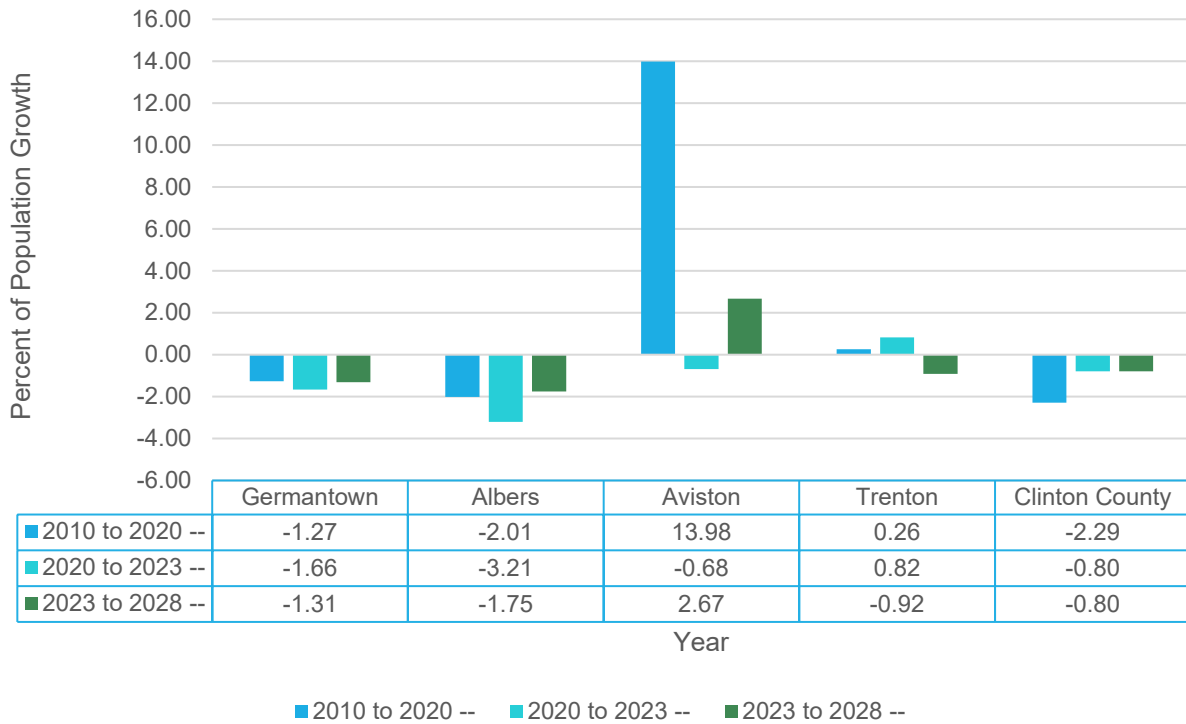
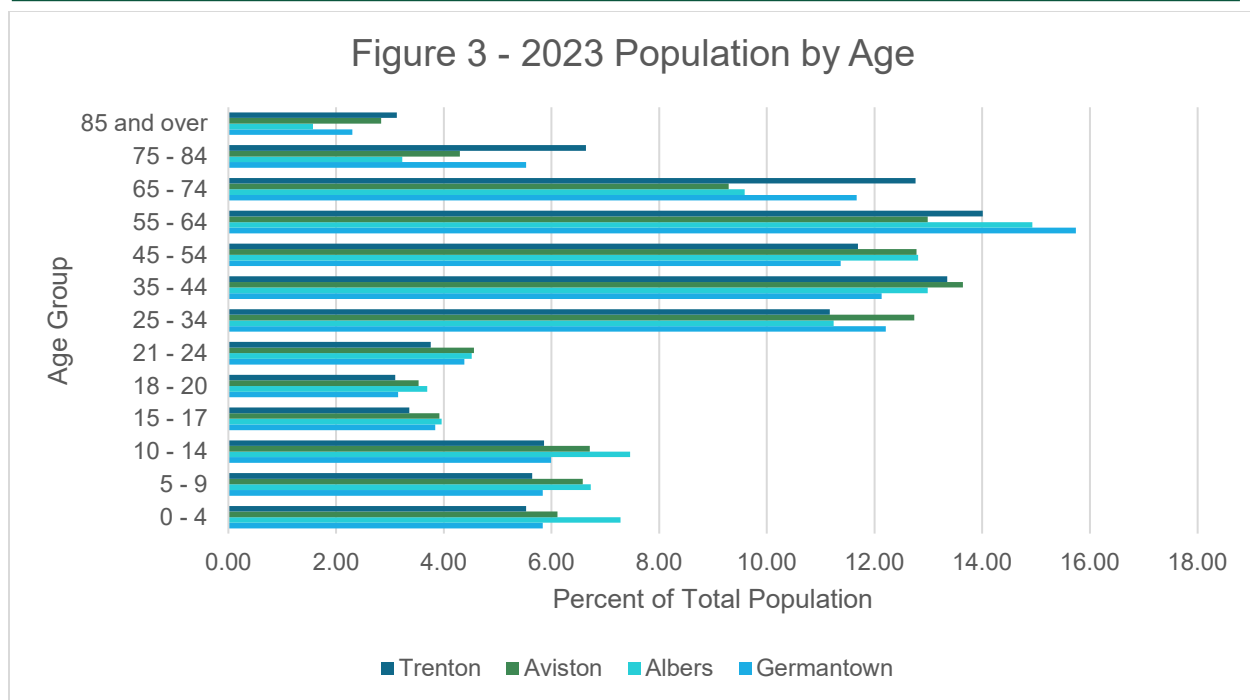




Figure 2 - Regional Population Growth



Like many other small towns, Germantown has an aging population. The largest cohort, at 16%, comprises those individuals aged between 55 and 64 years. More than 35% of Germantown's population is 54 years of age or older. While approximately 20 percent of the population is under the age of 18, there is a dip in the population for college-aged students between 17-24 years old. This is typical of small towns, where they often experience a population loss of students going away to college.



Germantown is homogenous in terms of race and ethnicity, with more than 93% of the population identifying as Caucasian and more than 95% identifying as Not Hispanic or Latino. This is similar to comparable communities in the region. Of the comparison communities, Germantown does have the largest Hispanic population at just over 4%, or approximately 52 of Germantown's 1,302 residents.

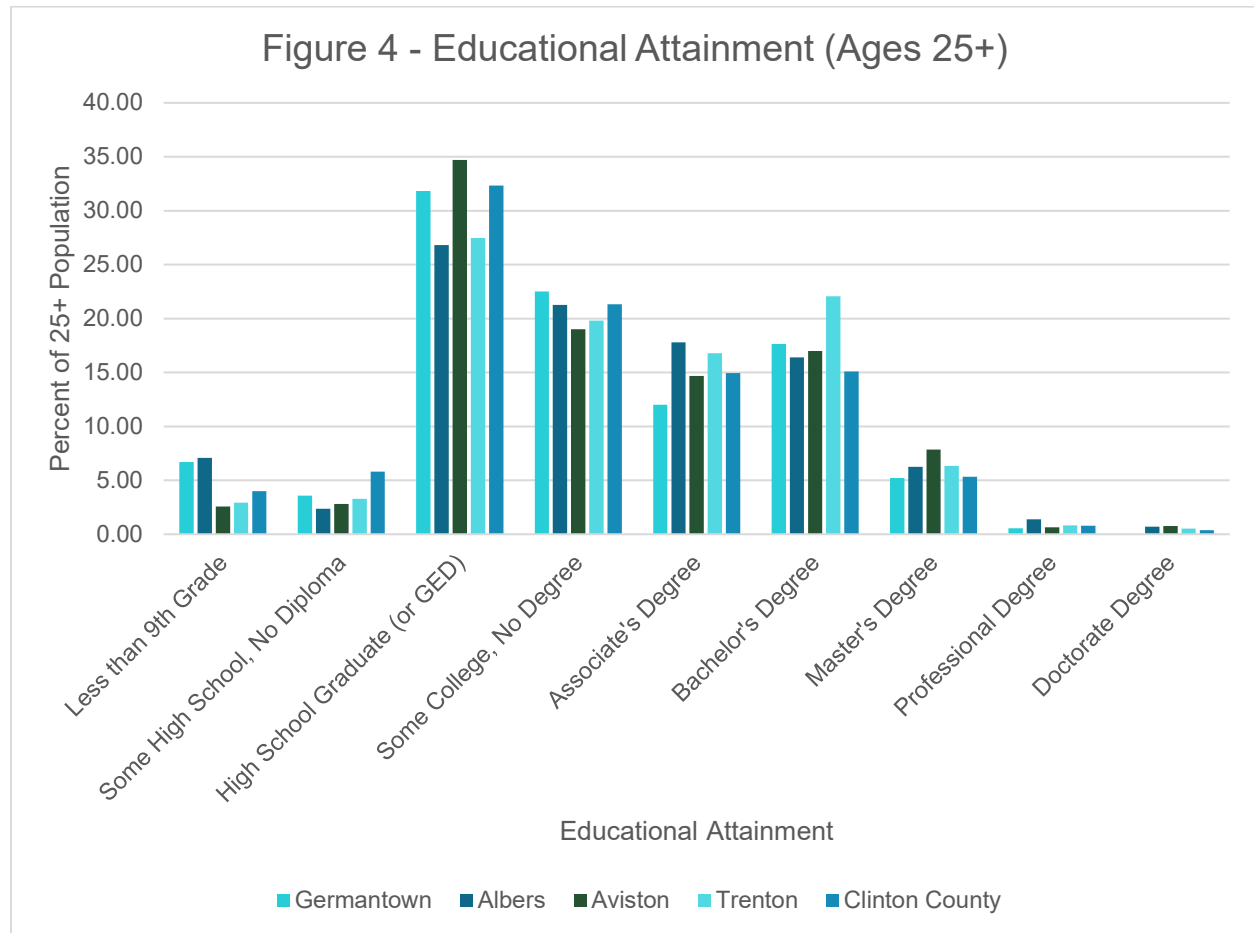
Table 1 – Race and Ethnicity.

Race	% of Population				
	Germantown	Albers	Aviston	Trenton	Clinton County
White Alone	93.39	94.65	94.19	91.52	89.29
Black/African American Alone	0.23	0.09	0.39	0.96	3.20
American Indian/Alaskan Native Alone	0.23	0.00	0.39	0.70	0.29
Asian Alone	0.00	0.18	0.78	0.48	0.49
Native Hawaiian/Pacific Islander Alone	0.00	0.00	0.04	0.04	0.01
Some Other Race Alone	1.84	2.12	0.82	1.73	2.28
Two or More Races	4.30	2.95	3.40	4.57	4.43

Race	% of Population				
	Germantown	Albers	Aviston	Trenton	Clinton County
Hispanic / Latino	4.07	3.78	2.75	3.47	3.95
Not Hispanic/Latino	95.93	96.22	97.25	96.53	96.05



Germantown is a well-educated community with most of the population having completed some level of college. Nearly 60% of the population aged 25 and older have completed some college or have a college degree. The population demographics indicate that a portion of the young adult population may have left the community to attend college, so it is important that Germantown position itself to welcome back college graduates who want to put down roots close to home when beginning their careers.





Chapter 3 - Housing and Neighborhoods

In terms of Median Household Income, the Village of Germantown falls in the middle when comparing to communities of similar size in Clinton County. The Median Household Income is an indicator of the mid-point of the income spectrum within the community. In other words, in Germantown, half of the households have a higher annual income, and half of the households have a lower annual income than \$74,360.

The majority of Germantown's households (20%) have an annual income of between \$50,000 and \$75,000. Those households that have an annual income of between \$75,000 - \$99,999 and \$100,000 - \$124,999, comprise 14% and 12% of the population, respectively.

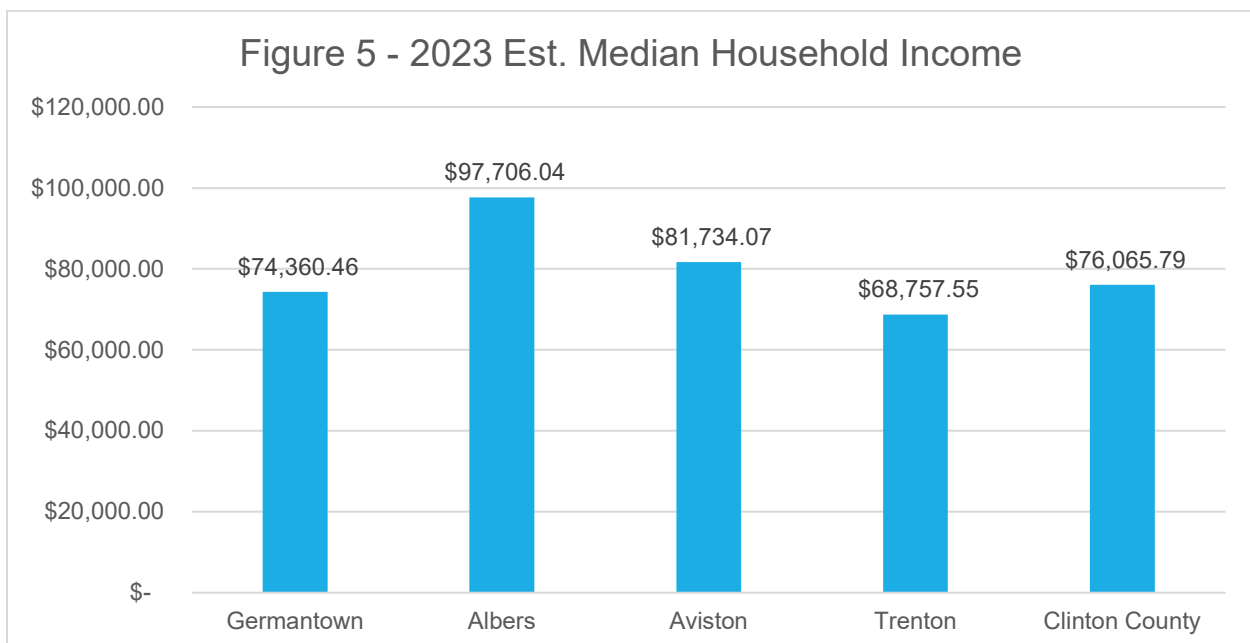
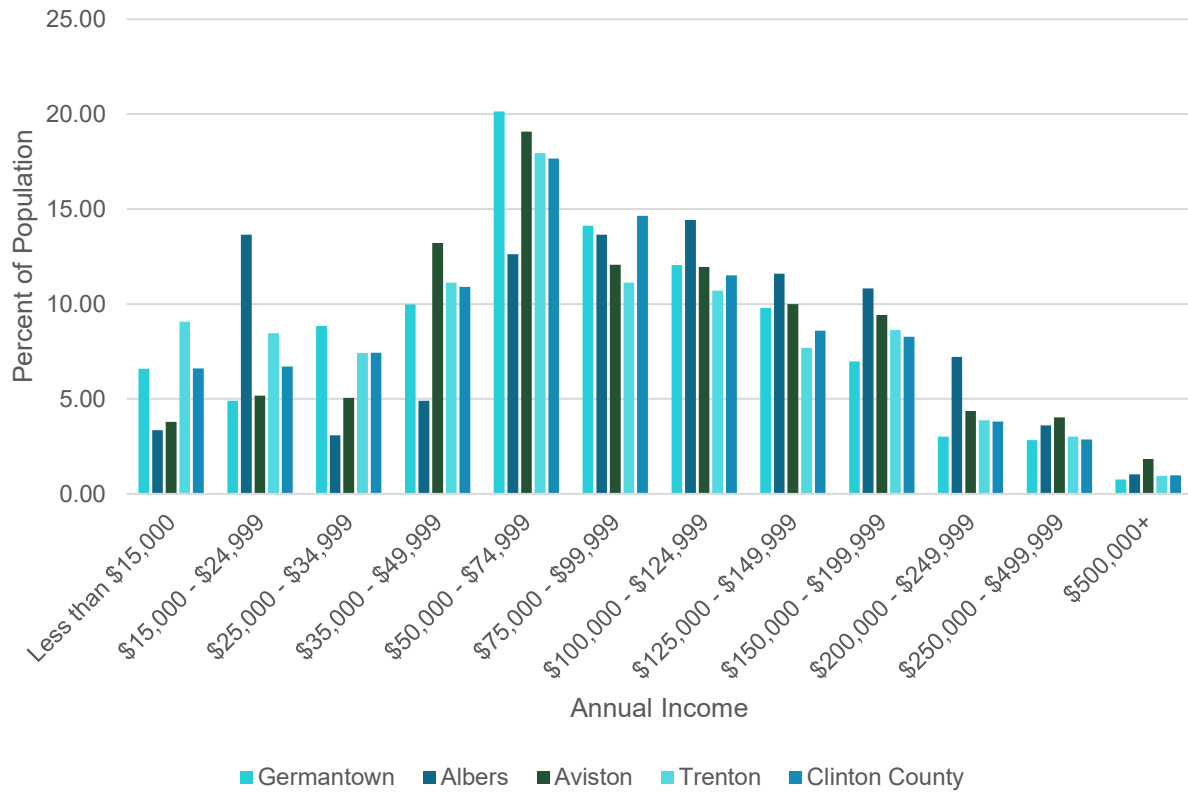


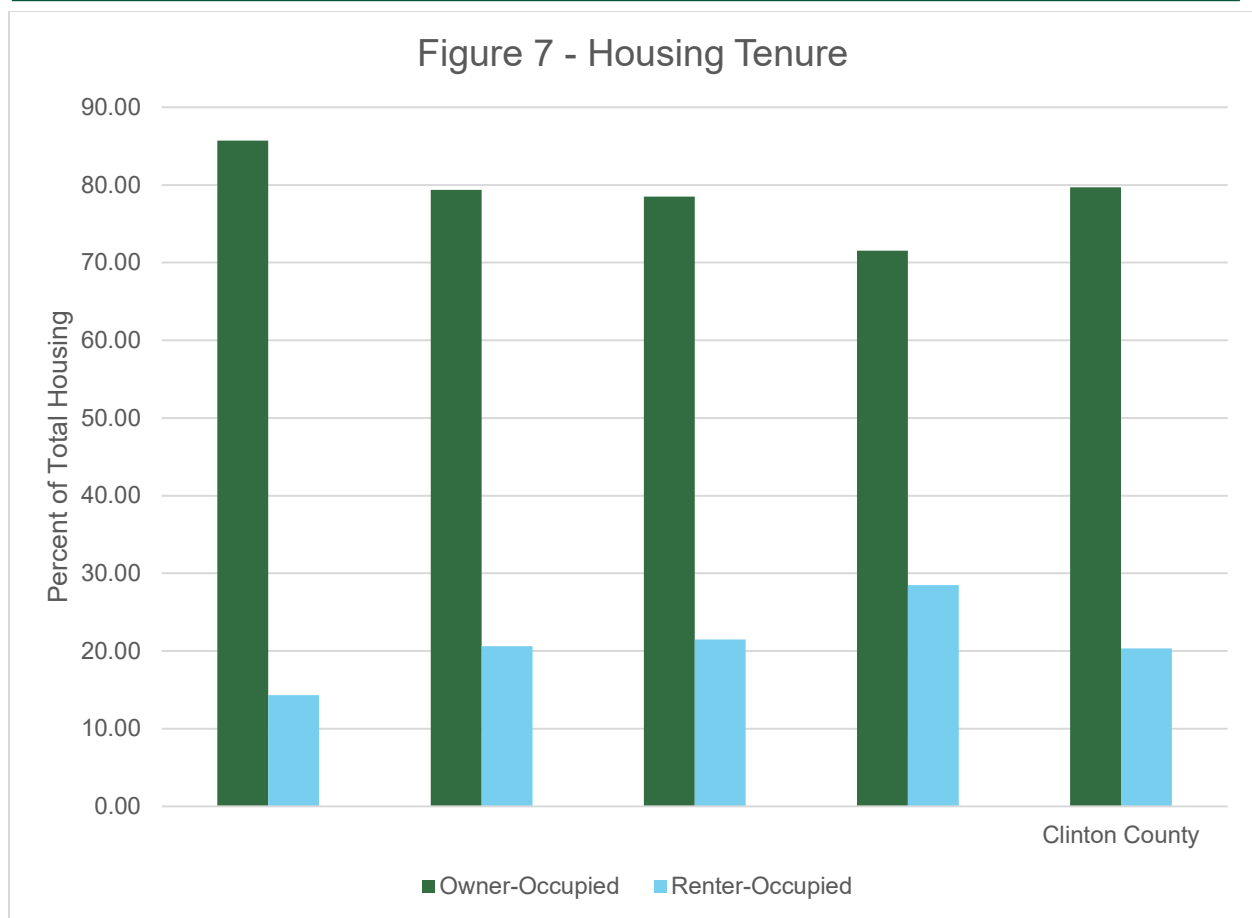


Figure 6 - Household Income



Housing Stock

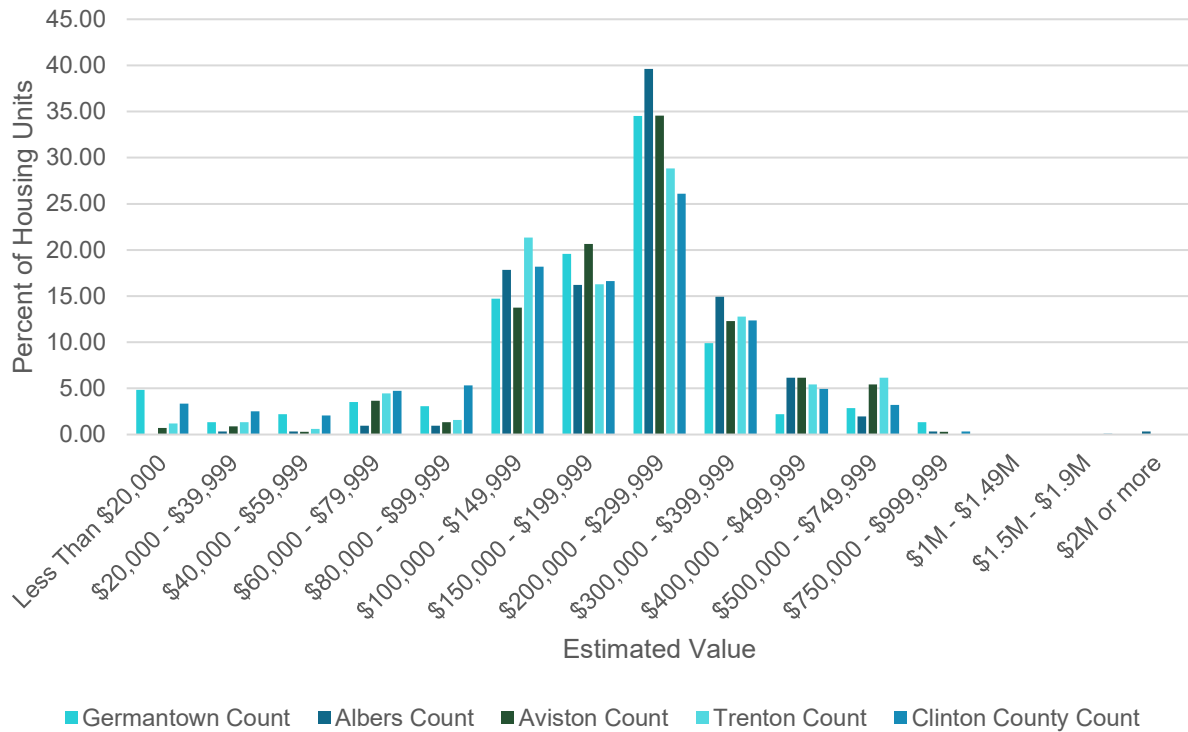
More than 80% of the homes in Germantown are owner-occupied—more than any other peer community in Clinton County. Nationally, approximately 65% of homes are owner-occupied with 35% as renter-occupied. The high homeownership rate indicates that Germantown residents have historically had access to capital to purchase a home. Also, homeowners typically live in their housings for a longer time-period that renters, adding stability to the community.



Most housing units in Germantown are valued between \$200,000 and \$299,999. Of the peer communities in Clinton County, only Albers has a higher percentage of homes valued at this price point or higher.



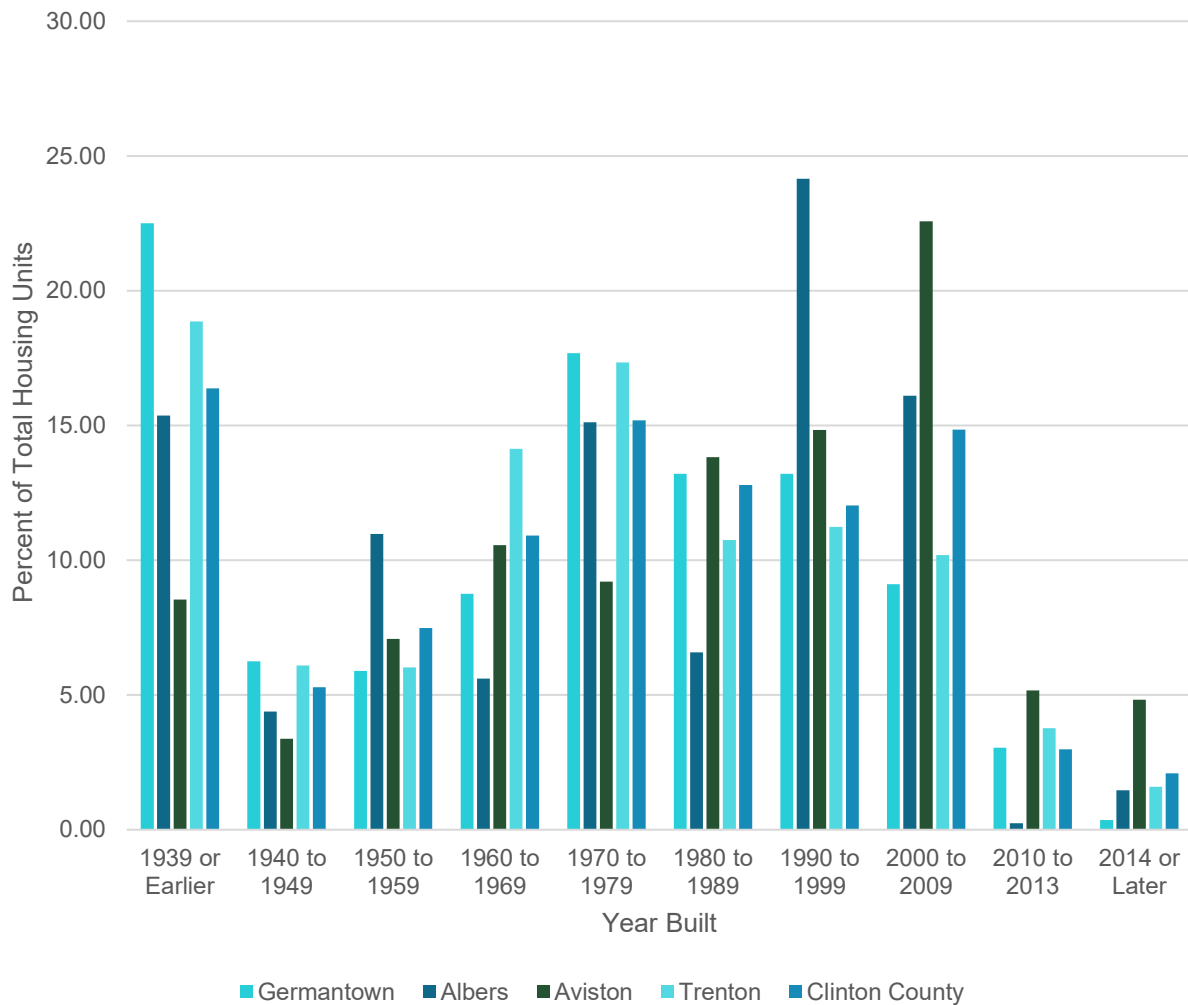
Figure 8 - Estimated Value of Housing Units



Germantown has more historic homes than peer communities, with more than 40% of the homes being 50 years or older. The number of homes built each decade has been stable or decreased every decade from 1980 to present. Much of this has to do with the limited amount of land available for development within Germantown. As population, homeownership trends indicate, there is an unmet need for additional housing in the community. Conversations with local realtors during the public workshops revealed that many homes in Germantown are sold by word of mouth, without ever being officially part of the real estate market.



Figure 9 - Housing Units by Year Structure Built



Housing & Neighborhood Goals

1. Plan for new housing

The need for additional housing of all types was repeatedly discussed at the open house workshops. Anecdotal evidence demonstrates that the houses listed for sale are sold quickly and many don't make it to the public market because they are often sold to friends or family prior to a listing going public.

A concern discussed during the public workshops is the need for housing for young professionals. Many participants stated that they or their family members cannot afford to live in Germantown while starting new careers due to the cost of housing. Additionally, because most housing in Germantown consists of low-density, high-quality single-family homes, housing costs remain high, with most above \$200,000.



A key challenge the Village is facing in adding more housing units, is the lack of available land for said housing units. Germantown is a rural community surrounded by family farms. While this contributes to its character and charm, it also limits the amount of land that could be used for new development.

When thinking about and planning for new housing, it is important to consider quality of life factors important to Germantown residents, such as parks and open spaces. The Village should consider adopting a requirement for new housing developments to incorporate parks and open spaces into new residential developments. Often, these amenities are a result of requirements found in the Land Development Code.

2. Prioritize housing for all age groups

A recurring theme in the public workshops was additional housing. Participants specifically noted the need for senior housing, as well as housing for young professionals.

A. Senior housing

Thirty-five percent (35%) of Germantown's population is aged 55 or older, with the largest cohort being those aged between 55-64 years, which comprises nearly 15% of the Village's total population. As populations age, there will be demand for significantly more senior housing for aging residents.

B. Housing for young professionals

Most housing in Germantown (85%) consists of single-family detached dwelling units. With a median average house value of \$201,912 many homes in Germantown are unaffordable for young professionals looking to put down roots in the Village. Often, owner-occupied housing that is both available and affordable for young people needs significant updates to be desirable.

Similarly, multi-family housing is also limited. Only 15% of housing in Germantown consists of renter-occupied housing units, compared to 25% in Illinois and 35% nationally. Because young professionals rarely have enough money saved to make a downpayment on a home, they choose to rent. However, in Germantown, there are very few rental options available.

3. Focus on welcoming new residents

Germantown is a close-knit community with many families that have lived in the community for generations. While this speaks to Germantown's highly desirable quality of life, it can also pose a challenge for newcomers trying to find their place in the community.

While the Village does a great job of providing important resources and community information to new residents, additional "welcome" activities would also be welcome. For example, the development of a Neighborhood Ambassador Program, in which a point person for the neighborhood is assigned to welcome new residents, take the lead in visiting with the new neighbors and helping them get acquainted with the neighborhood and introduced to other neighbors.

4. Develop a strategy for Historic Preservation

One strategy for preserving older housing in Germantown is to explore the creation of a historic district. There are two types of historic districts: National Register Historic Districts and Local Historic Districts. While the National Register of Historic Places may be more well-known than the National Register *District*, both managed by the National Park Service. Eligibility for the



National Register District requires the properties included to have national significance. Residential and commercial properties are eligible, as are special areas such as cemeteries and parkland. Places may be recognized due to events that took place or people that are associated with the place.

The Historic Preservation Division of the Illinois Department of Natural Resources manages local historic districts throughout the State. Similarly to the National Register Districts, Local Historic Districts must be of significance locally or at a state-level.

The State Historic Preservation Office (SHPO) recognizes local governments that have historic preservation programs that meet certain criteria as identified by the State of Illinois and the U.S. Department of the Interior. Such governments are known as Certified Local Governments (CLGs). CLGs are eligible to receive technical assistance from the SHPO, as well as grant funding for preservation-related projects. One key benefit to owning income-producing property within a National or State-recognized district, is the Historic Preservation Tax Credit, in which is equal to 20% of the rehabilitation's qualified expenditures may be subtracted directly from the owner's federal income taxes.

Similarly, residential properties located within a SHPO-recognized district are eligible for a freeze of assessed value for a period of 8 years following a substantial renovation. These are great benefits to property owners who choose to make improvements on recognized historic properties.

5. Preserve Small Town Feel and Local Identity

A key factor in supporting the residential nature of the community is preserving the well-established neighborhoods in Germantown. This is done by way of protecting residential areas from dissimilar land uses with landscaped transitional buffers.

Implementation Table – Housing & Neighborhoods				
Goal	Term	Relative Cost to Village	Potential Performance Measures	Key Partners
1. Plan for new housing	Ongoing	Low	# housing units	Developers, homebuilders
2. Prioritize housing for all age groups	Ongoing	Low	Housing unit type Avg. sale price Avg. price per SF Avg. rent price	Developers, homebuilders
3. Focus on welcoming new residents	Short	Low	Number of visits made	Neighbors, HOA leaders
4. Develop a strategy for historic preservation	Mid	Mid	District created # structures recognized	Historical Society, SHPO, owners of historic property
5. Preserve small town feel and local identity	Ongoing	Low	Total landscaped area Required Transitional Area	



Chapter 4 - Infrastructure & Utilities

Water

The Village of Germantown Public Works Department operates and maintains the Village's water treatment and distribution system. The Public Works Department currently has three employees, two of which are licensed water operators, while the Village Clerk's Office handles billing.

The water distribution system is comprised of 20.6 miles of water mains, 70% of which is PVC pipe and 30% of which is cast iron pipe. The Village upgrades water mains as funding allows and plans to upgrade the remainder of the cast iron pipes to PVC in the coming years.

The Village's water tower was constructed in 1984 and has a capacity of 100,000 gallons. The Village has approximately 300,000 gallons of water in storage at any given time. This is enough to meet the average daily demand of 75,000 gallons per day in the winter to 140,000 gallons per day in the summer. May and June are peak demand months, where customers use up to 149,000 gallons per day.

While the Village has an interconnect with Breese and an ongoing agreement to purchase up to 250,000 gallons per day to distribute to Germantown customers.

While the Village is currently in the process of building a filtration plant to serve Village residents. There is no concern about capacity to serve future residential or commercial growth. The primary focus of the Public Works Department has been, and will continue to be, replacing ageing cast iron water mains with more current PVC pipes.

Sanitary Sewer

The Village of Germantown has a separated sanitary sewer collection system that sends wastewater to its treatment plant. The system is comprised of 9.1 miles of sanitary sewer mains and plant that was constructed in the 1960s, upgraded in 1978, and upgraded a second time in 2000. Sanitary sewer mains are comprised of a mix of Clay and PVC pipes.

There are four lift stations within the wastewater system. Two are located at the treatment plant, with one dedicated to daily flow and the second that is activated during high flow rain events. Two small lift stations are also located in Village; one in the Pleasant Acres subdivision and the other one near the intersection of Highway 161 and Sycamore Street.

The Public Works Department's two licensed wastewater operators maintain the wastewater system and treatment plant. As the department looks ahead, they are focused on upgrading old clay pipes to modern PVC pipes.



Transportation Infrastructure

The Village owns and maintains approximately 11 miles of roadway. While there are no traffic signals, there are five (5) railroad crossings within the Village. Each of these crossings is maintained by Norfolk Southern Corporation.

The Village's roadway maintenance program is financially supported by Motor Fuel Tax (MFT) funds and the Village's General Fund. Most streets in the older part of town have an oil and chip surface and are well maintained. However new streets are constructed primarily of asphalt with V-Gutters to help direct stormwater. Hanover Street, one of the Village's primary thoroughfares, is constructed of concrete with a barrier curb and gutter. There are few public sidewalks in Germantown; one is located alongside Hanover Street and spans the north-south distance of the community, and the others are located around Germantown Elementary School and St. Boniface Church. During open houses, residents noted that they prefer not having sidewalks.

Infrastructure & Utility Goals

1. Maintain and reinvest in existing infrastructure

The Village has a great track record of not only providing excellent infrastructure for their residents but maintaining that infrastructure. Continuing to prioritize infrastructure investment and leveraging funding from available grants will ensure that residents and businesses are served well into the future.

2. Complete a walk-audit to help prioritize infrastructure improvements

One strategy to effectively learn about and document infrastructure concerns is a walk audit. During a walk audit, community members of varying ages and abilities gather to walk a specified route, documenting various items such as: availability and accessibility of sidewalks, crosswalks, traffic signals with pedestrian accommodations, etc. The American Association of Retired Persons (AARP) provides great resources for walk audits on their Livable Communities webpage, <https://www.aarp.org/livable-communities/>.

3. Prioritize infrastructure improvements around schools

Safe Routes to School is a federal program administered by the Illinois Department of Transportation. Depending on the funding cycle, up to 100% of the cost of the project is funded by the program. Eligible projects include

AARP AARP Walk Audit Tool Kit Worksheet

Summary

Record the score totals for each observation type

- Record the total number of yes responses for the category
- Record the total number of no responses for the category
- Record the one-word rating for the category

This information — as well as all notes, photographs, videos and observation discussions — will be helpful for writing a short report and/or preparing a PowerPoint presentation.

Community Name: Anytown

Street/Intersection Observed: Main between Elm Street and Walnut Street

Audit Date: September 23

WORKSHEET	YES RESPONSES	NO RESPONSES	RATING (Great, Acceptable, Mixed, Poor)
Sidewalks, Streets and Crossings (Single-Location Audit)	9	0	Great
Sidewalks, Streets and Crossings (Walking Audit)	9	2	Acceptable
Sidewalks	10	9	Mixed
Streets and Crossings	2	8	Poor
Street Safety and Appeal	8	8	Mixed
Public Transit Access	2	4	Mixed

NOTES OR OTHER OBSERVATIONS:
Also see the "Who's Using the Street - and Why?"
and "Build a Better Block" worksheets.

Visit [AARP.org/60plus/Audit](https://www.aarp.org/60plus/Audit) to download, print, copy and/or share additional worksheets.

Image Source: <https://www.aarp.org/livable-communities/getting-around/aarp-walk-audit-tool-kit-download/>



infrastructure projects such as construction of sidewalks or installation of signalized crosswalks, within a 2-mile radius of a school. This is a great way to prioritize infrastructure improvements near schools at potentially no cost to the Village. Community plans, such as this Comprehensive Plan, and walk audits will help with high scores during the application process.

4. Enhance transportation network

Planning for future growth includes planning for roadway and utility extensions and connections. During the second open house, several participants commented on the need to extend Old Carlyle Road to the west as development demand grows in this part of town. It is currently stubbed just west of its intersection with Anna Rose Court and begins again west of Drive In Road, as shown below in orange. Additional improvements that will enhance the transportation network in the Village include closing gaps in sidewalks.



Figure 10 – Proposed future roadway alignment.



Implementation Table – Infrastructure & Utilities				
Goal	Term	Relative Cost	Potential Performance Measures	Key Partners
1. Maintain and reinvest in existing infrastructure	Ongoing	Mid	Annual expenditures, leveraged funding, residents served by infrastructure improvements	Village engineer, public works
2. Complete a walk-audit to help prioritize infrastructure improvements	Short	Low	# participants	Residents, business owners
3. Prioritize infrastructure improvements around schools	Short - Mid	Mid	Grant funds received, total project cost	Village engineer, school district
4. Enhance transportation network	Long	High	Miles of roadway/sidewalk/utilities added	Village engineer, developers



Chapter 5 - Economic Development

Workforce Trends & Commuting Patterns

In terms of local workforce, data is aggregated at the County-level. Clinton County has a resident workforce of 18,547, of which nearly half (8,802) also work in Clinton County. The table below indicates the number of workers that work in other nearby Counties:

Table 2 – Commuting Patterns	
County	# Commuters
Clinton County	8,802
Marion County	1,241
St. Clair County	483
Madison County	401
Washington County	312

While the number of residents in the regional workforce is 18,547, Clinton County only has an employment base of 12,155, meaning there are more County residents in the workforce than there are jobs in the County. While about half of Clinton County workers commute to other counties for work, the County also sees an influx of about 3,200 workers daily from other nearby counties.

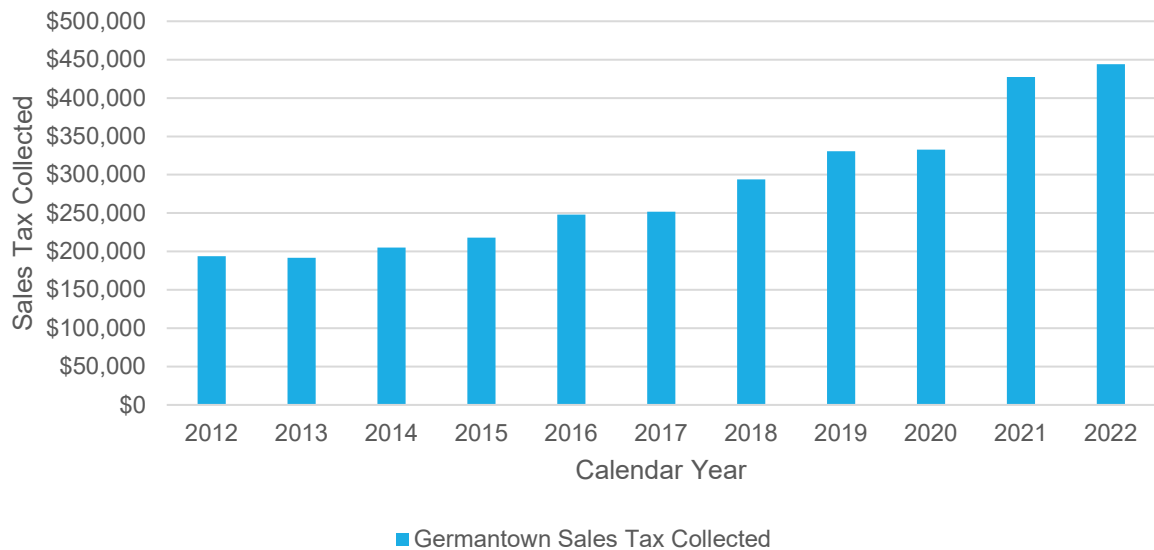
It is important to note that this data includes those who telecommute, so not all commuters will be physically present. In Clinton County, for example, 156 workers telecommute from out of state.

Sales Tax Comparison

Sales tax income provides a significant portion of municipal budgets' general fund. It is an indicator of both disposable income of the community (and surrounding areas) and health of the local economy. The sales tax collected in Germantown over the last 10 years shows an increase overtime.



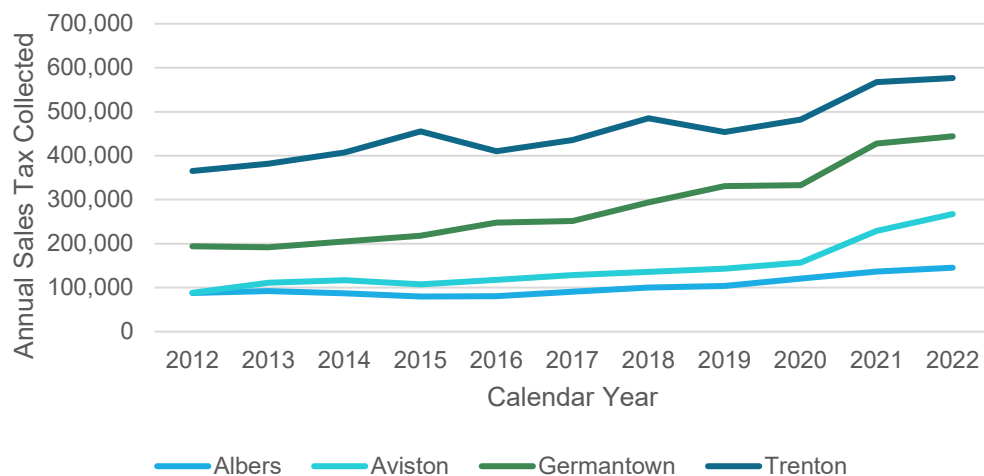
Figure 11 - Change in Germantown Sales Tax 2012-2022



It should be noted that the Leveling the Playing Field for Illinois Retail Act became effective in Illinois on January 1, 2021, pursuant to Public Acts 101-0031 and 101-0604. This legislation requires remote retailers to collect and remit Illinois Retailers' Occupation Tax (6.25%) for sales of personal property. The sales tax data reflects this legislation, showing a significant increase in sales tax for the calendar years 2021 and 2022. The number of retailers remitting sales tax is also significantly higher for these years, with 503 and 694 retailers remitting sales tax in 2021 and 2022, compared to an average of 67 retailers each year between 2012 and 2020.

The Leveling the Playing Field Act has had a similar impact on nearby communities, as seen below. While all communities have seen sales tax increase over time, the increase in sales tax in both 2021 and 2022 is apparent.

Figure 12 - Sales Tax Comparison 2012-2022





Tax Increment Finance

Tax Increment Finance (TIF) is an economic development tool available to municipalities throughout the State of Illinois. Germantown currently has three TIF Districts, as shown below. TIF #1 encompasses most of the historic portion of the Village, while TIF #2 is smaller and is located on the far western edge of the community and contains mostly private businesses. TIF #3 encompasses land along Route 161, including the Veteran's Memorial Park, the Cemetery, and the Wastewater Treatment Plant. Figure 13 below, shows the location of each of the Village's TIF districts. A larger map is included as Appendix B.

TIF #1 was created on December 16, 1997 and expires on December 31, 2032, while TIF #2 was created on September 15, 2014 and expires on December 31, 2037. While the typical lifespan of a TIF District is 23-years, the Village was able to extend the life of TIF #1 for an additional 12 years. TIF #3 was created in October 2023 and is set to expire on December 31, 2046.

TIF Districts provide a fund for infrastructure improvements and for business incentives. In addition to providing a funding source for business incentives, TIF #1 has been used to fund several infrastructure projects including an emergency siren, storm sewer improvements, Hanover Street improvements, and the new water filtration plant.

TIF #2 has primarily been used to incentivize new businesses development and TIF #3 will be largely to fund public infrastructure projects, but also to support business growth as needed.

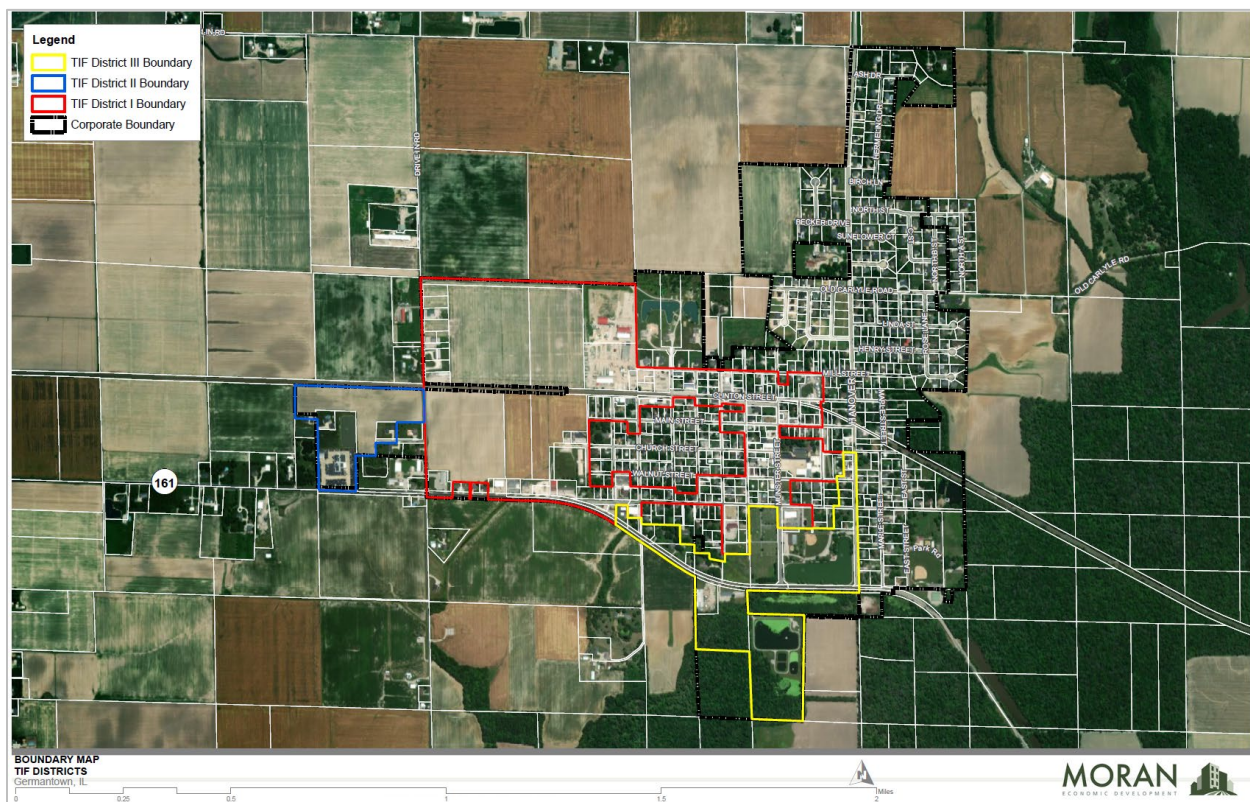


Figure 13 - Germantown TIF Districts.



Enterprise Zone

The Clinton County Enterprise Zone offers business benefits for those locating within the Zone. The Several parcels of land within and surrounding the Village of Germantown are located within the Clinton County Enterprise Zone, which also includes land in Albers, Aviston, Breese, Carlyle, Damiansville, New Baden, and Trenton. The Zone was created on January 1, 2016 and will expire on December 31, 2030. The Clinton County Enterprise Zone is shown in Figure 14. A larger map is included as Appendix C.

The Clinton County Enterprise Zone provides sales tax exemption on building materials used within the Enterprise Zone, a machinery and equipment sales tax exemption, utility tax exemption, and an investment tax credit. These incentives can be used in conjunction with Tax Increment Financing to provide assistance to businesses in need looking to locate in Germantown.

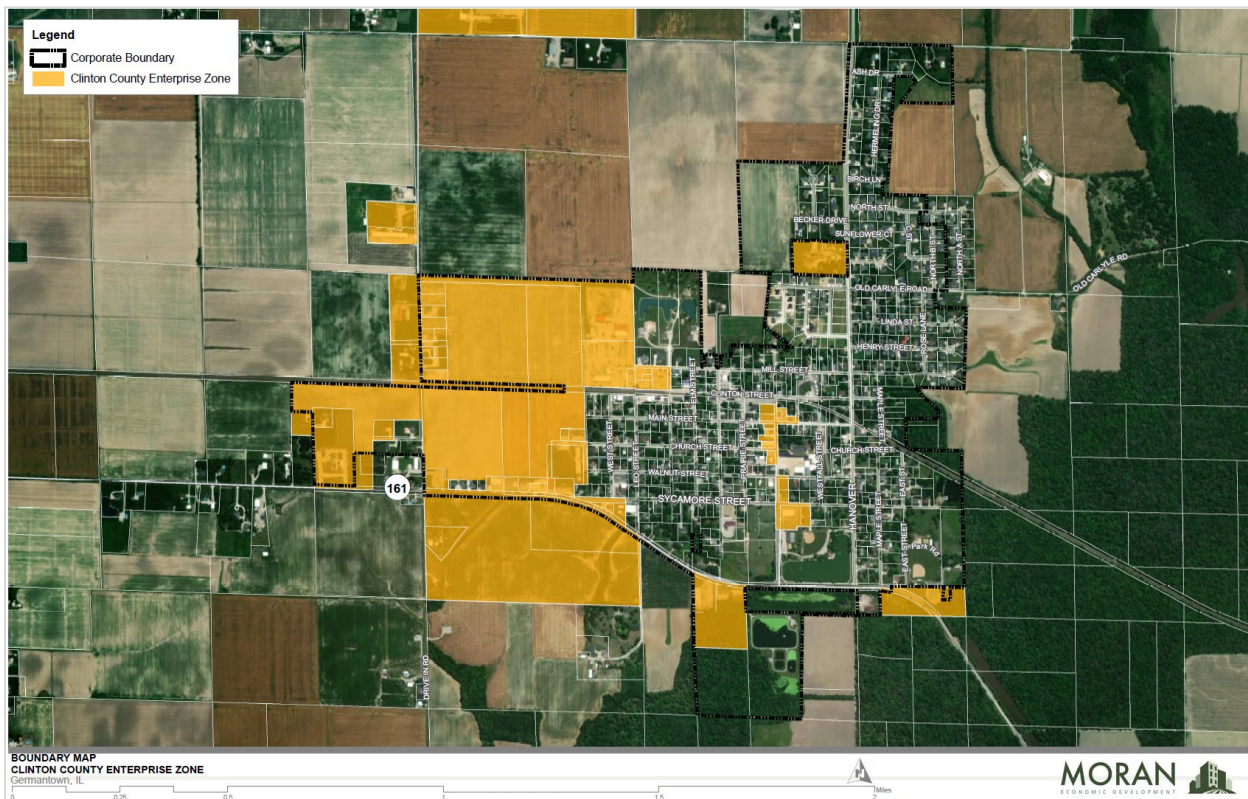


Figure 14 - Clinton County Enterprise Zone

Economic Development Goals

1. Support existing businesses

A major theme that emerged during the public workshops was the importance of supporting small business owners. One way to support small business owners is to connect them to the Service Corps of Retired Executives (SCORE). SCORE is a free monitoring program for business owners (or those thinking of starting a business). The program matches individuals based on Zip Code, business type, or concern. This program's ability to support new and



existing business owners through mentorship is incredibly valuable not only to business owners, but to the Village as a whole.

Another way to support and encourage small business owners is to provide additional information on the Village website. The website currently lists existing local businesses and provides links to the Zoning Ordinance and applications for golf permits, residential poultry, and rental occupancy. Adding a page that provides a step-by-step guide on how to open a new business in Germantown would be an important addition to the webpage.

2. Diversify the local economy

The Village of Germantown currently has 48 businesses, most of which are service / retail establishments. While these businesses may provide sales to the Village, disruptions such as the COVID-19 Pandemic, disproportionately impact these businesses, leading to reduced sales tax income for the Village and potential layoffs for employees. Diversifying the local economy is a way to add resilience in uncertain times. Many communities incentivize service-oriented or manufacturing businesses to increase business diversity.

3. Add new businesses

The frontage along Illinois Route 161 will be a key location for future commercial development in Germantown. While this land fronts Illinois Route 161 and ingress/egress points will be controlled by the Illinois Department of Transportation, the Village should consider future utility extensions here, as well as future land use classifications. Commercial land uses for the 200 feet south of Illinois Route 161 makes sense to promote development along this high-traffic corridor.

4. Promote succession planning for small businesses

Work with local banks to create easy processes for new owners to purchase existing businesses. A well-documented challenge for rural business owners throughout the Midwest is their retirement transition. Often, long-time small business owners face the challenge of having a successful, income generating business, but no one to sell it to when the time comes for retirement. Creative solutions to this challenge are necessary—solutions that create interest among young people and creative ways to secure capital for the purchase of a business. Working with local banks can provide creative financing strategies is a key step toward succession planning. Often these strategies include purchasing a build on a lease-to-own basis, or buying a business over time.

5. High School CEO Program

A model program that could be adopted in Germantown (and throughout Clinton County) is the High School CEO (Creating Entrepreneurial Opportunities) Program, where high school students learn about entrepreneurship firsthand from local business owners. Throughout the course of the academic year, students meet with local business owners to learn about various business sectors. Additionally, over the course of the academic year, each student creates their own business. This first-hand entrepreneurial experience is instrumental in creating the community and thought leaders of tomorrow. The CEO program is funded by local businesses and typically includes high schools located in several communities that feed into the same CEO program.

Another way to support young people is to connect them with job opportunities and apprenticeship programs. The two community colleges nearest Germantown are Southwestern



Illinois College (SWIC) in Belleville and Kaskaskia College in Centralia. Both colleges offer a wide range of workforce training opportunities, including automotive technology, aviation mechanics, construction, welding, hospitality, and culinary arts, to name just a few. Community colleges also assist with finding employment opportunities after training is complete.

6. Focus on a Downtown Core

The intersection of Main Street and Munster Streets makes sense as a primary downtown node, while a secondary downtown node could be then intersection of Church Street and Munster Street. This central area should be the focus of redevelopment efforts, and with the TIF District and Enterprise Zone both overlaying this area, the Village will be able to incentivize development that supports the development of a downtown core, as well as fund infrastructure improvements such as potential streetscape projects.

Elements of a downtown that should be consider include: wider sidewalks, decorative street signs, street lights that are decorative, but also provide functional lighting, preservation of historic buildings, on- and off-street parking and associated wayfinding.

- A. *Create / expand upon welcoming public spaces* - See Quality of Life Goal #4.
- B. *Facilitate outdoor dining* - Allowing and encouraging restaurants to use sidewalks for outdoor dining. Seeing people outside enjoying food and drinks leads to desirability and sense of place.
- C. *Make improvements to crosswalks / sidewalk curb cuts / detectible warnings, where appropriate* - Ensuring that the downtown area is accessible for pedestrians is key. Focusing on infrastructure improvements for sidewalks, crosswalks, and even streetscape projects (including decorative street lighting, etc.) These improvements will also help define the area.

7. Consider pop up shops or markets

These events could correspond to holidays or festivals, where vendors would capitalize on crowds that are already there. Similarly, the Village could host a monthly farmers market with food vendors or food trucks creates a festival-type atmosphere that attracts not only Germantown residents, but visitors from nearby towns, as well.

8. Focus on heritage when creating destination events

Germantown's name and history lend itself to creating destination events and pop-up markets that would draw tourists and visitors, such as events that feature German food and drinks. Not only will these types of events draw crowds, but they build community pride and sense of place.

9. Encourage well-designed commercial developments that will attract spending from outside the community

- A. *Require landscaping to create an attractive lot, promote green stormwater management, and minimize the visual impact of parking areas*

Attractive commercial corridors and shopping centers attract customers and increase property values. Green stormwater management promotes sustainability and provides environmental benefits to the community as a whole. Amendments to the Land Development and Zoning Code are often required to attain desirable levels of landscaping and architectural design.

- B. *Encourage shared points of ingress/egress*

Providing minimal points of ingress/egress to commercial developments along State Route 161 will require planning and coordination with the Illinois Department of Transportation. However, it



will result in developments that provide a safe and well-organized environment that accommodates pedestrians, cyclists, and drivers in a safe and organized manner.

Implementation Table – Economic Development				
Goal	Term	Relative Cost	Potential Performance Measures	Key Partners
1. Support existing businesses	Short	Low	# of businesses assisted	SCORE, Chamber of Commerce, business owners
2. Diversify the local economy	Long	Low	# new businesses, SF of commercial or industrial space added	Chamber of Commerce, business owners
3. Add new businesses	Ongoing	Low	Property and/or sales tax income	
4. Promote succession planning for small businesses	Short	Low	# businesses assisted	Local banks, Chamber of Commerce, community colleges
5. High school CEO program	Mid	Low	# students participating	School District, local business owners
6. Focus on a downtown core	Long	High		Business owners, Village engineer,
7. Consider pop up shops or markets.	Mid	Mid	# of events held, # of participants, # of attendees	Residents, business owners, non-profits
8. Focus on heritage when creating destination events.	Ongoing	Low		Community organizations
9. Encourage well-designed commercial developments that will attract spending from outside the community.	Ongoing	Mid	Code updates made	



Chapter 6 - Quality of Life

During the public workshops, residents made it clear that they value the quality of life that Germantown offers its residents. The Community's best attributes were identified as having friends and family nearby, quality schools, and parks and open space. While the Village itself does not own any parks, the Germantown Park District owns and maintains the Veteran's Memorial Park, which has many amenities, including a lake, walking trail, pavilion, baseball field, playground, pickleball courts, and a walking trail.

Public Safety

Germantown prides itself on being a safe, family friendly community. The police department is comprised of two officers who are both dispatched by and receive mutual aid support from Clinton County Sheriff's Department. The Germantown Volunteer Fire Department provides fire protection services to the community.

The Natural Environment

Germantown's rural setting provides great amenities for residents. While the community is rural in nature, it's location is still convenient to the greater St. Louis Metropolitan Area for both work and leisure activities.

The topography in Germantown is generally flat in nature. While this has supported its strong agricultural history, it also means that the community can be susceptible to inefficient stormwater drainage and periodic flooding during high rain events.

It should be noted that the Shoal Creek floodplain extends into the southern / southeastern portion of Germantown. The FEMA Flood Insurance Rate Maps indicate that the Village's Wastewater Treatment Plant is located in Zone AE (Regulatory Floodway), while the land fronting Route 161 and in immediately surrounding Veteran's Memorial Park Lake are classified as Zone A, which is known as the Special Flood Hazard Area without a Base Flood Elevation. Some other portions of the community are also located in Flood Zone A.

Zone AE is the Regulatory Floodway, where the base flood elevation has been identified. The Base Flood Elevation for portions of Germantown that are in this floodway is 418-421 feet, depending on the exact location. The map below shows the extent of the Floodway and Special Flood Hazard Area in Germantown.

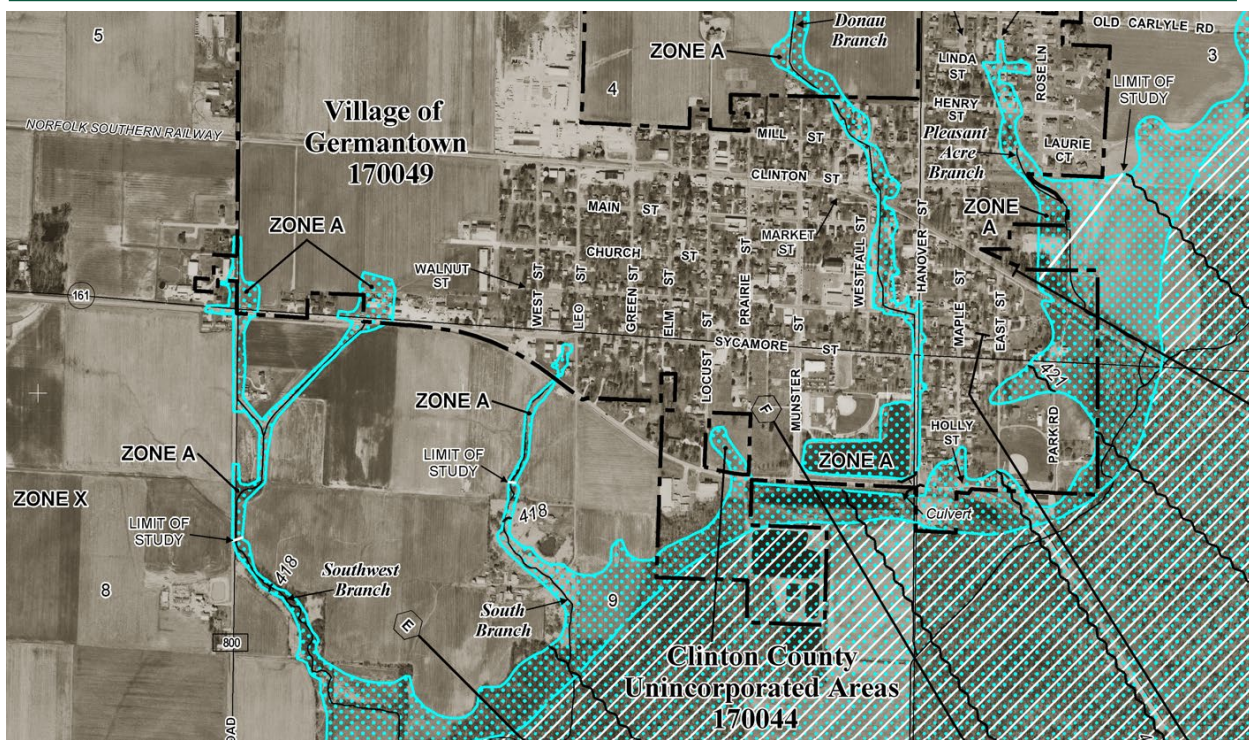


Figure 15 - Flood Insurance Rate Map. Map Number 17027C0170D, Revised August 2, 2007. (Image Source: FEMA)

Strengths, Challenges, and Opportunities

Strengths

Sense of Community.

Germantown Residents take great pride in their community. Participants in the first public workshop noted that residents look out for each other, that people take care of and take pride in their homes and neighborhoods, and that there is a strong community-based mindset in Germantown. Participants in the workshop noted that residents are conscious of the fact that everyone in the Village must work together to make a strong community.

Family Values.

Germantown is a community built on generations of families working to make the community their home. Participants noted that young people are a priority, and the community takes pride in its strong school system and amenity-filled park.

Community Organizations and Events.

Germantown has a strong history of volunteerism. Historically, organizations like the Kernel Nut Club, whose focus on providing more opportunities for children in the community. During the public workshops, participants noted that volunteerism is a point of pride in the community, and that together, residents and businesses have created the supportive community that exists today.

Spassfest is Germantown's signature festival dedicated to celebrating its German heritage. It is well-known throughout Southwestern Illinois and draws visitors from around the region to learn



about and celebrate German culture. It's held annually during August at Veteran's Memorial Park.

In addition to the strengths identified above, participants at the first public workshop were asked to use one word to describe Germantown. The resulting word cloud is below and aligns with the community-identified strengths. These characteristics distinguish Germantown from nearby communities.



Figure 16 – Mentimeter Exercise, Public Engagement Workshop #1

Challenges

Land-Locked.

Participants in the public workshops identified the biggest challenge facing Germantown as the lack of land on which to build new homes and commercial development. Nearly every participant noted growth as the biggest challenge and identified lack of available property as the primary cause of concern.

Housing Demand.

There is a strong demand for more housing, but owners of land immediately outside of the corporate limits do not wish to sell their farmland. Generally, the sense is that residents and elected officials don't want quick growth, but rather, well-planned, thoughtful development that keeps pace with commercial services, school district capacity, and infrastructure. It was noted that most residential real estate sales happen by word of mouth without homes ever officially being on the market, so it makes it very difficult for someone wanting to move to Germantown to find a home in the community.



New Residents Feeling Welcome.

While the close-knit community is one of Germantown's key strengths, it can also be a challenge for newcomers, who sometimes find it difficult to find their place in a small community whose families have known each other for generations.

Aging Infrastructure.

Aging infrastructure is a concern for most communities and Germantown is no different. While the community has diligently replaced and upgraded infrastructure as funds allow, there is a desire to be more proactive about certain non-essentials, such as burying overhead utility lines and improving sidewalks.

Business Succession Planning.

Local business owners form the foundation of the local economy. While their investment helped make Germantown what it is today, many are nearing retirement and are unsure of how to make this transition in their business. As community-minded business owners, they seek new owners to take over, so the business continues to serve the Germantown community. These local businesses need resources and support to make this transition possible and to ensure a new generation of leaders has the ability to grow the local economy well into the future.

Opportunities

Germantown is a desirable community for both residents and businesses. This is no surprise, given its strong sense of community, proximity to the greater St. Louis Metropolitan Area, and small town, family friendly charm. Many opportunities were identified during the public workshops and include:

New Housing.

There is demand for additional housing in Germantown. During this planning process, the Village has established a clear vision for future housing in the community, focusing on senior housing and more single-family residential homes. While there is certainly a market for large family homes, there is also a need for smaller homes that are more affordable to young people putting down roots in the community – many of whom grew up in Germantown and are looking to move back to the community after college.

A Regional Mindset.

Residents know that Germantown is part of a larger region and market area. There is an understanding amongst residents and elected officials that all of the communities within Clinton County support each other and all offer different benefits to their residents, businesses, and visitors. This is supported by the school structure within Clinton County, with eight different primary schools feeding into Central High School, located in Breese.

Commercial Growth.

The Village of Germantown is well-positioned for commercial growth with a significant amount of frontage on Route 161. Though not all of this frontage is currently incorporated in Germantown, the Village should plan for potential future growth along this corridor.



Design Standards.

Participants noted during the public workshops that they prefer commercial uses to be separated from residential neighborhoods and that the commercial uses should be very well landscaped and held to architectural standards.

Quality of Life Goals

1. Build and/or support community partnerships

The Village of Germantown has many community organizations that support the community in different ways. The American Legion, Germantown Library, Germantown Park District, Kernel Nut Club, Spassfest, and St. Boniface Church, all contribute to the quality of life in the Village. It is important to encourage younger generations to be a part of these groups so as to continue their community support and activities into the future.

2. Promote and celebrate local history

The Village of Germantown has a rich history. The early settlers purchased 120 acres of land in 1837 to establish the town. As a result, in 13 short years, the Village will celebrate its bicentennial. This is an opportunity for the community to showcase its history and celebrate its future. Such bicentennial celebrations often draw visitors for festivals and celebrations. This is an opportunity for Germantown to showcase all it has to offer while drawing visitors from around the St. Louis region and throughout Southern Illinois.

3. Expand upon community events

Community events and activities are beneficial not only economically, but they support a desirable quality of life, as well. Expanding upon existing events and creating new community events will have a positive impact on both economy and the quality of life.

4. Install community art

Public Art is a well-known placemaking strategy. It is valuable aesthetically and economically and has been known to increase community pride and sense of belonging.¹ Adding public art in the form of building murals or sculpture pieces can not only showcase the Village's history but could be used to create events such as art walks, which draw tourists from outside the community. It is also a platform for local artists to showcase their talents. Placing this public art strategically can also define the Village's downtown area. Often, grants are available for public art and placemaking projects.

Implementation Table – Quality of Life				
Goal	Term	Relative Cost	Potential Performance Measures	Key Partners
1. Build and/or Support community partnerships	Ongoing	Low	# volunteers, age of volunteers	Library, Churches, community organizations, Park District

¹ <https://housingmatters.urban.org/articles/how-public-art-can-improve-quality-life-and-advance-equity>



2. Promote and celebrate local history	Short	Low	# of attendees at events, # of exhibitors	Community organizations, regional communities
3. Expand upon community events	Short	Low	# of community events, # of attendees	Community organizations
4. Focus on Community Art	Mid	Mid	# art pieces added	Local artists, high schools



Chapter 7 – Land Use

The Land Use chapter examines existing land uses and establishes the pattern of future land uses, identifying areas of infill, new development, and preservation within Germantown. Land Use goals and policies ensure that both new and infill development are managed in a way that supports population projections and aligns with the overarching vision of the Village. It is important to evaluate development constraints and development opportunities, both of which play a pivotal role in determining the use of properties with the Village of Germantown.

Zoning is the regulatory tool the Village uses to control land use. The State of Illinois authorizes local governments to adopt zoning laws under Section 65 ILCS 5/11-12-5 of the Illinois Compiled Statutes. A comprehensive plan provides the basis for zoning regulations and positions local governments to make informed land use decisions. Such decisions, if aligned with the comprehensive plan, are less likely to face negative outcomes if faced with legal challenges.

In addition to providing a basis for regulations that determine the physical form and character of a community, the comprehensive plan is also a guide for decisions about strategic capital expenditures. Such expenditures, which may include investment in utilities or prioritization of street improvements, can be a catalyst to private investment and the long-term well-being of the community.

Land Use & Zoning

When planning for future uses of property, it is important to distinguish between land use and zoning. The land use classification of a property is how it is currently being used. Land use classifications are typically general in nature and include single family residential, multi-family residential, commercial, industrial, institutional, and parks categories. Existing land uses are shown in Appendix D.

The Existing Land Use Map depicts 43% of the total land area in the Village, Germantown consists primarily of improved residential lots, as seen in the Existing Land Use Map. This is followed by farmland, which consists of 23% of the total land area, government properties, which consist of 15%, and commercial properties, which consist of 7.7% of the total land area. Industrial land uses make up only 4.6% of the total land area of the Village.

Future land use classifications will follow these land use categories, as well. The purpose of the Future Land Use Plan and Map is to guide the City's zoning decisions and to assist with monitoring adherence to the comprehensive plan. Planning for future land use is a way to maintain and elevate the character of new development projects. The Future Land Use Plan aligns development project decisions with goals set forth in the comprehensive plan. It is only a guide and not a development standard.

Future land use can be planned in a detail-oriented parcel-by-parcel manner, or with broad strokes and fuzzy boundaries, which allows for more flexibility in zoning and development outcomes. For this plan, the Future Land Use Map Appendix E, is a parcel-level map indicating general future land uses.



Zoning, on the other hand, is a development standard--a regulatory tool that provides parcel-level use and bulk standards. These site-specific regulations ensure compatibility with surrounding properties and prevent incompatible uses and structures within the districts. The zoning code is the primary tool used to implement the vision set forth in the comprehensive plan. The Village's zoning map is shown in Appendix F.

Planning Area

In order to plan for future growth beyond the existing Village boundaries, both the existing land use and zoning of the land within a 1.5-mile radius of the existing corporate limits should be considered. Appendix G depicts the unincorporated properties within a 1.5-mile radius of Germantown's corporate limits.

Extraterritorial Jurisdiction

65 ILCS 5/11 Division 12 authorizes municipalities to exercise both planning and subdivision authority within unincorporated areas. In areas where no boundary agreement exists and municipal ETJs overlap, each municipality's jurisdiction extends to the median line equidistant from its boundary and the boundary of the nearest municipality.

Land Use Goals

1. Consider adopting design standards for commercial properties

Design standards are meant to ensure a level of conformity for exterior finishes of buildings. They maintain the already existing aesthetic quality of the built environment and ensure future development meets or exceeds certain standards. While design guidelines do not specify land uses, they contribute to the overall quality and character of a development.

2. Enhance landscape requirements for commercial and industrial development

Much like building design guidelines, elements of site design, such as landscaping, establish community character. Plant and landscape materials enhance visual interest, emphasize important site features, offer benefits such as shade and stormwater management, and provide attractive buffers to neighboring properties.

3. Plan for residential and commercial growth

As Germantown plans for future growth, residential and commercial land uses should be prioritized within the 1.5 mile ETJ. Other uses, such as industrial (including solar and wind energy uses) could stand in the way of potential residential land uses.

4. Utilize annexation agreements to better plan for growth

Annexation agreements are legally binding agreements that allow local governments and property owners to agree to certain uses or conditions of property at the time of annexation, if such annexation occurs within 20 years of the date of the agreement. Agreements can be amended over time, and while the agreement may address land that is not contiguous to the corporate boundary, the subject property must be within 1.5 miles of the corporate boundary at the time of execution. Annexation agreements are a way for the Village to work with current landowners to envision aspects of future development for their property. Topics such as utilities, infrastructure, and future land use may be addressed. Annexation agreements are a good way to plan for future residential and commercial growth, as described above in Goal 3.



Implementation Table – Transportation & Utilities				
Goal	Term	Relative Cost	Potential Performance Measures	Key Partners
Consider adopting design standards for commercial properties	Mid	Mid	Design Standards adopted	
Enhance landscape requirements for commercial and industrial development	Mid	Low	Landscape Standards adopted, amount of greenspace per lot	
Plan for residential and commercial growth	Short	Low	Annexation agreements	
Utilize annexation agreements to better plan for growth	Ongoing	Low	# of annexation agreements, acreage of land subject to agreements	Property owners



Chapter 8 – Implementation

Arguably the most important part of the planning process is implementing the comprehensive plan after completion is implementation. Without a clear strategy for implementing the plan, it will 'sit on the shelf' and not be useful to those that created it and those that rely on it to make investment decisions within the community.

The Tables at the end of each chapter should be used as a guide to assist in prioritization and implementation of plan goals. Each of the tables provides information on whether the priority action is achievable in the short-, mid-, or long-term, and whether the relative cost is low, mid or high. Additionally, the tables provide lists of potential partners as well as potential performance measures. As the Village Board, Plan Commission and Village staff embark on annual work plans, the potential performance measures should be considered, and additional measures should be added as necessary. Likewise, potential partners may be added or changed depending on which groups are active and which partners make the most sense to work with in the short-, mid-, and long-term.

Roles & Responsibilities

The responsibility to implement the Comprehensive Plan and make the vision a reality is not the responsibility of one person or department, but rather, successful implementation of this comprehensive plan relies on many people in different roles working together.

The Village Board's primary role is to determine the priorities of Village initiatives and corresponding budgets. The Plan Commission acts in an advisory role, making recommendations to the Village Board and preparing an annual progress report for the Village Board to review, while Village staff manage the day-to-day implementation of the plan. Village staff support the Plan Commission and Village Board and are often the first stop for those wishing to start a development project, reviewing proposals to ensure alignment with the comprehensive plan.

Role of the Village Board:

- Set annual priorities and budget in alignment with comprehensive plan
- Refer to and rely on plan for decision making
- Ensure alignment long-range plans with comprehensive plan
- Provide direction to Plan Commission and Staff
- Seek partners for implementation
- Champion the Plan

Role of the Plan Commission:

- Annually review the plan
- Report progress to the Village Board
- Make recommendations about updates to the Village Board
- Educate partners about implementation
- Work with staff to review planning programs and ensure compatibility with comprehensive plan
- Seek partners for implementation
- Champion the plan



Role of City Staff:

- Monitor day-to-day projects
- Review compatibility of individual project proposals with the plan
- Prioritize plan goals when meeting with developers and residents
- Manage and draft plan amendments and development regulations
- Seek partners for implementation
- Negotiate intergovernmental or other agreements necessary to implement the plan
- Champion the plan

Partners

Successful implementation of the Comprehensive Plan relies on the public and on partner organizations within the community. The Village relies on these partners to invest in the community, starting new businesses, purchasing homes, and creating neighborhoods that people call home. Implementation of long-range plans works when partners, including the public, are engaged in both the planning process and the implementation process.

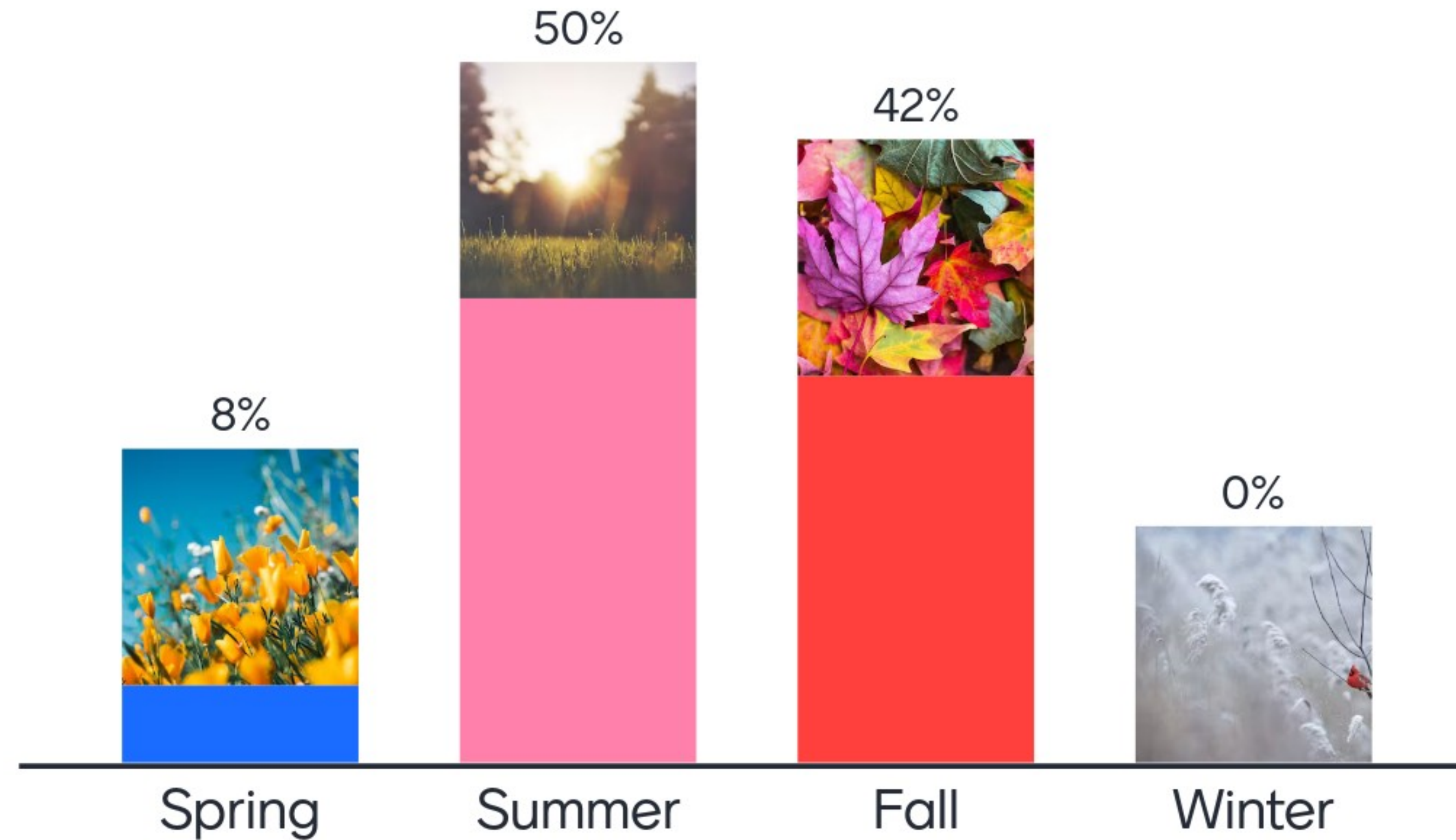
Ongoing Monitoring

Implementing the priorities set forth in the Comprehensive Plan requires monitoring of goals and strategies and review of achievements against the overall plan on an annual basis. The Implementation Table provided at the end of this chapter lists potential metrics, partner organizations, priority actions, and relative cost of implementation. These tables should be used as a tool to guide funding and staff efforts over the course of the plan. They can be updated and modified to include new partners or shifting priorities as a result of funding availability or other factors the Village Board considers when annually reviewing the plan.

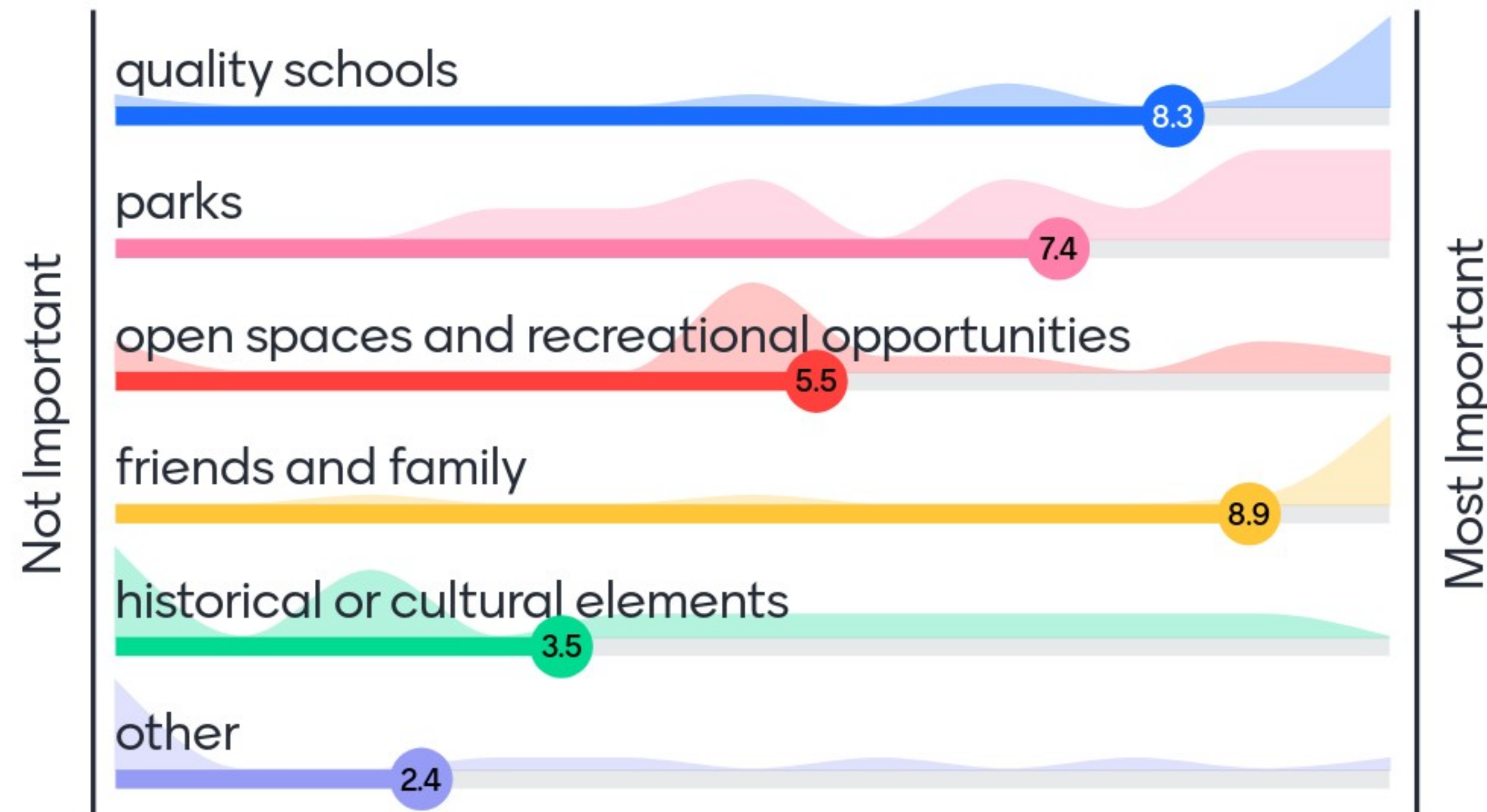
Welcome!

Comprehensive Plan Meeting #1

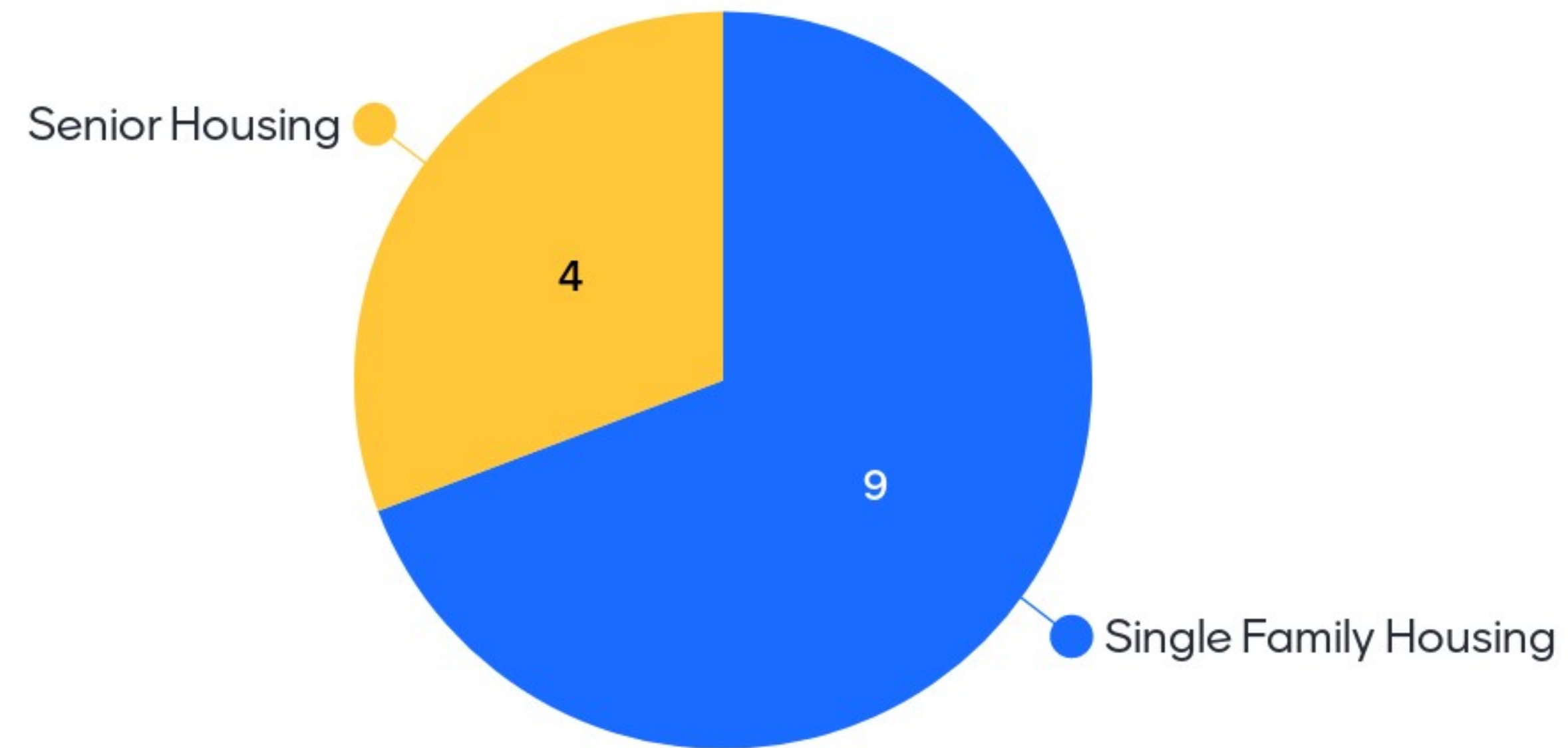
What is your favorite season?



I value the Quality of Life in Germantown mostly due to...



Germantown needs more....



I take pride in my community because...

Born & Raised here

People care about how the community looks and watch out for each other.

because this where I grew up and to protect my homr values

People take care of their homes, family generations stay here. People work well to help each ither

The people with a community based mindset

The people who live here

It's Small and everyone looks out for each other

Quiet, town, and friendly residents.

I take pride in my community because...

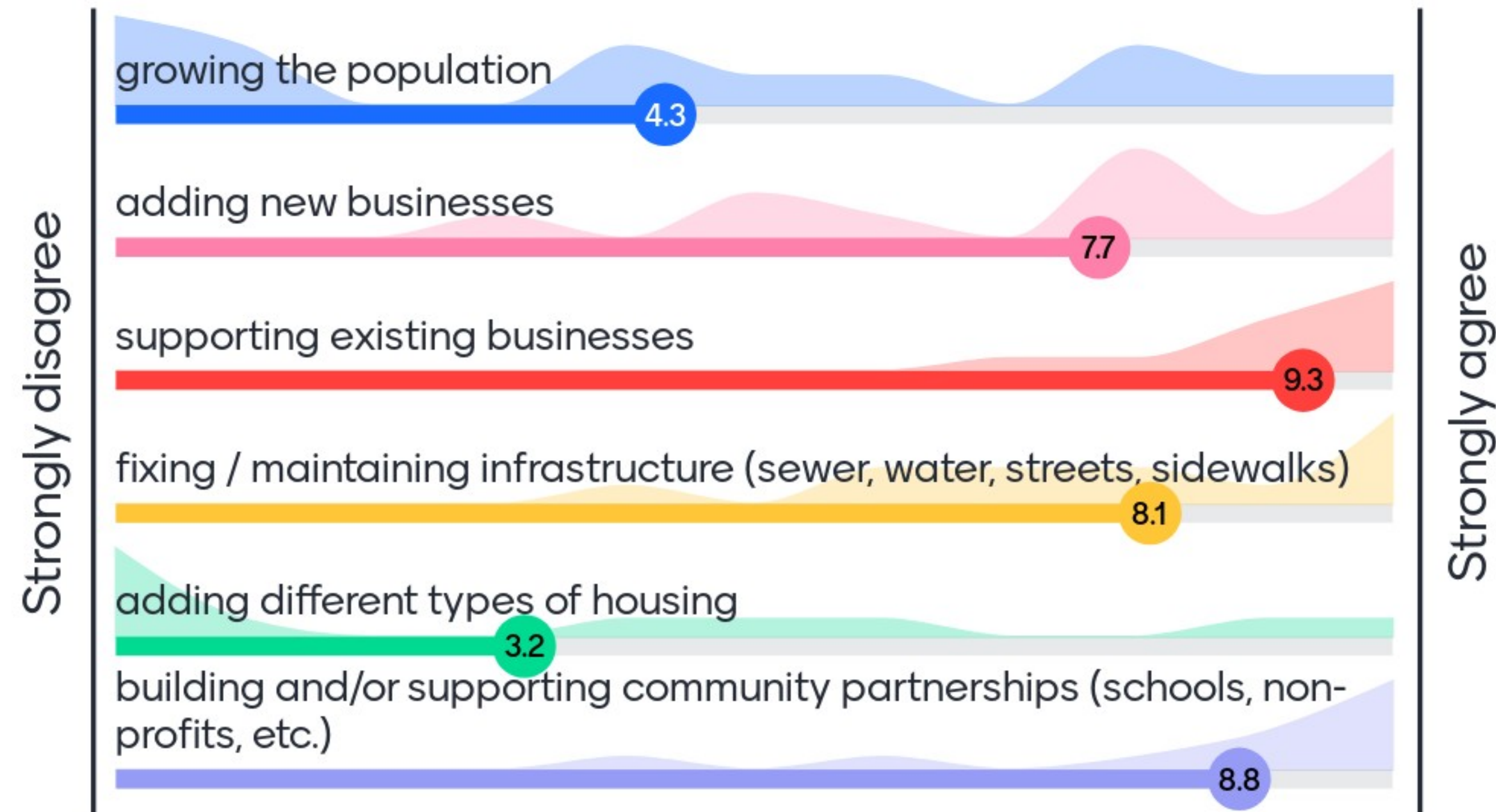
its a safe place to raise children and the families are supportive.

Small town feel. Everyone knows each other. Working together for what's best for the community

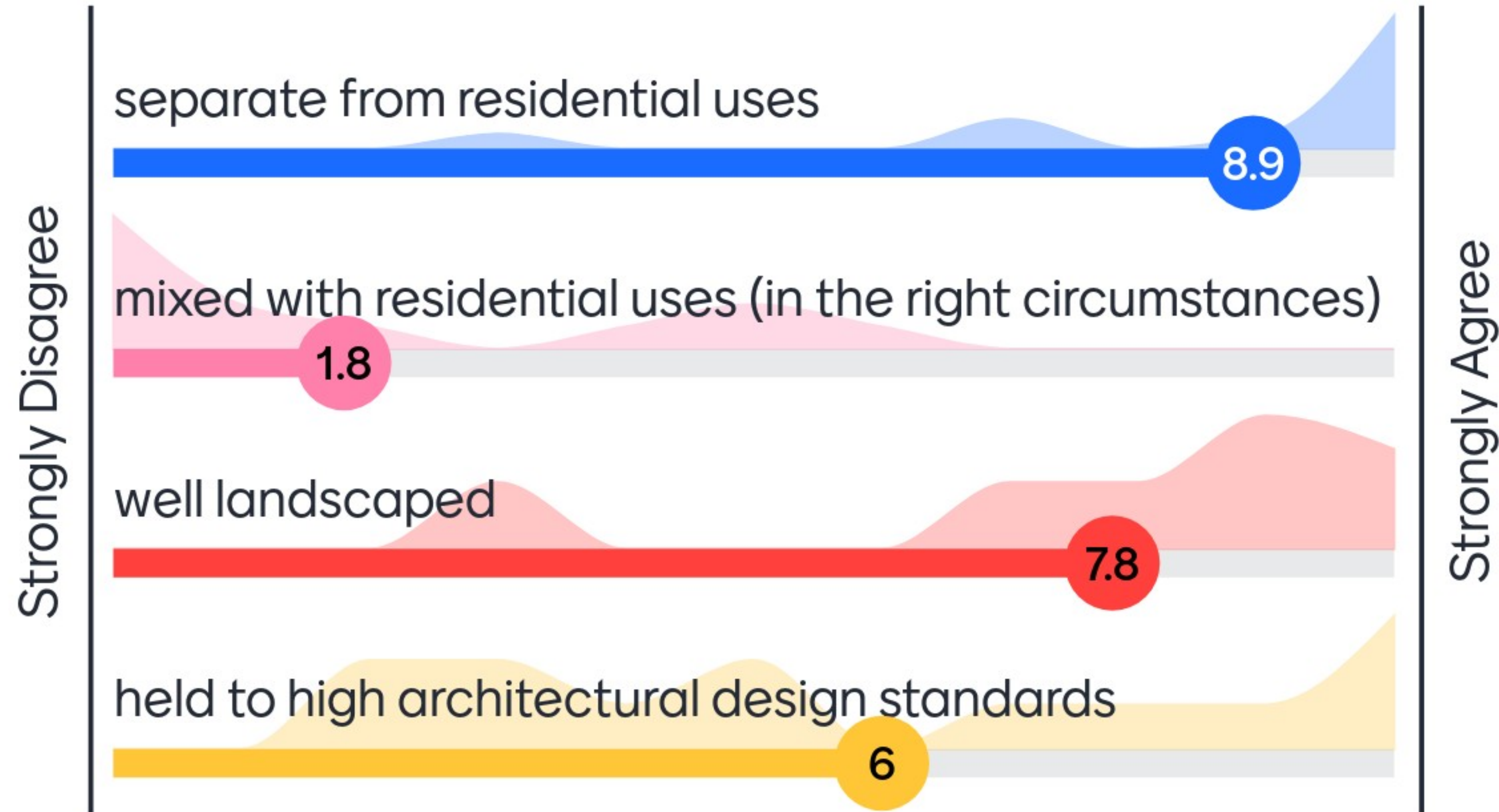
Family is close by and strong sense of community

It's clean

The most important thing to focus future efforts on is...



I think commercial development should be...



Which statement best describes Germantown?

Regional



Independent



What distinguishes Germantown from other nearby communities?

Coming together for a common goal.

The silliness to work together

People again, everyone puts in the work for this community and shows support for the community organizations

We have many small and large businesses which help support the town via tax income and employment.

We're small but not too small. Friendly people, good volunteer base.

volunteers are awesome everyone pulls together for common goals most people will chip in or give to those in need

Many residents grew up here or married someone from Germantown and stayed to raise their families.

We are the oldest in the county

What distinguishes Germantown from other nearby communities?

Small and willing to help out each other

Variety of small businesses that hire local talent

Good people that want to work together to make the Village where you want to raise a family

We are equal to most communities in Clinton county. Working well together

A strong focus on advocating for kids

Welcoming!!!

Family Friendly

Dedication

What distinguishes Germantown from other nearby communities?

German community with
lots of heritage

Welcoming!

Infrastructure

Infrastructure

Pretty much the same
except a better school.

If you had to use one word to describe Germantown, what would that word be?

17 responses



The biggest challenge facing Germantown is...

Growth. Land lock

Housing

Land to build a home on.

Lack of space for growth

Growth and change

Trying to bring in new
businesses

Keeping it from getting too
big . Like it the way it is

Land locked. New
development areas. Investors
to develop residential and
commercial growth

The biggest challenge facing Germantown is...

growth with residential
development

Keeping crime, drugs to a
minimum

Future housing properties

Ground for houses

In 10 years, I see Germantown...

slowly growing, not a lot of change

Hopefully more development. Still small town atmosphere

Same

Thriving! New subdivisions, school growth, business growth.

Still a small bedroom community

Small growth, still mostly the same

Close to the same, maybe a few more businesses.

The same

In 10 years, I see Germantown...

Being relatively the same until farmers sell ground for residential or commercial use.

Without future development I see town being stagnant

Hopefully new housing or subdivision and businesses

Questions / Comments?

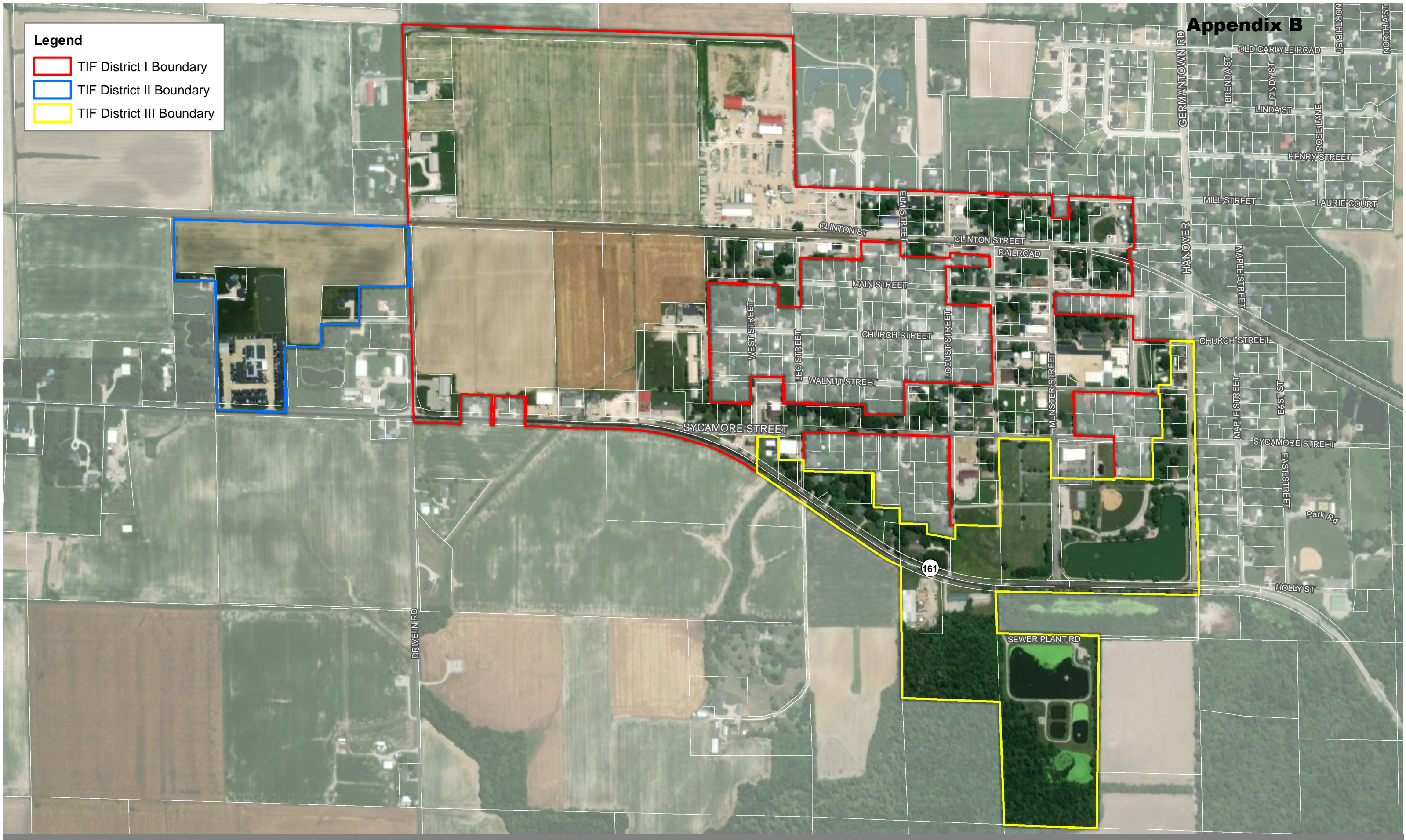
0 questions

0 upvotes



Appendix B

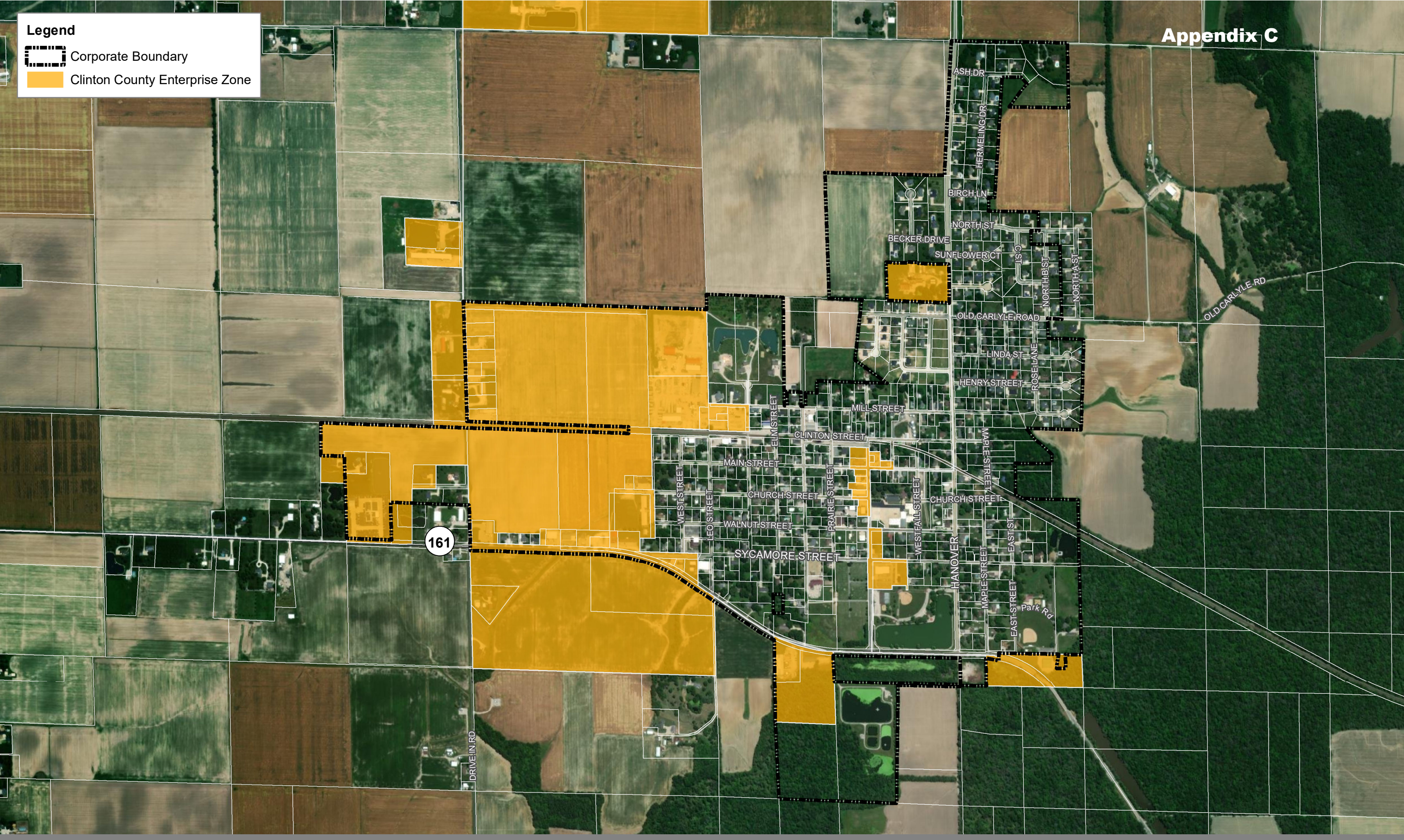
Legend

- TIF District I Boundary
- TIF District II Boundary
- TIF District III Boundary



Legend

-  Corporate Boundary
-  Clinton County Enterprise Zone



BOUNDARY MAP
CLINTON COUNTY ENTERPRISE ZONE
Germantown, IL



Appendix D

Legend

 Corporate Boundary

Land Use

 Residential Improved

Residential Land / Lots

 Residential Developer Land / Lots

Commercial

Commercial Apartments

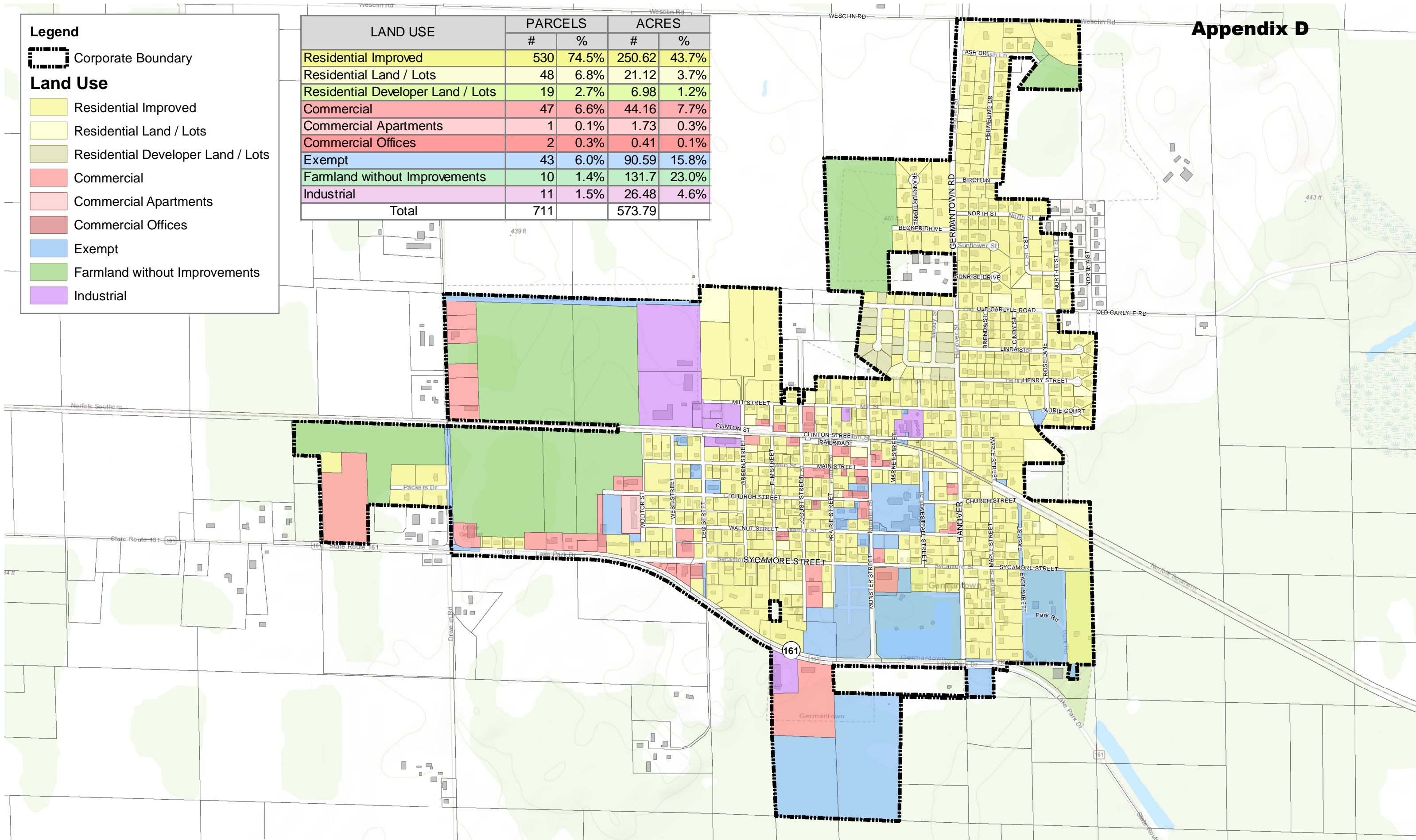
Commercial Offices

Exempt

Farmland without Improvements

 Industrial

LAND USE	PARCELS		ACRES	
	#	%	#	%
Residential Improved	530	74.5%	250.62	43.7%
Residential Land / Lots	48	6.8%	21.12	3.7%
Residential Developer Land / Lots	19	2.7%	6.98	1.2%
Commercial	47	6.6%	44.16	7.7%
Commercial Apartments	1	0.1%	1.73	0.3%
Commercial Offices	2	0.3%	0.41	0.1%
Exempt	43	6.0%	90.59	15.8%
Farmland without Improvements	10	1.4%	131.7	23.0%
Industrial	11	1.5%	26.48	4.6%
Total	711		573.79	



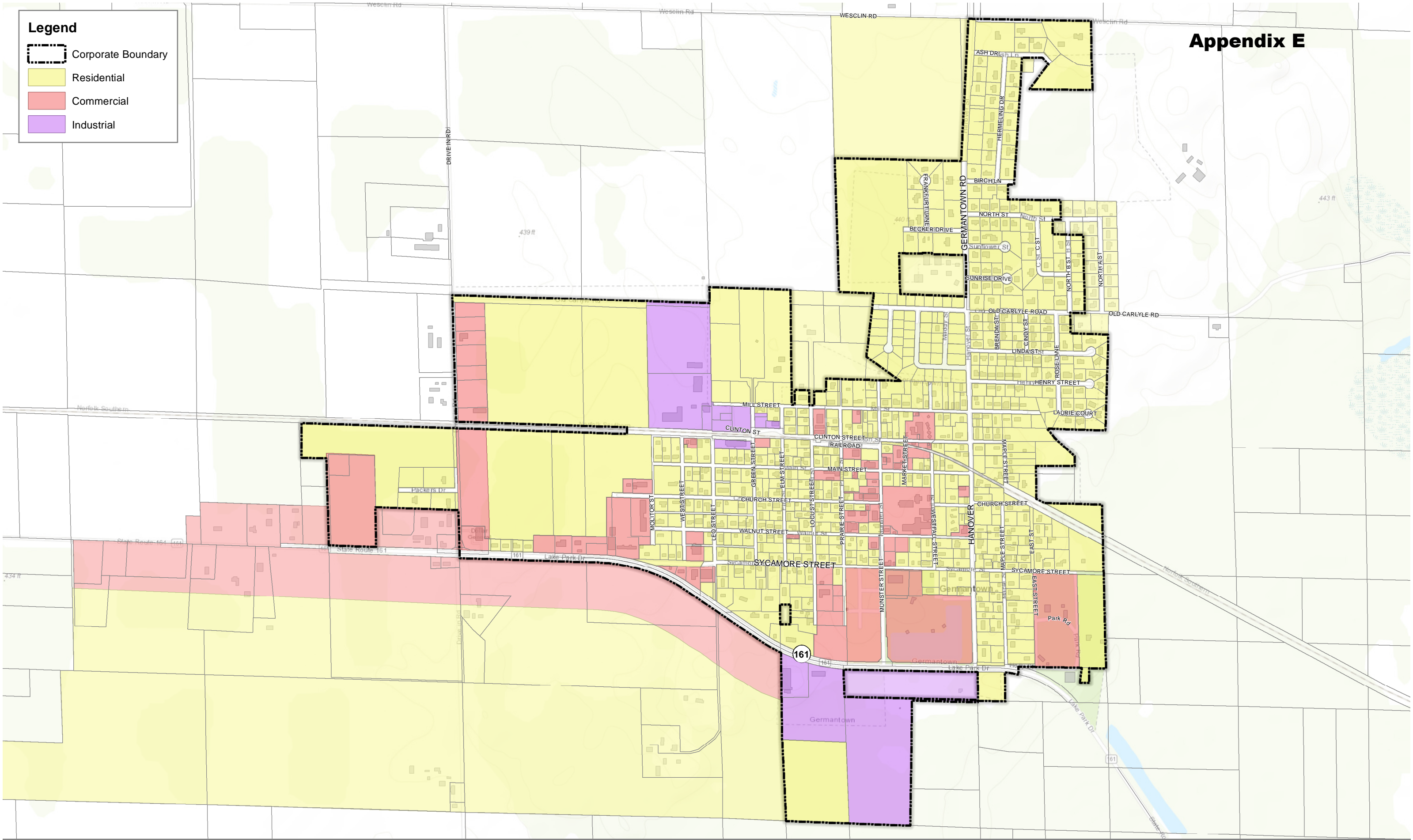
Legend

Corporate Boundary

Residential

Commercial

Industrial



Appendix F

Legend

 Corporate Boundary

Zoning District

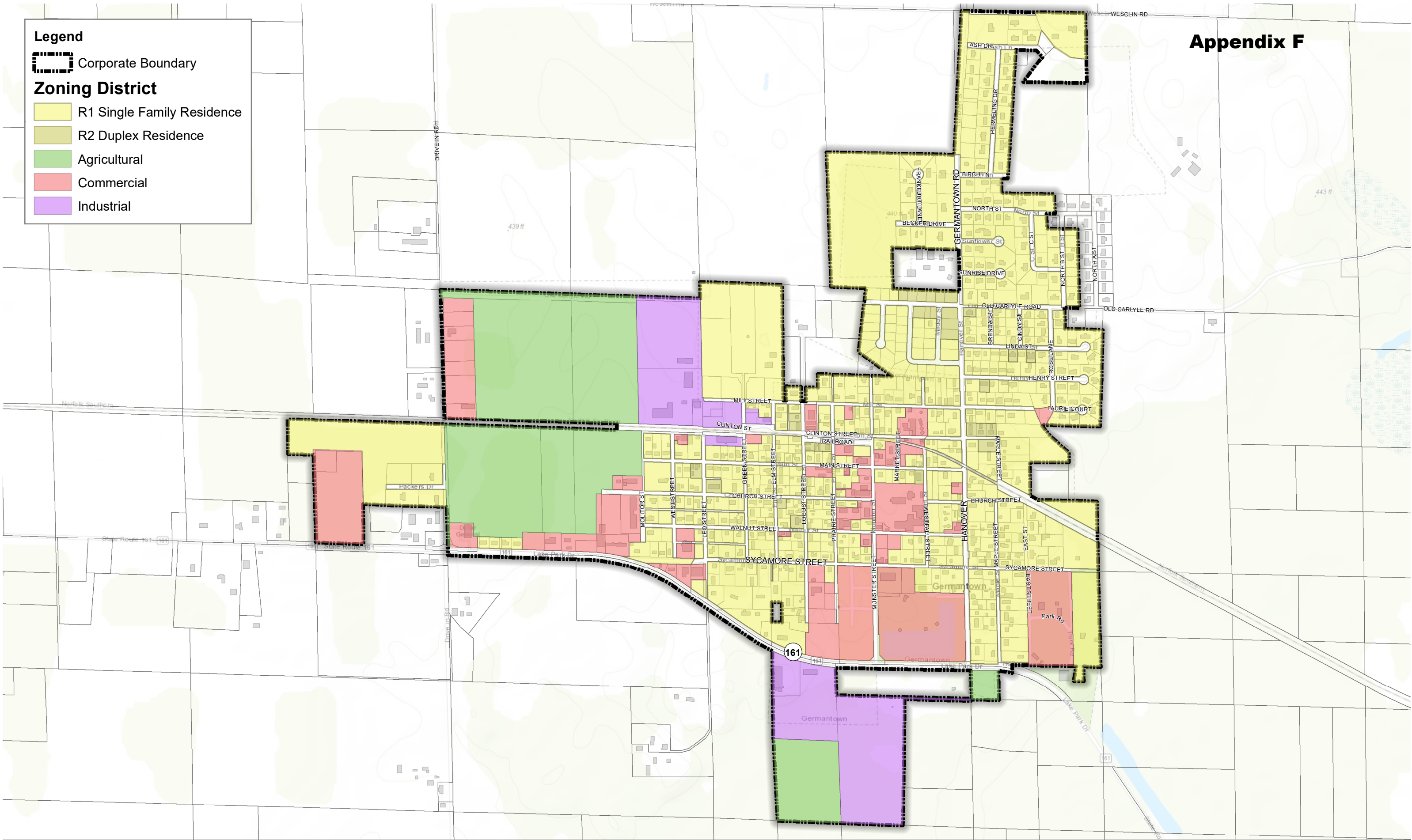
 R1 Single Family Residence

R2 Duplex Residence


 Agricultural

Commercial

Industrial



Legend

 Corporate Boundary

 1.5 Mile Planning Area

