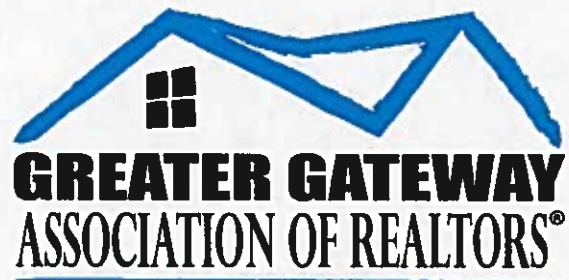




# **THE CITY OF VANDALIA**

● **COMPREHENSIVE PLAN**

***Partially funded by a  
grant from the following  
organizations:***





## **CITY OF VANDALIA, ILLINOIS**

### **Mayor**

Ricky J. Gottman

### **City Administrator and Treasurer**

LaTisha Paslay

### **City Clerk**

Peggy Bowen

### **City Aldermen**

Ken Hubler, Ward I Alderman  
Steven Barker, Ward I Alderman  
Dorothy Crawford, Ward II Alderwoman  
Russell Stunkel, Ward II Alderman  
Michael Hobler, Ward III Alderman  
Joel Rebbe, Ward III Alderman  
J. Andrew Lester, Ward IV Alderman  
Bret Brosman, Ward IV Alderman  
B. John Clark (Former Alderman)

### **City Staff**

Marlin Filer, Public Works Director  
Andy Gelsinger, Water Treatment Plant Superintendent  
Mark Augenstein, Waste Water Treatment Plant Superintendent  
Martin Huskey, Former Water Treatment Plant Superintendent  
Sam Kerr, Cemetery Sexton  
Rob Shuckar, Lake Manager  
Amber Daulbaugh, Economic Development Director  
Jessica Hampton, Tourism Director  
Jeff Ray, Police Chief  
Mark Meadows, Fire Chief

# TABLE OF CONTENTS

<b>CHAPTER 1: INTRODUCTION</b>	4
A Guiding Document	6
Purpose of Planning and Zoning	7
Planning Area	8
<b>CHAPTER 2: COMMUNITY ENGAGEMENT</b>	10
Community Engagement Process	11
Community Assets	13
Community Priorities	16
<b>CHAPTER 3: PLANNING AREA ANALYSIS</b>	17
Demographics & Growth Trends	18
Housing	22
Commercial	24
Existing Land Use	27
Zoning	32
Development Factors	38
<b>CHAPTER 4: RECOMMENDATIONS AND IMPLEMENTATION</b>	40
Community & Housing	42
Tourism	48
Land Use	55
Transportation & Infrastructure	63
Economic Development	72
Downtown	77
Commercial	83
Implementation	88

## APPENDIX



# CH. 1

## INTRODUCTION

**A GUIDING DOCUMENT**

**PURPOSE OF PLANNING**

**PLANNING AREA**



NSDAR MEMORIAL

TO THE

PIONEER MOTHERS

OF THE

COVERED WAGON DAYS

## **A GUIDING DOCUMENT**

The City of Vandalia (the “City”) most recently updated its Comprehensive Plan in 2001 and has fairly recently established a Planning Commission. This Commission is tasked with implementing the Comprehensive Plan of the City. Consequently, the City has initiated the process of creating this updated Comprehensive Plan (the “Plan”). The Plan allows the City to evaluate its current land-use, zoning, housing needs, transportation system, capital improvement needs, infrastructure plans, and development policies and provides recommendations for the City to address its residents’ needs, prepare for future growth, improve operations, and attract additional development to the community.

This Plan focuses on land use and street planning, but also includes specific recommendations for economic development and capital improvements. Land use planning guides private development, including residential uses, and identifies long-term capital improvement needs that are an important component of a community’s economic development efforts. This Plan presents an analysis of the planning area, including an overview of the community’s demographics, growth trends, land use patterns, zoning districts, and other factors likely to influence future development in the City. A narrative explanation of the land use and street planning section follows the planning area analysis. The Plan concludes with a discussion of recommendations and plan implementation, along with other recommendations, for ongoing review and future Plan updates.

Recommendations outlined in Chapter 4 are divided into the following categories:

- Community and Housing
- Tourism
- Land Use
- Transportation and Infrastructure
- Economic Development

The Economic Development section contains strategies for workforce development, downtown revitalization, tourism development, and commercial and retail growth. Each of the recommendations will contain goals and objectives with resources to assist Vandalia with implementation. While a goal is a broad primary outcome, an objective is a measurable step you take to achieve that goal.

## **PURPOSE OF PLANNING AND ZONING**

A community's comprehensive plan and zoning, although related, are often confused as being one and the same. In very general terms, planning can be defined as a procedure for making, doing or arranging something. A comprehensive plan, in essence, sets the framework for guiding future development (e.g., what type and where various land uses should occur) and major capital improvements in support of both existing and future development. It is a policy document that recommends the future physical make-up of a community. It is normally comprehensive in scope, whereby the community's demographic and economic make-up, land use, major streets, parks and open space, etc. are integrated into a unified theme.

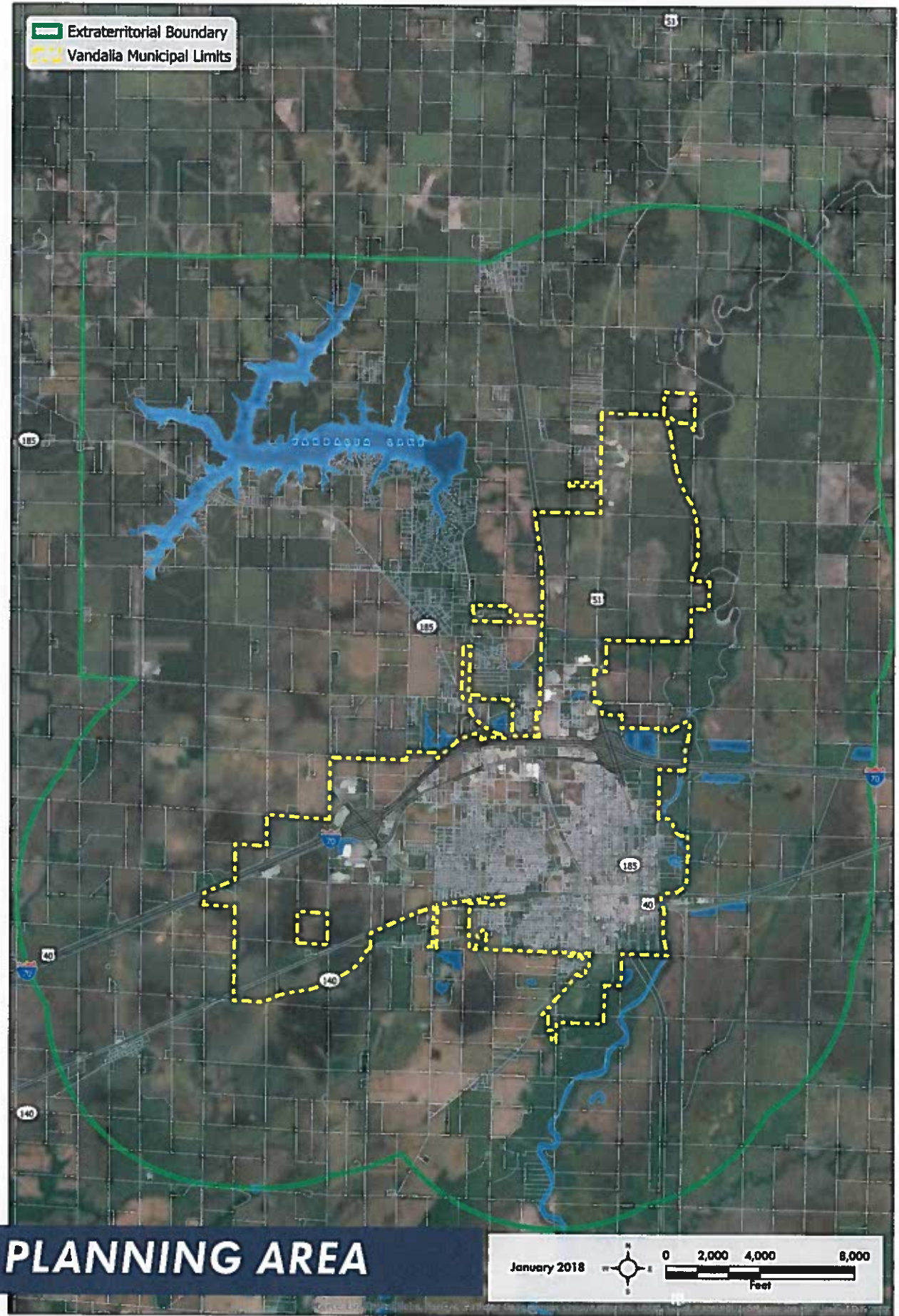
The Plan is a guide to making land use and related zoning decisions. When zoning or other development matters come before the Planning Commission or the City Board, the Plan is to be consulted as background for this decision making. However, it is not the document that legally controls land uses. Real estate market conditions will change over time and other influencing factors (such as a major employer locating in town) can affect the policies and direction established in this Plan. For this reason, the land use component of the Plan should be reviewed by the Planning Commission on a regular basis and modified if appropriate. More significant reviews should be conducted as noted in the Plan Review and Update section.

Zoning is the legal tool a municipality uses to regulate land use. The City is afforded this regulatory authority under 65 ILCS Division 13. Specifically, a zoning ordinance regulates items relating to the use of land, height and size of buildings, size of lots, size of yards (building setbacks), and parking. It establishes definitions, standards, and procedures for a municipality to review and approve specific land developments. Zoning regulations should be based on a sound and rational plan for the community. Case law at both Federal and State levels dictates that land development control regulations cannot be arbitrary and capricious. For these reasons, it is imperative that a community carefully consider its development policies (including zoning) and adopt a comprehensive plan that reflects these policies. If done properly, the plan will provide a strong foundation for the municipality's zoning authority.

Also, reasonable and predictable regulations that maintain basic quality standards are important to private development decisions. An individual or business investing money in a residential or commercial property can proceed with confidence in what the future holds for the municipality's land use pattern and, most importantly, their immediate surroundings.



Extraterritorial Boundary  
Vandalia Municipal Limits



## **PLANNING AREA**

The area encompassed by this Plan includes the City and portions of adjacent unincorporated territory up to 1.5 miles from the City limits, within Fayette County.

Under Illinois law, municipalities are permitted to exercise zoning and subdivision jurisdiction for land up to 1.5 miles outside their municipal limits, if the county does not exercise its zoning authority. This extra-territorial jurisdiction is a key growth management and planning tool, allowing cities to implement long-term growth strategy and review and approve development outside the City limits that would likely impact the municipality and its residents.

The City also has zoning and subdivision regulations. Development standards in the City are driven by City's zoning codes like these. The standards in the Planning Area outside the City must also adhere to the County's respective regulations.



# CH.2

## COMMUNITY ENGAGEMENT

PROCESS

WHAT DO YOU LOVE ABOUT VANDALIA?

COMMUNITY ASSETS



N-S-D-A-R- MEMORIAL

PIONEER MOTHERS

COVERED WAGON DAYS

# COMMUNITY ENGAGEMENT PROCESS

A crucial part of this project was engaging with community members to hear their perspectives on Vandalia now and in the future. PGAV engaged with community members, business owners, and public officials through multiple meetings and an in-person and online survey. What resulted was feedback and ideas used to produce this plan.

## *Kickoff Meeting with Vandalia City Staff*

PGAV staff met with the mayor and city council in February 2018 to discuss the City's strengths and opportunities and to outline the process of comprehensive planning. PGAV used the City Council's recommendations to formulate a community survey in order to obtain public input about Vandalia's future.

## *Online and Printed Survey*

The survey was created using the online survey tool SurveyMonkey. The survey was made available to the general public using the following means: on-line through the Leader-Union, WKRV/WPMB, and City of Vandalia website and in paper form at City Hall, Kaskaskia College, and Evans Public Library locations. Notice of availability of the survey was published through the Leader Union and WKRV/WPMB. The surveys were available to complete from 3/22/18- 7/17/18. Paper submissions were entered into SurveyMonkey as received from City Staff. Results from the survey helped to formulate much of the Comprehensive Plan. The full results can be found in the Appendix.

## *Public Meeting*

A public meeting was held at Kaskaskia College in March 2018. Attendees were divided into groups and collectively answered the survey with a facilitator. After the discussion groups, individuals were asked to write on large maps of the City and extraterritorial planning area. Again, the information gathered through this engagement helped to guide the resulting Comprehensive Plan.

## *Planning & Zoning Commission*

PGAV staff met with the City's Planning and Zoning Commission in July 2018 to discuss zoning updates and future land use recommendations.





# WHAT DO YOU about VANDALIA?

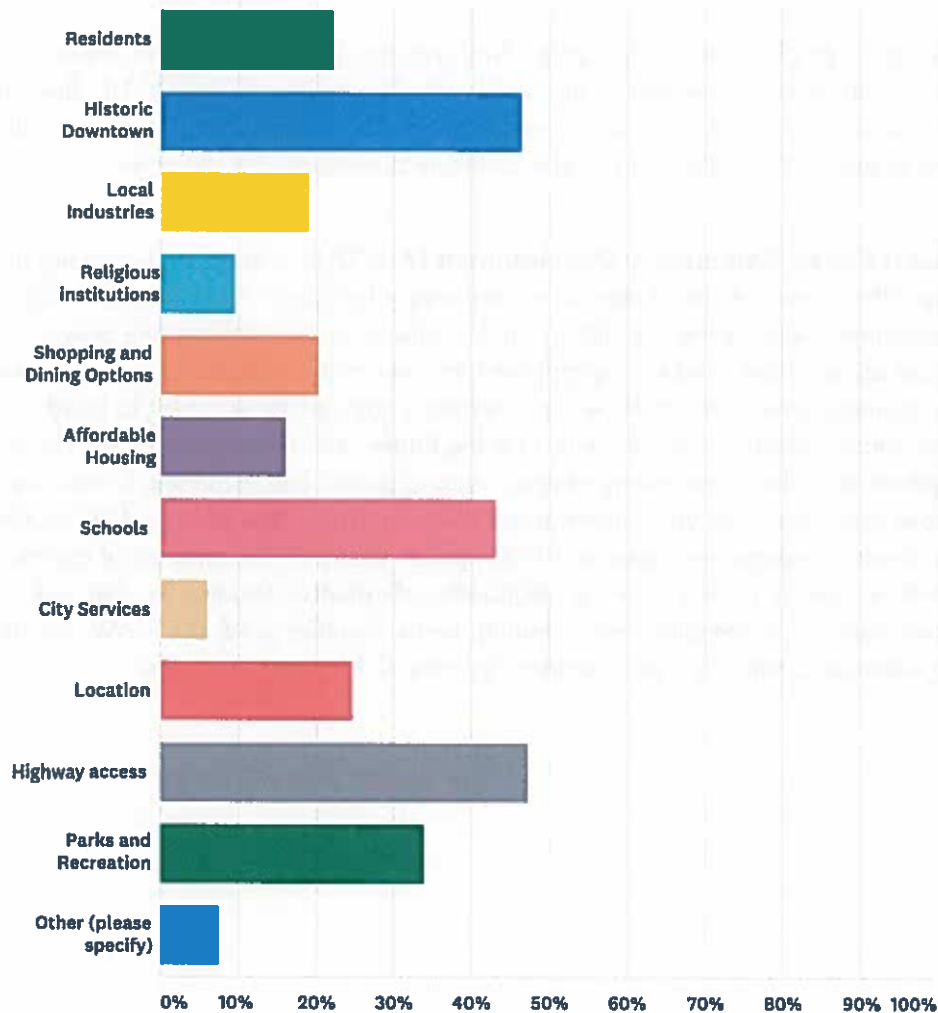


## COMMUNITY ASSETS

What do you love about Vandalia? That was the question posed to Vandalia residents and business owners at the public meeting held in March 2018. The question was asked in order to understand the community's strengths and determine the assets of Vandalia that could encourage community development.

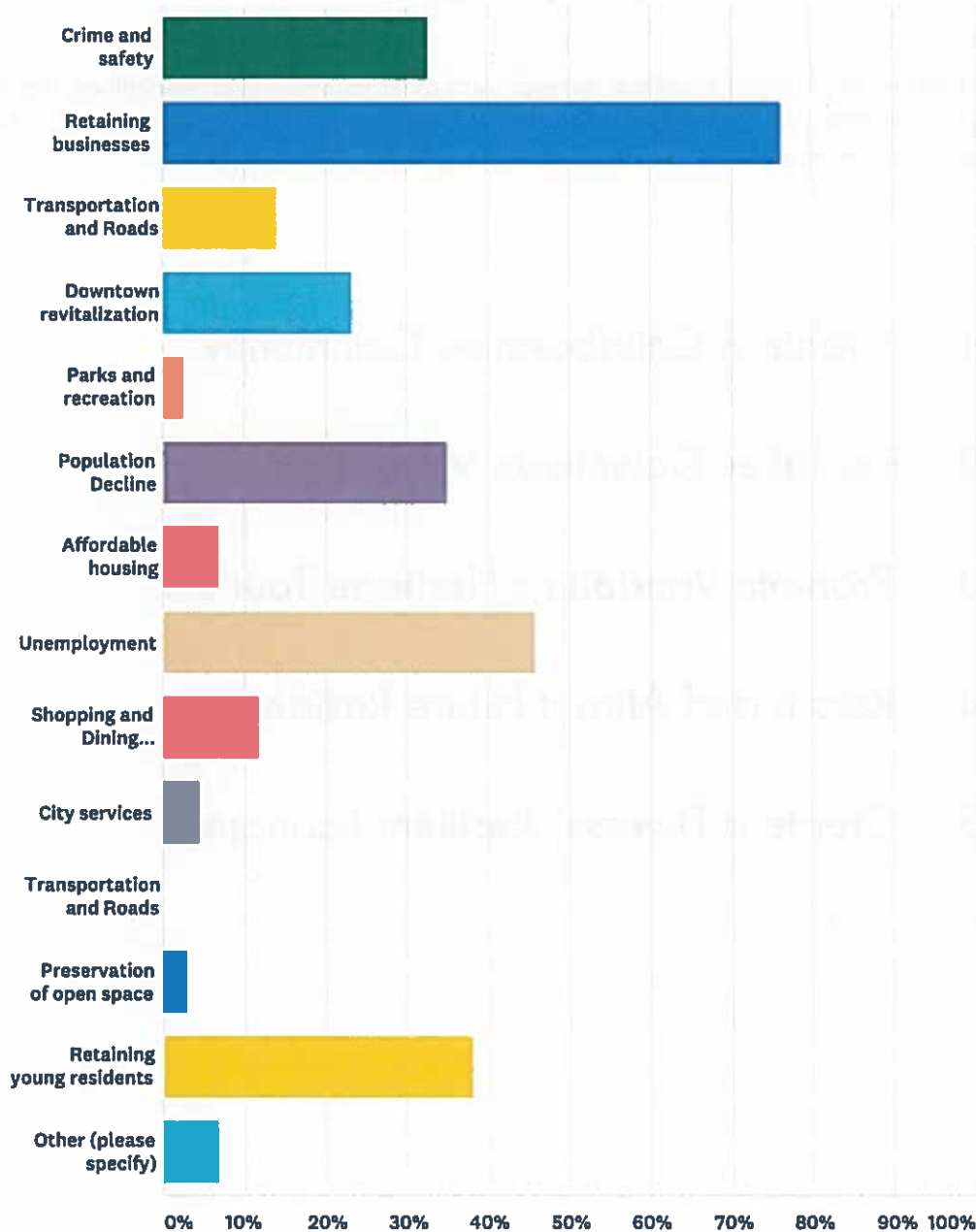
**Asset Based Community Development (ABCD)** is a large and growing movement that considers local assets as the primary building blocks of sustainable community development. Building on the skills of local residents, the power of local associations, and the supportive functions of local institutions, asset-based community development draws upon existing community strengths to build stronger, more sustainable communities for the future. Asset-based community development identifies a community's capacities and assets, and uses them to mobilize those assets for community improvement. It is a strategy often deployed during the community engagement process. ABCD upends the traditional process of community development by starting from the neighborhood's assets—including resident skills and local institutional strengths—rather than its needs. By utilizing ABCD, PGAV was able to leverage community input and identify some of the assets in Vandalia.

## What are the 3 most important City assets/strengths?





*What do you see as the top issues facing Vandalia in the next 10 to 20 years?*



## **COMMUNITY PRIORITIES**

Based on the multiple meetings, surveys, and other community conversations, five community priorities emerged. These five principles helped to guide the comprehensive planning effort and resulting maps.

1. Create a Collaborative Community.
2. Revitalize Downtown Vandalia.
3. Promote Vandalia's Heritage Tourism.
4. Retain and Attract Future Residents.
5. Create a Diverse, Resilient Economy.



# **CH.3**

## **PLANNING AREA ANALYSIS**

**DEMOGRAPHICS & GROWTH TRENDS**

**EXISTING LAND USE**

**ZONING**

**DEVELOPMENT CONSIDERATIONS**

## DEMOGRAPHICS

After a period of strong growth from 1980 to 2010, the City of Vandalia has experienced flat population growth. Similarly, the population in the County and Planning Area has remained flat. The lack of population growth, according to the U.S. Census data, may be due to several factors, including:

- The overall downturn in the national economy in 2008 resulted in many local areas suffering significant job and housing market losses. Due to a variety of factors including increased lending standards for mortgages, higher gas prices, higher taxes (particularly compared with the State of Missouri), and a lack of new local employers, the City was not immune to these losses and has not seen a rebound in the housing market. While the City is slightly over 1 hour driving time of Downtown St. Louis, these trends have meant that the housing market in Vandalia has not rebounded like much of the region.
- Rural Midwest demographic trends, including an aging population and migration of younger folks to urban areas may have negatively impacted population growth in Vandalia.

The demographic data indicating these growth trends are shown in a series of tables on the following pages. This Plan considers the key factors of population, households, income, occupancy, and housing unit types. While other information may feed into Plan recommendations, these factors contribute primarily to density and type of land use.

## DEMOGRAPHICS

**Table 1**  
**General Growth Trends**  
**Vandalia, Planning Area, and Fayette County**

Population Trends:	2000	2010	2000-2010 % Change	2018	2010-2018 % Change	2023	2018-2023 % Change
Vandalia	6,997	7,042	0.06%	7,345	0.53%	7,316	-0.05%
Planning Area	12,617	12,621	0.00%	13,138	0.50%	13,093	-0.04%
Fayette County	21,802	22,140	0.15%	21,620	-0.30%	21,076	-0.32%
Vandalia as a percent of County	32.09%	31.81%	-0.09%	33.97%	0.83%	34.71%	0.27%
Planning Area as a percent of County	57.87%	57.01%	-0.15%	60.77%	0.80%	62.12%	0.28%

Source for estimates and projections is ESRI Business Analyst.

**Table 1 General Growth Trends** presents the general growth trends for the City, County, and Planning Area. The table also includes 2023 estimates, from a third-party supplier, that indicate the key factors of population, housing units, and households will continue to remain relatively flat.

According to 2018 data, the City represents almost 34% of the population as a percentage of the total found in the County. The Planning Area increases these percentages to almost double at 61% of the County. The City represents an area of 8.16 square miles; less than 12% of the total County area of 725 square miles.



## DEMOGRAPHICS

**Table 2**  
**HOUSEHOLD CHARACTERISTICS & GROWTH**  
Vandalia Planning Area

	Average Household Size	Median Household Income	Average Family Size
<b>City of Vandalia</b>			
2010	2.25	\$38,227	2.93
2018	2.24	\$45,205	2.94
2023	2.24	\$45,926	2.95
% Change 2018-2023	0	1.59%	0.34%
<b>Fayette County</b>			
2010	2.45	\$41,269	2.95
2018	2.43	\$47,945	2.95
2023	2.42	\$50,314	2.95
% Change 2018-2023	-0.41%	4.94%	0.00%
<b>Vandalia Planning Area</b>			
2010	2.07	n/a	2.7
2018	2.06	\$44,996	2.72
2023	2.06	\$45,748	2.73
% Change 2018-2023	0.00%	1.67%	0.37%

Sources: ESRI Business Analyst and American Fact Finder.

Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.

**Table 2 Household Characteristics & Growth** shows changes in the City, Fayette County, and the Planning Area household characteristics and growth from 2010 to 2018 and projections for 2023. The City's median household income is slightly lower than Fayette County and its family size is on par with Fayette County. Regarding future household and income trends, Vandalia is forecasted to increase its median household income by 1.67%, less than the 4.94% increase in household income for Fayette County. Vandalia's average family size is forecasted to keep pace with the County's projected average family size.

## DEMOGRAPHICS

**Table 3** shows the City of Vandalia's income characteristics. The table lists the median, average, and per capita income of residents in Vandalia, and the median household income for Fayette County. The table indicates that in aggregate the City's median household income is lower than the regional average by almost \$2,000. About 55% of City households have an income of less than \$50,000 annually.

**Table 3**  
**2018 INCOME CHARACTERISTICS**  
City of Vandalia

Households By Income (Annual)	Number of Units	Percentage
Less than \$15,000	299	12.2%
\$15,000 - \$24,999	294	12.0%
\$25,000 - \$34,999	312	12.7%
\$35,000 - \$49,999	429	17.5%
\$50,000 - \$74,999	532	21.7%
\$75,000 - \$99,999	289	11.8%
\$100,000 - \$149,999	238	9.7%
\$150,000 - \$199,000	39	1.6%
\$200,000 and up	22	0.9%
<b>TOTAL:</b>	<b>2,453</b>	<b>100%</b>
<b>Median Household Income:</b>		<b>\$45,205</b>
<b>Average Household Income:</b>		<b>\$55,564</b>
<b>Per Capita Income:</b>		<b>\$20,724</b>
<b>Median Household Income (Fayette County):</b>		<b>\$47,945</b>

Source: ESRI Business Analyst.

## HOUSING

**Table 4** provides information regarding changes in housing occupancy in the City and County from 2010 to 2018, with estimates for 2023. During this time, the percentage of housing units that are owner-occupied increased slightly. The City saw a 10.8% decrease in vacant units, while in the County, total vacant units increased by 14.6%. This suggests that in the County, not only did some housing units become vacant, but some were removed from the housing market completely. In this respect, Vandalia and the Planning Area have a healthier housing situation than Fayette County as a whole.

**Table 4**  
**HOUSING OCCUPANCY**  
Vandalia Planning Area

	Total Units	Owner-Occupied	Renter-Occupied	Vacant	Vacancy Rate
<b>City of Vandalia</b>					
2010	2,667	1,506	853	306	11.5%
2018	2,726	1,681	771	273	10.0%
% Change	2.2%	11.6%	-9.6%	-10.8%	
2023	2,737	1,694	753	290	10.6%
<b>Fayette County</b>					
2010	9,302	6,474	1,841	995	10.7%
2018	9,266	6,532	1,594	1,140	12.3%
% Change	-0.4%	0.9%	-13.4%	14.6%	
2023	9,279	6,403	1,522	1,355	14.6%

Source: ESRI Business Analyst



# HOUSING

**Table 5**  
**HOUSING UNIT TYPES**  
City of Vandalia

	Number of Units	Percentage
<b>Units In Structure</b>		
1, Detached	1,743	73.8%
1, Attached	62	2.6%
2	13	0.6%
3 or 4	234	9.9%
5 to 9	109	4.6%
10 to 19	9	0.4%
20 to 49	46	1.9%
50 or more	41	1.7%
Mobile Home	106	4.5%
Boat, RV, Van, etc.	0	0.0%
<b>TOTAL:</b>	<b>2,363</b>	<b>100%</b>
<b>Median Year Structure Built:</b>		<b>1955</b>
<b>Median Home Value:</b>		<b>\$89,181</b>
<b>Median Contract Rent:</b>		<b>\$435</b>
<b>Median Home Value (Fayette County):</b>		<b>\$90,588</b>
<b>Median Contract Rent (Fayette County):</b>		<b>\$441</b>

Source: U.S. Census Bureau, 2011-2015 American Community Survey

Table 5 provides information regarding the housing unit types in Vandalia and the age, value, and rent prices according to the 2011-2015 American Community Survey. The table also provides information regarding Fayette County, demonstrating that Vandalia home values and rent prices are in line with the County. The table also shows that nearly 74% of the population lives in detached, single family homes. In discussions with the community, including local realtors and builders, it is clear that the rental market, including apartments has unmet demand.

## COMMERCIAL

**Table 6 Consumer Spending Patterns** shows the amount spent on a variety of goods and services by households that reside in the Planning Area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100. Consumers in the Planning Area spend less on average for all categories relative to the national average.

### 2018 CONSUMER SPENDING PATTERNS

Vandalia Planning Area

Product/Consumer Behavior	Total Amount	Average Spent	Spending Potential Index
Apparel & Services	\$3,501,939	\$1,420.66	65
Education	\$2,272,105	\$921.75	64
Entertainment/Recreation	\$5,424,967	\$2,200.80	68
Food at Home	\$8,554,509	\$3,470.39	69
Food Away from Home	\$5,703,313	\$2,313.72	66
Health Care	\$10,089,657	\$4,093.17	71
Household Furnishings & Equipment	\$3,458,040	\$1,402.86	67
Personal Care Products & Services	\$1,336,217	\$542.08	65
Shelter	\$26,792,520	\$10,869.18	65
Supporting Payments/Cash Contributions/Gifts In Kind	\$4,050,819	\$1,643.33	66
Travel	\$3,325,182	\$1,348.96	63
Vehicle Maintenance & Repairs	\$1,823,507	\$739.76	69

Source: ESRI Business Analyst

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.  
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



## COMMERCIAL

### *Consumer Spending Behavior*

One way to look at the spending patterns and lifestyle choices of households in Vandalia is through Esri's Tapestry Segmentation Profile (the "Tapestry"). Esri (Environmental Systems Research Institute) is an international supplier of geographic information system (GIS) software, web GIS and geodatabase management applications. Esri's Tapestry classifies US households into 67 unique categories based on socioeconomic and demographic characteristics. Esri uses these categories to paint a picture of neighborhoods with broad brush strokes, and they can be used for various purposes ranging from informing public policy to selecting sites for retailers. Each group describes residents in terms of median household income, net worth, housing tenure, age, and household size, among other characteristics. The insight gained from Tapestry is useful in describing the qualitative and demographic characteristics of an area relative to the rest of the US. Within the City of Vandalia's primary trade area (a 15 minute drive time radius) the three largest Tapestry Segments are defined as Traditional Living, Midlife Constants, and Salt of the Earth.

**Traditional Living** is comprised of a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their children are likely to follow suit. The manufacturing, retail trade, and health care sectors are the primary sources of employment for these residents. This is a younger market—beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun. The median age is 35.5 and median household income is \$39,300 and the segment is already planning for retirement. They live primarily in low-density settled neighborhoods.

**Midlife Constants** are approaching retirement with a median age of 51 and median household income of \$103,400. It is a large market of empty nesters and married couples with no children. Their typical housing is single family with 84.9% home ownership, significantly higher than the US average of 62.7%. Consumers in this market spend far more than the national average in all categories of a household budget including housing, food, apparel, services, health care, entertainment, education and retirement investments.

**Salt of the Earths** are older citizens with grown children who have moved away. Their median age is 44 with a median household income of \$56,300. Household income is just over the national median while net worth is nearly double the national median. With steady employment in construction, manufacturing, and related service industries, they are cost-conscious consumers with a focus on buying American. Spending time with family is their top priority.

# COMMERCIAL

**Table 7**  
**Business Summary**  
**Vandalia Planning Area**

<b>Business by NAICS Code</b>	<b>Businesses</b>	<b>Percent</b>	<b>Employees</b>	<b>Percent</b>
Agriculture, Forestry, Fishing & Hunting	2	0.6%	6	0.2%
Mining	4	1.2%	14	0.4%
Utilities	1	0.3%	6	0.2%
Construction	2	5.8%	80	2.4%
Manufacturing	7	2.0%	266	8.1%
Wholesale Trade	15	4.4%	135	4.1%
Retail Trade	53	15.5%	352	10.8%
Motor Vehicle & Parts Dealers	5	1.5%	66	2.0%
Furniture & Home Furnishings Stores	2	0.6%	7	0.2%
Electronics and Appliance Stores	2	0.6%	5	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	6	1.8%	27	0.8%
Food & Beverage Stores	7	2.0%	93	2.8%
Health & Personal Care Stores	5	1.5%	31	0.9%
Gasoline Stations	5	1.5%	44	1.3%
Clothing & Clothing Accessories Stores	1	0.3%	3	0.1%
Sport Goods, Hobby, Book, & Music Stores	4	1.2%	10	0.3%
General Merchandise Stores	1	0.3%	13	0.4%
Miscellaneous Store Retailers	14	4.1%	41	1.3%
Nonstore Retailers	3	0.9%	14	0.4%
Transportation & Warehousing	6	1.8%	35	1.1%
Information	8	2.3%	397	12.1%
Finance & Insurance	25	7.3%	143	4.4%
Real Estate, Rental & Leasing	12	3.5%	46	1.4%
Professional, Scientific & Tech Services	18	18.0%	103	3.1%
Management of Companies & Enterprises	1	1.0%	2	0.1%
Administrative & Support & Waste Management & Remediation	6	6.0%	15	0.5%
Educational Services	11	3.2%	188	5.7%
Health Care & Social Assistance	35	10.2%	525	16.0%
Arts, Entertainment & Recreation	9	2.6%	44	1.3%
Accommodation & Food Services	20	5.8%	343	10.5%
Accommodation	3	0.9%	31	0.9%
Food Services & Drinking Places	16	4.7%	312	9.5%
Other Services (Except Public Administration)	48	14.0%	262	8.0%
Automotive Repair & Maintenance	8	2.3%	23	0.7%
Public Administration	38	11.1%	313	9.6%
Unclassified Establishments	4	1.2%	0	0.0%
<b>Total</b>	<b>342</b>	<b>100.0%</b>	<b>3,274</b>	<b>100.0%</b>

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

This data, gathered from Esri's Total Residential Population forecasts, shows that the largest employment sectors represented in the Planning Area are Health Care & Social Assistance, Information, Retail Trade, and Accommodation & Food Service.

## EXISTING LAND USE & ZONING

PGAV created a series of maps to better understand the landscape of Vandalia including existing land use and existing zoning. These maps help to understand the assets and needs of the City and assist in forecasting what makes sense for Vandalia moving forward.

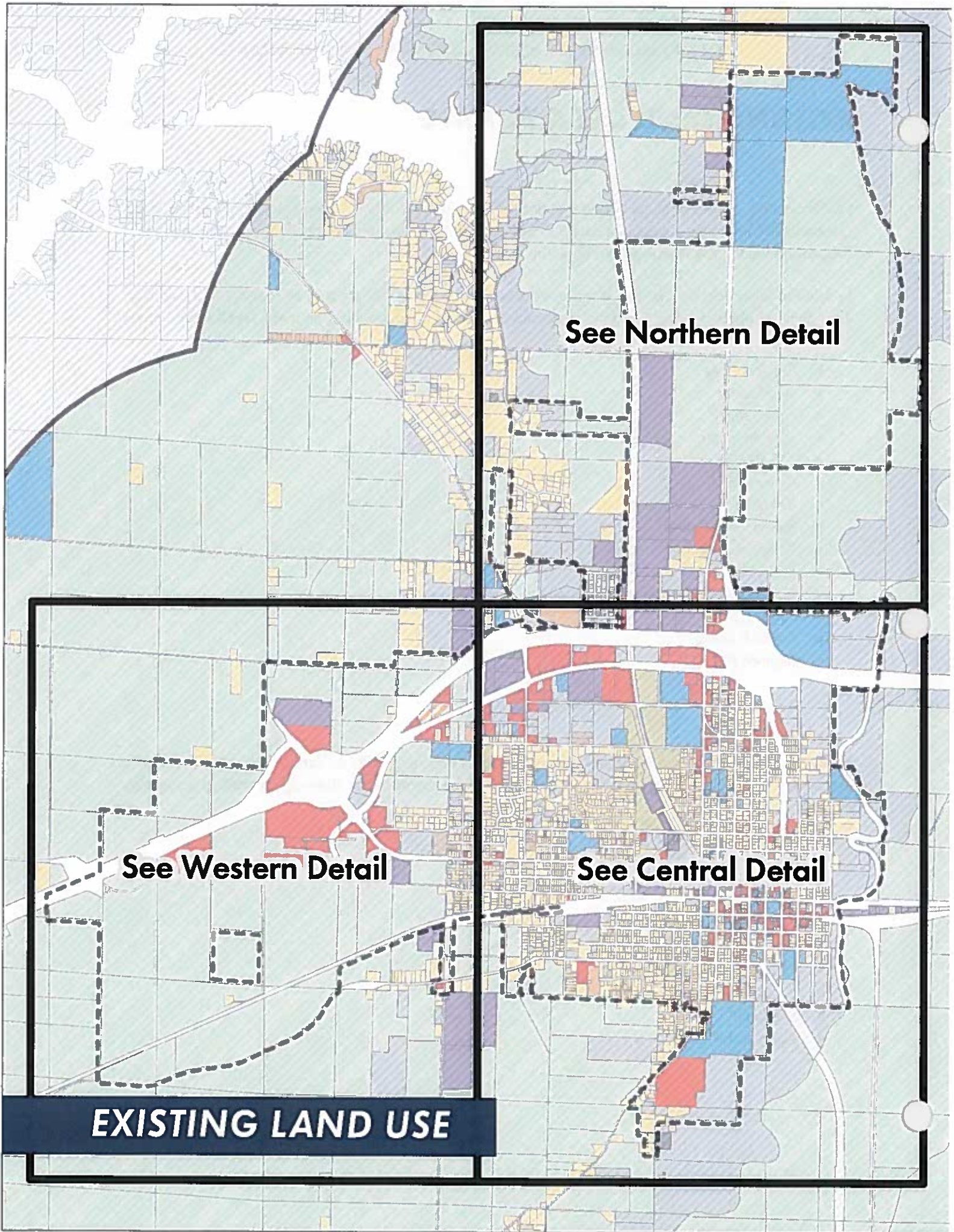
In order to better identify the uses in various parts of Vandalia, PGAV created an existing land use map. This identifies parts of the city and the major activities (land uses) that happen there. **Land uses** include:

- Single-Family
- Two-Family
- Multi-Family
- Mobile Home
- Mixed Use
- Commercial
- Industrial
- Public/Semi-Public
- Park/Recreation
- Utility
- Vacant/Undeveloped Land
- Agricultural
- Public Parking
- Right-of-Way

PGAV also created maps showing the existing zoning layout of the City of Vandalia. In order to redefine the zoning of Vandalia, it was important to understand the current state. The existing **zoning** categories include:

- Single-Family Residential
- Two-Family Residential
- Multiple-Family Residential
- Mobile Home Residential
- General Commercial
- Downtown Commercial
- Light Industrial
- General Industrial
- Medical
- Agricultural





**See Northern Detail**

**See Western Detail**

**See Central Detail**

**EXISTING LAND USE**



## EXISTING LAND USE CONSIDERATIONS

**Residential:** The City contains several different types of residences including single-family, two-family, mobile home, multi-family, and upper story apartments (in downtown). The vast majority of housing units are contained in single-family homes of varying sizes. Very few housing units are contained in two-family buildings, but some multi-family buildings are distributed throughout the City. At first glance, there are many homes that suffer from deferred maintenance and may benefit from a home repair program sponsored by the City or some other source of revenue. A significant number of vacant and buildable lots are situated along existing transportation and utility infrastructure.

**Commercial:** The City contains four discernible business areas or corridors: (1) Interstate 70 Exit 61, (2) Interstate 70 Exit 63, (3) historic downtown, and (4) Veterans Avenue or US 40. The businesses in these areas vary in size from small coffee shops to big box retailers. All four areas have sufficient infrastructure to serve the businesses and their customer traffic. Some of the buildings located in the historic downtown are showing signs of age and obsolescence. When a building is obsolete, its current layout is not suitable for the building's original use. This issue is not unique to Vandalia and the steps the City has taken so far (TIF, Enterprise Zone, etc.) are an appropriate response to help re-purpose aging buildings. In order to keep historic buildings occupied with businesses and residents, it is vital that City staff communicate and understand the challenges of owning or occupying aging buildings.

**Industrial:** The City contains three major industrial areas: (1) the land behind Walmart, (2) the business park directly North of Interstate 70 Exit 63, and (3) the industrial properties along Jefferson Street and Randolph Street in the center of town. The most challenging properties for redevelopment or future expansion are the ones along Jefferson Street and Randolph Street in the center of town. Although the properties once contained businesses serviced by railroad spur tracks, future owners may find it difficult to connect the railroad for their transportation needs. The City may consider the use of redevelopment finance tools to remediate conditions on these properties and prepare them for non-rail served businesses or other land use categories such as commercial or residential. Currently, the focus of the City's industrial activity is in the business park located to the North of Interstate 70 Exit 63.

**Public and Semi-Public:** This category contains a variety of land uses including educational, governmental, religious, and other non-profit uses. The main difference between this category and the other land uses is the tendency of these properties to be publicly accessible. A few examples of properties in this category include Kaskaskia College, Fayette County Hospital, and the area's public schools. Other examples of public and semi-public land uses include the YMCA, City Hall, the historic courthouse, and the public library.

**Vacant or Undeveloped and Agricultural:** The distinction between vacant or undeveloped and agricultural land is an important one. Vacant or undeveloped land contains no productive private or public use and is not used for the production of crops. Agricultural land is currently used for the production of crops.

# Legend



Extraterritorial Boundary



Vandalia Municipal Limits

## Land Use



Single-Family



Two Family



Multi-Family



Mobile Home



Mixed Use



Commercial



Industrial



Public/Semi-Public



Park/Recreation



Utility



Vacant\Undeveloped Land



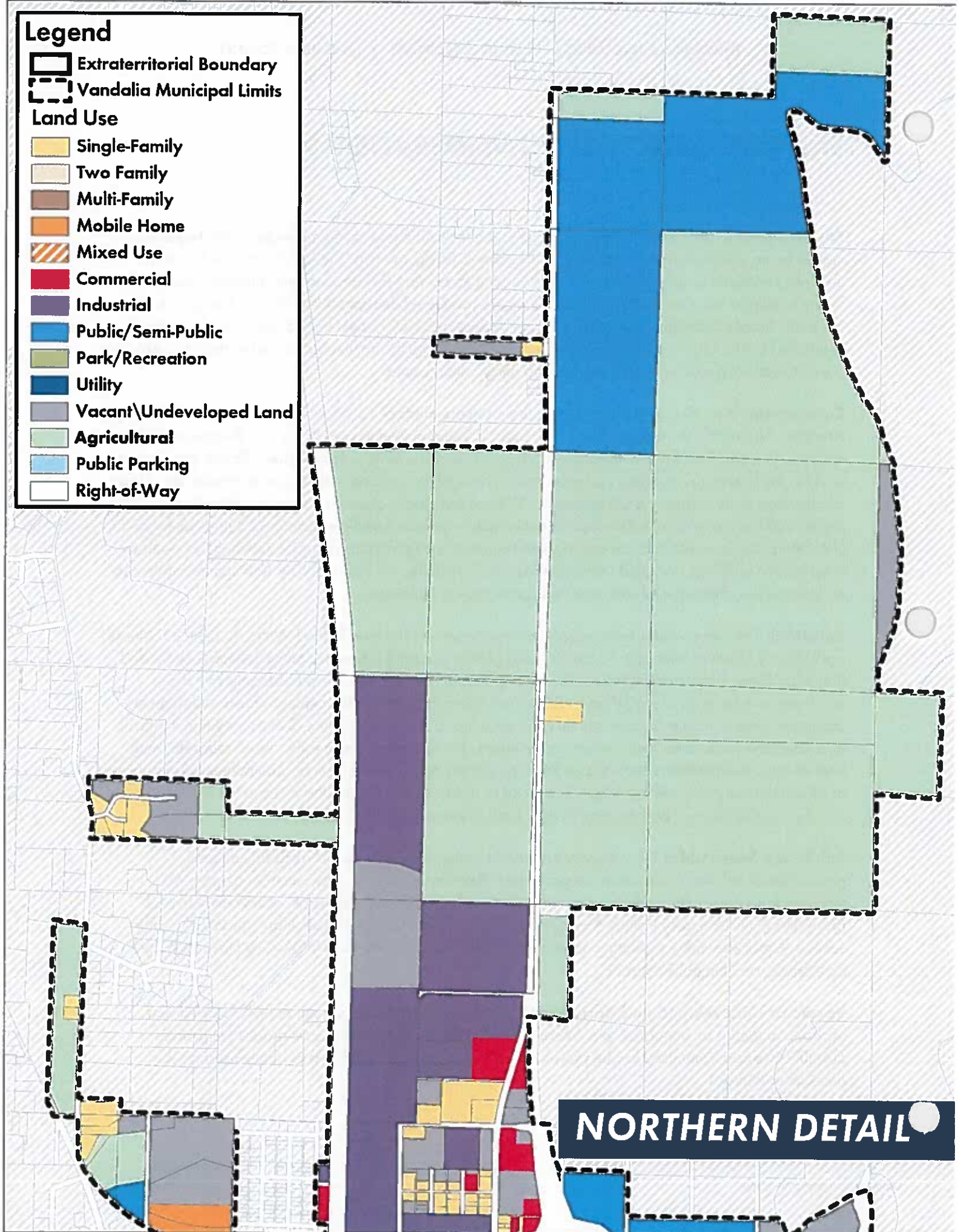
Agricultural



Public Parking

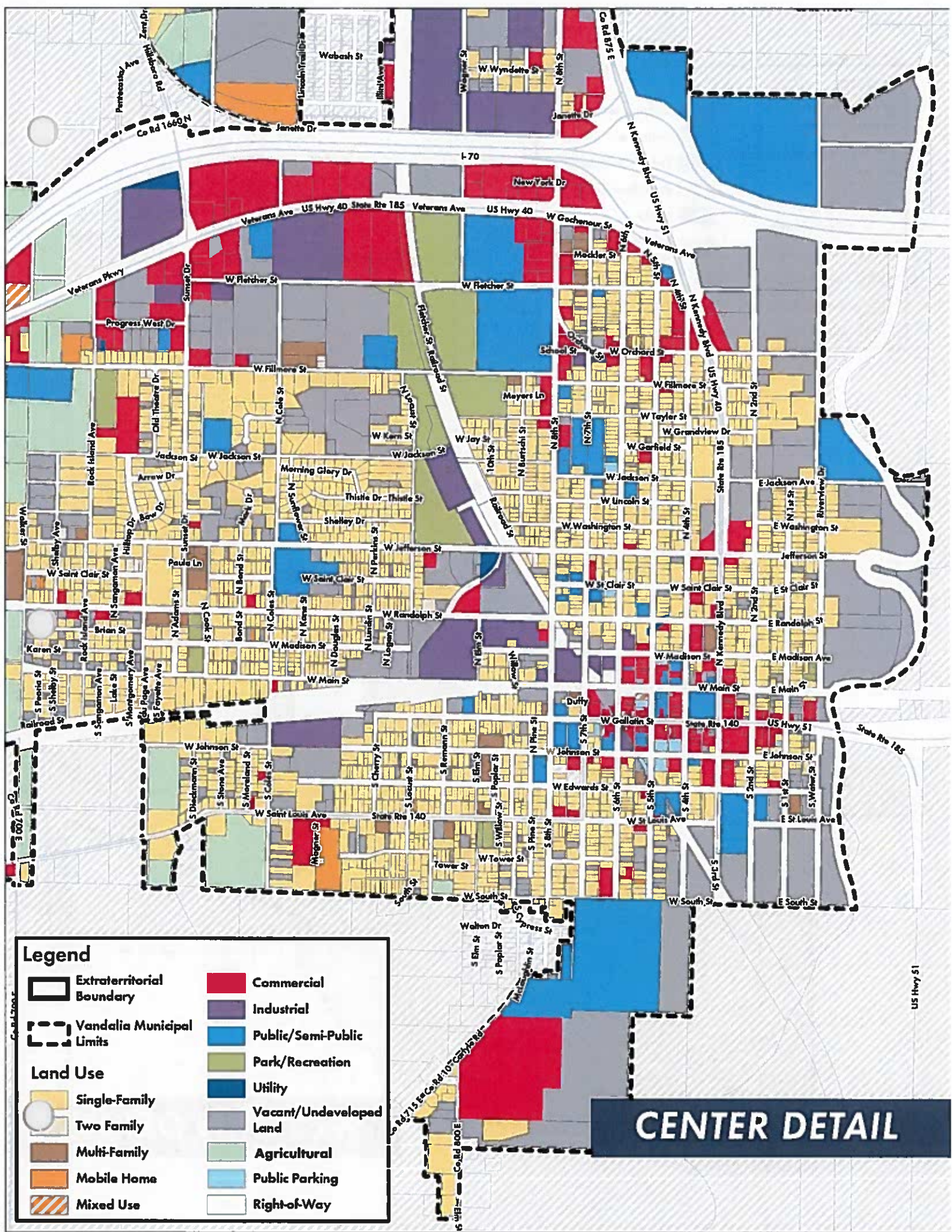


Right-of-Way



NORTHERN DETAIL





## Legend

Extraterritorial Boundary

Vandalia Municipal Limits

### Land Use

Single-Family

Two Family

Multi-Family

Mobile Home

Mixed Use

Commercial

Industrial

Public/Semi-Public

Park/Recreation

Utility

Vacant/Undeveloped Land

Agricultural

Public Parking

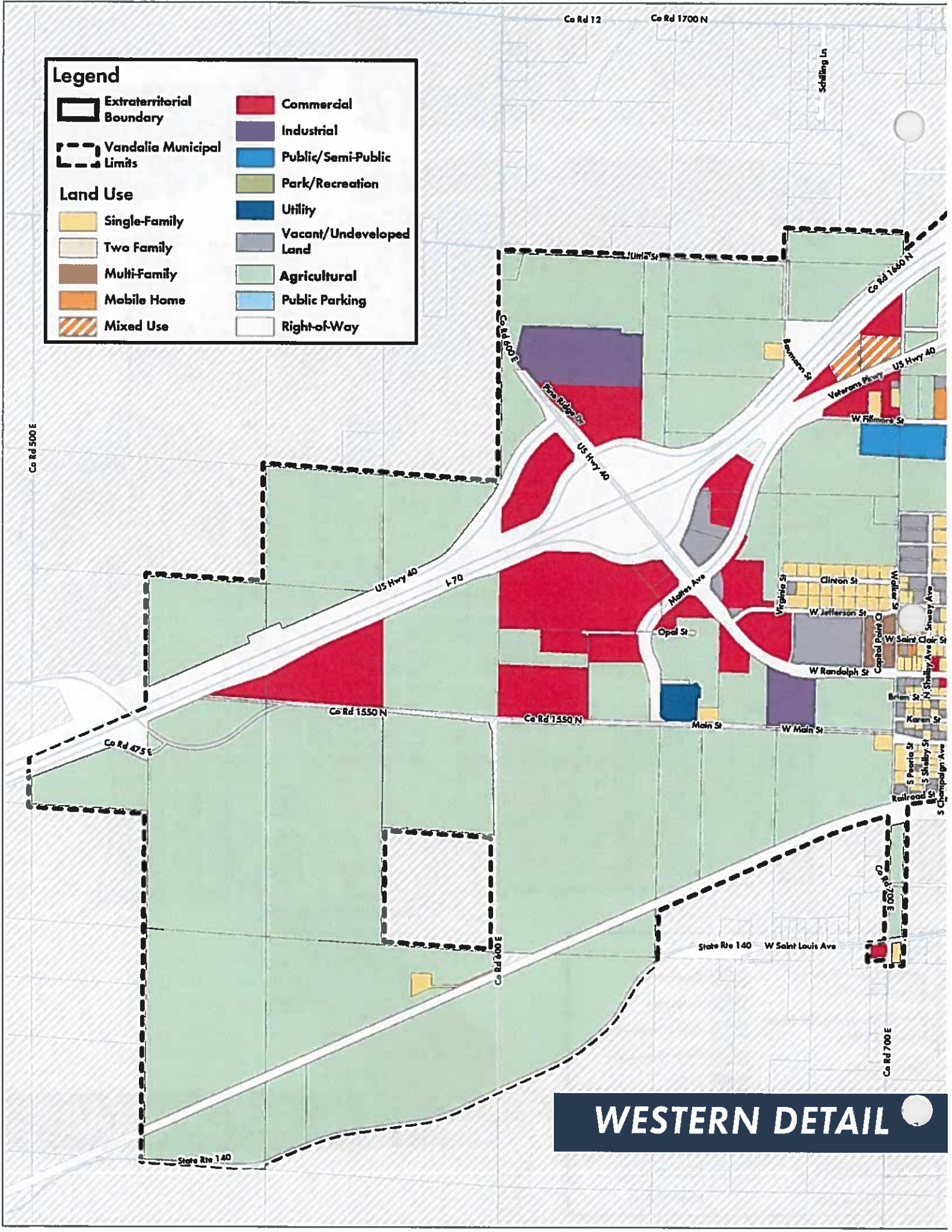
Right-of-Way

# CENTER DETAIL



## Legend

	Extraterritorial Boundary		Commercial
	Vandalia Municipal Limits		Industrial
<b>Land Use</b>			Public/Semi-Public
	Single-Family		Park/Recreation
	Two Family		Utility
	Multi-Family		Vacant/Undeveloped Land
	Mobile Home		Agricultural
	Mixed Use		Public Parking
			Right-of-Way



**WESTERN DETAIL**



## Legend

- Extraterritorial Boundary
- Vandalia Municipal Limits

### Existing Zoning

- "RS" Single-Family Residential
- "RT" Two-Family Residential
- "RM" Multiple-Family Residential
- "RHM" Mobile Home Residential
- "CG" General Commercial
- "CD" Downtown Commercial
- "IL" Light Industrial
- "IG" General Industrial
- "MED" Medical
- "A-1" Agricultural; Unclassified
- Lake Ordinance
- Interchange Overlay
- Planned Unit Development
- Historic Overlay

EXISTING ZONING



# Legend















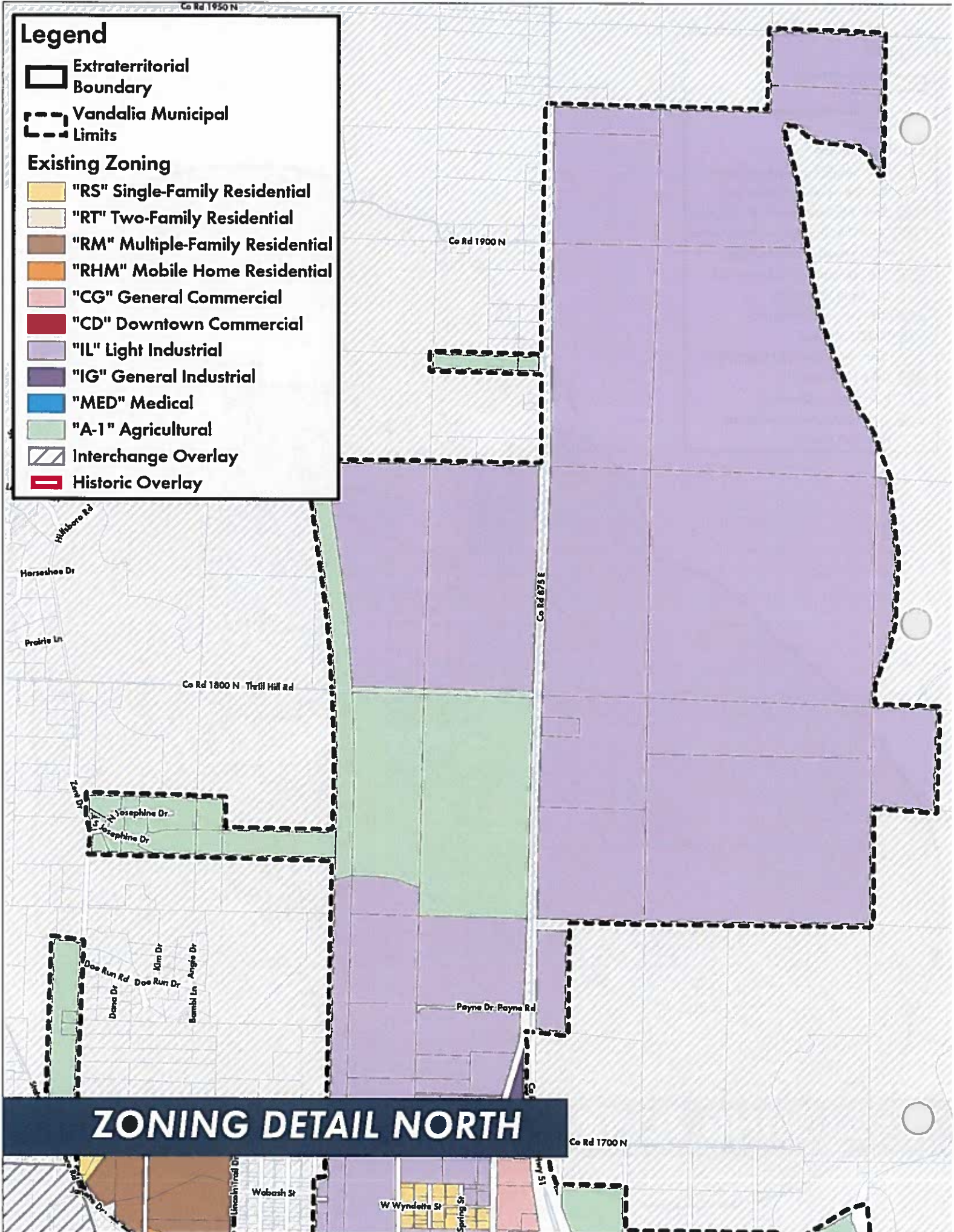
Extraterritorial  
Boundary



Vandalia Municipal  
Limits

## Existing Zoning

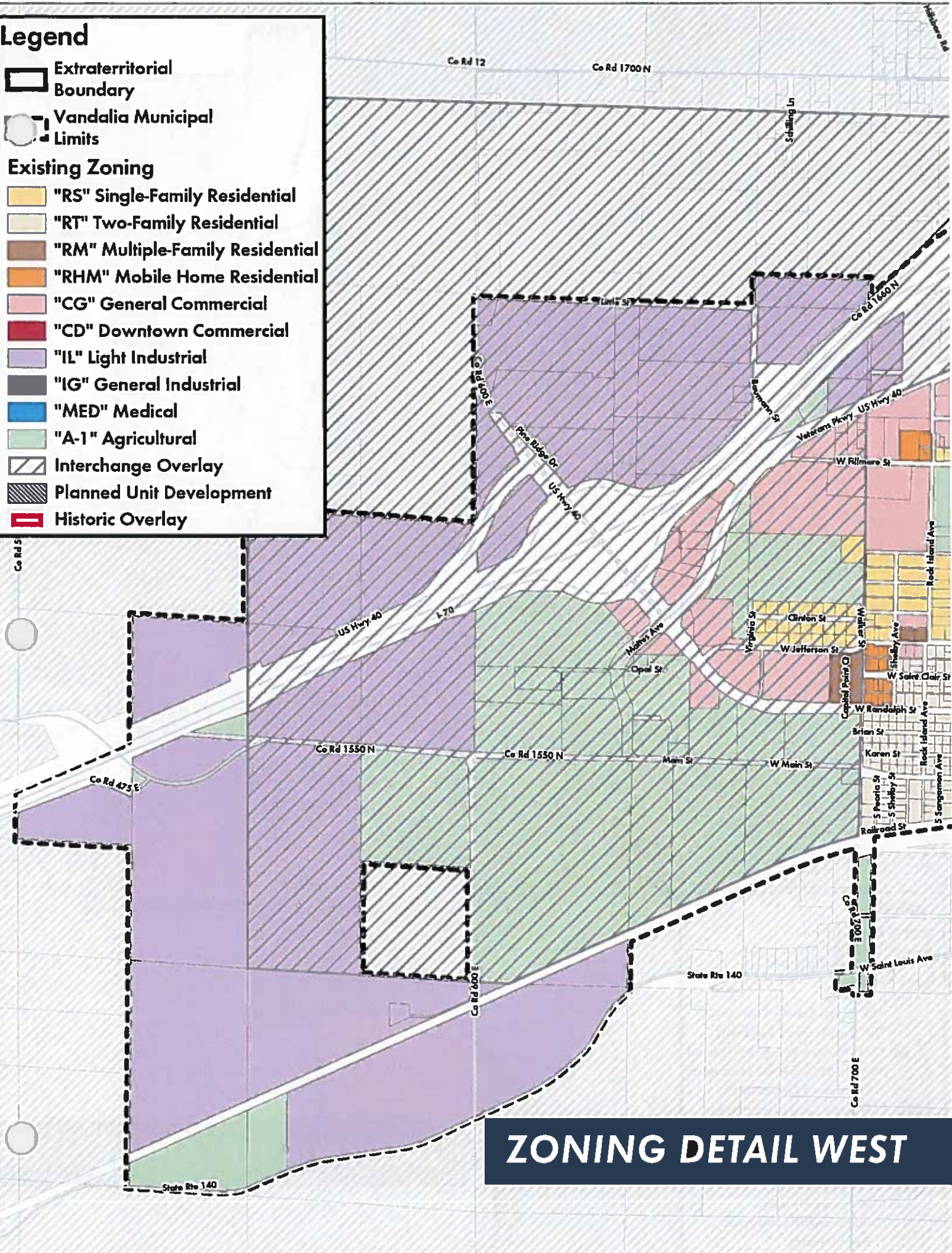
-  "RS" Single-Family Residential
-  "RT" Two-Family Residential
-  "RM" Multiple-Family Residential
-  "RHM" Mobile Home Residential
-  "CG" General Commercial
-  "CD" Downtown Commercial
-  "IL" Light Industrial
-  "IG" General Industrial
-  "MED" Medical
-  "A-1" Agricultural
-  Interchange Overlay
-  Historic Overlay





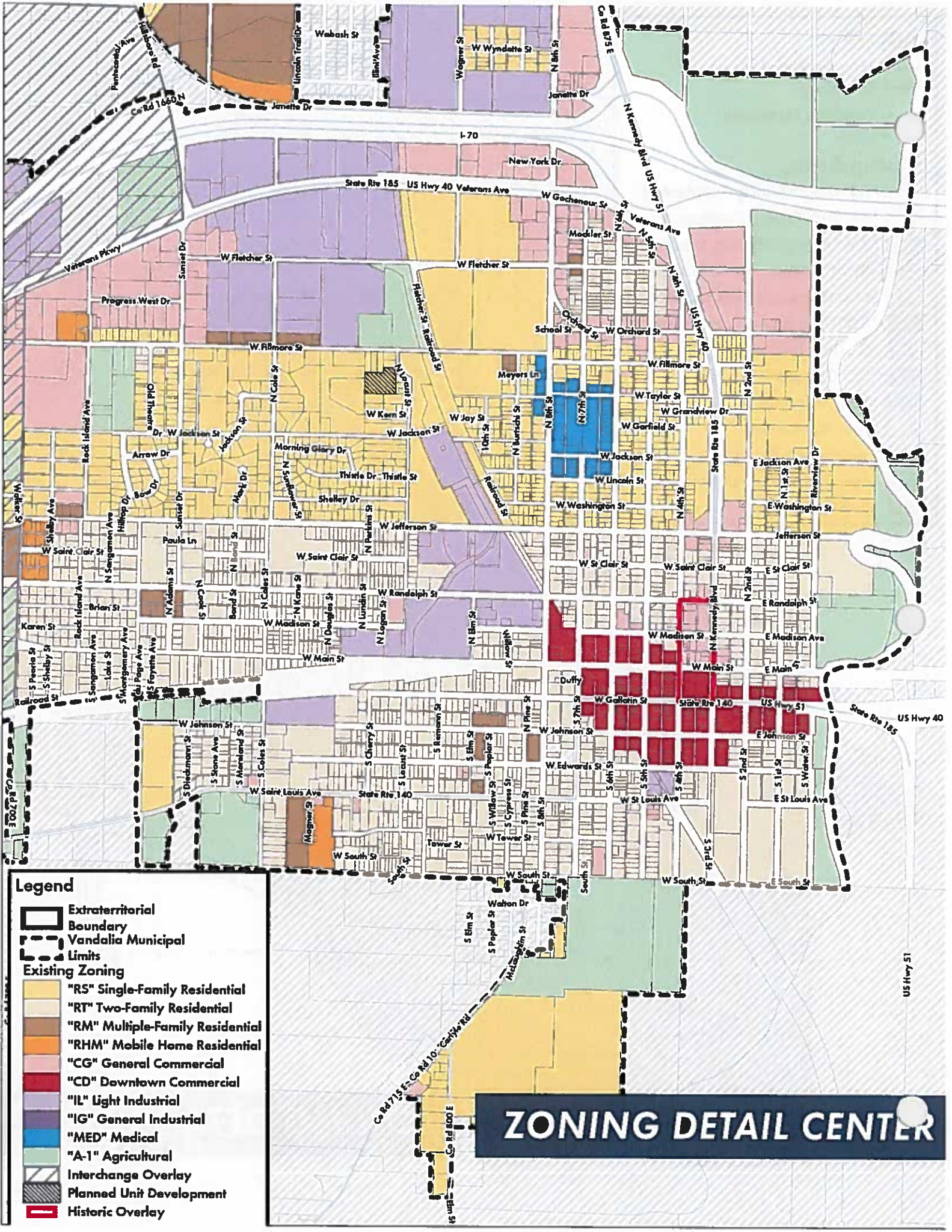
# Legend

-  Extraterritorial Boundary
-  Vandalia Municipal Limits
- Existing Zoning**
  -  "RS" Single-Family Residential
  -  "RT" Two-Family Residential
  -  "RM" Multiple-Family Residential
  -  "RHM" Mobile Home Residential
  -  "CG" General Commercial
  -  "CD" Downtown Commercial
  -  "IL" Light Industrial
  -  "IG" General Industrial
  -  "MED" Medical
  -  "A-1" Agricultural
  -  Interchange Overlay
  -  Planned Unit Development
  -  Historic Overlay



**ZONING DETAIL WEST**







**TABLE 8**  
**Development Build-Out Analysis of Vacant and Agricultural Land**  
**Based on Existing Zoning**

Land Use	No. of Acres <sup>1</sup>	No. of Bldgs & Units <sup>2,3</sup>	Number of Employees & Residents <sup>4</sup>
<b>Residential</b>			
<i>Low Density</i>	116	264	642
<i>Medium Density</i>	89	288	700
<i>High Density</i>	36	278	676
<b>Commercial</b>	120	49	777
<b>Industrial</b>	1,580	157	5,136
<b>Total New Residents</b>			<b>2,018</b>
<b>Total New Employees</b>			<b>5,913</b>

<sup>1</sup> Undeveloped acreage in each land use category as of 2018.

<sup>2</sup> Based on 65% of gross acreage to account for land potentially not available or unsuitable for development and future streets.

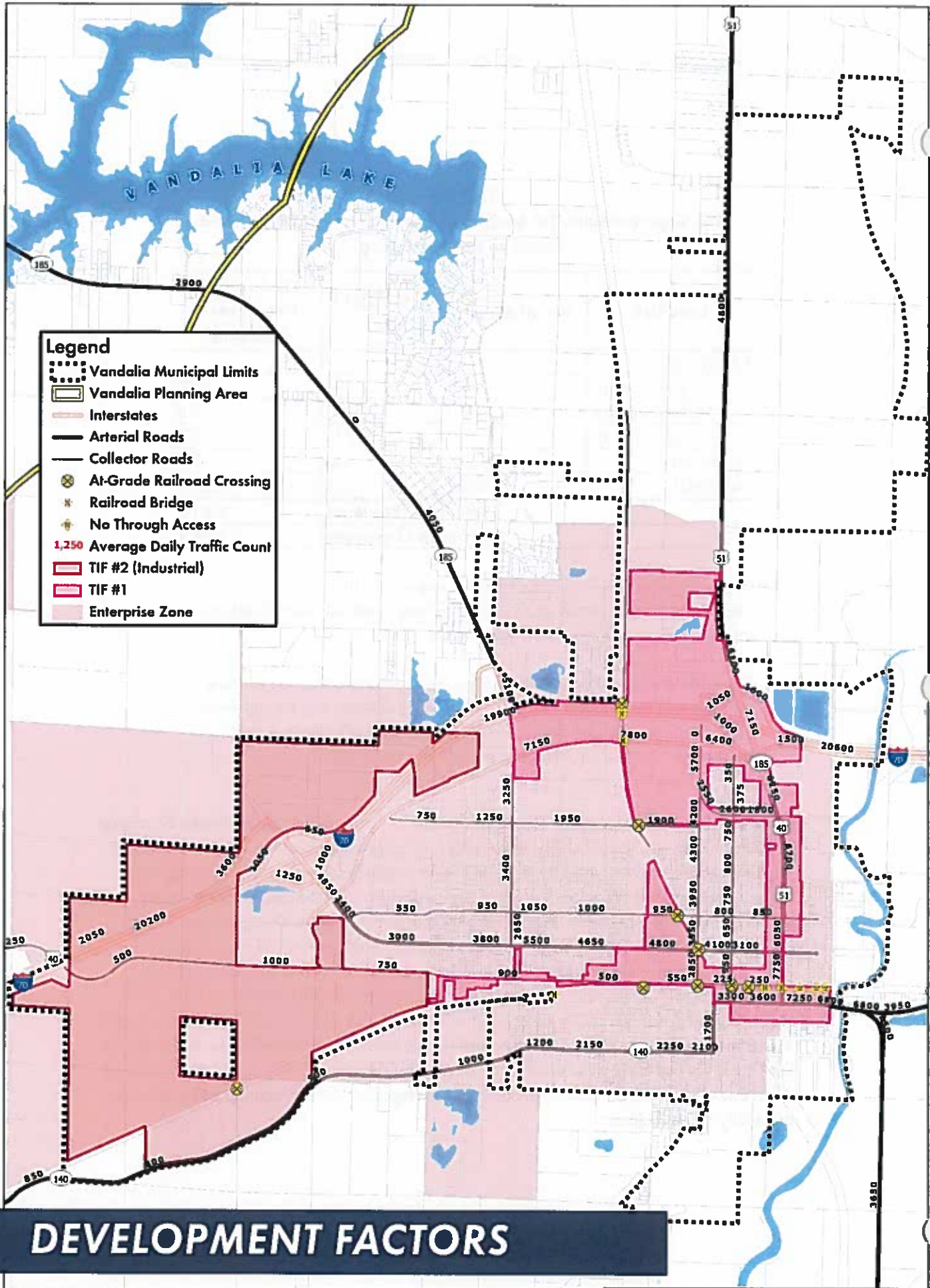
<sup>3</sup> Based on average of 3.5 dwelling units per net acre for low density, 5 dwelling units per acre for medium density, and 12 dwelling units per acre for high density.

<sup>4</sup> Based on average household size of 2.43 persons per dwelling unit, 5 employees per acre for industrial, 10 employees per acre for commercial

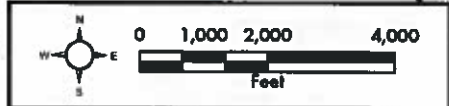
A comprehensive plan is meant to act as a guide for future development based on market realities and the likely availability of housing and labor to support new development. As **Table 8** shows above, if the City develops in accordance with the current zoning map, there is enough land zoned for industrial use to occupy 1,580 acres, accommodate over 100 industrial buildings, and contain roughly 6,000 employees. Due to current market conditions, it is unlikely that this amount of industrial development will occur within the term of this comprehensive plan, roughly 20 years. Furthermore, it is unlikely that the local labor force will be able to expand to accommodate 6,000 additional jobs. This Plan recommends that the City reserve land for development if the real estate market and economy during the foreseeable future justifies the need for developable land. Seeing as the City is not expanding as rapidly as it did in past decades, it would be appropriate to scale back the available land to encourage development around existing transportation and utility infrastructure.

**Legend**

- Vandalia Municipal Limits
- Vandalia Planning Area
- Interstates
- Arterial Roads
- Collector Roads
- At-Grade Railroad Crossing
- Railroad Bridge
- No Through Access
- 1,250 Average Daily Traffic Count
- TIF #2 (Industrial)
- TIF #1
- Enterprise Zone



# DEVELOPMENT FACTORS



## **DEVELOPMENT FACTORS**

In addition to existing land uses and zoning, before defining a future land use plan or accompanying recommendations, other key factors should be considered in planning future land use. These factors are depicted on the Development Factors Map for the Planning Area and City. This map graphically displays factors that are expected to influence where and what type of development will occur in the Planning Area. The presence of rail crossings, potential crossing closures, and undeveloped platted subdivisions all potentially effect where a developer or the City might choose to locate a business or community facility.

The Tax Increment Financing districts and the Enterprise Zone can be used by the City to encourage businesses to locate along existing transportation and utility infrastructure. These finance tools can also be used to make development more feasible on property that contains obsolete buildings, environmental contamination, or storm water drainage problems. Also, because Tax Increment Financing funds are negotiable, they can be used at the City's discretion to encourage businesses to adhere to the future land use plan and development policies of the City.

The finance tools also allow the City to develop programs that target specific parts of the City and treat the issues that negatively impact them. For example, a home repair program can help homeowners fix up their properties to improve the home value or make the properties more physically accessible for senior citizens or residents with particular transportation needs. Another example would be the City providing funds to several adjacent historic building owners to create a shared elevator or some other type of code-compliant vertical access route.

It is important for City staff, property owners, and businesses to see where areas of opportunity are located in the City. The map of Development Factors provides several key pieces of information for anyone interested in building or moving their business to the City including the traffic count of certain roadways, the location of incentive areas, and the location of Vandalia's corporate boundary.



# CH.4

## RECOMMENDATIONS



NATIONS CROSSROADS

1819



# **RECOMMENDATIONS**

1. Community & Housing
2. Tourism
3. Land Use
4. Transportation & Infrastructure
5. Economic Development

# COMMUNITY & HOUSING



## COMMUNITY RECOMMENDATIONS

**Goal: Increase partnerships and collaborative relationships among community organizations.**

Collaboration is the process of two or more people or organizations working together to complete a task or achieve a goal. Teams that work collaboratively often access greater resources, recognition and rewards when facing competition for finite resources. In its applied sense, collaboration is a purposeful relationship in which all parties strategically choose to cooperate in order to accomplish a shared outcome.

It's important to remember though, that collaboration does not come without aches and pains. Organizations may conflict on ideology or fail to maintain a consistent vision when staff turn-over occurs. Sometimes, even when organizations do collaborate, the best-laid plans never get off the ground because stakeholders are just too busy keeping their own organizations operating. Successful collaborations put the greater good of their shared neighborhood and public spaces at the forefront.

*Objective: Identify community organizations to be part of a collaborative for community development in Vandalia.*

Vandalia has a successful history of collaboration between community organizations. The Old Capitol Foundation is a good example of a collaborative model. The OCF is a community foundation whose purpose is to bring donors and local needs together within the local Vandalia/Fayette County area, and adjacent areas. The Old Capitol is comprised of representatives of the Vandalia Park District, the Mayor, First National Bank, Fayette County Board, Fayette County YMCA, the Vandalia Historical Society, a Fayette County resident, the Regional Superintendent of Schools in the counties of Fayette, Bond, and Effingham.

It is recommended that Vandalia build on the success of the Old Capitol Foundation and create a network or coalition of groups, organizations, and citizens who share a commitment to the future success of Vandalia. Additional organizations to include are the Evans Public Library, Kaskaskia College, the Chamber of Commerce, and other organizations from the public and private sectors.

## HOUSING RECOMMENDATIONS

**Goal:** Provide a diversity of housing types to meet the needs of residents of all ages and abilities.

In order to ensure Vandalia thrives in the future, the City must provide a diversity of housing to accommodate residents of varying ages and abilities. There are several strategies that can be used to encourage this development and prepare Vandalia for the needs of its residents in the years to come.

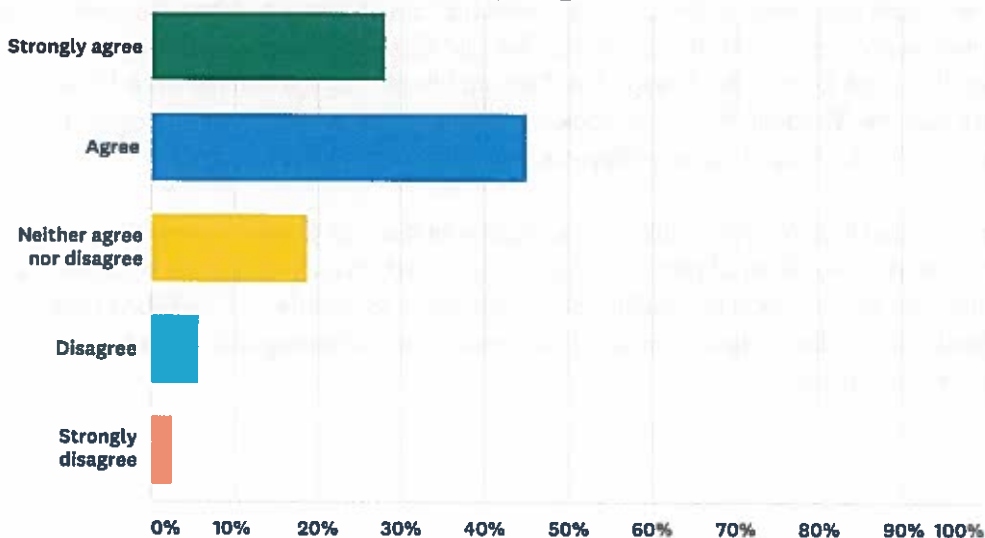
*Objective: The use of financial mechanisms, grants, and incentives shall be investigated for encouraging home repair and maintenance.*

Some strategies to achieve an improved housing stock in Vandalia are:

- A low interest loan program to assist middle income households with home repair/ improvements
- A home repair program for elderly and low-income homeowners
- A resource manual and/or training program in the care and maintenance of the area's historic housing.

Home repair initiatives should be coordinated when possible with larger development investments and neighborhood incentives. The City should also market locally available funds and incentives to ensure the construction and renovation of high-quality housing options for an aging population.

*The City should encourage property maintenance efforts by creating a home repair program for homeowners.*





## RESIDENTIAL BUILD-OUT ANALYSIS

If all of the residentially-zoned undeveloped land within the planning area were developed, how many housing units could be added? By assessing the residential build-out potential, PGAV was able to provide an order-of-magnitude measure of possible increases in housing units and population. Residential development creates the most demand on sanitary sewer flows, except for certain “wet” industries (industries that require large amounts of water for processes and generate large volumes of wastewater).

**Table 10**  
**RESIDENTIAL BUILD OUT ANALYSIS**  
(Based on Zoning of Undeveloped Land)  
Vandalia Planning Area

Residential Land Use	Within Vandalia City Limits			Unincorporated Planning Area			Total Approx. Dwelling Units Achievable <sup>3</sup>
	Gross Acres <sup>1</sup>	Net Acres <sup>2</sup>	Approx. Dwelling Units Achievable <sup>3</sup>	Gross Acres <sup>1</sup>	Net Acres <sup>2</sup>	Approx. Dwelling Units Achievable <sup>3</sup>	
Low density	479	312	1,091	61	40	139	1,229
Medium density	0	0	0	0	0	0	0
High density	0	0	0	0	0	0	0
<b>TOTAL ACRES &amp; D.U.s</b>	<b>479</b>	<b>312</b>	<b>1,091</b>	<b>61</b>	<b>40</b>	<b>139</b>	<b>1,229</b>
<i>Approx. population equivalent <sup>4</sup></i>			<b>2,727</b>			<b>347</b>	<b>3,074</b>

<sup>1</sup> Undeveloped acreage as of September 2018 having a residential zoning classification.

<sup>2</sup> Equal to 65% of gross acreage to account for land potentially not available or unsuitable for development and future streets.

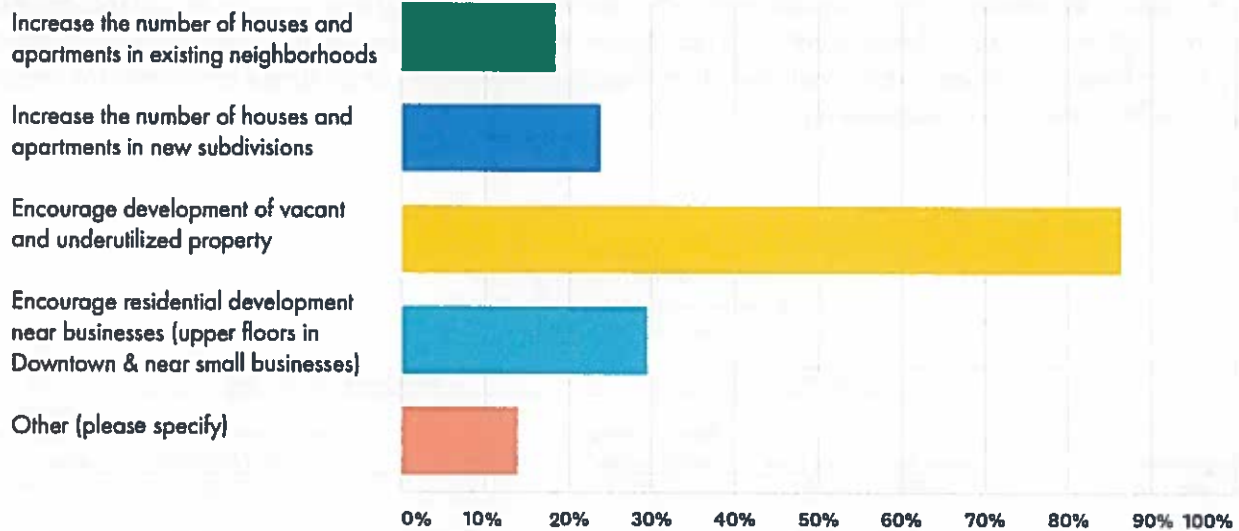
<sup>3</sup> Based on average of 3.5 dwelling units (D.U.s) per net acre for low density, 7 D.U.s per acre for medium density and 15 D.U.s per acre for high density.

<sup>4</sup> Based on average household size of 2.5 persons per dwelling unit.

**Table 10 Residential Build Out Analysis**, above, presents the results of the residential build-out calculations based on the City's current zoning. Only an average for low density residential is considered. The City's existing residential acreage is very low density (about 2.3 dwelling units per acre) and primarily single-family. Using an assumption of 3.5 dwelling units per net acre as might be typical for new developments, about 1,091 dwelling units could be created if all of the residentially zoned land in the City were developed in accordance with current zoning. This assumption considers that 35% of the acreage is not developed or dedicated to future streets. Development in this scenario represents a massive increase over the existing stock of housing units recorded by the 2010 U.S. Census and an equivalent population increase of about 2,727 people, or basically doubling the population of the City. This growth rate is not likely to occur, but demonstrates the City has the capacity to absorb substantial population growth without additional annexation and supports the goal and objective of providing additional housing options to residents of Vandalia.



## *How should Vandalia accommodate population growth?*



*Objective: Encourage the retention and attractive reuse of existing vacant and commercial buildings.*

Potential opportunities to encourage reuse and limit vacancy include:

- Create a training ground for construction trades with tax-deductible incentives.
- Explore partnership between community development organizations and local residents to act upon nearby vacant properties.
- Encourage vacancy prevention through increased resident awareness and services.
- Target stabilization of vacant properties in areas around schools, parks, and youth-frequented spaces.
- Advocate for support for stabilization of vacant and abandoned properties.

*More than 86% of survey respondents want to see development of vacant and underutilized properties*

*Objective: Remedy dangerous and unhealthy building conditions.*

Some strategies the city could undertake include:

- Work with the building inspector to increase code enforcement of buildings.
- Advocate for higher municipal fines for ordinance violations.

Vandalia has a wealth of historic buildings and neighborhoods that may require some economic and community development tools to facilitate their reuse. The following are recommendations from the National Trust for Historic Preservation to make building reuse easier and more likely.

## WAYS TO PROMOTE BUILDING REUSE

### Leverage data and mapping tools to understand reuse opportunities.

Knowing a city's built assets is the first step to being able to target incentives, programs, and infill development.

### Eliminate, reduce, or recalibrate parking requirements.

Fewer parking requirements incentivizes investment in older buildings. Shared parking in nearby locations can also fill this need.

### Adopt a comprehensive adaptive reuse program.

Adaptive reuse ordinances bring together incentives along with flexibility in building and zoning codes, removing unnecessary barriers to reuse projects.

### Update zoning codes to meet 21st-century needs.

Promote new uses, greater diversity of uses, accessory dwelling units, and other context-sensitive zoning changes to provide more opportunities for reuse and infill.

### Cultivate new sources of public and private capital for smaller projects or projects in weaker markets.

Leverage new and existing funds to cover gap financing, pre-development costs, and other expenses.

### Retain and strengthen existing incentives for building reuse.

Support ongoing advocacy for the federal historic tax credit and new and strengthened state historic tax credits.

### Develop a "solutions database" for overcoming building code challenges.

Daylighting creative solutions, successful projects, and paths to navigate complex redevelopment problems can be invaluable to small-scale infill and adaptive reuse projects.

### Remove barriers that prevent change of use in existing buildings.

Establishing provisions within the zoning code for appropriate and compatible "sister uses" can ease the transition to new uses by reducing red tape.

Source: National Trust for Historic Preservation - Preservation Green Lab



# TOURISM

# VANDALIA



## NATIONS CROSSROADS

1819



## TOURISM RECOMMENDATIONS

### Goal: Promote tourism as an economic driver for Vandalia.

The National Trust for Historic Preservation defines heritage tourism as “traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past”, and “heritage tourism can include cultural, historic and natural resources.”

Given the historical assets in Vandalia, there are several ways the City can promote tourism as a driver. The historic and cultural resources associated with people, events, or aspects of a community’s past give that community its sense of identity and help tell its story. These resources are the most tangible reflections of a community’s heritage. History can and should be used as a selling point for a community. The recognition of an area’s historic resources can bring about neighborhood revitalization, increased and sustainable tourism, economic development through private investment, and citizenship building. Though an important component of heritage tourism is bringing in revenue for your historic neighborhood, another significant aspect is that it raises awareness for and celebrates the distinct culture of your community. In light of the far-reaching impacts of a successful tourism industry, and the size of the local industry, tourism should be viewed as a strategic sector in Vandalia’s economic future.

## HISTORIC SITES IN VANDALIA

### Old Capitol

The Vandalia Statehouse is the third Capitol building in Vandalia and oldest existing Capitol building in the State of Illinois. For 20 years - 1819 to 1839 - Vandalia was the Capitol of the State of Illinois. Here Abraham Lincoln, perhaps one of the best-loved and most-recognized political figures our nation has ever produced, started his political career as a state representative, delivering his first speeches against slavery and debating Stephen A. Douglas.

### National Road Interpretive Center

The National Road built in 1811 makes a path through the states of Illinois, Indiana, Maryland, Ohio, Pennsylvania, and West Virginia. Cutting an approximate 820-mile long path through the states of Illinois, Indiana, Maryland, Ohio, Pennsylvania, West Virginia, it was built between 1811 and 1834 and was the first federally funded road in U.S. history. The National Road Interpretive Center in Illinois opened on February 12, 2009, in conjunction with Abraham Lincoln’s 200th birthday celebration. Lincoln’s political career began as a member of the Illinois House of Representatives, serving at the Statehouse in Vandalia. The Center is located in Vandalia (106 S. Fifth St.) because it was the original terminus of the National Road.

### Fayette County Museum

Historical Vandalia, Inc. purchased the old building with plans to open a museum. On June 10th, 1979, the Fayette County Museum was opened to the public for the first time. Staffed by volunteers and operating on donations, the museum is one of Vandalia, Illinois’ major tourist attractions. Each year thousands of school children and tourists have the opportunity to view artifacts dating back to the days when Vandalia was the Capital of Illinois from 1819 to 1839. In 1982 the building was placed on the National Registry of Historic Places.

## HISTORIC SITES IN VANDALIA

### **McLaughlin Home**

On this site lived Robert K. McLaughlin, State Treasurer 1820-1823, State Senator 1828-1832, 1836-1837, and Register of the United States Land Office 1837-1845. Here the Governors of Illinois resided when the Legislature was in session. The McLaughlin home was the social center during the time that the capital was in Vandalia.

### **Lincoln Park**

A downtown park provides both local residents and visitors to Vandalia, Illinois with a place to relax or take in local history. Developed by the Vandalia Main Street Program in 2001, Lincoln Park is located in the 300 block of West Gallatin Street across from the Old State Capitol. The park includes a water fountain, gazebo, a life-sized statue of Abraham Lincoln designed by world-renowned Lincoln sculptor, John McCarey, and 1 of 10 Lincoln wayside exhibits.

### **Veterans Education Museum**

Housed in the American Legion Home, 321 S. Seventh St., the museum holds displays from Veterans from Fayette County from World War I through the Global War on Terror. Also stunning is the Veterans Memorial Wall in front of the building that lists the names of more than 7,000 Fayette County Veterans. The building itself is a historic site. It had been the Fehern Mansion before being bought and renovated as the Legion Home for post WWII Veterans.

### **Old State Cemetery**

The Old Vandalia Cemetery is an inactive cemetery established when Vandalia was the capital. On June 12, 1823, the Third General Assembly conveyed to the City of Vandalia one and a half acres of land to be used as a burial ground. One-half acre was to be reserved for members of the legislature who might die while serving at the Capitol in Vandalia, should weather prevent their transfer home for burial. Four legislators and one Federal Judge were buried there. The Old State Cemetery is located at the south end of Third Street in Vandalia, Illinois.

### **Little Brick House**

Vandalia's Little Brick House is operated by the Vandalia Historical Society and is listed on the National Registry of Historic Places. Located at 621 St. Clair Street, this home was thought to have been constructed in the mid 1800's. Josephine Burtschi, local artist and historian, was born in this house. In 1956 she purchased the house and started restoring it to its original appearance. Over the years, the Little Brick House has been renovated and furnished with period pieces, antiques, and early Vandalia artifacts.

Source: City of Vandalia's website

A vibrant tourism trade offers many potential benefits to a community. Tourism can help enhance the image of an area, increase local pride, and improve quality of life. As an industry, tourism is recognized as an important component of a diverse economy providing employment, redevelopment, and investment opportunity. All together, tourism can help to build a distinctive, unique, and productive community.

The economic benefits of tourism include job creation, as well as increased retail sales generation, essentially bringing new money into the community. The potential new retail sales from tourism can help to counter the changing nature of the retail environment, which has generally lead to a decline in sales tax revenues over the last few decades. While this effect is felt community-wide, it has had a particularly strong impact on many small Downtowns. The attraction of new money to the community through tourism is an effective strategy to deal with the financial gap left by these trends as new money travels into and circulates throughout the community.

The positive effects of a successful tourism industry resonate through many business sectors, including non tourism related businesses and the local community. The positive impacts will be felt by local businesses and residents alike. Local residents will benefit from added

or improved visitor services and infrastructure, increased employment and entrepreneurial opportunities, and improved shopping convenience and increased choice. A well balanced mix of retail and services will make Downtown a destination, attractive to residents, visitors, and investors.



*Objective: The City shall hire a Tourism Development Director for Vandalia.*

By adding a Tourism Development Director, the City of Vandalia could more fully commit to its tourism economy. With a full time staff person dedicated to marketing the city and making it attractive to visitors, it can best leverage its historic assets and local economy.

*Objective: The City and Chamber should continue work to support signature events such as its 200th Birthday Celebration to encourage visitors and interest in Vandalia.*

Signature events like the Grande Levee Festival give Vandalia a memorable identity that can be marketed to tourists. Being just 70 minutes from Downtown St. Louis, Vandalia's signature events are accessible to a large market and could easily be a regular entry point to the city by many. This objective works in tandem with hiring a Tourism Development Director as the new position would support putting on successful, sustainable events, year after year. The City should also capitalize on its 200th birthday celebration in 2019 to attract new visitors.



*Objective: Enhance collaboration with strategic partners to promote heritage tourism in Vandalia.*

An excellent way to leverage scarce financial and human resources is to form partnerships among historic sites, cultural attractions, organizations, governments, and businesses in your region. These collaborations can create multifaceted packages of traditional, cultural, and heritage tourism opportunities, thereby offering an enhanced experience to the traveler. To that end Vandalia should continue to advertise in state tourism publications and outlets.

## VISITOR HIERARCHY OF NEEDS

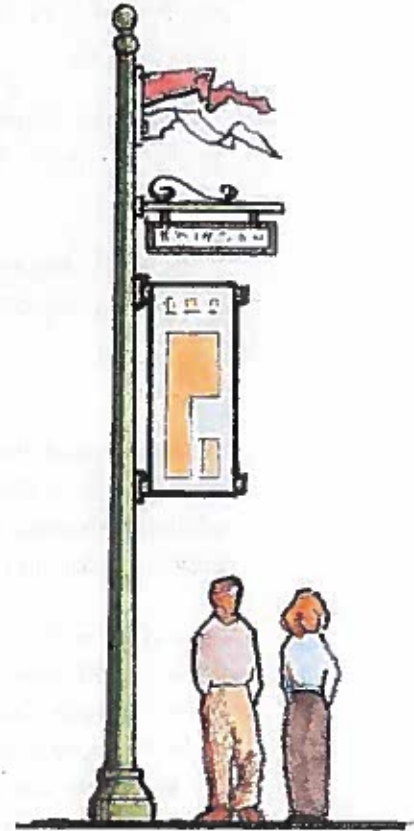
There are a great number of reasons or desires that drive an individual consumer's decision to travel and their choice of destination. The "Visitor Hierarchy of Needs" describes the requirements a typical visitor has to have met in order for them to have a fulfilling destination experience and can help the city of Vandalia as they prioritize tourism. Questions a destination community may ask themselves regarding whether or not their community's destination assets meet these needs are:

1. **Functional:** Does the City provide adequate wayfinding to make travel throughout the area easy and somewhat intuitive?
2. **Comfortable:** Is the downtown pedestrian friendly and well lit? Are the building facades and streetscape designs aesthetically pleasing? Are numerous lodging and dining options present throughout the municipality? Does the downtown provide adequate comforts so that the visitor can relax and get away from home?
3. **Motivational:** Does the downtown provide visitors with activities in which to participate? What will move the visitor to get out of their car and get involved? Does the downtown provide a chance to learn, interact with others, and an opportunity for adventure or escape?
4. **Memorable:** Does the downtown leave the visitor with positive memories? Do visitors repeatedly return to downtown? Do visitors recommend a visit to downtown to others? Is there positive word-of-mouth about downtown?
5. **Transformational:** If the City meets the aforementioned needs, then they've created a fulfilling experience to the visitor, which, hopefully, will positively change the visitor; thus imbuing the visitor with not only a valuable rejuvenate experience, but also a new and positive outlook on life. The visitor will want to return to and reconnect with the destination to renew that positive outlook in the future. The visitor will actively seek to bring others and share the rejuvenate experience.

*Objective: Establish a wayfinding system including heritage wayfinding and design standards for downtown Vandalia.*

It is important that Vandalia establish a sense of place and define the boundaries of Downtown Vandalia. Good wayfinding is one of the most basic needs of visitors. Not only will wayfinding establish a sense of place for the City, it will also provide reassurance to visitors that they are on the right road, and that they are in the right place. This represents a missed opportunity to establish an arrival experience, to define the community, and to promote the position of Vandalia as a tourism destination.

An improved and clearly defined corridor from Highway 70, and Highway 51 to Downtown Vandalia will establish a sense of place for visitors, and begin to create the setting for a relaxing visit and tour of the historic sites. The use of consistent and well-placed signage along the several roads leading to town, banners as part of the streetscapes, and signage that is coordinated with signs on the interstate will make the drive to Downtown Vandalia easy for any visitor. A comprehensive City and regional wayfinding planning effort should be encouraged to promote improved visibility for Downtown and the City's other visitor assets.



## SIGN HIERARCHY

**Gateways** represent entry markers, community gateways, or monuments. They are ideal to delineate districts or downtowns.

**Trailblazer Signs** direct users to districts or destinations. They are smaller and more practical than gateways and usually occur more often.

**Proximity Signs and Site Markers** are the smallest in size and cost and usually occur most often.

The City should identify targeted locations for “wayfinding” signage within Vandalia Planning Area in accordance with the objectives of the wayfinding system and construct and maintain wayfinding signage at targeted locations for heritage tourism.

Sites for consideration include:

- The Farmers Monument
- Fayette County Museum
- History of Vandalia
- Illinois Central Railroad River Walk
- The Lincoln Collection
- Lincoln Park
- Lincoln Wayside Exhibits
- Little Brick House
- Madonna Of The Trail
- National Road Interpretive Center
- Old State Capitol
- Old State Cemetery
- Vandalia Lake
- Veterans Educational Museum



# LAND USE



## LAND USE RECOMMENDATIONS

This section presents current development factors and recommendations regarding future land use. In developing the Future Land Use Plan, the following key questions were examined:

- Are the proposed land uses (based on current zoning classifications) for undeveloped tracts of land appropriate?
- Are there any obvious conflicts with zoned areas within the City, or near the City boundary with zoned areas in the county?
- Is the prevailing land use in a particular area consistent with how the area is zoned? If not, is it the City's intent for these areas to eventually redevelop to the principal land use applicable to the zoning district?
- Does the existing land use make sense with respect to the Development Considerations Map presented in the previous chapter?

For the most part, Vandalia has appropriate land uses and zoning. However, based on discussions with the Planning Commission, there were some inconsistencies between existing land uses and existing zoning. With the input of the Planning Commission, a future land use Map was created to serve as a guide for future development, including anticipated decisions regarding amending the City's Zoning Code.

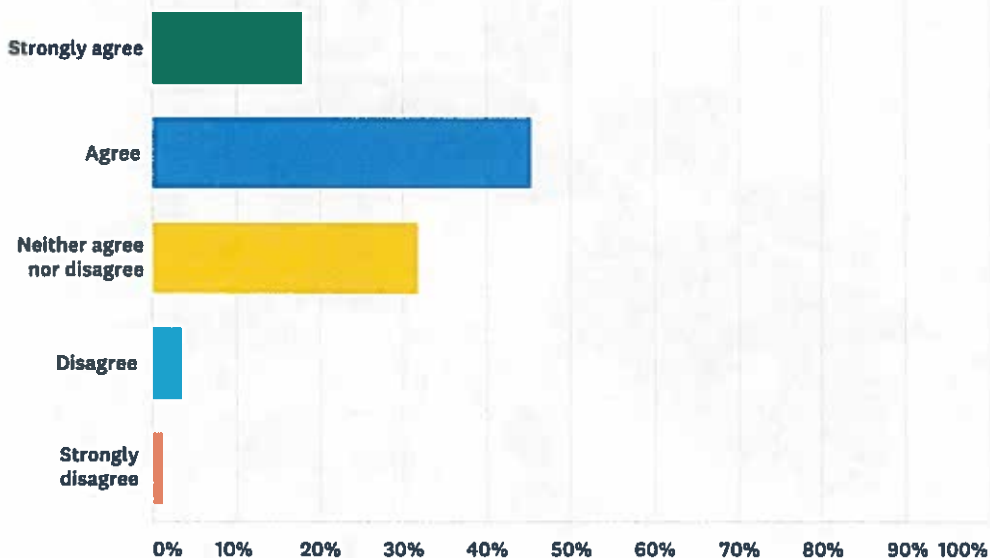
For zoning to be effective, the City Board should adopt policies and procedures to bring properties with uses that conflict with the zoning code into compliance with their updated zoning classification. This process should not be disruptive to existing residences and businesses and is meant to slowly adjust land uses to fit the Plan.

## Goal: Utilize the future land use plan and zoning map to encourage the development of sites within the City limits.

By promoting development on vacant sites or infill development within the City limits, the City will ensure the efficient use of existing infrastructure and save on the economic costs of expanding roads and utilities. By prioritizing development within the city limits first, the City can focus on investing in existing infrastructure and maintenance.

As stated in the survey, residents and business owners are eager for new residential development in Vandalia. The future land use plan helps to define where that development should go.

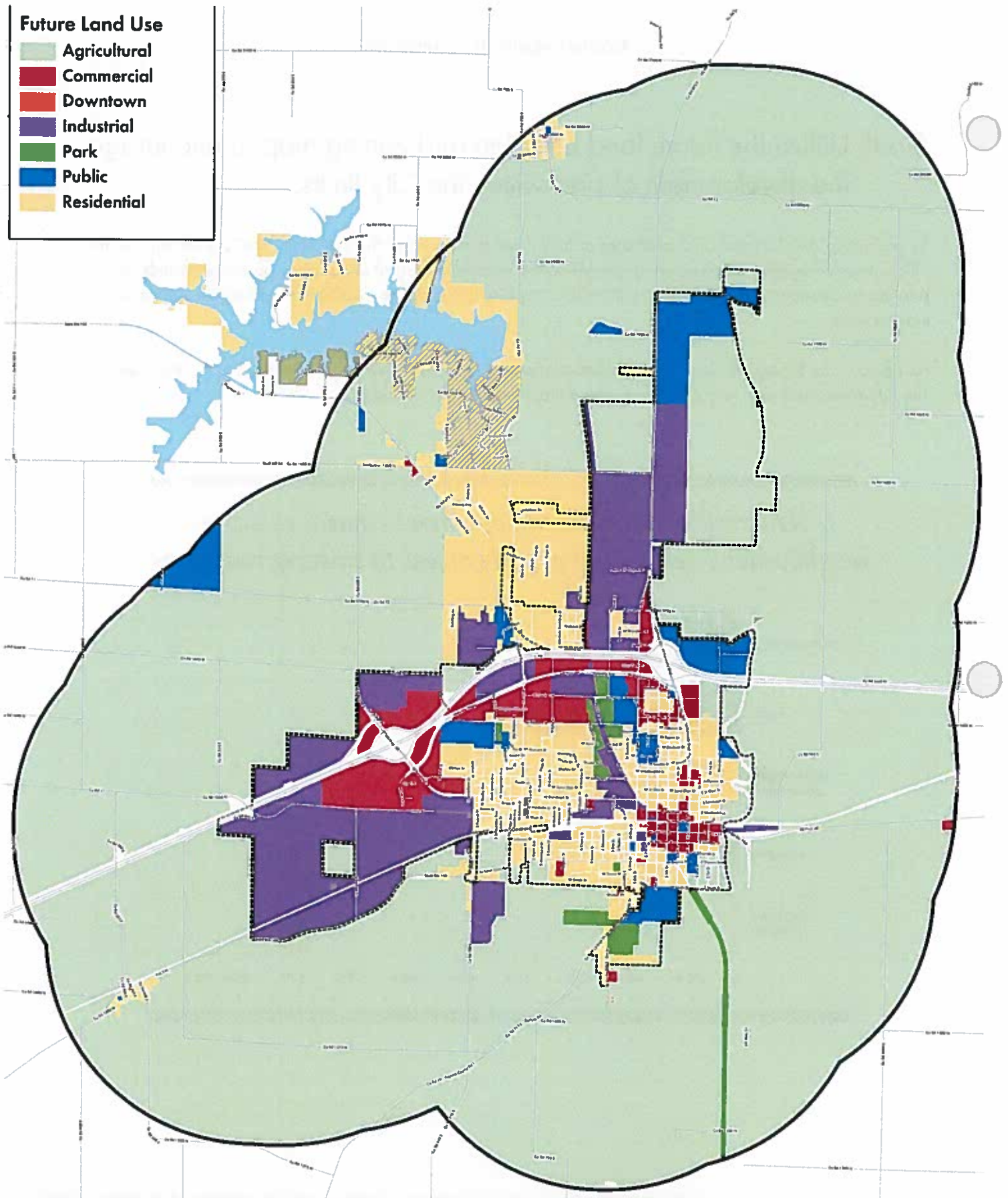
*New residential development should match existing neighborhood design and provide access to existing roadways.*





## Future Land Use

- Agricultural
- Commercial
- Downtown
- Industrial
- Park
- Public
- Residential

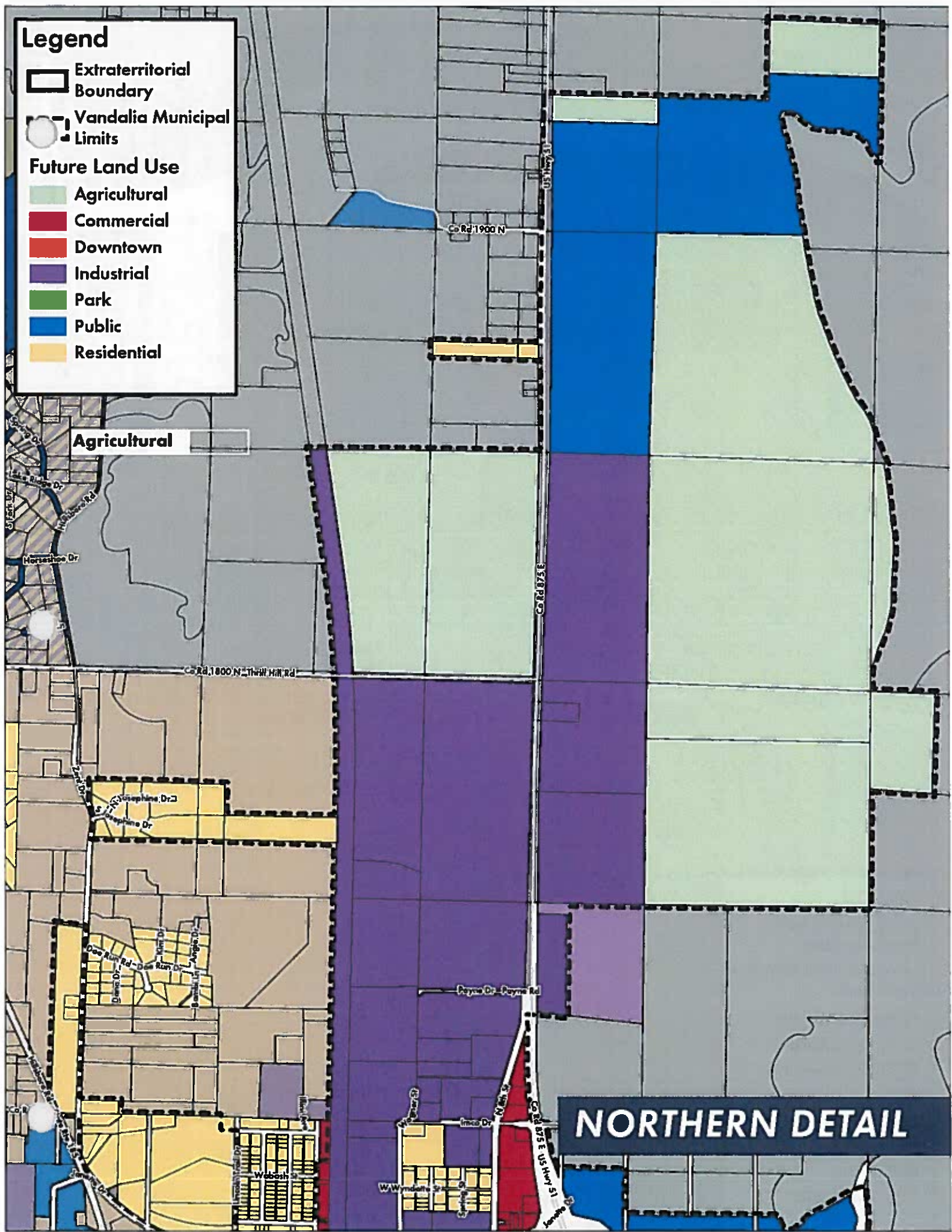


# FUTURE LAND USE PLAN



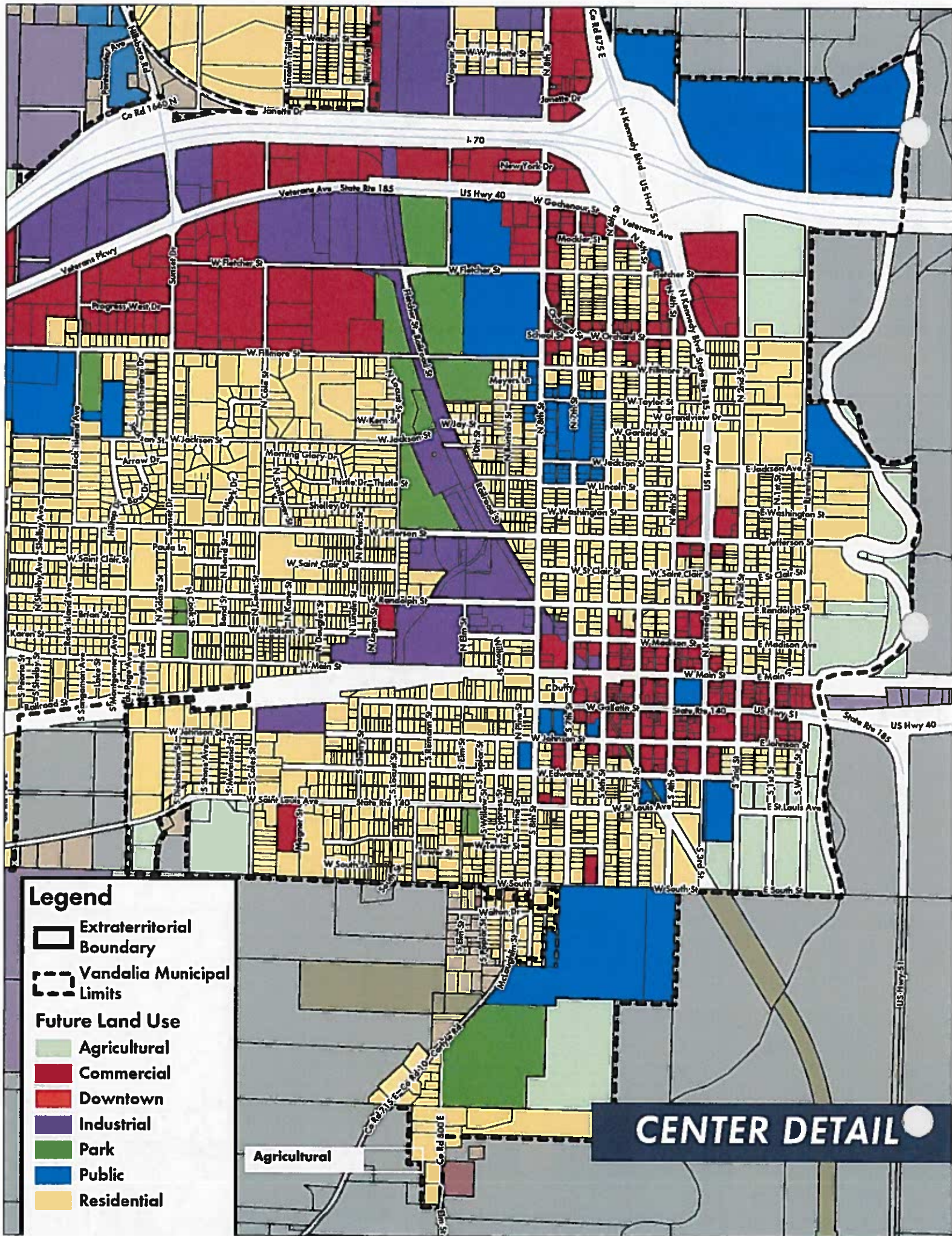
# Legend

- Extraterritorial Boundary
- Vandalia Municipal Limits
- Future Land Use
  - Agricultural
  - Commercial
  - Downtown
  - Industrial
  - Park
  - Public
  - Residential



NORTHERN DETAIL





## Legend

- Extraterritorial Boundary
- Vandalia Municipal Limits

## Future Land Use

- Agricultural
- Commercial
- Downtown
- Industrial
- Park
- Public
- Residential

**CENTER DETAIL**

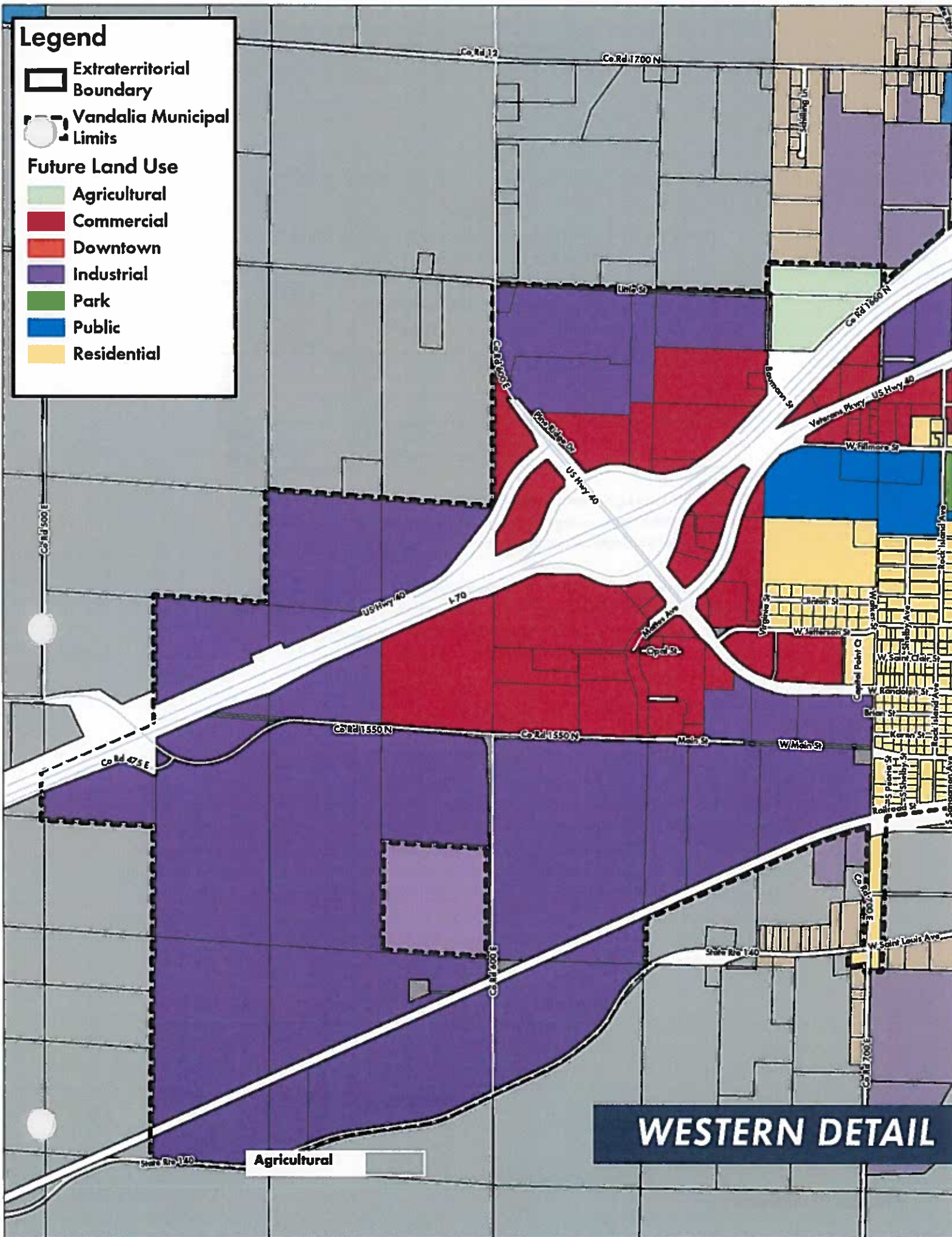


# Legend

- Extraterritorial Boundary
- Vandalia Municipal Limits

## Future Land Use

- Agricultural
- Commercial
- Downtown
- Industrial
- Park
- Public
- Residential



**TABLE 9**  
**Development Build-Out Analysis of Vacant and Agricultural Land**  
**Based on Current Growth Trends**

Land Use	No. of Acres <sup>1</sup>	No. of Bldgs & Units <sup>2,3</sup>	Number of Employees & Residents <sup>4</sup>
Residential	63	206	500
Commercial	131	49	850
Industrial	123	14	400
<b>Total New Residents</b>			<b>500</b>
<b>Total New Employees</b>			<b>1,250</b>

<sup>1</sup> Undeveloped acreage in each land use category as of 2018.

<sup>2</sup> Based on 65% of gross acreage to account for land potentially not available or unsuitable for development and future streets.

<sup>3</sup> Based on average of 3.5 dwelling units per net acre for low density, 5 dwelling units per acre for medium density, and 12 dwelling units per acre for high density.

<sup>4</sup> Based on average household size of 2.43 persons per dwelling unit, 5 employees per acre for industrial, 10 employees per acre for commercial

As discussed earlier on page 37 in the existing land use and zoning analysis, it is unlikely that the allocated amount of industrial development will occur within the next twenty years and it is unlikely that the local labor force will be able to expand to accommodate 6,000 additional jobs. This Plan recommends that the City reserve land for development if the real estate market and economy during the foreseeable future justifies the need for developable land. Seeing as the City is not expanding as rapidly as it did in past decades, it would be appropriate to scale back the available land to encourage development around existing transportation and utility infrastructure. Table 9 shows a reduced build-out analysis for industrial to be 14 buildings and 1,250 new employees for the next twenty years.



# TRANSPORTATION & INFRASTRUCTURE





## TRANSPORTATION & INFRASTRUCTURE RECOMMENDATIONS

Goal: Provide for a safe, efficient, and complete transportation network.

### STREETS

*Objective: Consider improving the streetplan for the City of Vandalia.*

The City has a limited network of sidewalks. Improving this portion of the street network would benefit both residents and tourists. The city also has a mix of interstates, arterial, and collector roads making the transportation network unsafe in some places. One suggestion the city might consider is installing a traffic signal at the intersection of Veterans and Sunset. Because it is economically advantageous for Vandalia and its residents, the City should maintain safety and efficiency as a goal when making street network repairs. Furthermore, the City should prioritize replacing or repairing underground infrastructure assets located beneath a street before performing major street resurfacing or repair projects.

*People who live in location-efficient neighborhoods—compact, mixed-use, and with convenient access to jobs, services, transit and amenities—tend to have lower transportation costs.*

The following are recommendations for street maintenance from the City of Vandalia's Public Works department:

1. Replace roadway on Jefferson Street from Coles to Locust Street.
2. Resurface Randolph Street from Mattes Street to Kennedy Boulevard.
3. Concrete Main Street from Mattes Avenue to the proposed third interchange. This interchange will tie into the proposed changes to US Highway 51.
4. Replace roadway on Janette Drive from 8th Street to Route 51.
5. Payne Drive- concrete road way with curb and gutter plus storm sewer from Route 51 to Wagner Street.
6. Sixth Street asphalt overlay, replace curb and gutter from St. Clair Street to Orchard Street.
7. Replace oil and chip roadway with concrete curb and gutter on Sunset Drive between Jefferson Street and Veterans Avenue.

### BRIDGES

1. Replace metal culverts with a concrete bridge on Main Street just east of Sloan's JOHN DEERE Dealership.
2. Replace Sixth Street bridge

## WALKING & BIKING PATHS

*Objective: Expand walking and biking paths in Vandalia to enhance connectivity between City amenities and institutions and increase opportunities for public health.*

A walkable and bikeable community is one in which active transportation trips are safe and comfortable for people of all ages and abilities. Vandalia is fortunate to have two existing trails:

- The Lincoln Walking Trail is approximately one mile through the city park. The trail can be entered at the corner of Locust & Jefferson Streets or in the 1000 block of West Fillmore.
- Illinois Central Railroad Riverwalk is along the former historic Illinois Central Railroad and leads to the Kaskaskia River. Along the trail are "Did you know" signs that illustrate the history of the railroad and about Abraham Lincoln's involvement with Vandalia.

One option for trail expansion is to convert the portion of the City-owned railroad south of downtown Vandalia. The City of Vandalia is engaged in the **Safe Routes to School** program to examine a walking trail or sidewalk from the Vandalia schools through the park system, to Fayette YMCA and Kaskaskia College. The safe route will eventually expand along Veterans Avenue to connect to Randolph Street.

*"Please link the Vandalia Public Schools, swimming pool, parks, YMCA, and Kaskaskia College with a sidewalk/bike path."*

*-Comprehensive Plan Survey respondent*

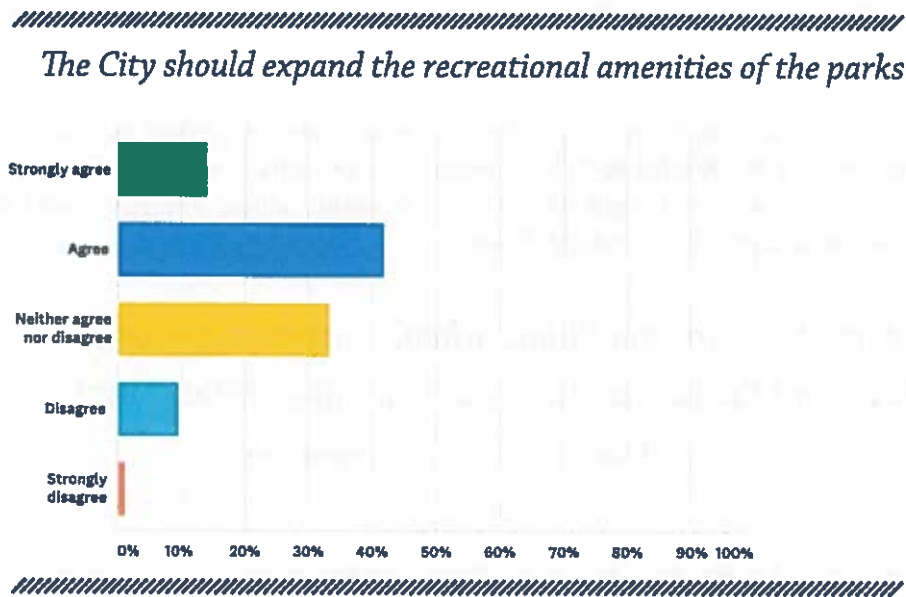
In order to expand bike and walking paths, the City should take advantage of repaving opportunities to create bike and pedestrian lanes or designate appropriate streets as Shared Lane Markings (or Sharrows – short for shared-use arrows). These pavement markings are designed to remind motorists and bicyclists where bicyclists should generally ride when sharing a standard travel lane with other traffic.

Visually separate paved shoulders on the edge of roadways can be enhanced to serve as a functional space for bicyclists and pedestrians to travel in the absence of other facilities with more separation. They are appropriate outside and within built up areas, near school zones and transit locations, and where there is expected pedestrian and bicycle activity. Walkable shoulders should be provided along both sides of county roads and highways routinely used by pedestrians.

## PARKS

*Objective: Continue maintenance and expand recreational amenities at Parks.*

Six separate park areas totaling 60 acres are under the management of the Vandalia Park District. Nestled throughout our scenic parks, you can find picnic tables, pavilions, grills, swings, slides, a swimming pool, two baseball diamonds, five softball diamonds, two sand volleyball courts, two soccer fields, three tennis courts and the Evans Youth Center. This is an attractive amenity for residents and visitors and should be maintained and expanded.



*55% of older Americans living in inhospitable neighborhoods say they would walk and bike more often if the built environment improved.*



## UTILITIES

**Goal:** Provide a sustainable water supply that meets the demand of consumers.

*Objective: Ensure that the City's capital improvement budget adequately meets the maintenance needs of the Water and Sewer departments.*

### Water

In 1898, the City of Vandalia first began water treatment services for the residents of Vandalia. In the 100 years since its inception, the City of Vandalia Water Treatment Plant has provided safe and reliable water service. The city's primary source of water is the Kaskaskia River with Vandalia Lake serving as a back-up water source. The water treatment plant was built in 1951. The plant has the capability of producing 2 million gallons of potable water on a daily basis with storage capacity of 2.5 million gallons.

According to city officials, the existing water treatment plant needs to be replaced with a larger capacity plant more centrally located to aid in maintaining chlorine residuals and to eliminate stagnant mains that are too far from plant to be replenished with fresh water regularly. Over the last four to five years the treatment plant has during high demand summer months been run at max or near max capacity due to high demand.

Additional maintenance and capital improvements recommended by public works are:

- Replace aging raw water piping from lake intake to new plant.
- Repair river intake so that it can be utilized to provide better quality water at lower chemical costs.
- Replace the country club water tower (500,000 gallon) with a elevated 750,000 gallon tank along with pressure reducing valves where needed as well as the supply piping from the tower to Edwards street to connect with new main. There are pressure issues in south eastern corner of the city that would be corrected by this.
- Fillmore tower should be rehabbed to repair ladders internally and bring it up to current standards.
- Dredging of high sediment areas of the lake to increase capacity as well as remove organic debris within sediment that adversely affects treatment process.
- Rehab intake structure to repair any corrosion or ice damaged framing
- Lake intake needs to have actual three phase wiring which should be provided by power supplier.

### Water Line Extensions

1. Eight street going south on Carlyle road to elm. South on elm to dead end where there is no fire protection and dangerously low water pressure.
2. New water tower at the country club.
3. Extending further south on Carlyle Road with new main to service an additional 30 homes.
4. Extend water main into Deerwood Estates off of existing water main on Zent Drive.
5. Extend water main east on St Louis Avenue servicing 25 homes.

## Sewer

Built in 1987, the Vandalia Wastewater Treatment Works consists of a sanitary sewer system and a treatment plant that supplies flow equalization, secondary, biological, advanced secondary, disinfecting and sludge handling facilities. This state-of-the-art facility provides treatment processes that handle over 1.5 million gallons of wastewater per day. The plant has the capability of handling not only normal wastewater generated by the municipality, but is able to manage the treatment of specialized wastewater as well. The Vandalia Wastewater Treatment Plant is inspected on an annual basis for proper processing and disposal of wastewater and always exceeds the minimum standards as set forth by the Illinois Environmental Protection Agency.

According to city officials, the waste water treatment plant is 30 years old which is close to the end of the life span for a waste water treatment plant with lagoons. Illinois EPA recommends replacement of such plants after 35 years. The Public Works department recommends the following ***maintenance for the wastewater treatment works within next five years:***

- Dredging of large lagoon
- Purchase a spare plant pump
- Raise manholes by west interchange that are under water when it rains
- Rebuild hydro clear sand filters
- Move corrections pipe to plant influent structure with rebuilding of influent structure and new bar screen
- Purchase new vacor truck
- Rebuild clarifiers
- Continue building maintenance
- Rebuild west main lift station which serves the entire west interchange and is the oldest station in Vandalia apart from Polypac
- Replace electric panel and pumps in Polypac
- Add equipment to the wastewater treatment plant that will properly handle waste from the Vandalia Correctional Center.

### ***Maintenance recommendations within ten years:***

- Rehab the lagoons with more fine bubble diffusion and separate the small lagoon with a rock filter and cover to aid in the removal of nutrients
- Rehab lift stations
- Continue to line manholes ever year
- Within twenty years, it is advisable that the existing wastewater treatment plant is replaced.

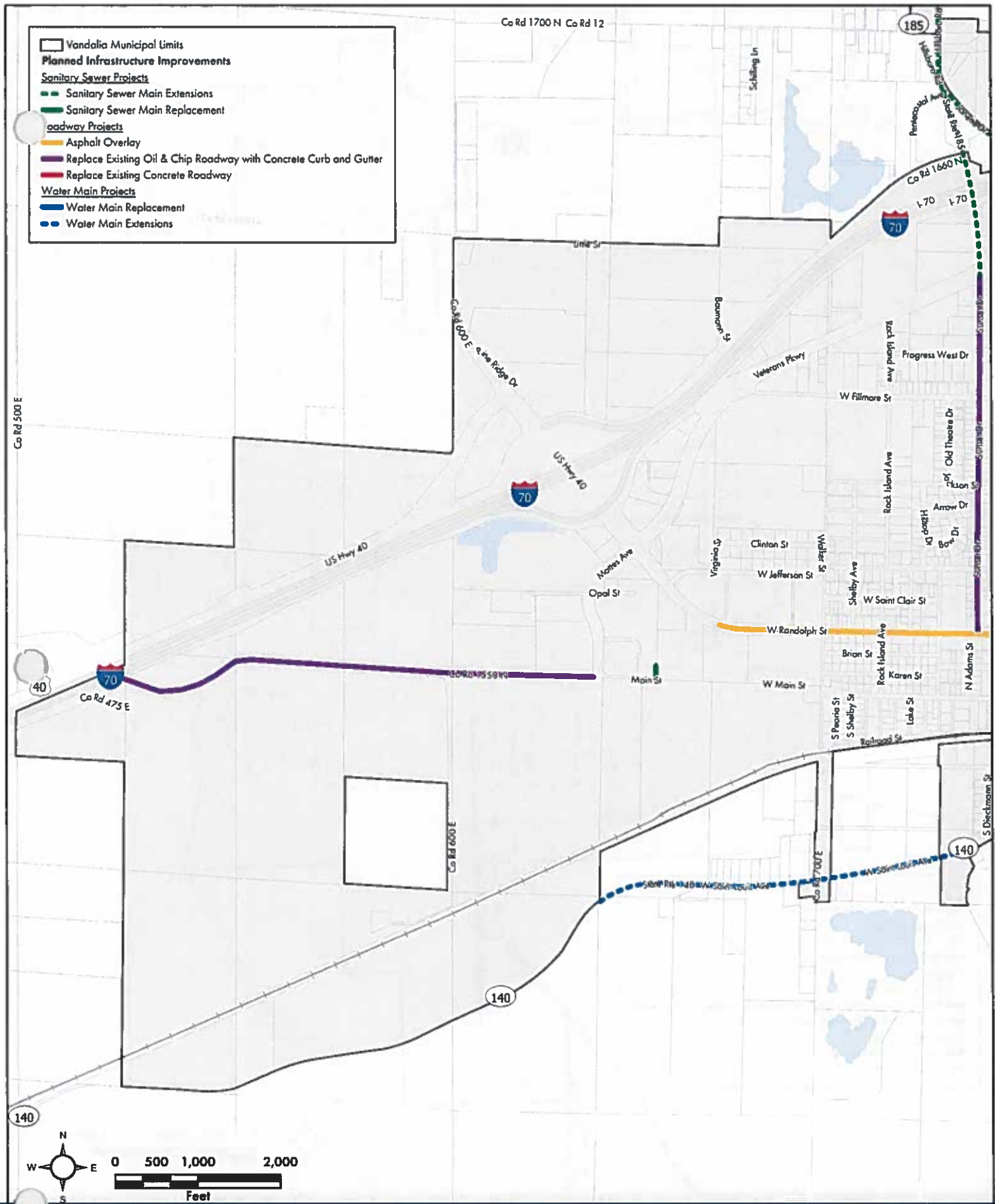
### ***Sewer Main Replacement and Repair:***

1. Replace or repair old sewer main with a liner on Fifth Street between Jefferson Street and Randolph Street.
2. Repair sewer line at the manhole east of junior high school. This main take all flow from the north end of town.
3. Repair sewer on Main Street at lift station.
4. Finish sewer line upgrade and repairs at 5th and Randolph Street Bridge.
5. Repair manhole at 7th and Edwards Street.

### ***Sewer Line Extensions:***

1. Extend sewer line south on 8th Street to Elm for residents within City limits that are currently on septic.
2. Extend sewer north on Zent Drive for residents within City limits.

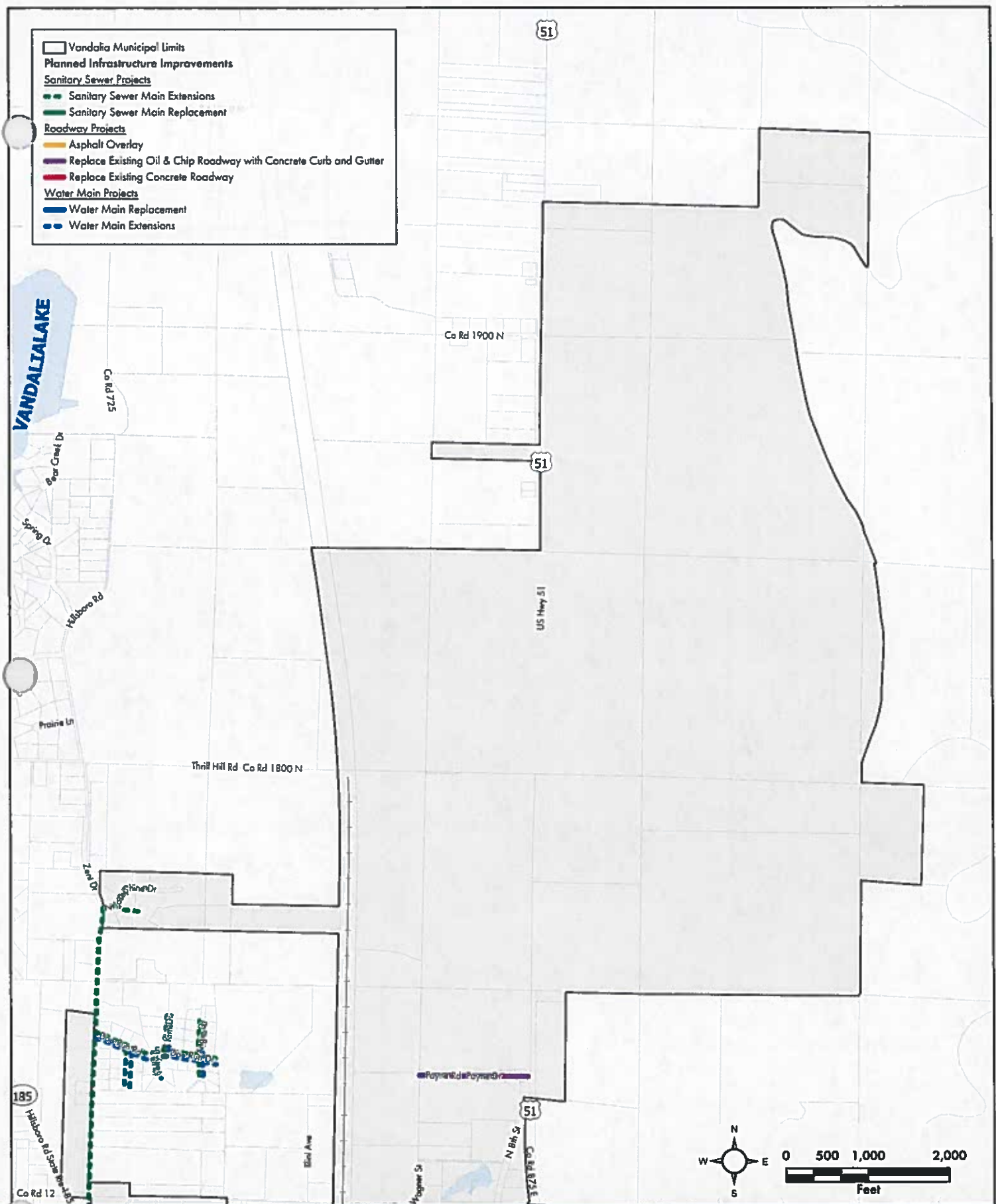
Because of this needed maintenance, prioritizing the goal of a sustainable water supply by fully funding the capital improvement budget is vital. Without it, the water and sewer system of Vandalia will continue to age.



# **PLANNED INFRASTRUCTURE IMPROVEMENTS**



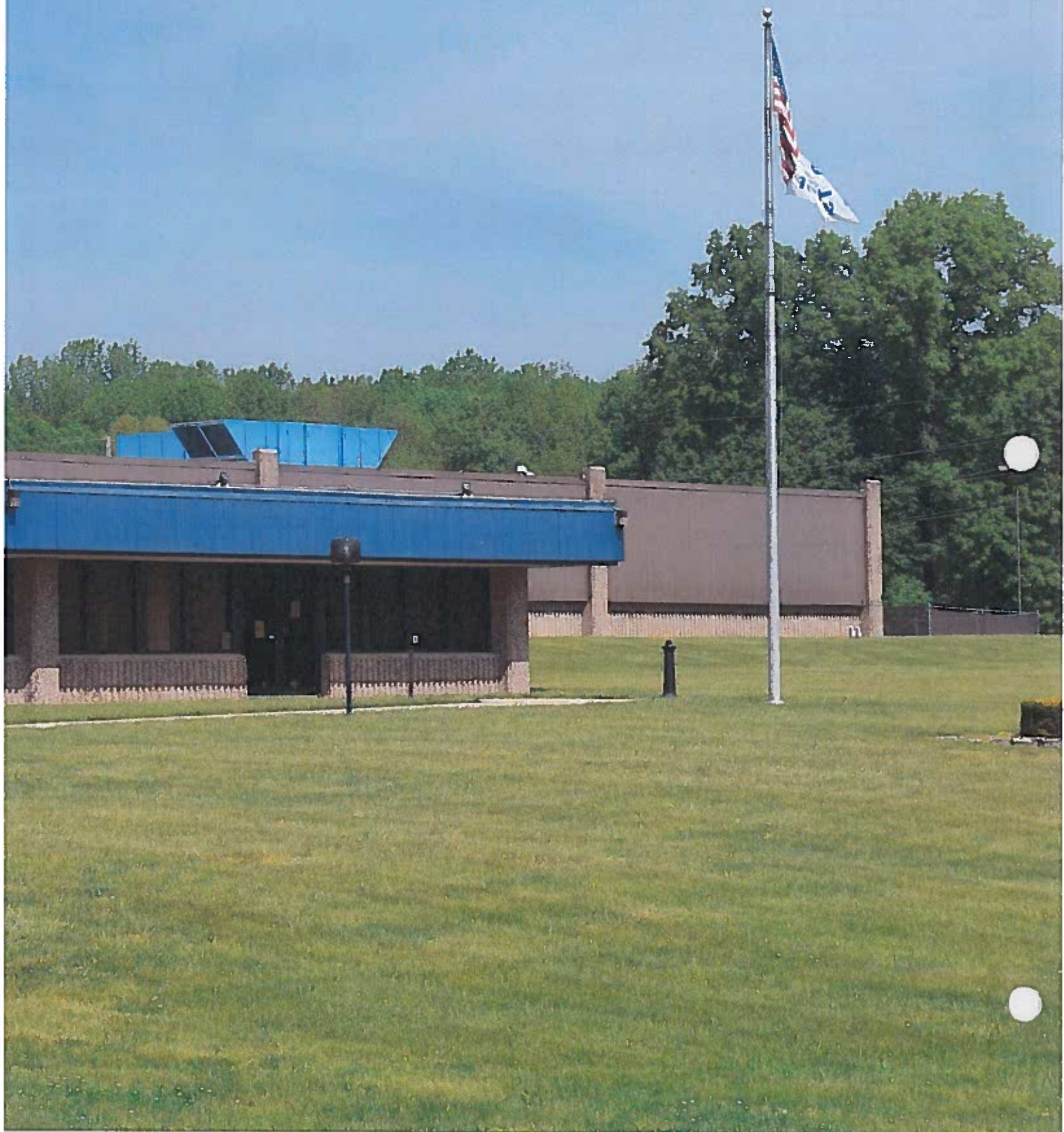




# **PLANNED INFRASTRUCTURE IMPROVEMENTS**



# ECONOMIC DEVELOPMENT





## ECONOMIC DEVELOPMENT RECOMMENDATIONS

**Goal: Create a resilient local economy that retains and expands quality businesses.**

Economic Development can be defined as a list of objectives or a process for developing the local economy. Most economic development efforts include creating goals for the local economy and assigning roles to individual staff or governing boards to do the work. Broadly, economic development efforts are summarized into a strategy, which consists of nothing more than principles and actions created to achieve specific goals based on the available opportunities and citizen input. Vandalia's strategy is to follow specific principles and execute planned actions that will develop the local economy based on citizen input, business community guidance, and the opportunities available



*The Evans Public Library has a wealth of resources for prospective job hunters including meeting rooms, reading programs, high speed internet access, 16 databases, and equipment rental such as digital camera, scanner, and copiers.*

***Objective: Build partnerships with local businesses, residents, and local institutions to encourage economic development as a City.***

The number of participants and the ability to execute planned actions define the strength of Vandalia's economic development strategy. Vandalia should maintain paid staff that work on economic development, but members of the public and business leaders can, and should, add to the strength of the strategy.

Economic development staff should create and maintain partnerships with local business organizations, resident groups, state and federal agencies, the Evans Library, and other local government entities. Vandalia's economic development strategy can provide something for everyone if it is created and maintained by all.

*Objective: Actively work towards retaining and expanding existing businesses.*

Competition for businesses is fierce and many communities are in danger of losing their businesses to other cities, states, or even other countries. One way to persuade businesses to stay is to maintain a close relationship with them and make an effort to accommodate their needs. The needs of one business are likely to match the needs of several other businesses, and their feedback will aid in the creation of solutions to their problems. This close relationship also provides an opportunity to communicate the assets of the community and advertise local initiatives that help existing businesses.

**State of Illinois Creating Opportunities for Retention and Expansion, (CORE):**

CORE is Illinois' first statewide approach to business outreach, retention, and expansion. The initiative is based on the belief that the well-being of Illinois communities are influenced by the businesses that call Illinois home. The goal of the initiative is to understand and act on the challenges and opportunities facing businesses today. CORE seeks to engage and listen to businesses, collect useful data about the needs of local industry, and allow each economic development organization to customize their own approach.

CORE's partners, Ameren Illinois, ComEd, and Nicor Gas hold master licenses to the **Synchronist survey system**. Communities within Ameren's service area are allowed to use the program free of charge. In Synchronist, economic development professionals use surveys to collect business opinions about topics such as products, market, management, workforce, and community services. After the information is collected, it is the responsibility of the local economic development staff and business organizations to respond accordingly. Refer to CORE's 2017-2018 Annual Report from the Illinois Department of Commerce and Economic Opportunity for examples of the types of information collected by the Synchronist system. Vandalia should utilize this resource when working to retain businesses.

*Objective: Execute Planned Actions in response to challenges and opportunities facing businesses in Vandalia.*

Strategic planning responds to circumstances not anticipated by long-term planning effort, and the results of the process are specific actions, or planned actions that help to respond to a challenge or an opportunity.

For example, if downtown businesses need additional business, a planned action would be to engage downtown businesses, local residents, and governing bodies (City Council, Planning Commission, and Zoning Board) to understand the current regulations, research alternatives, and create new regulations based on the research. The planned action engaged a topic (in this case, loss of business downtown), involved the appropriate authorities, and created a response to the challenge (i.e. a downtown dining guide for visitors).

Other examples of planned actions may include creating a business attraction program, developing a website for economic development, responding to a request for proposal from a new business, and allocating resources for a major community event. In the event a major business such as the Vandalia Correctional Center, Fayette County Hospital, or another large employer were to close, relocate, or reduce its workforce, the City should consider pursuing the relationships made between City staff, elected officials, and community leaders and business owners to prevent the closure, relocation, or reduction in workforce. The mix of individuals and organizations involved in the effort will vary from case to case, but it is important for the City to take action to reverse or alleviate the negative effects of the incident as it would be an economic hardship. The relationships and bonds created as a result of the recommendations of this plan will likely improve the probability of successfully completing planned actions.

By regularly making short term, strategic plans for economic development in Vandalia, the city can ensure they are both preparing for future needs, and reacting to current challenges. The concept of partnering with community groups and institutions is about inclusion, but it is also about attracting skillful individuals from the community to aid in developing the local economy.

## *Objective: Develop a Skilled Labor Force in Vandalia.*

Today's economy demands a better educated workforce than ever before, and jobs in this new economy require more complex knowledge and skills than the jobs of the past. A good workforce development program serves two customers: businesses and individuals. Programs often focus on training for soft skills (work ethic, attitude, getting to work on time), basic skills (literacy), job skills (software development or welding), and job placement (resume writing and interview skills).

The availability of a skilled workforce is often regarded as one of the highest priorities for companies seek relocation or expansion opportunities. The 32<sup>nd</sup> Annual Corporate Survey performed by Area Development Magazine stated that 61.3% of participants found the availability of skilled labor very important. To put that in perspective, only 32.9% and 39.7% found available buildings and available land very important, respectively.

The skills gap is defined as the difference in skills required on the job and the actual skills possessed by the employees (MBASkool.com). According to the Manufacturing Institute, the two major contributing factors to the skills gap are retirements and economic expansion. Other contributing factors include a loss of knowledge due to worker relocation, the negative image of certain professions among students, and the decline of technical education in public schools (Deloitte and Manufacturing Institute).

Economic development staff should assist in the creation of partnerships between businesses, or business organizations, and educational institutions. A high priority should also be placed on combining Vandalia's educational and training efforts with those of regional partners such as community colleges, public schools, and other municipalities by supporting opportunities for students to participate in high-quality career and technical education.

Career and technical education (CTE) is an educational strategy for providing young people with the academic, technical, and employability skills and knowledge to pursue postsecondary training or higher education and enter a career field prepared for ongoing learning. These programs provide students with opportunities to acquire the competencies required in today's workplace and to learn about different careers by experiencing work and workplaces.

There are several workforce development initiatives currently underway in the greater Vandalia area:

- The **OKAW Area Vocational Center** in Vandalia offers courses in Agriculture, Power Mechanics, Auto Body, Special Education, Machine Shop/Welding, Electronics, CAD, Food Service, Health Occupations, Building Trades, and Science.
- The first **Fayette County Creating Entrepreneurial Opportunities**, or CEO class will start in Fall 2019. The CEO program, created by the Midland Institute for Entrepreneurship, is funded by local businesses, is open to high school juniors and seniors, and is an opportunity for students to visit area businesses, start and operate their own small businesses, and improve soft skills (communication, attitude, responsibility). The program utilizes leaders in the local business community to act as mentors and be part of shark tank-type exercises with students. The program serves a class size of 8 to 12 students every year, so it is not a complete workforce development solution. However, economic development staff should help the program succeed by lobbying for more widespread business participation, networking with business mentors and student-business owners, and encouraging attendance at CEO events.
- **Kaskaskia College** and **South Central Illinois Growth Alliance (SCIGA)** both offer courses to prepare students for jobs.



# SUCCESSFUL WORKFORCE DEVELOPMENT

**Vermilion Advantage** (Vermilion County, Illinois) is a membership based organization, created by a partnership between the Vermilion County Economic Development Corporation and the Danville Chamber of Commerce. Their goal is to work with large and small businesses to respond to members' needs and provide a network of information and business contacts to strengthen the local economy and business environment. Vermilion Advantage hosts an informative webpage that contains demographic and employment statistics, available buildings and development sites, networking opportunities for young and existing professionals, and a member directory. The organization promotes several interesting programs:

- Chamber Dollars are purchased by local businesses and individuals to be spent exclusively at local Vermilion County businesses. Local banks participate by allowing the Chamber Dollars to be used as prepaid checks. Participating businesses receive signs to display in their storefronts.
- Human Resource Council

The **Illinois Tax Increment Financing Act** (the "TIF Act") states that the costs of job training, retraining, and career education incurred by public schools or community colleges are reimbursable if those being trained are employed within a redevelopment project area.

**Community college costs** pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act are eligible for reimbursement:

- Building, buying, or leasing suitable buildings
- Enter into contracts with any person, organization, association, or governmental agency to provide educational services.
- To enter into joint agreements with school boards to acquire sites, equip facilities, and maintain programs.

**Public school costs** pursuant to Sections 10-22.20a and 10-23.3a of The School Code are eligible for reimbursement:

- Advanced vocational training and career education programs and the requisite transportation, acquisition and improvement of sites or buildings, and program costs
- Operate or cooperate with existing companies to operate a business or businesses for the sole purpose of providing training for students in vocational education programs.

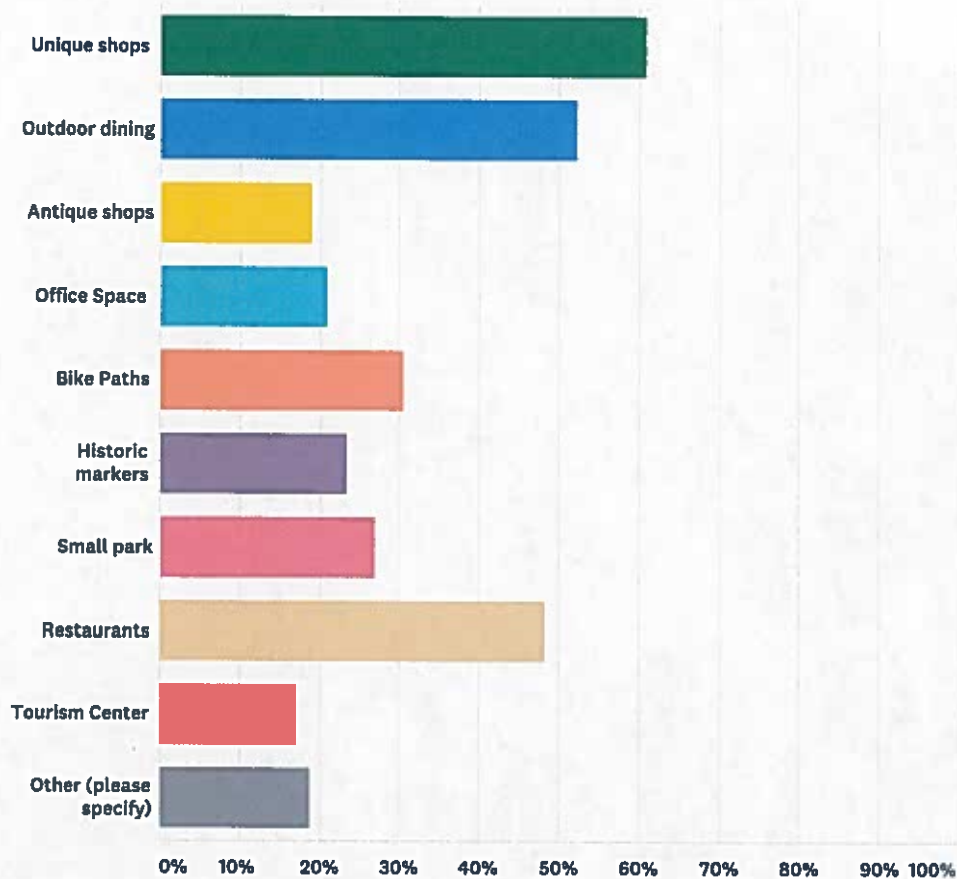
# DOWNTOWN



Goal: to revitalize downtown and attract new residential, commercial, and retail development.



*What would you like to see in Downtown Vandalia?*





*Objective: Establish a formal downtown organization to coordinate revitalization efforts.*

The existing group of merchants, property owners, residents, and other individuals that are involved in Downtown progress have accomplished many initiatives for Downtown Vandalia. While the City and the Fayette County Chamber of Commerce need to continue to be engaged in the Downtown efforts, the group of individuals leading Downtown progress need a more formal organization to take a recognized leadership role. This organization should be the primary driver of the recommendations outlined within the Comprehensive Plan.

This plan recommends the establishment of the Downtown Vandalia Partnership (DVP) that could seek to develop events and programs that provide a benefit to all of Downtown. The organization may need working committees and should pursue the establishment of funding mechanism, such as a Business District with a sales tax, a special assessment on property, or both. The City will need to encourage this process and allow the DVP to develop while maintaining full support.

It is important that Downtown merchants and interests believe that the DVP is not just a funding mechanism and that it has broad support to be the lead Downtown revitalization group. The City and Chamber should consider regular joint meetings or an annual retreat to review all the services provided for Downtown, or to help identify services that are not being provided. An impartial facilitator should help representatives from each group if needed.

The potential formation of a Business District is one way to solve the need for an on-going funding source that could be used to leverage grants and additional funding sources.

*Objective: Utilize creative placemaking to solidify the identity and appeal of Downtown Vandalia.*

Placemaking inspires people to collectively re-imagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.

## ELEMENTS OF SUCCESSFUL PLACEMAKING

**Place-based:** True to its name, creative placemaking practitioners root their work in a specific place. A concert hall that serves a whole city may act as a cultural boon, but unless its owners collaborate with community members and non-arts entities to achieve community development objectives, it does not rise to the level of creative placemaking. Creative placemaking asks, “How can arts and culture-based strategies help us achieve community priorities (physical, social, or economic)? How can we leverage the community’s existing assets?” Practitioners sometimes use arts and culture for placekeeping, an attempt to preserve a cultural heritage or community dynamic that may be in danger of disappearing as socioeconomic forces encroach.

**Community-centered process:** Effective creative placemaking is centered not only on a specific place, but around the people who live, work, and play there. Community-centered efforts include engaging the residents and business owners to brainstorm what the place can or should be, to inform what it is and how it should remain. Placemaking worth emulating is not about buildings and blocks, but about the people who experience the place. If practitioners approach this work with a singular goal of maximizing real estate value, their efforts may lead to physical or cultural displacement. Keeping people at the center of the process ensures that the art is done with the community and not to the community.

**Integration with other strategies:** Creative placemaking is not a silver bullet. It will not on its own turn around a neighborhood; rather, it is one tool practitioners can use in concert with other tools as part of an approach that includes housing preservation or development, economic development, and resident-serving programs. When applied to vacancy in particular, creative placemaking can serve as a valuable approach alongside more traditional strategies like code enforcement, demolition, and resale. For example, a building with artwork on it may be less likely to be vandalized, or an event on a vacant lot may bring people to the neighborhood who might consider purchasing property there.



Source: Creative Placemaking on Vacant Properties. Metris Arts Consulting and The Center for Community Progress

## PLACEMAKING STRATEGIES FOR DOWNTOWN:

The complexity of public spaces is such that you cannot expect to do everything right initially. The best spaces experiment with short term improvements that can be tested and refined over many years! Elements such as seating, outdoor cafes, public art, striping of crosswalks and pedestrian havens, community gardens and murals are examples of improvements that can be accomplished in a short time. Improving the livability of our cities commonly starts at the street, block, or building scale. While larger scale efforts do have their place, incremental, small-scale improvements are increasingly seen as a way to stage more substantial investments. This approach allows a host of local actors to test new concepts before making substantial political and financial commitments.

While exhibiting several overlapping characteristics, tactical urbanism is a deliberate approach to city-making that features the following five characteristics:

- A deliberate, phased approach to instigating change;
- An offering of local ideas for local planning challenges;
- Short-term commitment and realistic expectations;
- Low-risks, with a possibly a high reward; and
- The development of social capital between citizens, and the building of organizational capacity between

Opportunities for Tactical Urbanism in Downtown include:

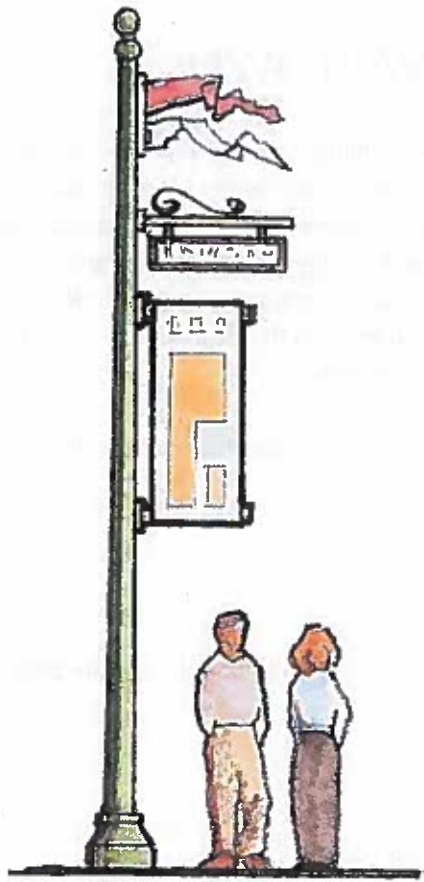
- Vacant Lot across from City Hall could be a pop-up park
- Open Street Event on Gallatin in Downtown
- Create displays advertising potential businesses in vacant storefronts
- Decorative lights to outline downtown buildings

### *Outdoor Seating*

Outdoor Café or sidewalk seating is an exciting tool that adds to a vibrant impression about downtown. Seating areas for restaurants should be encouraged, but monitored by the City. Outdoor dining should:

- Be located in the sidewalk area fronting the restaurant.
- Allow a clear and unencumbered path along the sidewalk for pedestrian traffic or be located close enough to the building. In either case the sidewalk must maintain ADA compliance. The restaurant owner is responsible for keeping the sidewalk and this pathway clear at all times.
- Areas adjacent to the building should not block entrances or exits to the building.
- Provide a clearly defined area connected with the restaurant.
- Utilize appropriate umbrellas or other patron covering in a uniform color, matching the building colors, and with only the restaurant name. Any other wording or message should not be allowed.
- Temporary outdoor seating material must be kept in top condition to provide an attractive image for the restaurant and all of downtown. Such furnishings should be durable, weatherproof, and sturdy enough to prevent movement by winds.
- Plastic furnishings should not be used.
- Furnishings should be stored in a secure location inside at the end of the day.
- At least one sturdy trash receptacle should be provided.





## *Banners*

Banners and other temporary signs should be allowed, but restricted as to size, prevalence, and length of display. Hung from the light poles, seasonal banners or decorations approved by the City can create seasonally festive streets. Banners can also add a sense of civic identity while providing information about upcoming events or festivals. Banners should be well designed and are most effective with a simple design, repeated throughout downtown, minimal lettering, and no sponsor panels. The banner brackets used for these banners should be maintained by the City. Banners should be changed on a regular schedule and replaced as needed. Banners which have been faded or worn due to long term use should be replaced.

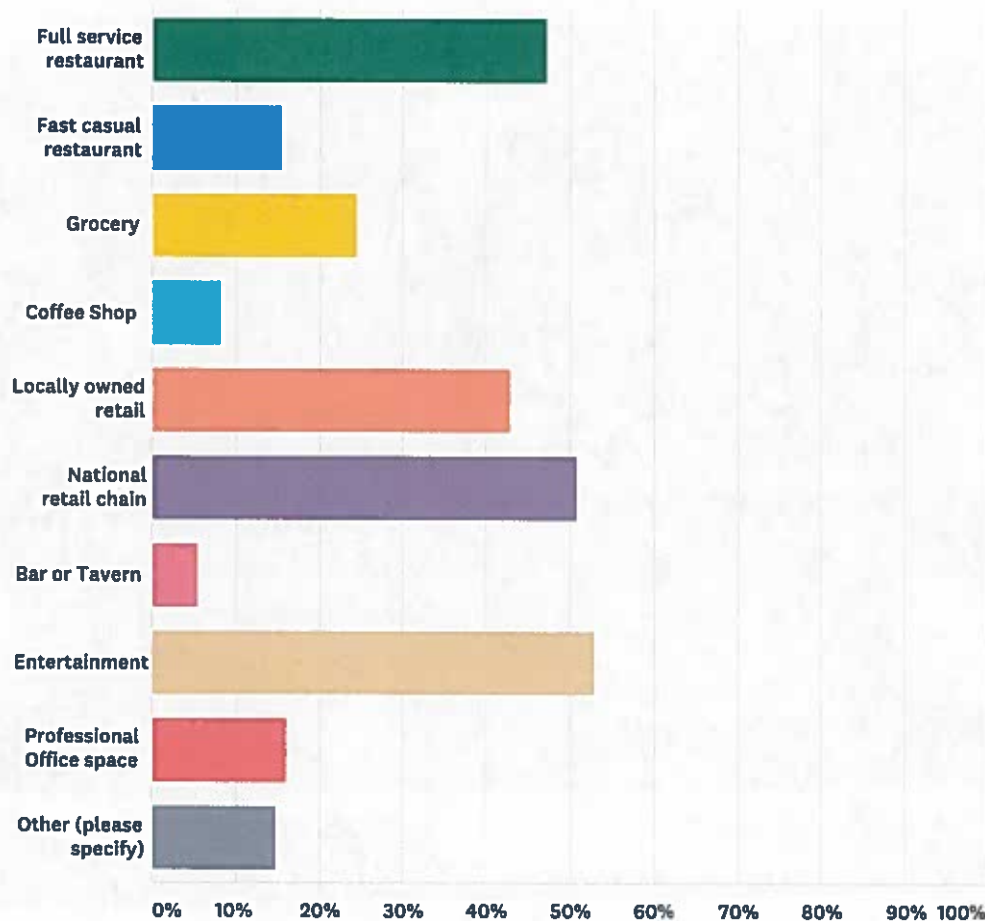
# COMMERCIAL DEVELOPMENT



## COMMERCIAL DEVELOPMENT

Throughout this process, community members of Vandalia repeatedly requested additional retail and commercial options. As seen in the graph above, full service restaurants, locally owned retail, national chain retail, and entertainment options were most often chosen.

*What additional retail or commercial operations would you like to see in Vandalia?*





Using **Trade Area Boundaries** to examine the retail demand in and around the City, the opportunities for retail and commercial expansion in Vandalia become more clear. The Primary Trade Area (the "PTA") consists of a 15 minute drive time radius from a central point in the City. The PTA draws from local consumers who reside within a 15 minute drive. The Secondary Trade Area (the "STA") consists of consumers who reside within a 30 minute drive of the center of the City. The PTA has a population of 12,378 in 4,470 households, and a median disposable income of \$38,977. The STA has a population of 27,774 with a median disposable income of \$38,032.

PGAV identified gaps in the retail sector for the PTA and STA. This report compares retail sales and consumer spending by identifying opportunity by measuring the gap between market supply and demand. Market supply (retail sales) represents sales to consumers by retail firms, but excludes business to business sales. Market demand (retail potential) is calculated using data taken from major surveys that gauge the consumer behavior of American households.

**Table 11 – Retail Marketplace Profile**, below, shows retail opportunity for retail types that show potential for development in Vandalia's planning area based on consumer demand in the PTA and STA. The green numbers represent potential development opportunities for additional retail businesses.

**Table 11**  
**Retail Marketplace Profile**

Industry Group	PTA	STA
	15 min radius	30 min radius
Motor Vehicles & Parts Dealers	\$1,440,396	\$49,108,380
Furniture & Home Furnishings	\$2,578,978	\$5,937,457
Clothing & Clothing Accessories Stores	\$5,634,455	\$12,789,790
Sporting Goods, Hobby, Book, and Music Stores	\$1,811,222	\$4,765,858
Nonstore Retailers	-\$4,305,407	\$6,347,892
General Merchandise Stores	-\$29,135,355	\$36,666,024
Gasoline Stations	-\$30,656,071	-\$68,848,650
Bldg Materials, Garden Equip. & Supply Stores	\$3,558,276	\$14,336,855
Food Services & Drinking Places	-\$3,176,529	\$12,758,659

Source: Esri and Infogroup

**Figure 1: PTA Retail Leakage/Surplus Factor** presents a snapshot of retail opportunity in the primary trade area (0-15 minute drive time). This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn from outside the trade area.

Regarding the Primary Trade Area, Figure 1, below, indicates that Clothing and Clothing Accessories Stores, Furniture and Home Furnishings Stores, and Sporting Goods, Hobby, Book and Music Stores present the top three retail opportunities within a 15 minute drive of Vandalia. Combined these industry subsectors leak a total of \$10 million.

**Figure 1: PTA - Retail Leakage/Surplus Factor within 15 min radius**

**Leakage/Surplus Factor by Industry Subsector**

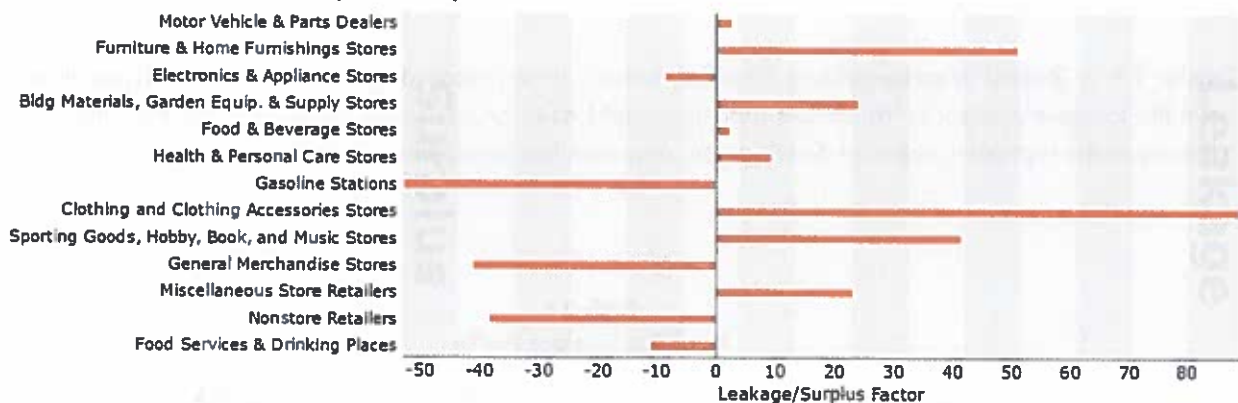
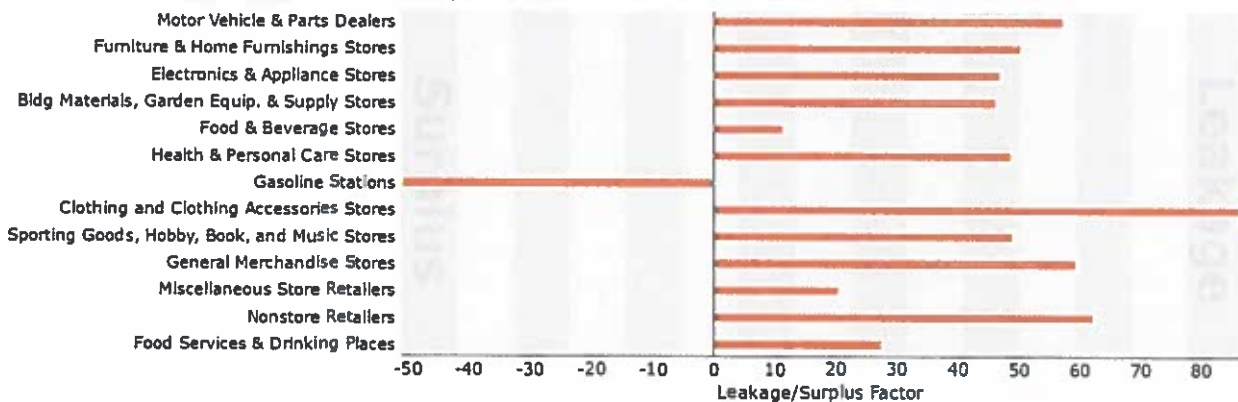


Figure 2 shows the retail opportunity for Vandalia as it relates to a larger secondary trade area of a 30 minute drive radius. The STA draws in consumers for gas stations generating a retail surplus in excess of \$68 million.

**Figure 2: STA - Retail Leakage/Surplus Factor within 30 min radius**

**Leakage/Surplus Factor by Industry Subsector**





# IMPLEMENTATION



MADONNA OF THE TRAIL



N·S·D·A·R· MEMORIAL  
TO THE  
PIONEER MOTHERS  
OF THE  
COVERED WAGON DAYS



## IMPLEMENTATION

The first official action toward plan implementation is the adoption, by the Planning Commission and City Board, of this Plan document as the statement of land development policy within the City. This action formalizes this plan document as being the current policy for the general development patterns in the Planning Area.

This Plan is intended to be a guide for making decisions on development issues that come before the Planning Commission and the City Board. Typical situations in which staff, Planning Commission and City Board members should consult the Plan include:

- Rezoning requests (consider the Plan's recommended land use)
- Review of preliminary and final plats (consider the type of existing adjoining streets and proposed major street alignments)
- Requests for special use permits
- Annexation petitions
- Capital improvements programming (water, sewer and street projects)

While not binding, the recommendations of this Plan should be given appropriate consideration and weight in making decisions.

# **APPENDIX**

## **SURVEY RESPONSES**

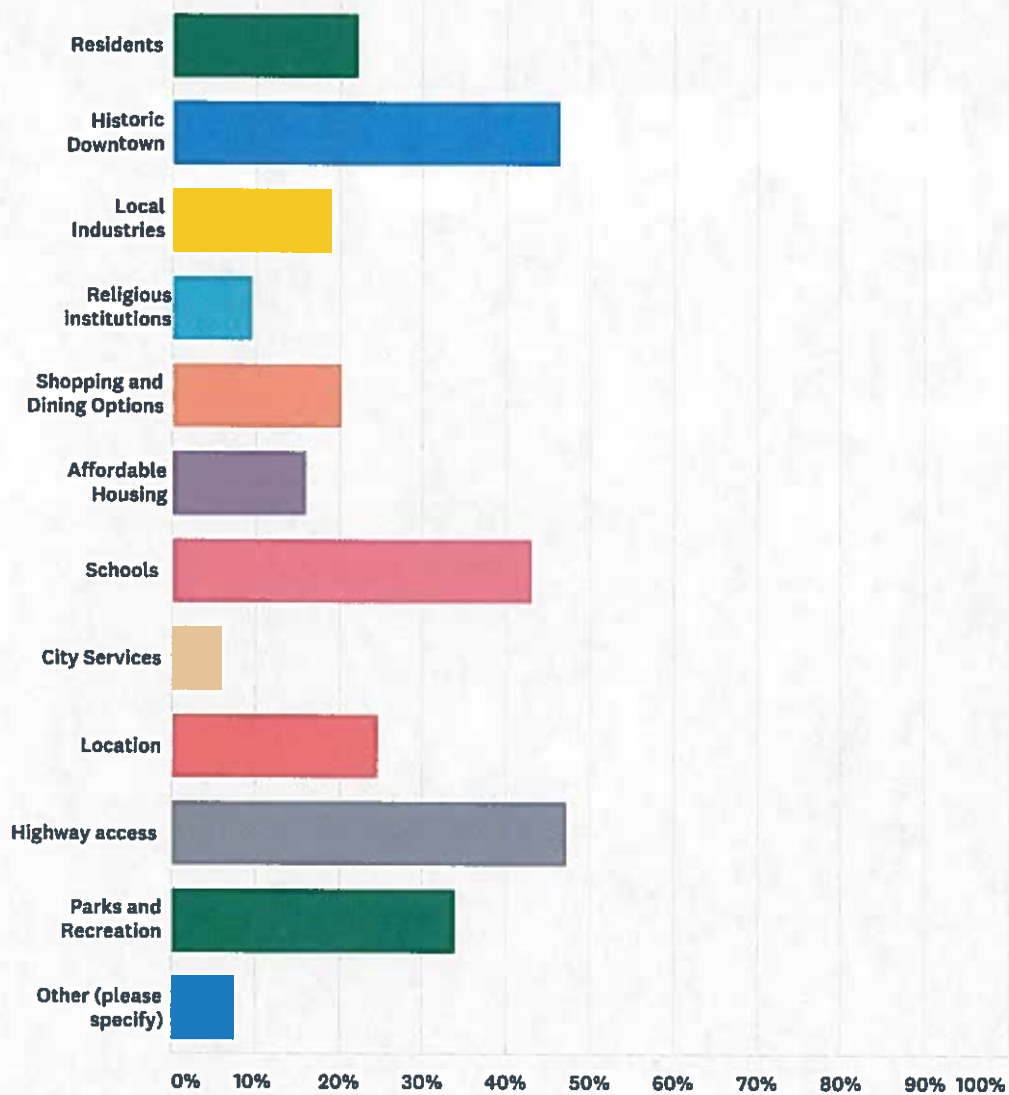
LINCOLN PARK

A photograph of Lincoln Park. In the background, a large mural of Abraham Lincoln's head is painted on a brick wall. In the foreground, there is a wooden gazebo with a shingled roof. A sign above the gazebo reads "LINCOLN PARK". To the left, there is a brick building and a flagpole with an American flag. To the right, there is a black trash can, a bench, and a street lamp. The ground is paved with bricks.

## City of Vandalia Comprehensive Plan

### Q1 What are the three most important City assets/strengths for Vandalia? (Please select three)

Answered: 315 Skipped: 0



ANSWER CHOICES	RESPONSES	
Residents	22.22%	70
Historic Downtown	46.35%	146
Local Industries	19.05%	60
Religious institutions	9.52%	30
Shopping and Dining Options	20.32%	64
Affordable Housing	16.19%	51
Schools	43.17%	136



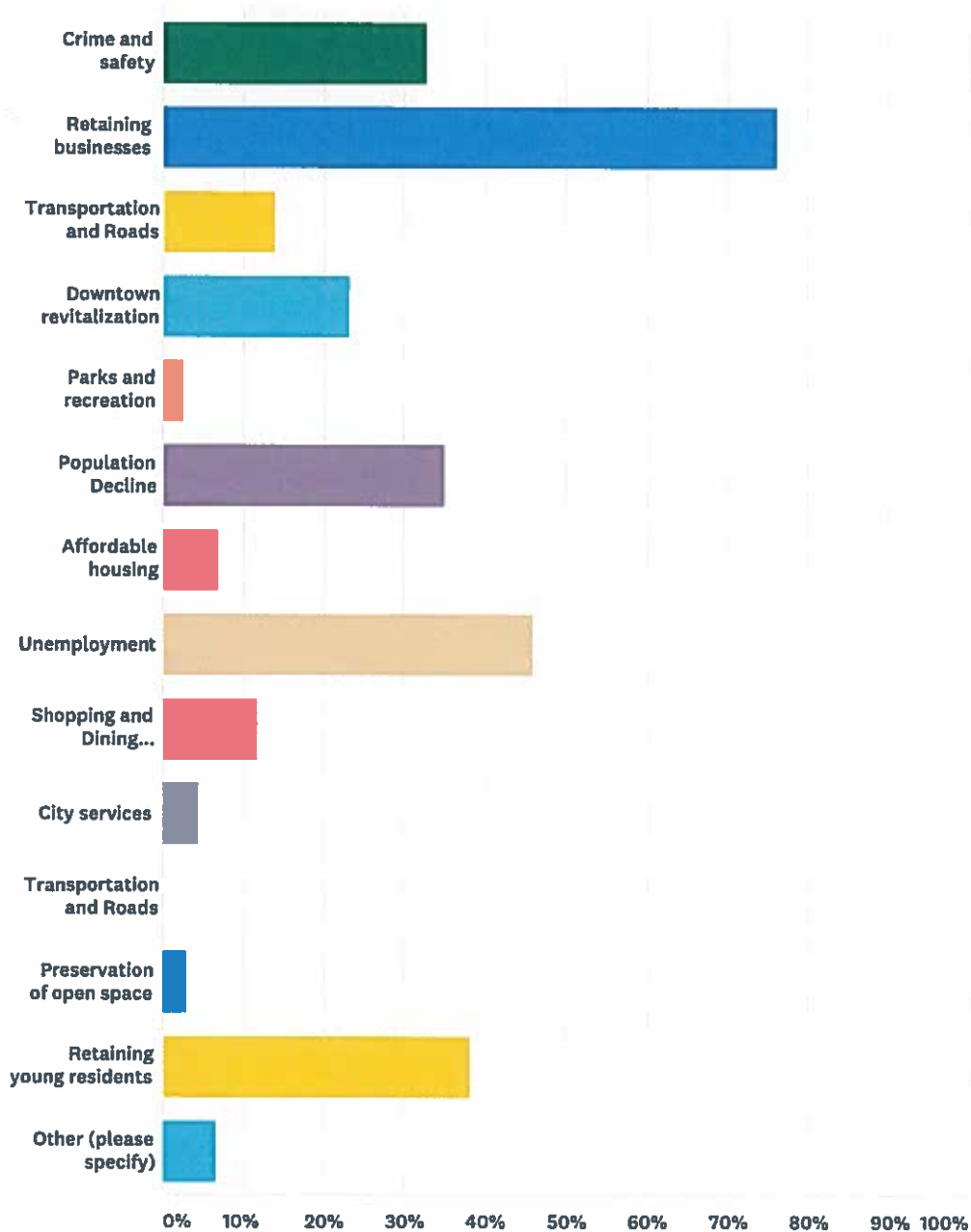
## City of Vandalia Comprehensive Plan

City Services	6.03%	19
Location	24.76%	78
Highway access	47.30%	149
Parks and Recreation	33.97%	107
Other (please specify)	7.62%	24
Total Respondents: 315		

## City of Vandalia Comprehensive Plan

### Q2 What do you see as the top issues facing Vandalia in the next 10 to 20 years? (Please select three)

Answered: 315 Skipped: 0



ANSWER CHOICES	RESPONSES	
Crime and safety	32.70%	103
Retaining businesses	76.19%	240
Transportation and Roads	13.97%	44
Downtown revitalization	23.17%	73

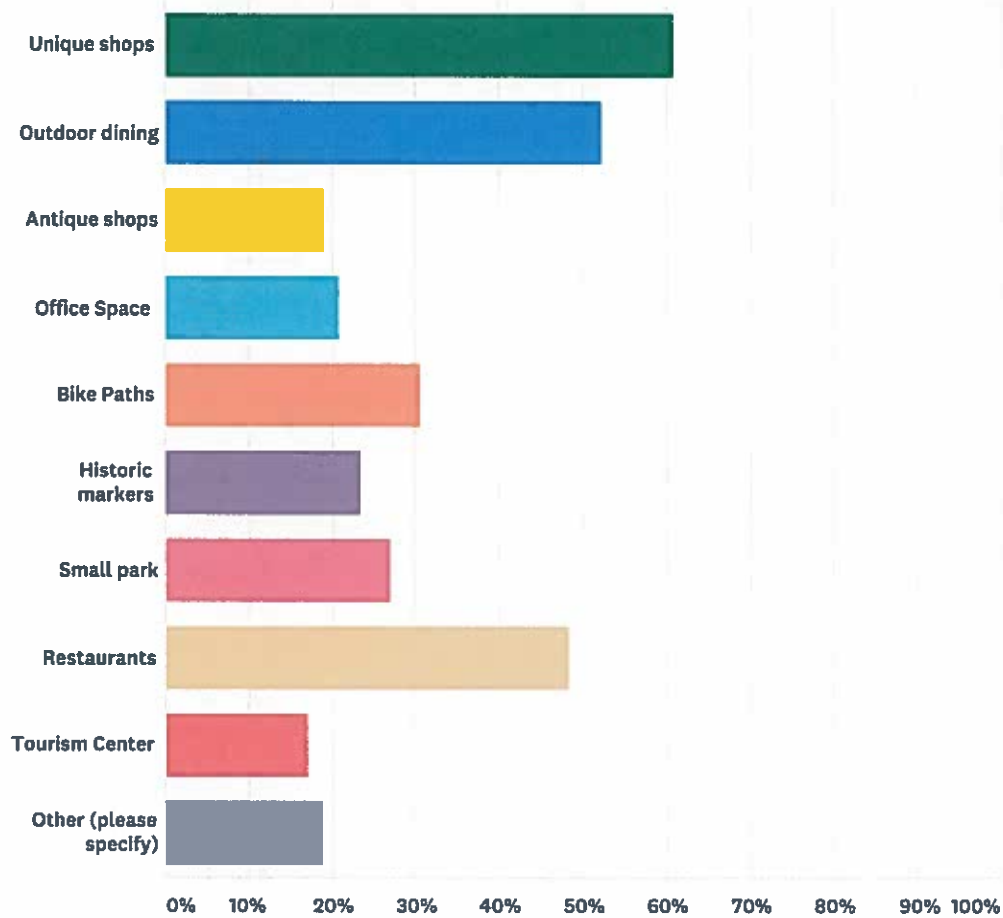
## City of Vandalia Comprehensive Plan

Parks and recreation	2.54%	8
Population Decline	34.92%	110
Affordable housing	6.98%	22
Unemployment	45.71%	144
Shopping and Dining offerings	11.75%	37
City services	4.44%	14
Transportation and Roads	0.00%	0
Preservation of open space	2.86%	9
Retaining young residents	38.10%	120
Other (please specify)	6.67%	21
Total Respondents: 315		



### Q3 What would you like to see in Downtown Vandalia? (Check all that apply)

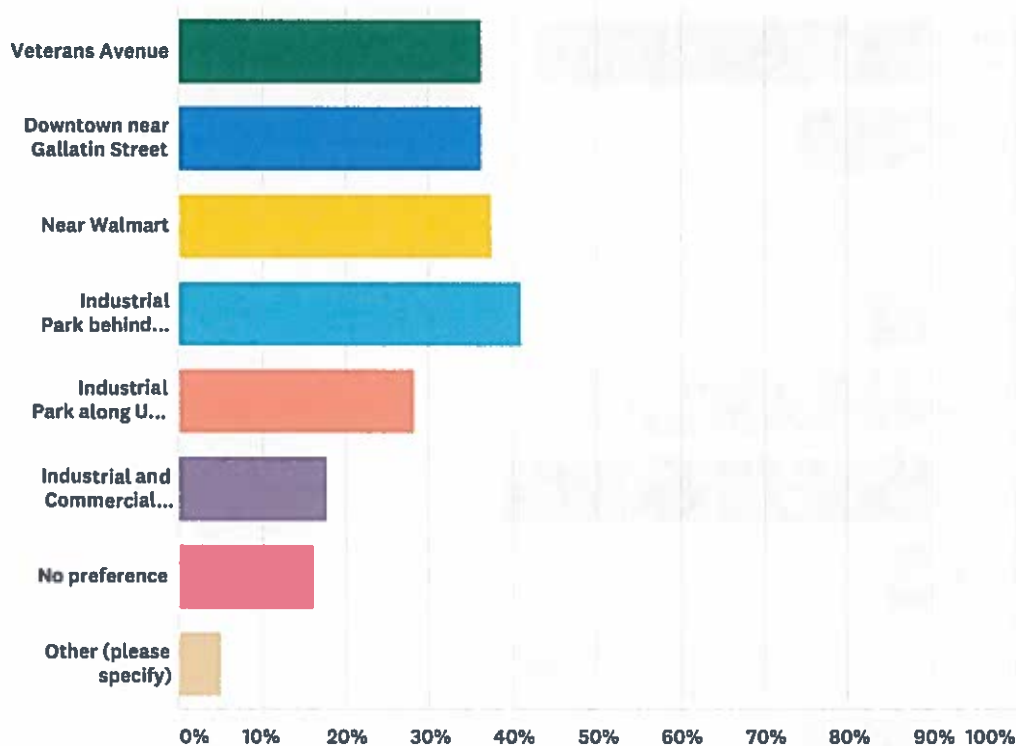
Answered: 315 Skipped: 0



ANSWER CHOICES	RESPONSES	
Unique shops	60.95%	192
Outdoor dining	52.38%	165
Antique shops	19.05%	60
Office Space	20.95%	66
Bike Paths	30.48%	96
Historic markers	23.49%	74
Small park	26.98%	85
Restaurants	48.25%	152
Tourism Center	17.14%	54
Other (please specify)	18.73%	59

## Q4 Where in the City would you encourage commercial and employment growth over the next 20 years?

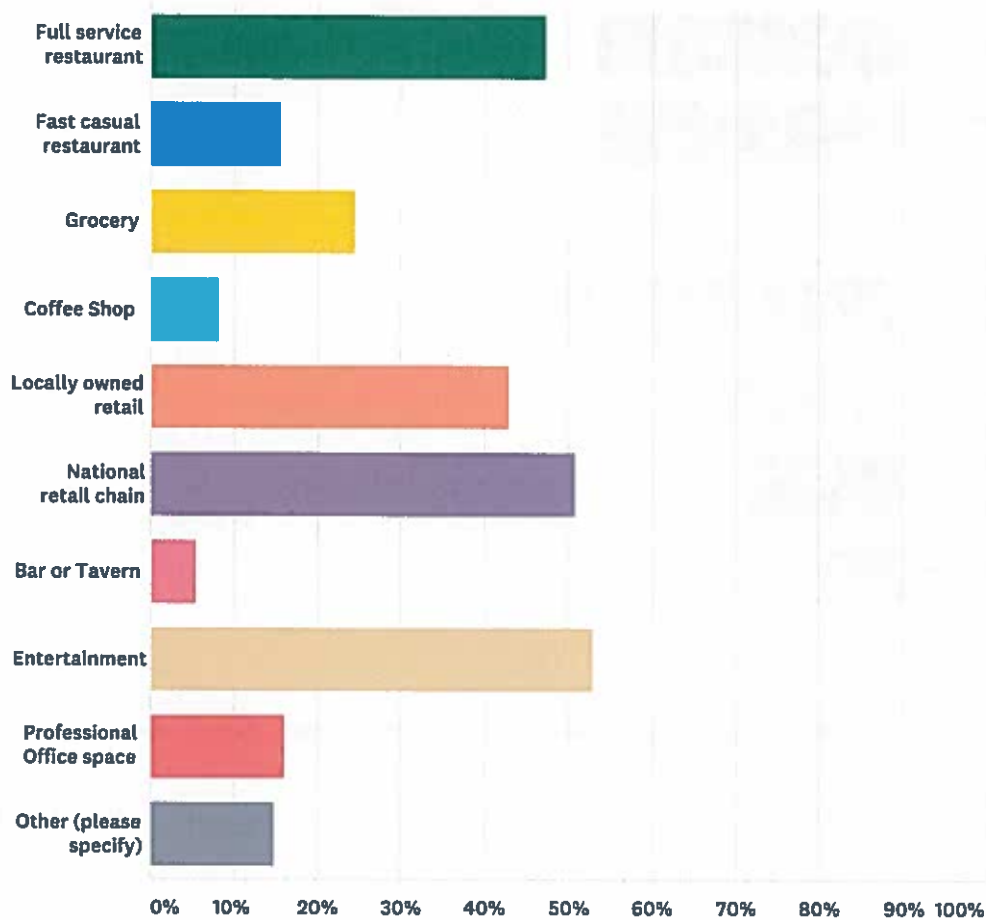
Answered: 315 Skipped: 0



ANSWER CHOICES	RESPONSES	
Veterans Avenue	36.19%	114
Downtown near Gallatin Street	36.19%	114
Near Walmart	37.46%	118
Industrial Park behind Walmart	40.95%	129
Industrial Park along US Highway 51 North of I-70	28.25%	89
Industrial and Commercial sites along Randolph Street	17.78%	56
No preference	16.19%	51
Other (please specify)	5.08%	16
Total Respondents: 315		

## Q5 What additional retail or commercial operations would you like to see in Vandalia? (Select up to three.)

Answered: 315 Skipped: 0

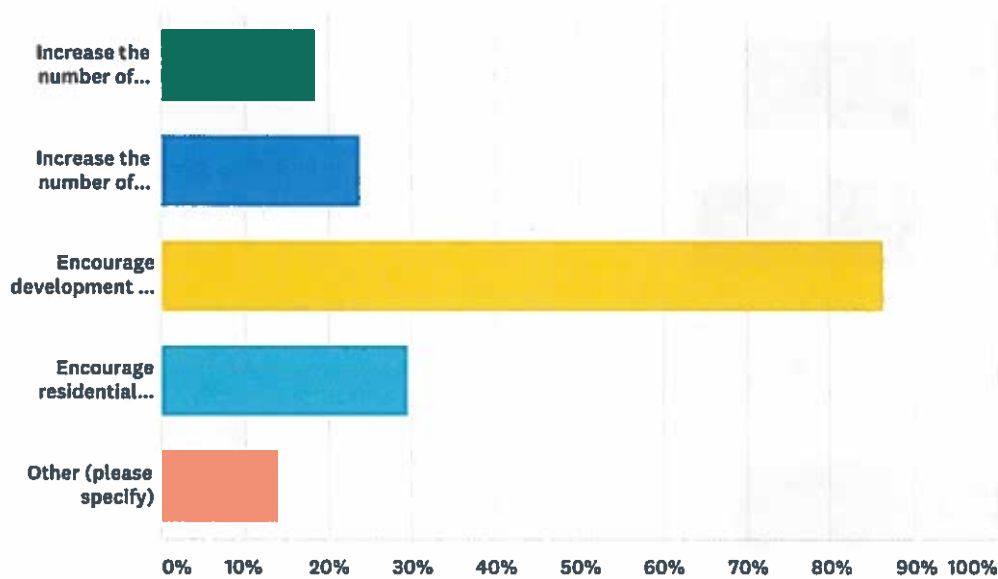


ANSWER CHOICES	RESPONSES	
Full service restaurant	47.30%	149
Fast casual restaurant	15.56%	49
Grocery	24.44%	77
Coffee Shop	8.25%	26
Locally owned retail	42.86%	135
National retail chain	50.79%	160
Bar or Tavern	5.40%	17
Entertainment	53.02%	167
Professional Office space	16.19%	51
Other (please specify)	14.92%	47



## Q6 How should Vandalia accommodate population growth over the next 20 years? (check all that apply)

Answered: 315 Skipped: 0

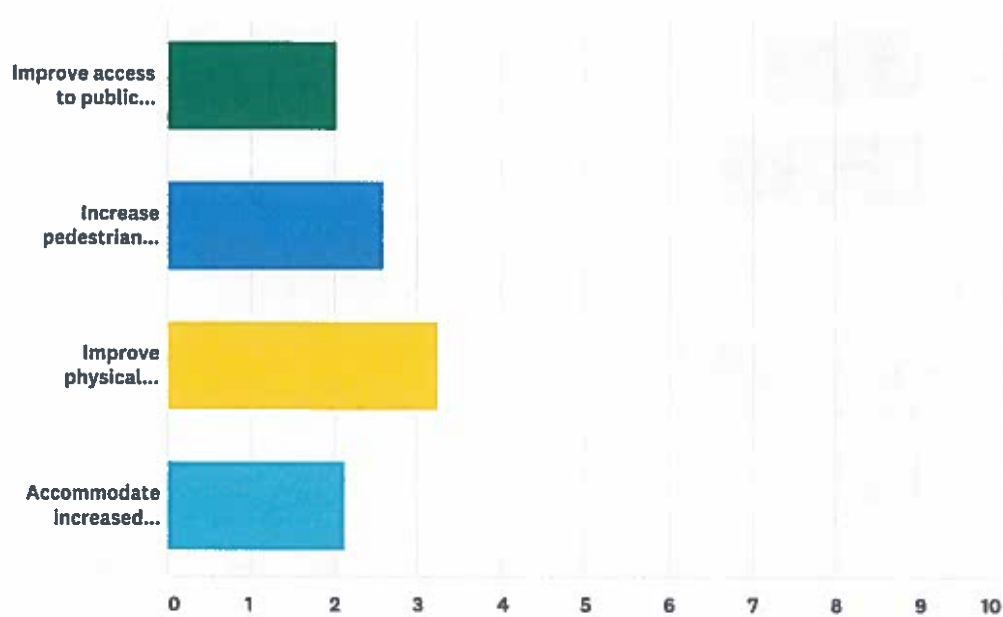


ANSWER CHOICES	RESPONSES	
Increase the number of houses and apartments in existing neighborhoods	18.41%	58
Increase the number of houses and apartments in new subdivisions	23.81%	75
Encourage development of vacant and underutilized property	86.35%	272
Encourage residential development near businesses (upper floors in downtown & near small businesses)	29.52%	93
Other (please specify)	13.97%	44
Total Respondents: 315		

## City of Vandalia Comprehensive Plan

**Q7 What do you see as Vandalia's most pressing transportation issues?**  
Please rank in order from 1 to 4 with 1 as most important.

Answered: 315 Skipped: 0



	1	2	3	4	TOTAL	SCORE
Improve access to public transportation	14.92% 47	15.56% 49	26.67% 84	42.86% 135	315	2.03
Increase pedestrian amenities (sidewalks and crosswalks)	22.22% 70	34.29% 108	24.76% 78	18.73% 59	315	2.60
Improve physical condition of roads	51.75% 163	26.98% 85	14.92% 47	6.35% 20	315	3.24
Accommodate increased traffic from new development	11.11% 35	23.17% 73	33.65% 106	32.06% 101	315	2.13

## City of Vandalia Comprehensive Plan

**Q8 Please use the comment section below to add any comments, ideas, or concerns that are applicable to Vandalia's transportation system.**

Answered: 127   Skipped: 188

#	RESPONSES	DATE
1	what transportation system?	7/10/2018 11:45 AM
2	a trolly system	6/28/2018 12:36 PM
3	n/a	6/19/2018 12:47 PM
4	Please link the Vandalia Public Schools, swimming pool,parks, walking path, YMCA, and Kaskaskia College with a sidewalk/bike path.	6/10/2018 8:50 AM
5	Vandalia, IL does not offer the same level of public transit as other areas. Mainly for the elderly individuals. The taxi services in the area should also be held to a higher standard and required to have a permit with certain restrictions. The Orange taxi services has vehicles that look horrible, and smell of smoke. Perhaps the city could employ a taxi service, extra income would be possible.	6/7/2018 8:35 AM
6	I noticed an increase in pedestrian and bicycle traffic it would be good to have sidewalks on Sunset Dr and other areas	6/5/2018 7:02 PM
7	stoplights and turn lanes at sunset and veterans	6/1/2018 1:41 PM
8	Consider stoplight at Sunset and Veterans Ave	5/16/2018 4:14 PM
9	A stoplight system installed at Sunset and Veterans would dramatically improve traffic flow.	5/16/2018 4:09 PM
10	We have nothing but streets and highways.	5/16/2018 4:03 PM
11	A stoplight on Sunset and Veterans instead of stop signs.	5/16/2018 3:55 PM
12	School traffic	5/16/2018 3:42 PM
13	Could we have a stop sign at Fillmore and Sunset? That intersection seems dangerous at times.	5/16/2018 3:39 PM
14	Stoplight needed at intersection of Sunset and Veterans.	5/16/2018 3:18 PM
15	sidewalk repair	5/16/2018 3:11 PM
16	Current bus drivers are getting too old for safe driving. New vocations that train and support HS grads and KC grads would be very helpful. Trucking/van driving here is very important!	5/16/2018 2:56 PM
17	Welcome truckers! Vandalia is a great location for truckers and their families.	5/7/2018 11:15 AM
18	We need a regular bus service from Ramsey to Vandalia that picks up and delivers on set times. Those folks in outlying areas cannot access regular bus service in order to work. Those in Ramsey would love to get on a bus, come to Vandalia to shop, work, work keep appointments, go to the movies. We don't have a grocery store. Food desert here.	5/7/2018 11:02 AM
19	Airport, Amtrak or Bus station	5/3/2018 11:01 AM
20	The last comprehensive plan was done to try to diminish the property values of the then current administration by preventing the usage of various properties. This is an oppurtunity to reverse those mistakes and rezone to light industrial areas such as the Medline Building, the old Crane building and the are north of Janette St. and west of the Vandalia Railroad.	5/3/2018 9:20 AM
21	Extend Janette Ave Westward to Randolph and Highway 40.Also a roundabout is very much needed at Veterans and Sunset and 185.	5/2/2018 9:27 PM
22	I wasn't aware that we even HAVE a transportation system. Even one bus that makes a regular circuit of the town with set stops would be a vast improvement. If you want to be a bigger town, you have to act like one.	5/1/2018 10:14 PM
23	have affordable transportation	4/30/2018 4:08 PM
24	very poor compared to Greenville- Bond County Transit is accessible and highly visible for everyone's use	4/29/2018 7:32 PM



## City of Vandalia Comprehensive Plan

25	There is a large elderly population that could make good use of public transportation. Easy access to downtown would be a factor in getting people downtown to use businesses there.	4/29/2018 7:38 AM
26	need to use rail road for passenger & freight	4/28/2018 1:53 PM
27	Find some way to get access to rail transportation and freight	4/28/2018 11:14 AM
28	Complete lack of viable public transportation.	4/27/2018 6:25 PM
29	Vandalia needs to implement more public transportation options. Maybe work towards getting Vandalia on the map for smartphone apps like Uber or Lyft.	4/27/2018 12:15 AM
30	There's really not one other than for disabled/seniors. It needs to be a safe biking city too.	4/26/2018 2:08 PM
31	Major industries look at how easy it is to access highway and interstate system and I don't feel our location is being utilized like it should	4/26/2018 1:09 PM
32	make the transportation buses more available to people that can't just set up times to be picked up and have them on weekends.	4/26/2018 10:28 AM
33	N/a	4/26/2018 8:50 AM
34	Community lends itself to driving not public transportation. Need good, free, convenient parking for the tourist	4/26/2018 8:41 AM
35	Cabs seem to be coming into the picture, and that's great news! Any Lyft/Uber drivers in the area? I honestly don't know, but I know that I use them quite a bit when traveling. With any luck, it'll also help curb the DUI issue. If Vandalia can't provide its residents with the stores they want to shop at, maybe an established bus route to those places would be welcomed.	4/26/2018 8:13 AM
36	Bad enough we have such bad roads, but buildup around manholes makes them worse than potholes. Either grind the blacktop down to the level of the manhole or buildup the manhole itself to the level of the road. Sorry but our city roads are worse than the country roads around here.	4/25/2018 10:51 PM
37	.	4/25/2018 9:43 PM
38	None	4/25/2018 3:24 PM
39	na	4/25/2018 8:17 AM
40	We must clean up Vandalia some of the houses are horrible downtown needs paint on old building have a day of paint downtown for people to volunteer day offer free drinks and sandwiches . i would only give TIF money to someone who for sure would have building with a business that was in the building or one that was coming soon. i would put the State House on top of list to try and have open everyday in the summer. I think this is such a HUGE asset to Vandalia that we need to use to our advantage.	4/25/2018 7:56 AM
41	n/a	4/25/2018 6:02 AM
42	????	4/24/2018 4:51 PM
43	none	4/24/2018 3:45 PM
44	I think the public transit Vandalia has is wonderful. I am not sure how many people are aware of it because it could be a real benefit to those in the community that are unable to drive.	4/24/2018 2:41 PM
45	The roads are in horrible condition. no need for more roads. need to fix the existing roads without taxing us to the poor house.	4/24/2018 1:24 PM
46	Some of our roads are a mess. Just filling in potholes makes the roads really bump and that is a problem. I, personally, avoid many of the bad roads, such as Jefferson.	4/24/2018 11:54 AM
47	It would be good if all the pop up taxi's that have come to town lately would follow the same rules as everyone else. But instead they are hiring drivers that don't even have license, their drivers brag that they are paid in cash so they don't have to file taxes and can still get welfare payment. They should be required to follow some rules and checked to verify that they are following them by someone .	4/24/2018 10:14 AM
48	Support the local cab companies, in the last 2-3 years there have been 2 in town and another one coming in. It is good to have multiple companies to be sure to accommodate.	4/24/2018 6:54 AM
49	N/a	4/24/2018 6:42 AM
50	Sidewalks, We need Sidewalks, and we don't need people to Park over them, Access, You can't even walk throughout this town. Try to Walk to the YMCA, I Dare YOU?	4/24/2018 6:21 AM

## City of Vandalia Comprehensive Plan

51	Crack down on the drug problem in our community	4/23/2018 10:17 PM
52	n/a	4/23/2018 3:53 PM
53	Veterans Ave. & Sunset four way. Walking/bike trail from high school to Collage.	4/23/2018 2:50 PM
54	The intersection of Veterans and Sunset needs a stop light or round about system. During the busy times traffic gets backed up. Also it is very difficult to get out of some parking lots and on the road along Veterans Ave.	4/23/2018 2:27 PM
55	from 8th to sunset, veteran's ave is a mess	4/23/2018 1:06 PM
56	The current structure is fine. the condition of the roads is horrible. The state of Illinois government financial waste and mismanagement is the issue	4/23/2018 12:33 PM
57	Vandalia should allow low speed (35 mph and under) side by side atv, golf cart type vehicles that are approved for road use. Need traffic control light at Veterans and Sunset.	4/23/2018 12:08 PM
58	We should not be oiling roads in Vandalia. Need sidewalk restoration and curbing with drainage to manage rain water runoff. Curbing would also discourage residents from just pulling in their yards with any vehicles they may have. Restore long distance bus transportation and transportation to train stations and airports.	4/23/2018 11:02 AM
59	It doesn't seem like the use of our extra sales tax for infrastructure has com to fruition. We need to keep repairing sidewalks. I do feel like the roads are getting better and they are trying harder. Marlin Filer is doing a much better job than John Moyer.	4/23/2018 9:03 AM
60	none	4/23/2018 7:23 AM
61	Transportation for physically disabled is a major concern as is transportation to employment. Employment and industry should be your major concern.	4/23/2018 7:18 AM
62	Maybe incorporate a less sketchy taxi service for people.	4/22/2018 11:44 AM
63	Roads are terrible all over. The four way stop sign at 185 is terrible. School mornings it's bacjed up. Maybe stop lights	4/22/2018 11:01 AM
64	our roads are not real bad but could always use improvement	4/21/2018 10:55 AM
65	Pot holes, train tracks, not comfortable	4/20/2018 5:55 PM
66	Transportation is always an issue in a small town. Also, in a big town. Think about a shuttle service for the elderly for purchasing groceries and/or doctor appointments. Don't make it free.	4/20/2018 3:49 PM
67	none	4/20/2018 2:54 PM
68	no comments	4/20/2018 2:48 PM
69	Accommodate the traffic flow coming into town on Rt. 185. There is always a backup at the four way stop before school hours on weekdays.	4/20/2018 2:23 PM
70	NA	4/20/2018 2:02 PM
71	Get Uber	4/20/2018 9:02 AM
72	I would love to see better public transportation options.	4/20/2018 7:46 AM
73	Ok	4/19/2018 9:29 PM
74	Need sidewalk access in all housing areas.	4/19/2018 8:02 PM
75	Na	4/19/2018 7:30 PM
76	None	4/19/2018 5:15 PM
77	None	4/19/2018 3:04 PM
78	needs done	4/19/2018 2:56 PM
79	N/A	4/19/2018 2:42 PM
80	City codes need to be enforced, trash build up, weeds, un-mowed grass, eyesores, etc.	4/19/2018 1:06 PM
81	Many of the existing sidewalks are in dire need of replacement. The replacement of sidewalks should be done totally in each neighborhood. Not jumping all over town replacing one sidewalk here, and another there. And where new development occurs, sidewalks should be mandatory. Alley ways are also being broken down by semi trucks using them as thoroughfares.	4/19/2018 11:38 AM

## City of Vandalia Comprehensive Plan

82	Change the 4 way stop on sunset to stop lights.	4/19/2018 11:31 AM
83	What transportation system? roads I guess	4/19/2018 10:21 AM
84	Roads are horrible	4/19/2018 10:19 AM
85	Public bus that runs Fayette county! If you want to bring jobs in some people need transportation. Some people who want to work in vandalia BUT can't bc they live in Brownstown or st Elmo and have no transportation.	4/19/2018 10:16 AM
86	Lack of parking in currently developing area	4/19/2018 10:12 AM
87	N/A	4/19/2018 9:54 AM
88	Improve road quality	4/19/2018 9:53 AM
89	ght	4/19/2018 9:45 AM
90	No smoking	4/19/2018 9:35 AM
91	Concrete roads like Randolph and Jefferson St really need some work	4/19/2018 9:17 AM
92	NA	4/19/2018 8:58 AM
93	I don't have any concerns about the roads and how they are kept. We could use more sidewalks along with fixing up some problem areas. Additional walking trails would be nice.	4/19/2018 8:49 AM
94	I didn't even know we had public transportation. Our roads need improvement and could look nicer off the highway	4/19/2018 12:14 AM
95	We need more furniture stores or home stores!	4/18/2018 10:58 PM
96	Round about needed at Veterans and Hillsboro Rd (185)	4/18/2018 9:27 PM
97	Bike paths/lanes needed; increase access to public transportation	4/18/2018 8:45 PM
98	0	4/18/2018 8:17 PM
99	I think the transport system is fine.	4/18/2018 6:53 PM
100	I would like to see major roads blacktoped or at least smoother. roads like Randolph, veterans and 8th are traveled a lot and should be smoother	4/18/2018 6:14 PM
101	Fix some of the major roads. Road conditions are horrible.	4/18/2018 6:13 PM
102	Uber	4/18/2018 5:28 PM
103	Greenways. Why not use the unused rail that would connect the lake to the park	4/18/2018 5:24 PM
104	It's difficult for people to get to work on the north end due to lack of public transit and sidewalks.	4/18/2018 4:12 PM
105	fix potholes in roads	4/18/2018 4:10 PM
106	no comments	4/18/2018 3:49 PM
107	Callie's Cab is great and we're fortunate to have them. However, some min bus situation like CEFS would be great. In most parts of town there aren't sidewalks making people walk on the side of the road. The main roads are pretty good. The intersection of Gallatin/Kennedy needs work. I can't stress enough how great sidewalks/crosswalks would be!	4/18/2018 3:45 PM
108	As growth occurs- traffic flow will need to be addressed- my ranking from above is for current time.	4/18/2018 2:05 PM
109	We don't utilize public transportation therefore I don't know if it's a concern or not. We'd love sidewalks along Filmore as we live on a side road and cannot venture out far due to traffic on Filmore.	4/18/2018 1:52 PM
110	Sidewalks, sidewalks, sidewalks!!! Add them to the many roads that have none on either side and repair the ones damaged by roots and age.	4/18/2018 12:53 PM
111	Needs better transportation for outer areas as well so more people without cars can go to work	4/18/2018 12:44 PM
112	Pot holes and deterioration of the roads has been a long term issue in Vandalia. Would like to see that change. That is hard on residential vehicles and can be dangerous.	4/18/2018 12:23 PM
113	not reliable for getting back and forth to work on time great however for shopping and going places with a general timeframe or an occasional outing	4/18/2018 12:05 PM

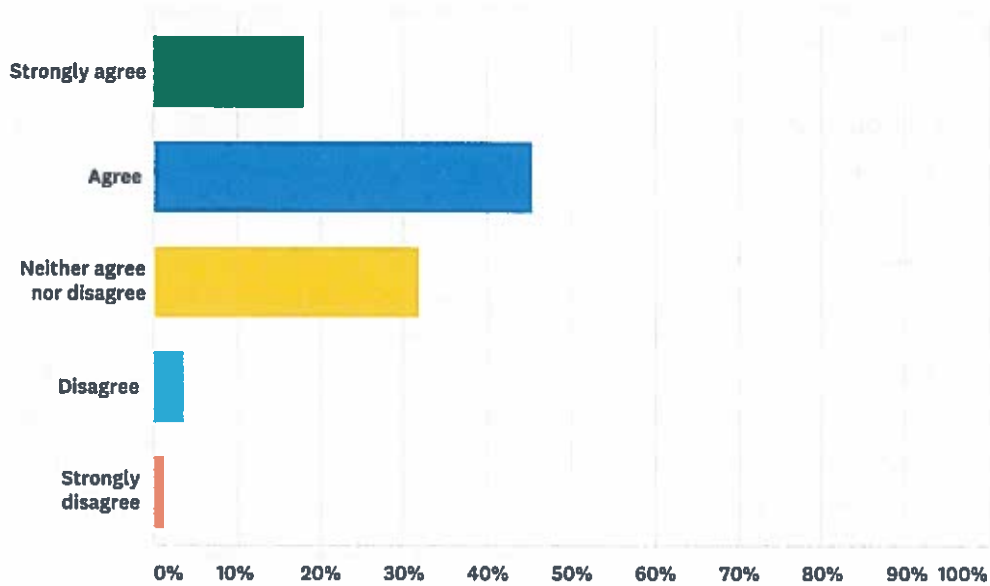


## City of Vandalia Comprehensive Plan

114	I think public transportation is adequate for the community size and demand. Increased traffic direction and improvement of traffic flow in busy areas(around rk entrance, around the schools, and the swimming pool entrance) is greatly needed. Also, a safe way for pedestrians to get around downtown, on veterans, and around Walmart areas, would be a great improvement.	4/18/2018 11:55 AM
115	I feel that our transportation system is good as is. The taxi services have been a great addition to our community.	4/18/2018 11:48 AM
116	I believe there is an opportunity to partner with location communities along I-70 to develop some type of transportation system to St. Louis.	4/18/2018 11:48 AM
117	Na	4/18/2018 11:40 AM
118	stoplights not a roundabout at sunset and veterans	4/17/2018 4:48 PM
119	better streets, not so many oil/chip streets	4/17/2018 2:45 PM
120	Bike paths would be amazing	4/7/2018 9:07 PM
121	Information not readily available about use	3/31/2018 10:08 AM
122	Look at Effingham city improvements. Copy their industrial park methods. Offer free water and sewage up to ten years with employment over 50 people or 25 people.	3/19/2018 1:20 PM
123	walking and biking trails	3/19/2018 1:03 PM
124	There needs to be sidewalk/bike path from high school to YMCA/KC.	3/19/2018 11:05 AM
125	a stoplight at 185 & Veterans a stoplight at 8th & Randolph	3/19/2018 10:51 AM
126	walking trail from high school to YMCA	3/16/2018 3:17 PM
127	would love to see a walking trail/sidewalk connecting the parks to the YMCA, to the college, etc.	3/16/2018 3:14 PM

## Q9 New residential development should match existing neighborhood design and provide access to existing roadways.

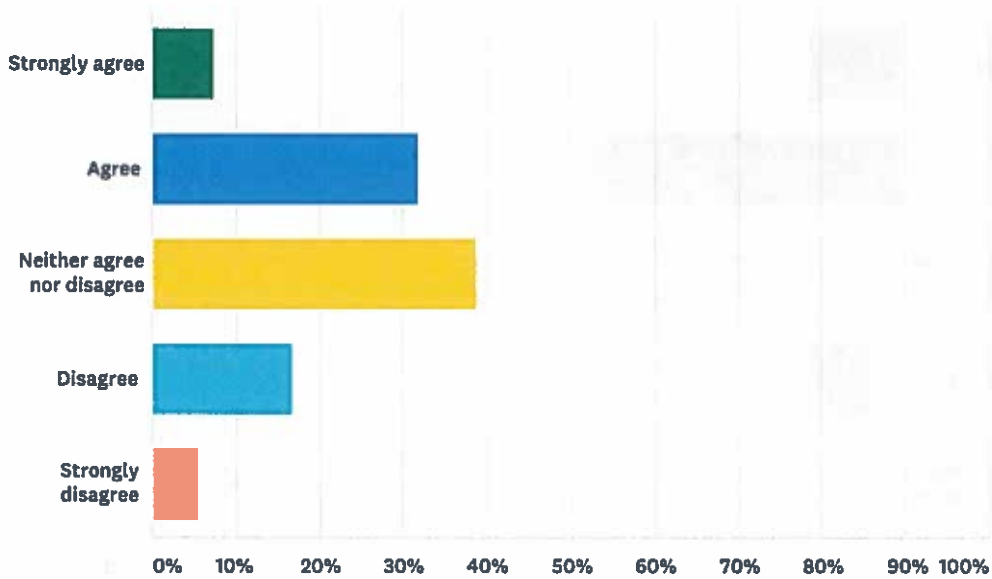
Answered: 315 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	18.10%	57
Agree	45.40%	143
Neither agree nor disagree	31.75%	100
Disagree	3.49%	11
Strongly disagree	1.27%	4
<b>TOTAL</b>		<b>315</b>

**Q10 The City should encourage residential and commercial in the same building with residential on the upper floors and commercial below.**

Answered: 315 Skipped: 0



**ANSWER CHOICES**

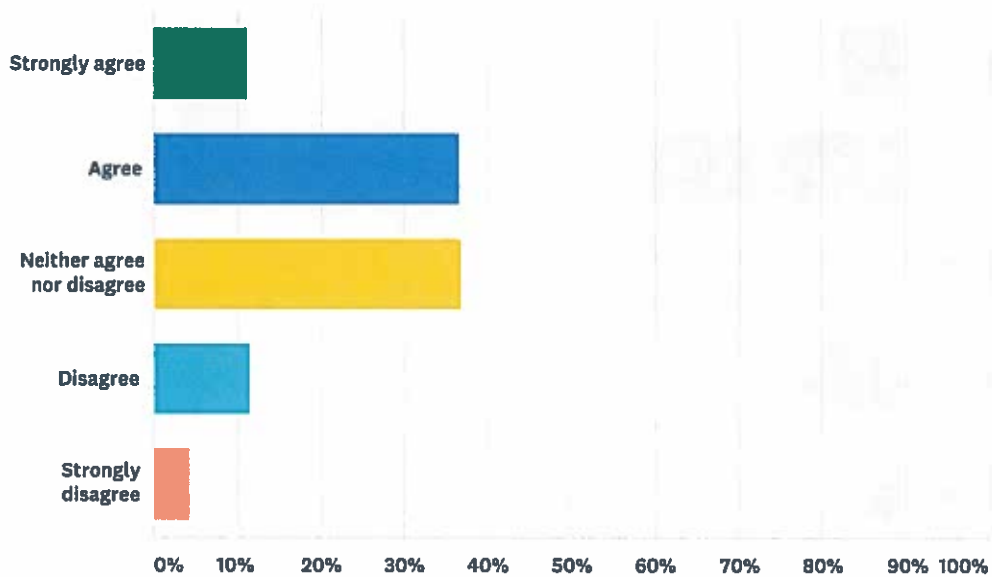
**RESPONSES**

Strongly agree	7.30%	23
Agree	31.75%	100
Neither agree nor disagree	38.73%	122
Disagree	16.83%	53
Strongly disagree	5.40%	17
<b>TOTAL</b>		<b>315</b>



## Q11 The City should encourage subdivision style development with cul-de-sacs and dead end streets

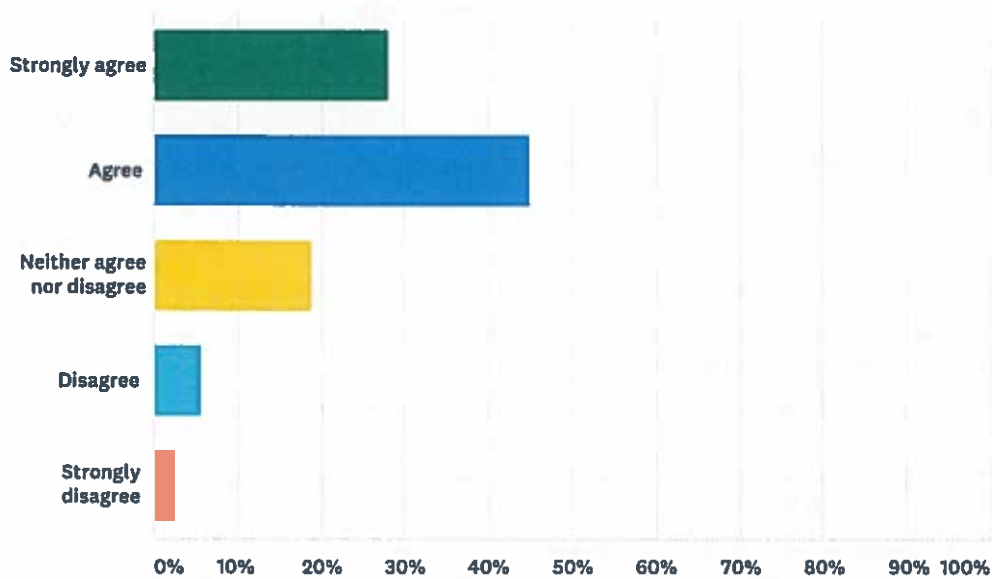
Answered: 315 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	11.11%	35
Agree	36.51%	115
Neither agree nor disagree	36.83%	116
Disagree	11.43%	36
Strongly disagree	4.13%	13
<b>TOTAL</b>		<b>315</b>

**Q12 The City should encourage property maintenance efforts by creating a home repair program for homeowners.**

Answered: 315 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	27.94%	88
Agree	45.08%	142
Neither agree nor disagree	18.73%	59
Disagree	5.71%	18
Strongly disagree	2.54%	8
<b>TOTAL</b>		<b>315</b>

## City of Vandalia Comprehensive Plan

**Q13 Please utilize the comment section below to add any comments, thoughts, ideas and/or concerns, that you think are applicable to the housing and development policies of the City.**

Answered: 122   Skipped: 193

#	RESPONSES	DATE
1	There are hardly any family housing. no houses to rent at all.	7/10/2018 11:45 AM
2	none	6/28/2018 12:36 PM
3	n/a	6/19/2018 12:47 PM
4	Please continue or ramp up the policy of demolition of derelict and abandoned buildings	6/10/2018 8:50 AM
5	There are several homes in Vandalia that could use TLC. I would also suggest the destruction of home deemed condemned, opening up lots for new development.	6/7/2018 8:35 AM
6	rentals and vacant housing need to be maintained but are run down giving our city a poor appearance	6/5/2018 7:02 PM
7	I have noticed that there are a lot of very run down rental properties in town. Maybe some sort of incentive for owners to keep their properties better maintained would be a good idea.	5/16/2018 3:55 PM
8	Some of the properties around town need to be cleaned up. Trash and junk in yards makes our town look rundown and poor. How could the city encourage residents to clean up their property without offending the resident?	5/16/2018 3:39 PM
9	Private property should not be subsidized by city! Including TIF grants! TIF policies are tantamount to socialism and communism! Stop it! In most cases it is misapplied and misused!	5/16/2018 2:56 PM
10	property maintenance should be encouraged as long as the homeowner pays for it	5/10/2018 11:19 AM
11	We need some way to rid Vandalia of obvious hoarders. And ways to encourage all vacant buildings to be repaired and used.	5/7/2018 11:15 AM
12	Everyone should be held accountable for keeping house & yard maintained	5/5/2018 8:22 AM
13	Support neighborhood "block parties" once a year at a nearby park.	5/3/2018 11:01 AM
14	Section 8 housing should not be allowed.	5/3/2018 9:20 AM
15	I think the use of tiff funds stinks and should be abolished	5/2/2018 9:27 PM
16	Trailer homes like the ones across from Vandal Wash and True Value make Vandalia look poor. If we want to attract larger businesses to come to our town we need to look the part of an up and coming area. Trailer parks for temporary trailers don't give this image. I've heard of other towns that had rules in place that required sheeting for the bottoms of trailers to make them appear more permanent.	5/1/2018 10:14 PM
17	n/a	4/30/2018 4:08 PM
18	enforce the current problem of people in this town not taking care of the property	4/29/2018 7:32 PM
19	I am not knowledgeable about the housing and development policies of the City.	4/29/2018 7:38 AM
20	jobs will take care of housing	4/28/2018 1:53 PM
21	In the near term (2018) the city has to address the lake lot lease issue. Every time new real estate tax bills come out, the city loses money. The city needs to sell the lake lots to the homeowners at a low price (\$5000 off the lake, \$20,000 on the lake) on the condition that the home owners be annexed into the city. This will get the city out of losing on the real estate taxes every year and bring in additional tax revenues. High lot prices will only make the home owners wait and see. The leases need to be turned into ownership in order to encourage turnover of the lots for new residents so that the new residents can obtain mortgages. The lake is where the new business people who you are trying to attract will want to be.	4/28/2018 11:14 AM



## City of Vandalia Comprehensive Plan

22	At night, Vandalia is DARK. It seems like it is almost abandoned. Definitely not walk-friendly or welcoming. Also, the orange trash cans are hideous out on the curbs of a city that considers itself "historical". And why should senior citizens have to take cans to the curb?	4/27/2018 6:25 PM
23	encourage property maintenance. It's not your job to crease a program.	4/26/2018 2:08 PM
24	Policies should be made acceptable to all classes of homeowners and enforced equally as well	4/26/2018 1:09 PM
25	instead of letting old house get run down fix them up and use them for goverment based low income places for people	4/26/2018 10:28 AM
26	Enforce city ordinances, make residents keep their lawn mowed and trash, broken down cars out of sight.	4/26/2018 8:50 AM
27	Encourage upkeep of existing homes	4/26/2018 8:41 AM
28	I highly value the rights of the individual to live their life how they see fit (as long as it's not directly and physically affecting someone else), and .gov shouldn't have a hand in it. That said, maybe provide incentives to those currently in sub-standard situations to better themselves and their property.	4/26/2018 8:13 AM
29	To better our city, houses that are in bad repair should be torn down and encourage new houses to be built on those lots	4/25/2018 10:51 PM
30	None	4/25/2018 3:24 PM
31	na	4/25/2018 8:17 AM
32	n/a	4/25/2018 6:02 AM
33	Adopt a code that EVERYONE has to abide by.	4/24/2018 6:48 PM
34	??	4/24/2018 4:51 PM
35	I feel some people may not improve their property for fear of further taxation.	4/24/2018 3:45 PM
36	I think any improvements to the City, including housing, is wonderful. I do know that when we moved back to Vandalia from Effingham several years ago, we were under the impression that we would be able to find housing at a lower rate, but that was not the case. If we didn't have jobs here, we would have chosen a different town to live in due to prices of comparable homes. As we looked to buy a larger house recently, it remains the same issue	4/24/2018 2:41 PM
37	Please continue to demolish delapidated buildings	4/24/2018 2:20 PM
38	until good paying jobs come to the area, housing and development will be nothing more than a dream	4/24/2018 1:24 PM
39	Housing costs have risen way too much. The costs should not exceed the current rate of pay in the area. We have an unemployment problem and with rent, or other costs, being so high, people can't afford it and are leaving the area.	4/24/2018 11:54 AM
40	Apartments above business is a great idea as long as they are maintained and livable. But have you seen the inside of the apartment that are above the business downtown now. They are almost unliveable and that is rediculous and I feel the owners fault, as well as the renters. I have seen several cities that had the cul-de-sacs with dead end streets and they are ok as long as you know where you are going but if you are lost their an issue. I am totally for having a property maintenance program for homeowners. It is horrible to have out of town friends here and when you drive through town and see people leaving garbage all over the place. Or all the run down places and grass that hasn't been mowed all season, just because people are to lazy to do it.	4/24/2018 10:14 AM
41	There are a lot of low income home owners/ renters in the city that could use help from the city to keep up the appearance of the housing. There should be city backed financing for home repair and improvement that is backed by the city that even residents with low income would be approved for and make small payments back	4/24/2018 6:54 AM
42	You need good paying jobs if you want residents	4/24/2018 6:42 AM
43	why does it take so long to tear down these houses that are falling down?	4/24/2018 6:21 AM
44	Quit giving out tiff grants. Give out low interest loans instead	4/24/2018 1:22 AM
45	We need affordable housing for low income families that isn't run down	4/23/2018 10:17 PM
46	enforcement of current codes to reduce the number of trashy homes	4/23/2018 3:58 PM

## City of Vandalia Comprehensive Plan

47	n/a	4/23/2018 3:53 PM
48	enforce the building codes. Clean up the trash houses	4/23/2018 2:50 PM
49	na	4/23/2018 1:06 PM
50	once again, we cant have housing and development without good jobs	4/23/2018 12:33 PM
51	It would be nice if all these abandoned schools could be utilized	4/23/2018 12:08 PM
52	There is too much trash in people's yards. Ordinances should be enforced such as not digging a hole in your yard in the city and placing furniture and other items in to burn. It doesn't matter how pretty the downtown is if housing areas looked trash and property is not well taken care of.	4/23/2018 11:02 AM
53	We have got to do something about trash and debris out in the yards. Please do something about the Simmons home on Randolph and 6th. What an embarassment for our city. Houses are falling in, and an absolute mess. Rental property owners need to be held to some sort of property maintenance standards. They buy a house for \$10,000 and get a cheap monthly rental and let it go to waste. Property maintenance standards should be adopted and people need to be held accountable. This has gotten out of hand. Its ruining the outlook of our town. Please come up with a way to clean up. What a mess and an embarassment when I have family come in from out of town.	4/23/2018 9:03 AM
54	none	4/23/2018 7:23 AM
55	With increased unemployment comes the concerns of housing. Rental property should be well maintained. Home owners are located next to rentals and some landlords do not maintain their property....they just collect the rental check. Makes those located next to them want to move from this town.	4/23/2018 7:18 AM
56	Some of the homes in vandalia have become quite the eye sore. People are allowed to let their homes become junk yards and cemeteries for unwanted things. Most small communities have implemented a ordinance and fines for the people that do not keep a clean and safe premises.	4/22/2018 11:44 AM
57	drive around and look at houses. there are a lot that need cleaned up. We have a code officer just not sure what he does. IE: sw corner of 6th and Randolph this is quite an eyesore for a main street	4/21/2018 10:55 AM
58	We do not need more regulations, we need growth. Small houses, small business, food truck, anything to grow.	4/20/2018 5:55 PM
59	The older homes are in the area. Let's get them fixed up and show off the town. House walks are great. Foreclosures on housing...make the lending institution clean the up.	4/20/2018 3:49 PM
60	I don't want to see all our open land spaces taken up with housing or commercial businesses. That is one of the things I value and treasure by living a small, rural community. If I wanted to see businesses and apartments stacked and popped up everywhere I would move to the city! Lets not lose the great small town feeling! It's one of the things my friends from out of state love about my town and so do I!!	4/20/2018 3:40 PM
61	no comments	4/20/2018 2:48 PM
62	May need stricter policies to avoid having too many unemployed people populating the area. Jobs need to be available to attract the working class families.	4/20/2018 2:23 PM
63	NA	4/20/2018 2:02 PM
64	Find a way to give grants to people to help with home maintence and stuff instead of TIF agreements with the same people to fix up properties that mean nothing to anyone and then when those things are finished, no one even care about them or the restraunt just closes over and over like we have seen now happen twice.	4/20/2018 9:02 AM
65	Clean up of areas that are dilapidated	4/20/2018 7:46 AM
66	Na	4/20/2018 4:49 AM
67	Use funds to get rid of housing that are beyond repair. As wall as fix apt type housing into suitable homes.	4/19/2018 9:54 PM
68	The city needs to follow through with what she in the code book. (Clean up houses that are breaking codes)	4/19/2018 9:29 PM
69	Home owner fees would keep nicer	4/19/2018 9:28 PM
70	We need assistance to help improve homes	4/19/2018 8:02 PM

## City of Vandalia Comprehensive Plan

71	Keeping neighborhoods clean and nice would greatly benefit Vandalia. Getting trash cans put away. Resuming alley pickup of trash and fining junk hoarders.	4/19/2018 7:30 PM
72	Driving through Vandalia is embarrassing. The houses, yards, commercial buildings, vacant lots are mostly a disgrace. Many citizens are unconcerned how their property looks and affects others.	4/19/2018 5:39 PM
73	None	4/19/2018 5:15 PM
74	Abandoned housing and commercial space should be rehabilitated or razed.	4/19/2018 4:34 PM
75	There are too many homes that need extensive repair that the owners are not taking care of. These homeowners need to get the homes in decent condition or have fines levied against them. A few are making city neighborhoods look bad and hurting property values.	4/19/2018 3:28 PM
76	None	4/19/2018 3:04 PM
77	N/A	4/19/2018 2:42 PM
78	many of the residential properties are unkept. Laws and regulations should be enforced to keep properties neat clean and safe.	4/19/2018 1:56 PM
79	Vandalia's slum landlords need clean up thier property	4/19/2018 1:06 PM
80	Don't have any comments	4/19/2018 11:31 AM
81	Get some work first, then they will come!	4/19/2018 10:21 AM
82	Tear down old homes or fix up	4/19/2018 10:19 AM
83	Many current properties are in disrepair and are in desperate need of general maintenance and clean up. If the city won't do anything to force existing laws, it's pointless to make new rules.	4/19/2018 10:18 AM
84	Although good in theory some may not have the funds to fix up their homes. You could partner w local businesses to offer discounted rates for items that need to be purchased to make repairs	4/19/2018 10:16 AM
85	More adequate fire protection district coverage. Insurance rates are not comparable to other areas in the state because of this.	4/19/2018 10:12 AM
86	Too many people own rental properties that they do not take care of	4/19/2018 9:54 AM
87	lk;	4/19/2018 9:45 AM
88	Keep properties clean clean up dog poop on lawn	4/19/2018 9:35 AM
89	Existing codes are not being enforced. The code enforcer must do his job and cite homes/buildings that are in violation. Our property values continue to plummet due to the inaction of the code enforcer and his allowance of "junkyard" houses scattered across our community.	4/19/2018 9:23 AM
90	The clean up effort in the past 2 years has been wonderful	4/19/2018 9:17 AM
91	NA	4/19/2018 8:58 AM
92	The city has taken over dilapidated housing. I encourage this to continue. A vacant lot with grass looks far nicer than an abandoned house.	4/19/2018 8:49 AM
93	We should make our downtown owners clean up their properties and have inspections for homes to get occupancy on buy/sells or new rentals	4/19/2018 12:14 AM
94	We need more subdivisions with nice and affordable housing	4/18/2018 10:58 PM
95	Enforcement of zoning	4/18/2018 9:27 PM
96	Residents -low income, seniors- should have options for help from city, churches or nonprofit groups to aid in helping with home repairs and/or curb appeal to help beautify the city.	4/18/2018 8:45 PM
97	0	4/18/2018 8:17 PM
98	Trash needs to go back into the alleys	4/18/2018 6:53 PM
99	make people clean up their yards.	4/18/2018 6:14 PM
100	Code enforcement on trash and junk in yards could improve.	4/18/2018 6:13 PM
101	Pet friendly dining	4/18/2018 5:28 PM
102	Set forth enforcement of properties in poor condition. Condemn several buildings in town	4/18/2018 5:24 PM

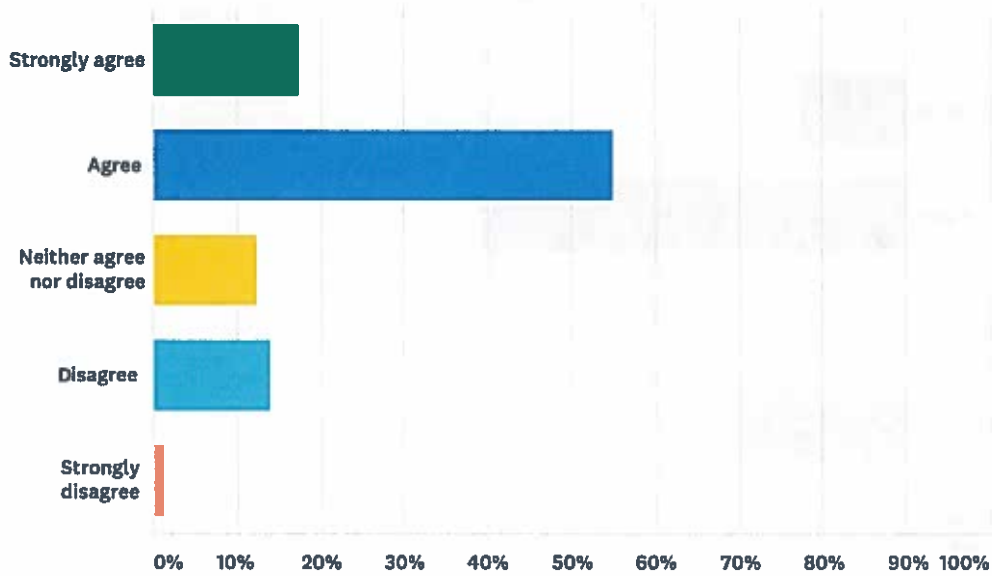


## City of Vandalia Comprehensive Plan

103	utilization of abandoned properties, decent lower income housing	4/18/2018 4:12 PM
104	encourage clean up in yards	4/18/2018 4:10 PM
105	Grant for home revitalization	4/18/2018 3:55 PM
106	Community volunteer days, church mission projects.. Anything to encourage repair and revitalization in the community.	4/18/2018 3:48 PM
107	Most of the apartments downtown above commercial aren't up to code. (Especially/specifically the apts below Habitat. The City should also increase property maintenance/upkeep by fining the responsible parties when their property gets too disgusting and "trashy" for lack of a better word.	4/18/2018 3:45 PM
108	Embrace the small town feel. Subdivisions can do this too. Assume you will be driving to events. More parking downtown if you want it to handle large events.	4/18/2018 2:20 PM
109	I would like to see incentives for current homes to be updated and renovated over new subdivision developments.	4/18/2018 2:05 PM
110	There are houses with potential in Vandalia. However, many have not been taken care of.	4/18/2018 1:52 PM
111	Well when the city starts demanding or having more laws as to building codes of what is and isn't acceptable I believe you will see a decline in development not increase. People now a days are looking for their own style not dictatorship. I say as long as it's safe let them build what they want.	4/18/2018 1:03 PM
112	Add new nice neighborhoods for middle class residents. Too many run down neighborhoods.	4/18/2018 12:53 PM
113	Should encourage clean up around houses and up keep to houses	4/18/2018 12:52 PM
114	Na	4/18/2018 12:44 PM
115	There are too many homes and old buildings sitting and unused. The priority should be to use these first over new construction. Not only do these create an eyesore and is this wasteful, vacant unkempt buildings lower the value of the properties surrounding them.	4/18/2018 12:23 PM
116	work more with the highschool or to create jobs to help pick up yards and help those who may not be able to clean up their property for some reason,	4/18/2018 12:05 PM
117	I think the city is greatly in need of enforced city ordinances for maintenance of lawns and rental properties/building codes. While renting is affordable in Vandalia, many of the landlords are providing severely unsafe living conditions for their tenant. Many of the tenants also clutter the yard and don't maintain tidy outdoor maintenance such as mowing or leaving a lot of rubbish outside where it detracts from the aesthetics of the community.	4/18/2018 11:55 AM
118	The south end of town could use some help.	4/18/2018 11:48 AM
119	Na	4/18/2018 11:40 AM
120	The City should cite and fine people whose properties fall below minimum standards.	3/19/2018 11:05 AM
121	would like to utilize empty commercial buildings	3/16/2018 3:07 PM
122	let church organizations contribute to meet needs of others	3/16/2018 2:14 PM

## Q14 The current parks and trails system meets the needs of the City.

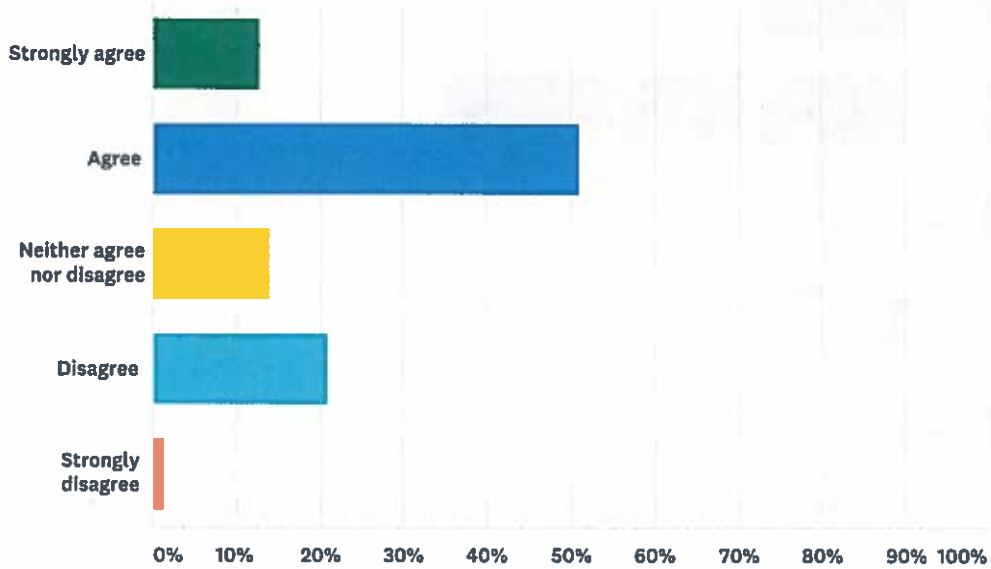
Answered: 315 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	17.46%	55
Agree	54.92%	173
Neither agree nor disagree	12.38%	39
Disagree	13.97%	44
Strongly disagree	1.27%	4
<b>TOTAL</b>		<b>315</b>

## Q15 The amenities in the City parks are adequate for the needs of the park users.

Answered: 315 Skipped: 0

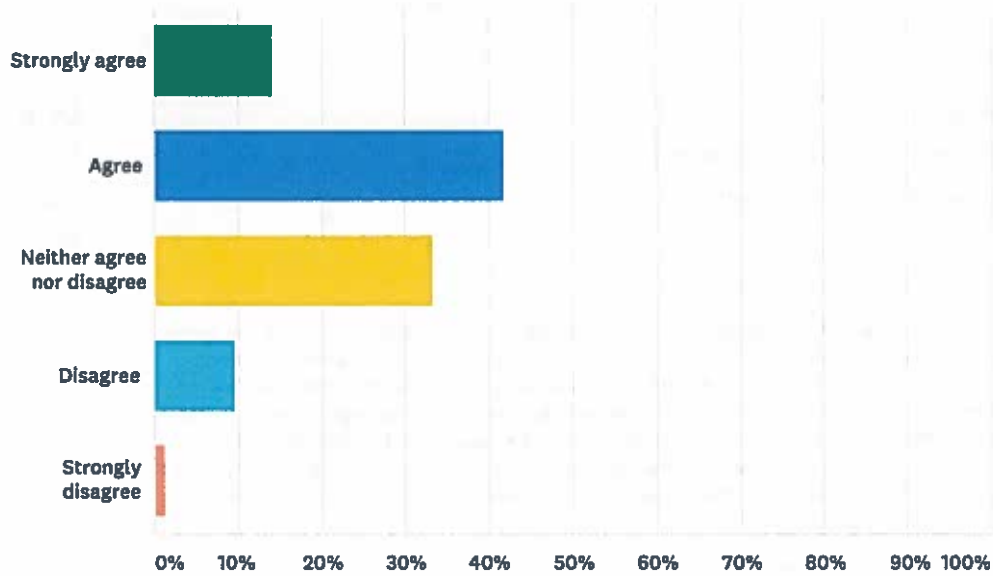


ANSWER CHOICES	RESPONSES	
Strongly agree	12.70%	40
Agree	51.11%	161
Neither agree nor disagree	13.97%	44
Disagree	20.95%	66
Strongly disagree	1.27%	4
<b>TOTAL</b>		<b>315</b>



# Q16 The City should expand the recreational amenities of the parks.

Answered: 315 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	13.97%	44
Agree	41.90%	132
Neither agree nor disagree	33.33%	105
Disagree	9.52%	30
Strongly disagree	1.27%	4
<b>TOTAL</b>		<b>315</b>

# City of Vandalia Comprehensive Plan

## Q17 Please use the comment section below to share any ideas or concerns about the City's parks and trails.

Answered: 137 Skipped: 178

#	RESPONSES	DATE
1	Love the walking park and also the dog park.	7/10/2018 11:45 AM
2	Water fountains and better bathrooms	6/28/2018 12:36 PM
3	n/a	6/19/2018 12:47 PM
4	The walking trail is a MAJOR asset.	6/10/2018 8:50 AM
5	The park restrooms need to be updated. The bath house at the lake looks like it has not been updated in several years. the doors are about to fall off the hinges. I do not think it would take much to make sure the park restrooms were clean and updated. I have thought about buying new screen doors myself for the lake bath house. I would also like to see the beach cleaned up and make the sand tilled once in a while. the volley ball area has been left dilapidated for years. You want to increase the number of visitors to the lake add some additional playground items and fix the existing. In addition it would be nice to see a lighted tennis court not only at the schools, perhaps in the park or at the lake.	6/7/2018 8:35 AM
6	Better restroom set-ups throughout	5/16/2018 4:09 PM
7	Parks well kept. But need more.	5/16/2018 4:03 PM
8	Why are there so many questions regarding the parks when they are their own separate entity and not ran by the city? I notice there are no questions about the library which is just as important to the community as the park system. If you are going to put emphasis on one organization like this, you should also consider other organizations that are a vital part of our community.	5/16/2018 3:55 PM
9	More walking trails	5/16/2018 3:42 PM
10	The park district does a great job maintaining our park - thank you!	5/16/2018 3:39 PM
11	bathrooms need improvement	5/16/2018 3:18 PM
12	I think Vandalia has very nice parks, however, as in all things, there is always room for improvements.	5/16/2018 3:04 PM
13	Fine, just maintain basics	5/16/2018 2:56 PM
14	I love the walking trail. Maybe consider dredging out the town branch to decrease flooding of park.	5/10/2018 11:19 AM
15	The only thing that I think our parks are missing is a bike trail, not a walking or biking trail, but one for bikes only. The exercise equipment at Roger should be moved - only kids play on it. Maybe if it were moved away from the road it would be used by adults.	5/7/2018 11:15 AM
16	Please keep the picnic tables up year round in the pavillions. We do have need of those tables year round. Need trash cans in the park all year. Indoor swimming pool please with aquatic classes	5/7/2018 11:02 AM
17	Annual clean up and improvement day (Eath Day)	5/3/2018 11:01 AM
18	The Park district does a good job.	5/3/2018 9:20 AM
19	Drinking fountains would be nice. I don't remember seeing any when I've brought my children to the parks.	5/1/2018 10:14 PM
20	n/a	4/30/2018 4:08 PM
21	improvements needed in restrooms	4/29/2018 7:32 PM
22	no comment	4/29/2018 7:38 AM
23	Vandalia has great parks	4/28/2018 1:53 PM
24	Vandalla has very good parks!	4/28/2018 11:14 AM

## City of Vandalia Comprehensive Plan

25	Adequate, but it would be nice to have a bike line N/S and East/West	4/26/2018 2:08 PM
26	Don't increase the admission to the public swimming pool because it is newly renovated when the renovation was done with grant money and fund raising	4/26/2018 1:09 PM
27	love our big park and all the hard work the workers do for all the parks around. I would like to see a better basketball hop up and area for basketball to be played. I do feel we need cameras to try to stop all the vandalism of our parks. the park on St. Louis could use a little more work and play area.	4/26/2018 10:28 AM
28	Enforce park hours	4/26/2018 8:50 AM
29	Most important is to have bathroom and water available/facilities	4/26/2018 8:41 AM
30	I was never a big user of the parks, and I honestly don't know anything about any "trails" that may exist. I always thought that the parks were well maintained (at least, in my view from the road). Keep any equipment or amenities (benches, playground equipment, ramadas, etc.) in good working order, and I would think it would be sufficient. Some I think would be a big hit given the amount of locals that engage in some sort of off-highway recreation, is some sort of OHV recreational area. Give them a place to go play on their SxS, quads, dirt bikes, mud trucks, etc. Any nearby shops, retail locations, camping facilities, etc., etc. that just happened to spring up would thrive beyond imagination...	4/26/2018 8:13 AM
31	City parks and trails seem to be maintained fairly good	4/25/2018 10:51 PM
32	None	4/25/2018 3:24 PM
33	Some of the equipment is getting old and/or needs maintenance.	4/25/2018 8:17 AM
34	Beautiful	4/25/2018 7:56 AM
35	add more trails	4/25/2018 6:02 AM
36	Just not enough of them.	4/24/2018 4:51 PM
37	we have nice parks and trail in vandalia that are widely used.	4/24/2018 3:45 PM
38	The walking path and parks are great. Any time these areas can be expanded or improved upon is wonderful but I think they are maintained well, have good lighting, and encourage people to get out and be active.	4/24/2018 2:41 PM
39	Add a sidewalk the length of Filmore Street to connect the high school, walking trail/park to the YMCA and Kaskaskia College	4/24/2018 2:20 PM
40	I'd like to see water access to fill up kiddie pools or other water needs.	4/24/2018 11:54 AM
41	i think the city should help the field of dreams keep the ball fields up	4/24/2018 10:20 AM
42	The city parks are really nice but the restrooms leave a lot to be desired. I know that they can't control kids or adults tearing stuff up or stealing things. But I also know that if we would install a trail camera or something that was motion activated that we could prevent some of this. And then maybe we could have paper products and lights in the restrooms. And if there is an issue actually prosecute the person that did the damage and don't just let them out on parole or slap their hand and say bad boy or bad girl.	4/24/2018 10:14 AM
43	Possibly have a section of the park for handicap children	4/24/2018 9:27 AM
44	There should be better bathrooms in the parks, and more pavilions with electrical	4/24/2018 6:54 AM
45	Our parks are fine, especially since people are leaving Vandalia because there are no jobs	4/24/2018 6:42 AM
46	skate park? extend walking path, add another walking path, what about a riverfront project?	4/24/2018 6:21 AM
47	They need more upkeep and should provide more activities. A lighted basketball court like in Shelbyville would be nice	4/24/2018 1:22 AM
48	Needs sprayed for mosquitoes more often	4/23/2018 10:17 PM
49	what about the library? The city needs to consider a new/bigger library.	4/23/2018 3:58 PM
50	n/a	4/23/2018 3:53 PM
51	Walking/bike trail from high school to YMCA/collage	4/23/2018 2:50 PM
52	Extend the trails and improve restrooms	4/23/2018 2:25 PM



## City of Vandalia Comprehensive Plan

53	We need bike & more walking trails	4/23/2018 2:09 PM
54	try expand the trails throughout the city	4/23/2018 1:06 PM
55	we should not improve anything until the books are balanced	4/23/2018 12:33 PM
56	The parks are one of Vandalia's greatest assets. The lake area could use some improvements	4/23/2018 12:08 PM
57	Restroom facilities, adequate updated outdoor cooking facilities. More walking trails. However if the sidewalks were walkable that would make a huge difference.	4/23/2018 11:02 AM
58	The walking trail is awesome and the parks are in good shape. While I feel we can always see an upgrade in the parks and recreation. The problem facing our city is getting higher paying jobs, attracting college degree graduates, and finding a way to decrease the amount of poverty.	4/23/2018 9:03 AM
59	none	4/23/2018 7:23 AM
60	Excellent parks for a city of this size.	4/23/2018 7:18 AM
61	Love our park district. Even people from other towns comment on our parks.	4/22/2018 11:44 AM
62	the city does not run the parks and trails, the Park District does	4/21/2018 10:55 AM
63	better restrooms	4/20/2018 9:42 PM
64	They are awesome but want a dog park.	4/20/2018 5:55 PM
65	bike paths need to be added	4/20/2018 4:08 PM
66	Bike trails are always nice. Updated playground equipment. Playground equipment is such a liability. Exercise equipment in the parks.	4/20/2018 3:49 PM
67	The park district works very hard on maintaining our parks and walking trails. They have limited funds to provide everything our parks need. It is also costly to the park district when they have to pay for the vandalism done in our parks. It would be nice to have paths or trails provided in our other parks and/or throughout our community so that we, as well as visitors can enjoy our great community safely.	4/20/2018 3:40 PM
68	no comments	4/20/2018 2:48 PM
69	More sidewalks and bicycle trails throughout the city to encourage more physical activities!!	4/20/2018 2:47 PM
70	More sidewalks and bicycle trails throughout the city to encourage more physical activity.	4/20/2018 2:46 PM
71	Sidewalks and bike trails throughout city	4/20/2018 2:46 PM
72	They are a very nice amenity to have in our town.	4/20/2018 2:23 PM
73	more lighting and better bathrooms	4/20/2018 2:16 PM
74	Need cameras to prevent vandalism	4/20/2018 2:12 PM
75	na	4/20/2018 2:02 PM
76	The parks are all good. Just need to fix some of the unevenness in the walking trail in the park	4/20/2018 9:02 AM
77	Linking the parks with bike paths or trails. Perhaps develop something around the lake	4/20/2018 7:46 AM
78	NA	4/20/2018 4:49 AM
79	Parks that every age and ability are about to use. Play equipment that allows wheel chair bound children the ability to play also.	4/19/2018 9:54 PM
80	Ok	4/19/2018 9:29 PM
81	The walking trail is great. I would love to see more waking trails	4/19/2018 9:28 PM
82	Need increase in park access from sidewalks	4/19/2018 8:02 PM
83	The walking trail and parks are impressive for a town like Vandalia. I would love to see the trail expanded. Walking the same loop and seeing the same people 6 times gets annoying.	4/19/2018 5:39 PM
84	None	4/19/2018 5:15 PM
85	restrooms could be remodeled	4/19/2018 3:27 PM
86	There could be clearly marked trails out by the lake area.	4/19/2018 3:04 PM

## City of Vandalia Comprehensive Plan

87	N/A	4/19/2018 2:42 PM
88	We have nice parks and they are sufficient.	4/19/2018 1:56 PM
89	Since this is a long term plan, the thought of expanding bike/trail paths to the down town area should be a consideration.	4/19/2018 11:38 AM
90	No concerns or Ideas	4/19/2018 11:31 AM
91	Who cares, they are OK now	4/19/2018 10:21 AM
92	Need add more activities	4/19/2018 10:19 AM
93	I don't know how you can make them safe but my husband and I used to walk the trail at night until one time we encountered a band of young adults that scared us.	4/19/2018 10:18 AM
94	Decent bathroom and changing facility	4/19/2018 10:12 AM
95	Bathrooms	4/19/2018 9:58 AM
96	The parks are a very nice part of our community	4/19/2018 9:54 AM
97	Need bike trail	4/19/2018 9:48 AM
98	kkij	4/19/2018 9:45 AM
99	Too many people with dogs and kids not minding	4/19/2018 9:35 AM
100	All the new equipment and the trails have been great for Vandalia	4/19/2018 9:17 AM
101	NA	4/19/2018 8:58 AM
102	I do think the parks are well kept and used frequently. I believe they do a great job. I would like to see expansion of items like the walking trail.	4/19/2018 8:49 AM
103	They need to be landscaped better	4/18/2018 10:58 PM
104	Clean modern bathrooms accessible to public.	4/18/2018 8:45 PM
105	We love the parks in town. Maybe add a few larger playground areas.	4/18/2018 8:17 PM
106	Trails out by the lake somehow would be nice	4/18/2018 6:53 PM
107	n/a	4/18/2018 6:14 PM
108	More water fountains	4/18/2018 6:13 PM
109	The city's park and trail is great but the restrooms could use a little work. Along with the restrooms at the foot ball field.	4/18/2018 5:37 PM
110	Greenways that would allow for safe biking and travel around town	4/18/2018 5:24 PM
111	Love to see additional sidewalks/trails /bike paths throughout the community	4/18/2018 4:12 PM
112	none	4/18/2018 4:10 PM
113	safety	4/18/2018 4:04 PM
114	Restrooms, playground equipment needs updated (especially at the lake & park off of locust)	4/18/2018 3:55 PM
115	A historic trail with guides would be a good addition to the town. The bathroom in the main park by the high school needs revamping. They're always dark, musty, and disgusting. I really love the addition of the workout equipment along the trail by the rotary club. More things like that would be nice.	4/18/2018 3:45 PM
116	A trail along the Vandalia Pioneer Railroad connecting parks and downtown would be a good start. Connecting that to the trail behind the health department and to the Thrill Hill area using the rail routes would be a good lure for active lifestyle residents. An overlook platform at the end by the Kaskaskia would be a nice compliment. Extending that with a walk bridge across the river and extending the trail beyond may be a future addition, but the Thrill Hill area and even to Vera is more practical for residential users. Encourage local businesses and groups to adopt projects and leverage their efforts. Small play areas on trails encourage parents with small children to use them and give the kids breaks. Outdoor music instruments are well received by children and can be placed to keep them moving on trails for parents walking/running/biking.	4/18/2018 2:20 PM
117	.	4/18/2018 2:05 PM

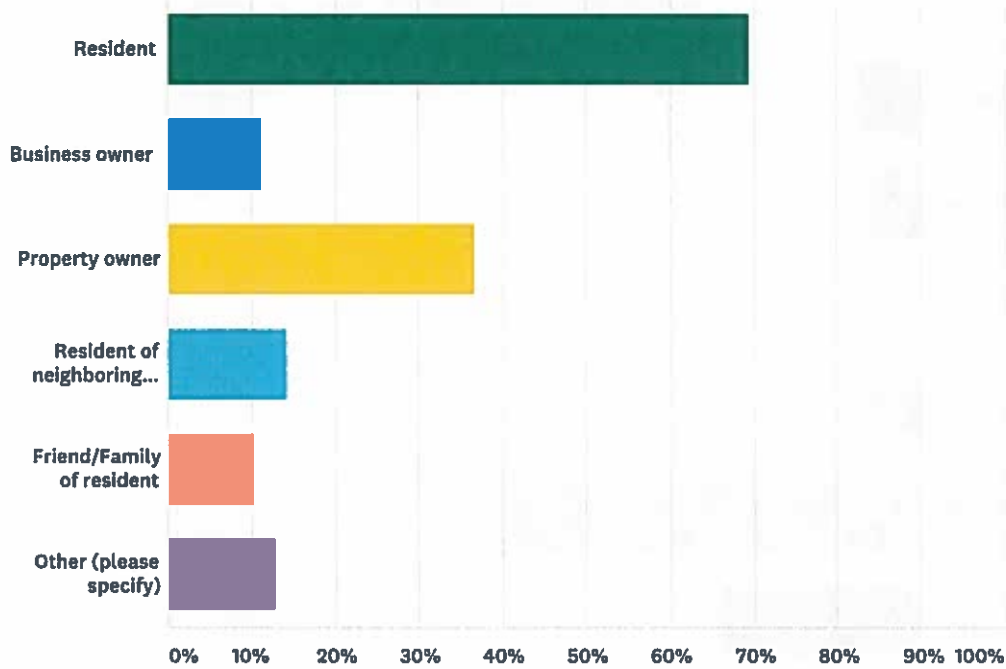
## City of Vandalia Comprehensive Plan

118	We love the Vandalia parks and always want more!	4/18/2018 1:52 PM
119	Markers that show distance on the trail for runners.	4/18/2018 12:53 PM
120	Need more parking. Maybe a trail to connects more parks.	4/18/2018 12:52 PM
121	Better quality restrooms in parks	4/18/2018 12:47 PM
122	Na	4/18/2018 12:44 PM
123	The restrooms need updated and maintained better	4/18/2018 12:28 PM
124	The city's parks are beautiful. There should be additional ammenities, such as at the lake, for family outings to offer more for residents. They are clean and well kept overall. They are much appreciated by our family and friends! Teens and young families especially can benefit from additional ammenities or trails here.	4/18/2018 12:23 PM
125	`need to leave more garbage cans out all year long i go to the park alot in the winter and end up finding myself and my friends picking up trash because the closest trash can is on the other side of the park, some more perm seating structures and perhaps bushes and plants would be really nice as well working with local gardeners to turn a section of the walking path into a simple garden would be delightful and a good place to draw visitors for pictures and such the current setup is solid but theres no flair	4/18/2018 12:05 PM
126	The parks and trails are nice. It would be nicer if the trails in rogier encompassed one or more playgrounds so parents can be closer to kids playing on equipment if they wish to walk while their child plays. It would be nice if there were more benches or seating around the lower playgrounds, such as at the bottom entrance of rogier.	4/18/2018 11:55 AM
127	Our walking trail is very nice. Maybe update some of the city's parks that are not in the walking trail.	4/18/2018 11:48 AM
128	Na	4/18/2018 11:40 AM
129	Need nicer bathrooms and water fountains	4/18/2018 11:36 AM
130	Add newer playground equipment for the kids	4/18/2018 11:32 AM
131	we have plenty of parks for a town our size	4/17/2018 4:48 PM
132	more walking/biking area, more picnic area	4/17/2018 2:45 PM
133	restrooms need work	3/31/2018 10:08 AM
134	The parks and trails need to be connected; especially the loop by the high school and the YMCA/KC. Idea - develop a soccer park.	3/19/2018 11:05 AM
135	connect the park to the YMCA trail	3/16/2018 3:17 PM
136	would like to see multiple entities partner to provide a greater service for the community concerning parks and rec.	3/16/2018 3:14 PM
137	Build bike paths; more walking trails; more improved sidewalks	3/16/2018 2:23 PM



## Q18 What is your relation to Vandalia?

Answered: 315 Skipped: 0



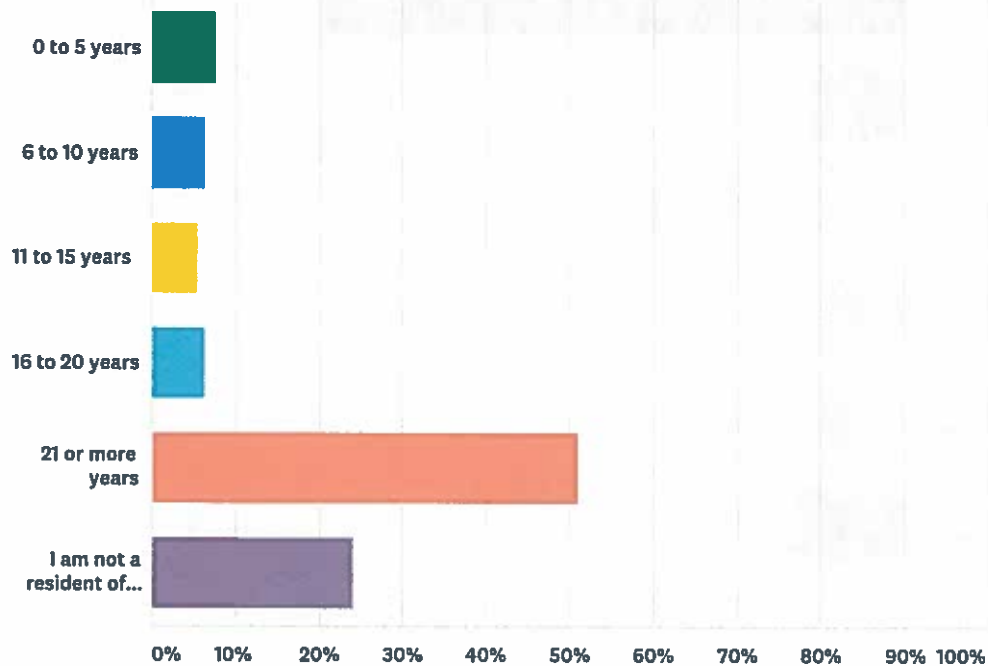
### ANSWER CHOICES

### RESPONSES

Resident	69.52%	219
Business owner	11.11%	35
Property owner	36.51%	115
Resident of neighboring city	14.29%	45
Friend/Family of resident	10.16%	32
Other (please specify)	12.70%	40
Total Respondents: 315		

## Q19 If you are a resident of Vandalia, how long have you lived in the City?

Answered: 315 Skipped: 0



ANSWER CHOICES	RESPONSES	
0 to 5 years	7.62%	24
6 to 10 years	6.35%	20
11 to 15 years	5.40%	17
16 to 20 years	6.35%	20
21 or more years	51.11%	161
I am not a resident of Vandalia.	24.13%	76
Total Respondents: 315		

## City of Vandalia Comprehensive Plan

### Q20 Did we miss anything? Please share your general comments here.

Answered: 122   Skipped: 193

#	RESPONSES	DATE
1	some of the older properitys need clean up. need at least 2 clean n green days. 1 spring and 1 in the fall.	7/10/2018 11:45 AM
2	The main thing that i would like to see would be more all night diners like steak and shake	6/28/2018 12:36 PM
3	Very surprised and disappointed that you made no mention of the library. A library is a very important part of any community. It is well known that the library is in need of a new building. I would think that there is something the city could do to help them get funding. In spite of the popular belief, libraries are not obsolete. I have been in our library many times and it is always being used.	5/16/2018 4:14 PM
4	Why no mention of the library and its ongoing importance and services to the community?	5/16/2018 4:09 PM
5	Leadership lacking. Don't forget about the role of health care (hospitals, etc.) One of the best things going is the YMCA.	5/16/2018 4:03 PM
6	Vandalla has a lot to offer for its citizens, but I think we need to focus on improving and supporting what we have before we go adding a bunch of new businesses. There are a lot of organizations that are vital to this community, but are not seeing the support they need from our city government. I also believe that the city needs to reconsider how they are spending TIF money? Why is so much of it going to buildings that are going to sit empty or overpriced remodels of buildings that do not need that much work (for example, Discount Tobacco on Veterans.) Why isn't money being used for organizations that actually benefit the community?	5/16/2018 3:55 PM
7	We should collectively think about developing the area on Randolph St where the Scout house was located. A beautiful library with adequate parking and other community amenities would look awesome at this location.	5/16/2018 3:39 PM
8	The library is a public place vital to our community! It deserves attention as well. The library offers reading materials for enjoyment, education, ebooks, online access, news and investment resources. Our local library is a busy place!	5/16/2018 3:18 PM
9	Perhaps a skating rink for children or other kid-oriented center.	5/16/2018 3:11 PM
10	I have lived in Vandalia all of my life. It really hurts to see how Vandalia has declined so much through the years. Vandalia is so full of history and I think this asset is overlooked and ignored and that is so sad and a huge mistake. The downtown merchants need to realize their importance to the City and be willing to work together instead of apart and the City Council needs to be willing to support the merchants and business owners and not be so oblivious as to who they will or will not support. Downtown is vital to tourism and should be something to be proud of when visitors come to town. The west end of town is not the area to attract visitors. The emphasis should be on the area "in front of us" - our historic downtown.	5/16/2018 3:04 PM
11	Real estate taxes are too high!!! Overspending for salaries and facilities is way over budget! Stop spending!	5/16/2018 2:56 PM
12	I am very happy to live in Vandalia. I would like to see some of the properties cleaned up, improved, torn down. Some are quite an eyesore for instance 1210 W. Gallatin, some on St. Louis Avenue and others especially the old Walmart building.	5/10/2018 11:19 AM
13	Would love to see downtown Vandalia prosper like Salem.	5/7/2018 11:15 AM
14	Thank you.	5/7/2018 11:07 AM
15	1. Bus Service - regular pickups 2. Work towards more job opportunities 3. More events (thank you to Statefarm. (car show, vendor show, flea markets; more entertainment - C&W dance hall, physical activities, roller rink	5/7/2018 11:02 AM



## City of Vandalia Comprehensive Plan

16	Vandalia would greatly benefit from having an INDOOR swimming pool at the local YMCA. This could be a source of all year long entertainment, community wellness, education, and water therapy. When I first moved to this area, I was surprisingly disappointed to see this community asset to be lacking in a community such as Vandalia.	5/3/2018 11:01 AM
17	Need to move quickly to reverse the downward trend of the City.	5/3/2018 9:20 AM
18	Our town is right on the highway. It's a GREAT location! We need to make our town more attractive to large businesses. We have plenty of people here who want to work. We have plenty of space and empty buildings for incoming businesses to go. We need to outshine Effingham and Greenville by offering incentives for businesses to come here. We have too many bars and liquor stores. We don't want to give off the image that we're a town full of unhappy people who need to turn to drink to make life bearable. I'm not saying do away with them all, but stop allowing more. Without knowing the city's budget it's hard to say what else should be done, but if we can give off the image that we're a place people want to live and work, then businesses will follow. Our land costs are inexpensive and our workforce is friendly and eager. Lets lure the businesses here! Lets be bold and go for the really big businesses. Vandalia is a GREAT place to be, lets make that known.	5/1/2018 10:14 PM
19	City government is very clickish and has not been ran by the general population or concerns of the citizens- sad to see so much alcohol and gaming facilities and neither are positive for families or marriages	4/29/2018 7:32 PM
20	Vandalia's history as a stop on the underground RR has not been exploited in developing its tourism business.	4/29/2018 7:38 AM
21	lake lots need to be sold to home owners to free up those lots for future buyers who will want to live at the lake if there is to be business growth	4/28/2018 1:53 PM
22	Is there a way to exploit the river for recreation? There should be an annual "Lincoln Douglas" debate at the Old State Capitol on current topics by scholars. Archaeological exploration for unknown graves and promotion of the historical significance of the old cemetery.	4/28/2018 11:14 AM
23	As a former resident it is sad to see how certain things have gone downhill. Maybe the waste program was more economically feasible, but the first time I drove into Vandalia and saw those huge orange containers, I wondered why would a community blight itself with those. With such a great history Vandalia should be trying to make itself "cute". That is what brings folks to a community. Forget about Walmart and that area; bring downtown back to a place to visit and brighten up your city.	4/27/2018 6:25 PM
24	In general, I feel like Vandalia is not living up to its full potential as a community compared to other towns and other counties overall.	4/27/2018 12:15 AM
25	There is a need to keep properties neater. There should not be a lot of junk sitting in yards and porches. Our downtown, needs to be neater and fixed up. If we have nice restaurants, it would be good to have a pretty view out of the window, while a person is dining there.	4/26/2018 3:29 PM
26	I hear the water plant is barely holding it together. How can you even pursue growth when it's about to fall apart. It's a basic need infrastructure that needs addressed before anything is spend on attracting new business or development to Van.	4/26/2018 2:08 PM
27	No questions concerning the city administration or other city ran organizations which might also be a contributing factor to lack of growth in our community	4/26/2018 1:09 PM
28	We could use more sidewalks around town on side streets to take our kids on walks.	4/26/2018 10:28 AM
29	Love the town	4/26/2018 8:41 AM
30	Other than using a lowercase L instead of an i in "Did"? Just pulling your chain a bit... If I had my 'druthers: 1: provide incentives for the right businesses to remain open on Gallatin and surrounding areas 2: Keep shopping local by inviting the most popular chains to open up stores 3: Support public transportation (taxi, uber/lyft, buses, etc. - too many of your residents don't have driver's licenses... 4: An OHV park/recreational area with related supporting retail locations would make a mint 5: Provide incentives for property management/upkeep but be very wary of anything HOA related (a double-edged sword, I assure you), 6: Lower taxes!!! When I moved to AZ, one of the fun facts I read was that, the vast majority of AZ residents that weren't born here, were from IL.	4/26/2018 8:13 AM
31	I was born and raised here, moved away for 30 years, then returned and have lived here 26 years. I like Vandalia, but the condition of the streets SUCK. Very bad on our cars!	4/25/2018 10:51 PM
32	None	4/25/2018 3:24 PM

## City of Vandalia Comprehensive Plan

33	na	4/25/2018 8:17 AM
34	n/a	4/25/2018 6:02 AM
35	You need to reign in the TIF money and quit giving to all to Grubaugh who does nothing but live off it. Rarely does he finish a project. He's a milker and the city is the cow.	4/24/2018 6:48 PM
36	we need employers that pay decent wages that will enable use to improve our city.	4/24/2018 3:45 PM
37	I am very pleased to see a variety of restaurants as well as small businesses opening. I appreciate the local owners doing promotions to encourage our community as well as visitors to shop local. Anything we can do as a community to improve on areas that are run down and unsightly would be great.	4/24/2018 2:41 PM
38	Pave, curb, and gutter Sunset drive and add a roundabout at the intersection with Veterans	4/24/2018 2:20 PM
39	until the state of Illinois has a major overhaul of its political and tax systems, no development will be more than a bandaid.	4/24/2018 1:24 PM
40	We need more things for our children and adults to do besides bars and gambling.	4/24/2018 11:54 AM
41	First, I would like to know why it has been 17 years since the last plan was done. Your ad said this plan will be worked on for the next 10-15 years. So, from the last plan just what was accomplished? And not the same speech that is given when a person runs for election. A true up to date account of what was accomplished. Second, The city has paid and is still paying a rather large salary to employees to do jobs that some residents feel could be done for less. Or the city could hire 2 or 3 people for less money to do the jobs. We all know how stressful it is to have to many demands put upon an employee, so spreading out the work to several would in my mind be a lot better. But it also seems that increasing the pay for one to an extreme amount for this small of a community is bad. Residents talk and when the city is complaining about a cash shortage, how they may need to increase fees, and other such things, everyone knows the amount of money certain employees make that's when they start to get upset. No matter how competent a person is they are still just one person and can't do everything so you know they are getting help from someone to complete their work or are working some really long hours, which we all know is not the case. Third, The city has TIF money that it gives out on a regular basis to the "almost" exact same people every time I read the paper. They are never happy with the amount given to them, cause it's not enough. But I would really like to know why in the world anyone that owns a business, building or anything that they are wanting to improve is even considered. The property that they want the TIF money for is property they own. I don't ask the city to pay for my home improvements, roof repairs or anything else. If they can buy the property then they should be responsible for repairing and maintaining it. If it is an historic building then it should be brought back to that stage at their cost not the residence of the city. We don't get a choice in the materials they use or the repairs person they use. So, we shouldn't have to pay their bills. The TIF money should be used for improvements to the areas that all the residence will be using and that their tax money has paid for. Not just what a single person feels is a good buy for his or her wallet. The residence of Vandalia are getting really tired of the TIF money being given out to pay for people to own yet another building that no one is using. And we all know that an unused building will become run down again and they will be back asking for more money to do more repairs and the city will give them more without even thinking about it twice, just like they have in the past. Just like the county there comes a time when you guys really need to start reconsidering how this money is being spent. Try using is for something that would benefit the residents of the city and not just one person. We would all like to see the downtown area updated and the building repaired but if they can afford to purchase them then they should be afford to repair and maintain them. I know this is a lot of complaints and all but you asked so I told you what I was feeling. not that is will do any good or that anyone will ever see this other than the person that gets the original results from the survey.	4/24/2018 10:14 AM
42	The city should also consider it's communications infrastructure. For those living out by the lake, the choices for internet and cell phone signal is completely inadequate. Other similar size towns are having Fiber installed and offering more options.	4/24/2018 8:42 AM
43	quit giving tiff money to the same people	4/24/2018 6:55 AM
44	If the city has been declining over the last 20 years, change is necessary. Doing the same thing over & over isn't working.	4/24/2018 6:42 AM

## City of Vandalia Comprehensive Plan

45	Our Downtown, is a Special Place. Don't let a few people own and control that WHOLE area. Diversification. Expand Veterans Ave Business'. Let's Finish the 4 way at 8th and Veterans.... find a Business to go there. Lets Expand our Business' even if it is a Fast Food Row in that area.... at least it will bring people off the interstate to our Beautiful little town.... oh wait... we have to make and keep it beautiful first!	4/24/2018 6:21 AM
46	Vandalia has a lot to offer but we can't keep pushing away large corporations from our community. Let them use their construction teams to build the structure. This place is desperate for jobs	4/24/2018 1:22 AM
47	The hole city needs more mosquito spaying done more often	4/23/2018 10:17 PM
48	Enforce clean up of unsightly properties like the Depot, the parking lot and Dollar General area, etc.	4/23/2018 3:58 PM
49	n/a	4/23/2018 3:53 PM
50	enforce speed limits on city streets, (Fillmore, Locus, Sunset)	4/23/2018 2:50 PM
51	state government is the real problem for the city and state	4/23/2018 1:06 PM
52	our local community cannot obtain true growth or prosperity without major changes to our state government. we need to focus on electing political leaders that will bring change to our current tax and overspend policy	4/23/2018 12:33 PM
53	Need traffic control lights on Veterans and Sunset. Traffic backs up in busy times. Need to stop charity can drives at this intersection and all along Veterans Ave. Perhaps some surveillance cameras in parks and at major intersections. Improved school zone signage.	4/23/2018 12:08 PM
54	I grew up in the small town of Highland and moved to Vandalia in 1978. Since I have been in Vandalia, 8th street which is one of the most prominent streets in Vandalia, continues to be oiled every year. For 40 years the street has been oiled. I cannot stress how curbing and water drainage system, sidewalks would improve the look of the community. When someone comes to Vandalia and sees these items are lacking, they think Vandalia has not progressed and it hasn't. There were downtown stores when I moved here. Since WalMart, there are hardly any. Restaurants are improving. I think starting with updating the streets, sidewalks, etc., would make the city more inviting to incoming residents along with, of course, more jobs that pay higher than minimum wage. Sports entertainment is prevalent, but there needs to be more cultural entertainment to make a well-rounded city, with a diversity of citizens.	4/23/2018 11:02 AM
55	I love the city, I grew up here and love living here. However, in the last few years, I have started wavering on that front. Im seeing the better quality people leaving Vandalia and additional poverty coming to town. With that comes decreased school quality, property values, and a general decrease in what used to be attractive about our city. The increased poverty and 'trashy' look about our city is embarrassing. It's affecting our schools with the quality of the families our city is attracting. I feel that we are falling behind our neighboring similar cities in economic development and I am very concerned. We need to ditch the downtown revitalization effort, temporarily. We have GOT to bring some good people and jobs to our city. Im tired of seeing our brightest kids leave to never come back, leaving the good businesses and jobs going to other cities, similar to ours. There needs to be a priority on bringing good paying jobs to our city. While I'm sure our leaders are doing all they can, we need some fresh ideas because what we are doing is not working. It seems like our focus needs to shift. I feel like we can get there, otherwise I would not live or invest in my business in the city. I love the small town feel, But I'm not going to lie, I have thought many times about leaving and starting a business somewhere else. If we need to grow to a bigger city to get some of the things done, count me in. We have got to get this thing going in the right direction, its been slipping for too long. If that prison closes, we have nothing to fall back on. We cant rely on public sector jobs and expect to pull ourselves out of it. Please do all you can to bring good paying, private sector jobs. We keep throwing our TIF money downtown to bring 2 jobs, 5 jobs, a little restaurant that goes out of business in 8 months. Not only do they not provide good paying/lasting jobs but the property owner runs off with the equity in the building they fixed up and didn't have to pay for. Put a hold on that, temporarily and go big. Bring something of relevance, please. We have enough restaurants and craft shops. I'm behind you but I'm losing faith. Our business owners/citizens are becoming increasingly negative and you can see that with the decreased enthusiasm when it comes to non-profit groups and celebration type events. Let's get something done, or find someone that can.	4/23/2018 9:03 AM
56	none	4/23/2018 7:23 AM

## City of Vandalia Comprehensive Plan

57	Hold people responsible for what they own, business and residential. Towns smaller than this have more eye appeal than this town has. This is not the 50's get out there and try to get some industry. Clean this town up from all the drugs that are in it. Heroin overdoses are increasing at an alarming rate, yet, it appears that this is not a major concern.	4/23/2018 7:18 AM
58	we need to cleanup this town!! there are a lot of homes that have JUNK lying around AND junk cars. we have ordinances against this enforce them	4/21/2018 10:55 AM
59	Everything seems to revolve around alcohol. No wonder there is a drug problem with the party atmosphere.	4/20/2018 9:47 PM
60	I like murals but I cannot understand why so much was paid for it. You can get locals to paint for free, look at other small towns...there are groups that can do it as a service. Also it is much smaller than expected disappointing.	4/20/2018 5:55 PM
61	Vandalia has made many improvements the past few years. Businesses downtown are such a plus. One could offer bus tours to Vandalia and shop all of the great retail stores. Lunch could be served at one of the many great restaurants. Promote the recreational area. The grounds at the country club are beautiful. Promote the reasonable fees for playing golf. The biggest eyesore for the Country Club is some of the homes on the corner before getting to the facility. Offer to buy and tear down. Use TIF money. Use TIF money to cleanup the town. By this, I mean, junk on front porches, etc. Many residents just become lazy and don't know what to do with all of the stuff. Dumpster day!!!! The City provides the dumpster and the residents need to fill it. One other big plus for the City is the hospital. Keep promoting the hospital. Recently, I just placed an ad to rent a house. Over 30 calls for one house. The draws were close to the highway, the nursing program at the college (unfortunately it is my understanding one has to travel to Centralia now). Promote the college for better education to residents. Accounting programs could be offered. General work skills. Preparation of a resume. How to interview for a job. Oh, the list could go on and on. Use retired people to promote the town.	4/20/2018 3:49 PM
62	I would love to see our wonderfully renovated swimming pool added to the list of recreational opportunities! The pool staff works very hard to provide a clean, safe place to swim, relax, and make summer memories for our residents as well as surrounding communities and visitors to our area! We offer lifeguard training, swimming lessons, teen nights, adults nights, moonlight swimming, and free swimming for everyone on Wednesday mornings! We team up with the Family Y to provide Water Aerobics. We try to offer something for everyone!	4/20/2018 3:40 PM
63	no comments	4/20/2018 2:48 PM
64	expand on support to the lake	4/20/2018 2:02 PM
65	Thank you.	4/20/2018 7:46 AM
66	We need some type of youth center.	4/19/2018 9:54 PM
67	Ok	4/19/2018 9:29 PM
68	I have concerns about the decreasing population in the city.	4/19/2018 9:03 PM
69	I feels covers well	4/19/2018 8:02 PM
70	Clean up the downtown residential areas!	4/19/2018 5:39 PM
71	Need sidewalk down Fillmore Street its busy and people have to walk on street and kids dangerous	4/19/2018 5:15 PM
72	The LIBRARY!	4/19/2018 4:34 PM
73	Please continue the great job of promoting the historical aspect of Vandalia. Festivals and other activities downtown should continue to be family friendly. I also would like to see a new building for the Boy Scouts/Girl Scouts to be built..possibly with a combination of public and private money.	4/19/2018 3:28 PM
74	I think the city has plenty of sit-down dining options. I wish there were a few more options as far as chain restaurants and retail options, though.	4/19/2018 3:04 PM
75	Something or someplace that the youth can go.	4/19/2018 2:42 PM
76	Downtown has too much loitering, making it uncomfortable to shop and dine on Gallatin Street.	4/19/2018 1:56 PM
77	Vandalia is looking shabby because of lack of will to enforce codes	4/19/2018 1:06 PM



## City of Vandalia Comprehensive Plan

78	Would like to see improvement in sidewalks through the town. Some are completely overgrown and busted up. Hard to take walks with strollers and go on bike rides with kids. Also not safe for the elderly. The area around St. Louis avenue and south is severely neglected.	4/19/2018 11:58 AM
79	Infrastructure is a vital concern or growth. Of course growth is very important and new infrastructure during any new development will obviously happen, but the current infrastructure in different areas such as water and sewage could use attention with so may leaks and breaks. Patching the leaks only prolongs the need for replacement.	4/19/2018 11:38 AM
80	INDUSTRY INDUSTRY INDUSTRY BRINGS PEOPLE, NOT VISITORS!	4/19/2018 10:21 AM
81	Fix roads and get more activitys for youth and young teens and adults to keep spending money around here	4/19/2018 10:19 AM
82	The city has some beautiful residences and neighborhoods but some that are so bad that they look like a health hazard. Roads are terrible! Residents and business owners are fantastic!	4/19/2018 10:18 AM
83	The public library!!!! Libraries are essential to every community and their growth. Parks are included in this survey, but not the library.	4/19/2018 10:17 AM
84	no	4/19/2018 9:45 AM
85	Either lower taxes or do away with property taxes raise sales tax so everyone pays	4/19/2018 9:35 AM
86	Vandalia needs to develop through the support of local businesses. National chains only provide minimum wage jobs that send money out of town and close competitive local businesses. We should focus more on our local resources and assets and develop industries that support them. If we are to seek outside industries to relocate to Vandalia then we must get a grip on our code violations. Destruction is not the answer, preservation and maintenance is. Take care of what we have no matter how grand it is. In all honesty, the city of Vandalia will continue to flatline until the mayor and his appointees are gone. Nepotism runs rampant and continues to be underlying cause of most of our issues.	4/19/2018 9:23 AM
87	Excited for the future of Vandalia.	4/19/2018 8:58 AM
88	I believe the city and parks system do a great job overall. My guess is money would be the reason why some items I listed haven't been completed. Obviously they have a limited budget. Good luck with moving forward! I have lived here all my life, and that isn't going to change.	4/19/2018 8:49 AM
89	This small town needs more forward thinking. While I love all the local spots and small business to keep our young residents from moving away we are going to have to move forward if we want them to stay. We are in a great spot to grow and attract new residents	4/19/2018 12:14 AM
90	More shopping	4/18/2018 10:58 PM
91	City zoning?! I feel that the city should be responsible to bring attention to business owners & building owners that their store front is not up to code! Example, broken windows that are boarded up for years. Down town buildings that are vacant and are used for "storage" aka a hoarders dream! Looks very trashy & not welcoming for new business owners to want to rent! Drive down town... look in the windows! The nice, working businesses down town look great let's make the other buildings look just as good.	4/18/2018 10:49 PM
92	Need to push Economic Development, no one is knocking at our door, need someone to beat the path	4/18/2018 9:27 PM
93	Vandalia has some great aspects- parks, people, history. Need to update the city website to encourage more tourism. Think about what you search online when looking for vacation or weekend trip- hotels, B&B, VRBO, camping; dining, tours, historic places, shopping, antiques & speciality shops. You get the picture. Also- more options for employment that pays well. Also- more events/festivals - that is advertised well- to attract more tourists- flea markets, antique fair, bike race, food and drink festival, etc. Great idea for this survey! Thanks!	4/18/2018 8:45 PM
94	0	4/18/2018 8:17 PM
95	Please no more restaurants or gambling places. We have too many for the amount if people we have.	4/18/2018 6:53 PM
96	n/a	4/18/2018 6:14 PM
97	Need more jobs here and affordable housing.	4/18/2018 6:13 PM
98	Focus is always on improving downtown. The strongest opportunity is the lake. Having restaurants, boating services is not taking full advantage of this resource.	4/18/2018 5:24 PM

## City of Vandalia Comprehensive Plan

99	n/a	4/18/2018 4:12 PM
100	I have lived in Vandalia for 30 years, just relocated to Ramsey, but still work in Vandalia.	4/18/2018 4:08 PM
101	To sell the town you need to sell a lifestyle - jobs could come utilizing tourism - need more attractions. Who do you want to attract - type of people. Use the two new businesses as your guide (brewery owners)	4/18/2018 3:55 PM
102	The Vandalia lake offers so much potential. Playground needs updates, concrete or rock slabs for campers, store could be installed near pool area, etc	4/18/2018 3:55 PM
103	If Vandalia gets more employment opportunities I think the town will be able to pull itself out of the slump. The movies on the lawn of the State Capital building is a good fun way for members of the community to interact in a positive way. More activities like that will be a good thing for the town. Perhaps a few interactive opportunities at the park for the workers of the town and the residents to interact would be good. You could constantly be getting feedback about how the residents of the town are doing and improvements they think of.	4/18/2018 3:45 PM
104	Don't try to be something we're not. Focus on expanding the community we have. Local residents from Vandalia and the Fayette County surrounding area will respond to events that focus on what they want to do. You can pull from small communities easier than larger cities. Big events can share our community with others, but the historical focus we've had is not what works. Events that have activities, music, food & drink will get people. As much as I appreciate the fact Vandalia was a state capitol, most people don't care. They do care if you have good food, music, events they can share with friends and family. Charity motorcycle events, ATV/UTV events, Jeep events, mud/spartan type runs, youth sports tournaments, wine/beer/whiskey tasting, barbecue cook offs, music festivals, mile long yard sales, craft/collectible sales, and similar events draw people from Vandalia to other communities. We can do the same. Industry doesn't need to be a large factory with heavy infrastructure needs the city will be asked to carry. Distribution of specialty products and light manufacturing can be a good source of locally owned jobs. Don't forget the businesses that are successful already. There are auto dealers that bring customers from outside the community. Rural King and Walmart are destinations for several surrounding communities. Vandalia has picked up a movie theater, several restaurants, and a few shops. Encourage these and build events including them. Don't forget Vandalia is a small town and a lot of the community like that. There's more support if you acknowledge our ruralness. Even joking about how rural we are is ok. We can be a great small town, if we don't try to act like a big town.	4/18/2018 2:20 PM
105	Thanks	4/18/2018 2:05 PM
106	Create a farmers market!!	4/18/2018 1:52 PM
107	Stop trying to make so many laws. It's time to advance in society and people want to be able to have control over where they shop/Work and how they build their homes,etc. also the guidelines for having chickens,etc needs to be relooked at. A lot of people want to raise these themselves. I don't but I don't think the people who want to should be penalized. I believe giving the community more say is what will help us grow otherwise it's just going to keep going downhill. Thanks	4/18/2018 1:03 PM
108	Sidewalks, sidewalks, sidewalks!!!	4/18/2018 12:53 PM
109	I believe if a business leaves a building signing should be removed. If a building is abandoned and falling apart, it should be torn down or fixed.	4/18/2018 12:52 PM
110	Na	4/18/2018 12:44 PM
111	Vandalia needs to be more competitive for industries instead of bars and restaurants.	4/18/2018 12:28 PM
112	Pretty good survey i think you got all of the main points covered :)	4/18/2018 12:05 PM
113	As far as community growth for the city, I think we need to attract more warehouses and commercial businesses similar to octochem. We need to overhaul our system and become more competitive for large businesses and restaurants. A good way to bring tax money in would be to grant Walmart a liquor license. Many out of town guests and tourists stop at Walmart on their way into the city for weekend festivals(when we get overflow from effingham's corvette festival, or in the summer when a lot of people are traveling and stop for supplies). The tax revenue brought in from the sale of alcohol would be substantial. Walmart not having alcohol doesn't prevent visitors or people from purchasing alcohol. It just causes them to go elsewhere for it, including other communities.	4/18/2018 11:55 AM
114	N/A	4/18/2018 11:48 AM
115	Na	4/18/2018 11:40 AM

## City of Vandalia Comprehensive Plan

116	please study stoplights for sunset and veterans. this traffic continues to get worse.	4/17/2018 4:48 PM
117	I would like to see Liberty Theatre fixed up.	3/27/2018 10:04 PM
118	TIF Fund are really Bias. Have a set of rules and DO NOT change from it. Expand East and South of Vandalia. Go to the Federal Government and change the flood plains. USA is always changing. Ask for the change.	3/19/2018 1:20 PM
119	need to emphasize history; need to get employment opportunities for residents and area; don't lose small town feel of community	3/19/2018 11:05 AM
120	provide adult education classes for members of the community	3/16/2018 2:58 PM
121	What can the railroads do for us; need to improve the airport	3/16/2018 2:23 PM
122	Don't spend money you don't have	3/16/2018 2:14 PM

**Q21 Please share your email if you would like to receive updates about Vandalia's comprehensive plan. (Your email will be kept confidential)**

Answered: 62 Skipped: 253

ANSWER CHOICES	RESPONSES	
Name	0.00%	0
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	62
Phone Number	0.00%	0



