Implementation Strategies

Looking Forward While Respecting the Past

Economic Development

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The overall economic development goal for Nauvoo, as determined in the comprehensive planning process, is to maintain and expand the economic well being of the community. The planning process established several objectives in order to accomplish this overall goal including the following:

- Increase the diversity of retail goods and retail stores.
- Encourage downtown Nauvoo to be an active and thriving commercial center.
- Create and expand business and industrial development in Nauvoo.
- Extend Nauvoo's information technology base.
- Develop and maintain adequate infrastructure to support the expansion and attraction of business.
- Provide additional entertainment options and opportunities for all Nauvoo residents.
- Utilize Nauvoo's proximity to the Mississippi River.
- Promote the development of complementary industries in Nauvoo for regional businesses.
- Provide easy access to local and regional economic development information.
- Encourage entrepreneurship and small business development in Nauvoo schools.
- Encourage the development of agribusiness in the Nauvoo area.

In order to accomplish the overall goal and the specific objectives, the following actions and timeframes should be considered and implemented during the next five-year period.

Action:	Encourage Relationships with Regional Economic Development Professionals
Sponsor	City of Nauvoo
Description:	Work to establish a more interactive relationship with local economic developers who can, in turn, work with existing and potential business and industry wishing to expand or locate in the Nauvoo comprehensive planning area. The city should establish an economic development committee that will directly report to the Nauvoo City Council. The economic development committee would be responsible for working with new and expanding small businesses, promoting the downtown area and attracting new retail and entertainment businesses to the community.
Timeframe:	Year One (January 1, 2009 through December 31, 2009) and on-going.
Action: Sponsor	Downtown Beautification and Streetscape Improvements City of Nauvoo
Description:	Utilize Tax Increment Finance (TIF) funding, or a special sales tax to enhance the business districts as destination points by planting street trees, establishing flower and shrubbery beds, installing decorative

lighting and banners, replacing deteriorating sidewalks, constructing new sidewalks and adding additing additional public parking where needed.

Timeframe: Years One through Five (January 1, 2009 through December 31, 2013) and on-going.

Action: Revolving Loan Fund

Sponsor City of Nauvoo

Description: The city currently does not have funds to help start new businesses or to assist with local business expansion. The establishment and growth of a successful revolving loan program would ensure funds are available to invest locally.

Timeframe: Years One through Five (January 1, 2009 through December 31, 2013).

Action: Water and Wastewater System Upgrades

Sponsor City of Nauvoo

- Description: The City of Nauvoo currently has an inventory of approximately 200,000 gallons of finished water storage. The water distribution system is outdated in many areas of town and the community should work with its engineer and regional planning organization to plan for phased system improvements. The city also has an 840,000 gallon capacity sanitary sewer treatment plant, which currently has an excess of 640,000 gallons. Current work planned on the treatment plant will ensure that the system maintains compliance with state regulations, however, the city should plan to make phased collection system improvements to replace old and deteriorated mains. The maintenance of adequate infrastructure will ensure that utilities are available when new businesses want to locate in Nauvoo or if current ones want to expand.
- Timeframe: Years One through Five (January 1, 2009 through December 31, 2013).

Action: Participation in the Illinois Main Street Program

Sponsor City of Nauvoo

Description: The city should continue to seek participation in the Illinois Main Street Program for assistance in promoting an active and thriving downtown commercial center. The Illinois Main Street Program is a comprehensive community revitalization program based in the Lt. Governor's office that promotes historic preservation and economic development in central business districts. Illinois Main Street can assist the city in the design of building and streetscape improvements, marketing the unique assets of the downtown area and finding new uses for underutilized space.

Timeframe: Years One through Five (January 1, 2009 through December 31, 2013) and on-going.

Public Infrastructure

Providing quality public services in Nauvoo in a cost effective manner is the overall public infrastructure goal established by the planning process. In order to accomplish this goal, the following objectives were selected:

- Develop and maintain high-quality water, sanitary and storm sewer system throughout Nauvoo.
- Maintain a high-quality road and sidewalk system.
- Maintain and improve Nauvoo's technological infrastructure.
- Provide comprehensive solid waste management to all Nauvoo residents.

In order to accomplish the overall goal and specific objectives, the following actions and timeframes should be considered and implemented:

Action:	Create and Maintain a Capital Improvement Planning Process
Sponsor	City of Nauvoo
Description:	City staff, or a hired consultant, should work with the city council and mayor to develop an on-going capital improvement planning process. The plan should be reviewed annually and updated at a minimum of every five years. As part of the capital improvement planning process, Nauvoo should develop a program that replaces deteriorated subsurface infrastructure prior to replacing or repairing road surfaces.
Timeframe:	Years One through Five (January 1, 2009 through December 31, 2013) and on-going.
Action: Sponsor	Water System Improvements City of Nauvoo
Description:	Using information from the capital improvement planning process, the city should continue to make improvements to its water storage and distribution system. Replacement of badly deteriorated and undersized water mains should be a top priority in order to ensure adequate water pressure for fire protection and industrial development purposes.
Timeframe:	Years One through Five (January 1, 2009 through December 31, 2013) and on-going.
Action: Sponsor	Create and Maintain a Comprehensive Sidewalk Construction and Replacement Program City of Nauvoo
	Nauvoo should maintain and expand a comprehensive sidewalk improvement program that will replace existing deteriorated sidewalks and construct new sidewalks along streets where sidewalks currently do not exist. As a cost saving measure, the city should consider the option of constructing new or replacing existing sidewalks on only one side of the street along local or neighborhood streets, and/or on both sides of the street along major thoroughfares.
Timeframe:	Years One through Five (January 1, 2009 through December 31, 2013) and on-going.
Action: Sponsor	Maintain a Comprehensive Road Repair and Replacement Program City of Nauvoo
Description:	The city should utilize the capital improvement program planning process to continue a multi-year road resurfacing and repair program. The city undertook a major road resurfacing program several years ago which resulted in a road network that is in relatively good condition. The city must continue to allocate adequate funding in the future to maintain the surface quality of the community's road network.
Timeframe:	Years One through Five (January 1, 2009 through December 31, 2013) and on-going.
Action:	Develop and Maintain a Comprehensive Geographic Information System
Sponsor Description:	City of Nauvoo and Hancock County The city and county should jointly develop and maintain a Geographic Information System (GIS). GIS is a computerized mapping and data management system that can be used for a variety of purposes relative to such areas as comprehensive planning and zoning, capital improvement planning, economic development and public infrastructure maintenance. GIS should be developed in concert with other public and private organizations in the county to ensure that it is compatible with local needs.
Timeframe:	Years One through Five (January 1, 2009 through December 31, 2013) and on-going.

Housing

The overall housing goal determined by the comprehensive planning process is to maintain and expand quality housing for all Nauvoo residents. In order to accomplish this goal, the planning process established the following objectives:

- Promote and develop diverse housing options within the City of Nauvoo.
- Enhance and maintain the quality of the existing housing stock and the overall appearance of residential neighborhoods within the city.
- Make homeownership more attainable for local residents.

In order to accomplish the overall goal and the specific housing objectives, the following actions and timeframes should be considered and implemented during the next five-year period:

Action: Establish and Maintain an On-Going Residential Rehabilitation Program Sponsor Citv of Nauvoo Description: The city should work with regional and state agencies to seek Illinois Housing Development Authority (IHDA) Program and Community Development Assistance Program (CDAP) funding to establish and maintain an on-going housing rehabilitation program to assist low and moderate income families with making improvements to their homes. In addition, the city should consider utilizing Tax Increment Financing (TIF) funds to provide low-interest loans for the rehabilitation of deteriorating housing units. The city should also consider establishing a rental rehabilitation program to make low-interest loan funds available to landlords to make improvements to rental units throughout the community, including the second floors of underutilized downtown buildings. Timeframe: Years One through Five (January 1, 2009 through December 31, 2013) and on-going. Action: Establish and Maintain an On-Going Homebuyer Assistance Program Sponsor City of Nauvoo Description: The city should apply for funding from IHDA to establish a homebuyer assistance program to assist low and moderate income families achieve homeownership. The city may want to consider utilizing a regional agency with prior experience in administering such a program, like the Western Illinois Regional Council, to assist in the process. The homebuyer assistance program should contain components that provide both down payment and rehabilitation assistance. Timeframe: Year One (January 1, 2009 through December 31, 2009) and on-going. Action: Utilize Economic Development Incentives to Stimulate the Construction of a Variety of Single and Multiple-Family Housing Options **Sponsor** City of Nauvoo Description: The city should consider the use of TIF and Enterprise Zone incentives to attract affordable, middle and upper priced single and multiple-family residential developments. TIF funding could be used to pay for the necessary public infrastructure improvements, such as water and sewer line extensions and road and sidewalk construction for such developments. Enterprise Zone incentives could be used to provide property tax abatements and sales tax exemptions to make the Nauvoo community more attractive for the development of such projects.

Timeframe: Years One through Five (January 1, 2009 through December 31, 2013) and on-going.

Action: Sponsor Description:	Establish and Maintain an Acquisition and Demolition Program City of Nauvoo Nauvoo should consider establishing an on-going acquisition and demolition program to rid the community of unsightly, vacant and dilapidated structures. Funds should be set aside annually in the budget process to provide sufficient funding to establish and maintain such a program. After demolition is completed, land should be sold and the proceeds from such sales should be deposited in a
	revolving fund for future acquisition and demolition projects.
Timeframe:	Years One through Five (January 1, 2009 through December 31, 2013) and on-going.
Action:	Establish and Maintain a Rental Housing Inspection Program
Sponsor	City of Nauvoo
Description:	With a rental housing unit percentage of 17.2 percent, the city should establish a rental housing inspection program so that all rental housing units in the community are inspected at least once in every three-year period. Many of these units are located in traditional single family owner-occupied residential neighborhoods. Oftentimes, due to the high turnover of residents, these units suffer from over-utilization and are not maintained at the same level of the owner-occupied units nearby. The city should hire an inspector within the building and zoning department to periodically inspect these units to ensure they are maintained at an acceptable standard. The city should adopt appropriate housing and property maintenance codes as an enforcement tool for rental housing inspection.
Timeframe:	Years One through Five (January 1, 2009 through December 31, 2013) and on-going.

Action: Review, Revise and Update Building Codes

Sponsor City of Nauvoo

Description: Nauvoo should review, revise and update the city's building codes to ensure consistency with the comprehensive planning process. Such codes should be restrictive enough to safeguard residential neighborhoods, but should not be so restrictive that they prevent or discourage the orderly growth of the community. Building codes should always be consistent with the goals, objectives, recommendations and policies of the comprehensive plan.

Timeframe: Years One and Two (January 1, 2009 through December 31, 2010).

Land Use

The promotion of appropriate land uses in Nauvoo to preserve and enhance the overall character of the community is the land use goal established by the comprehensive planning process. Specific objectives relative to overall land use are as follows:

- Pursue land use and planning strategies that provide for the orderly growth of the community and the 1.5 mile planning area.
- Encourage growth and development that is consistent with the comprehensive plan.
- Where possible, encourage the preservation of prime agricultural land.

The development strategy, including actions and timeframes, to accomplish the overall land use goal and specific objectives, is as follows:

Action:	Update and Revise Zoning and Subdivision Regulations to Reflect the
	Land Use Goals, Objectives and Policies of the Comprehensive Plan
Sponsor	City of Nauvoo
Description:	The city should review and update its zoning and subdivision regulations to ensure consistency with the new comprehensive plan. The city may want to consider combining its subdivision and zoning regulations into a unified development code that includes administrative procedures; site design, improvement and infrastructure design standards, zoning regulation, and development standards. By doing so, all land use regulations are in an easy-to-use and well-defined document that is understandable to both the general public and potential developers.
Timeframe:	Years Two and Three (January 1, 2010 through December 31, 2011) and on-going.
Action:	Expand Nauvoo Planning Commission Membership
Sponsor	City of Nauvoo
Description:	The mayor and county board chairperson should confer and agree on additional members for the Nauvoo Planning Commission to represent the interests of persons residing and owning property in the 1.5 mile extraterritorial planning area. It should be important to both the city and the county that future growth in this area he consistent with the Nauvoo Comprehensive Plan because such growth

future growth in this area be consistent with the Nauvoo Comprehensive Plan because such growth will most likely result in the extension of city services and the future annexation of the property to the city. The city should also review the membership of the planning commission to ensure appropriate representation from all segments of the population within the community.

Timeframe: Year One (January 1, 2009 through December 31, 2009).

Action: Update and Expand Sign Regulations

Sponsor City of Nauvoo

Description: The Nauvoo Planning Commission should review existing sign regulations and make appropriate updates in order to control visual clutter in the community. Signage should be kept at a minimum because of its negative impact on public and private property. The city may want to consider seeking assistance from either public or private organizations to complete this endeavor. Private consultants and regional planning organizations have the necessary knowledge and experience to design sign regulations that reduce visual clutter but are not so restrictive as to hinder and discourage commercial development.

Timeframe: Year Two (January 1, 2010 through December 31, 2010).

Transportation

Facilitate a safe and efficient transportation system in the Nauvoo area that serves the needs of residents, businesses and visitors is the overall goal determined by the comprehensive planning process. In order to accomplish this goal, the following specific objectives were established:

- Provide for an efficient transportation system in the Nauvoo area that serves the needs of residents, businesses and visitors.
- Encourage the development of a local public transit system.

The following actions and timeframes should be considered and implemented by the city in order to accomplish the overall goal and objectives:

Action:	Reduce Bus Traffic In and Around Nauvoo Neighborhoods
Sponsor	City of Nauvoo and all Tourism Groups
Description:	The city and all tourism groups should jointly work on reducing bus traffic in and around local
	neighborhoods. The goal of this effort should be to substantially reduce the level of through traffic and
	disruption in residential areas of the community.
Timeframe:	Years Two and Three (January 1, 2010 through December 31, 2011).

Action: Expand the Availability of Public Transportation

Sponsor City of Nauvoo and Hancock County

Description: The city and county should seek additional federal and state funding to develop public transportation options in Nauvoo and Hancock County. The federal Section 5311 Operating Assistance Program and the State of Illinois Downstate Operating Assistance Program could be used to offset a portion of the cost of such a system. Public transportation options may include a modified route bus system for Nauvoo and expanded demand response and/or modified fixed route service for rural Hancock County. Timeframe: Years Two through Five (January 1, 2010 through December 31, 2013) and on-going.

Action: Sponsor	Develop and Implement a Road Improvement Plan City of Nauvoo
	The city should develop and implement a five-year road improvement plan to better direct available
Description.	
	resources to those areas of the community most in need of such improvements (see public
	infrastructure strategy). Resources should be directed to those streets in the community that currently
	serve or are planned as major arterial streets (see street classification map). Improvements should be
	made to local or neighborhood streets only after improvements have been made to major streets and

as resources become available.

Timeframe: Years One through Five (January 1, 2009 through December 31, 2013) and on-going.

Public Safety

Creating and maintaining a safe environment for all Nauvoo residents is the overall public safety goal established as a result of the planning process. In order to accomplish this overall goal, the following specific objectives were formulated:

- Promote and expand public safety efforts.
- Promote a comprehensive public safety program in Nauvoo.

The following actions and timeframes should be considered and implemented in order to accomplish the stated goal and objective:

Action:	Prepare and Maintain an Emergency Preparedness Plan
Sponsor	City of Nauvoo
Description:	The city and county should work together to create and maintain an emergency preparedness plan so that public safety agencies are ready for natural or man-made disasters. The plan should be reviewed on an annual basis and should be comprehensively updated at least once every three years. Public safety agencies should review the plan annually to ensure that they are prepared to complete their assigned duties when such a disaster occurs and that they are not duplicating services provided by another city, county or state agency or organization.
Timeframe:	Years One through Five (January 1, 2009 through December 31, 2013) and on-going.
Action:	Maintain and Update Emergency Response Equipment and Facilities
Sponsor	City of Nauvoo and Hancock County
Description:	The city and county should seek federal and state funding to replace and upgrade equipment and facilities. Funds are annually available from the Department of Homeland Security for equipment upgrades. Low interest loan funds are also available from several federal and state agencies for the construction of facilities.

Timeframe: Years One through Five (January 1, 2009 through December 31, 2013) and on-going if necessary.

 Action:
 Upgrade Water Mains in Residential and Commercial Neighborhoods

 Sponsor
 City of Nauvoo

 Description:
 The city should develop an ongoing program using both local and state funds to replace all water mains that have insufficient pressure for fire protection.

Timeframe: Years One through Five (January 1, 2009 through December 31, 2013) and on-going if necessary.

Parks & Recreation

The overall goal established by the comprehensive planning process is to provide, protect and maintain a high-quality, accessible and economically efficient system of parks, recreation activities, and open space that serves all Nauvoo residents and visitors. In order to accomplish this goal, the planning committee determined the following specific objectives:

- Review the local planning/management process and make updates as needed.
- Coordinate outdoor recreation efforts with owners of local recreational property.
- Provide a wide range of outdoor recreational opportunities for all residents and visitors.
- Allow for easy access in and around local parks.
- Enhance and improve recreational activities that are not related to the park system.
- Increase Nauvoo park and recreation marketing.

Proposed development strategies to accomplish the overall goal and specific objectives are as follows:

Action: Sponsor	Neighborhood and Community Park Improvements City of Nauvoo and Nauvoo Park District
	The city should work with the Nauvoo Park District to make improvements in neighborhood parks. The city and park district should apply for funding from the Illinois Department of Natural Resources for such improvements as drinking water and rest room facilities, park benches and picnic tables, and playground equipment. The city and park district should also take the necessary steps to ensure that all parks are accessible to those with special needs.
Timeframe:	Years Three and Four (January 1, 2011 through December 31, 2012).
Action:	Utilize Economic Development Incentives to Attract Recreation and Entertainment Businesses in Nauvoo
Sponsor	City of Nauvoo
Description:	The city should provide financial incentives and technical assistance to recreational and entertainment businesses wishing to expand or locate in Nauvoo. Targeted businesses should include a movie theater complex, arcade and bowling alley, indoor archery, miniature golf, and other youth and family-oriented entertainment and recreational activities (see economic development strategy).
Timeframe:	Years One through Five (January 1, 2009 through December 31, 2013).
Action: Sponsor	Establish Greenways and Green Buffers Throughout the Community City of Nauvoo
Description:	The city should develop greenways and green buffers along major thoroughfares including the installation of landscaped medians at intersections and other areas where space is available. The city should also plant trees along the street right-of-ways where space is available and where the trees are not in conflict with existing underground and overhead utilities. The city should also work with the park district to complete tree planting and landscaping projects in neighborhood parks.
Timeframe:	Years One through Five (January 1, 2009 through December 31, 2013) and on-going.

Beautification

Maintaining, and improving the visual appearance of Nauvoo is the overall beautification goal established as a result of the comprehensive planning process. Specific objectives relative to this overall goal are as follows:

- Enhancement of the downtown and town entryways with beautification projects.
- Develop a plan to deal with the problem of unsightly buildings and/or houses in Nauvoo to increase the physical attractiveness of the community.
- Maintain and improve Nauvoo's open space.
- Ensure local regulations and management plans promote the visual well being of the community.

The following actions and timeframes are proposed in order to accomplish the overall goal and specific objectives:

Action: Expand the Adopt-a-Street Program **Sponsor** City of Nauvoo Description: The city should work with local service and church organizations, and the public school system to solicit volunteers for an expanded Adopt-a-Street Program. Clean-up activities should be conducted along all major streets in the community at least once per month to control the accumulation of unsightly litter. Participants should be recognized by the posting of small signs along the streets and by a year-end awards dinner, luncheon or picnic sponsored by Nauvoo's Mayor and City Council. Timeframe: Years One through Five (January 1, 2009 through December 31, 2013) and on-going. Action: Establish and Maintain a Tree Planting and Maintenance Program **Sponsor** City of Nauvoo Description: The city should consider joining the Tree City USA Program and should allocate local funds and seek state and federal grants to establish and maintain a street tree planting program. The city should also consider hiring a municipal arborist at least on a part-time basis to care for existing and newly planted street trees to ensure their continued health and vitality. Timeframe: Years One through Five (January 1, 2009 through December 31, 2013) and on-going. Action: Establish and Maintain Gateways to the Community Sponsor City of Nauvoo Description: Gateways provide the first and possibly lasting impression for visitors to a community. Gateways should include aesthetically pleasing welcome signage and landscaping at the entrances to the city along major thoroughfares, including Mulholland Street. The city should establish and maintain gateways at all major entrances to the community using a central theme. Welcome signage should be incorporated into low monument-type brick structures surrounded by trees, shrubs and flowers. Timeframe: Years One through Five (January 1, 2009 through December 31, 2013) and on-going. Action: Downtown Beautification and Renovation **Sponsor** City of Nauvoo Description: The city should utilize TIF funding to continue making aesthetically pleasing streetscape improvements in the downtown area (also included under economic development strategy). Installation of "period" lighting, landscaping, signage, sidewalks and other improvements following a central theme should be continued and expanded. The city should also consider using TIF funds to continue and expand a building improvement program in the central business district. Low or no interest loans should be available for property owners to complete interior renovations and facade improvements, including the installation of appropriate signage and awnings.

Timeframe: Years One through Five (January 1, 2009 through December 31, 2013) and on-going.

Historic Preservation

The preservation of local historic and cultural attributes in Nauvoo for future generations is the overall historic preservation comprehensive planning goal established by the planning committee. In order to accomplish this goal, the following specific objectives were formulated:

- Preserve and protect Nauvoo's historic structures.
- Increase public awareness of historically significant structures, culture and genealogy in Nauvoo.

In order to accomplish the overall goal and specific objectives, the following actions and timeframes should be considered and implemented:

Action: Establish a Historic Preservation Committee

Sponsor City of Nauvoo

Description: The city should appoint a historic preservation committee whose function is to develop an ordinance to protect and preserve the historically significant structures in the community. The committee should seek technical and financial assistance from state and federal agencies and programs, such as the Illinois Historic Preservation Agency and the Illinois Main Street Program, to complete this action.

Timeframe: Year One (January 1, 2009 through December 31, 2009).

Action: Develop a Historic Preservation Ordinance

Sponsor City of Nauvoo

Description: A historic preservation ordinance should be adopted by Nauvoo's City Council that defines those structures in the community with characteristics that are historically significant and establishes a legal framework whereby the properties are protected by adequate building codes and zoning regulations. All variances to the ordinance should be determined by the historic preservation committee after a public hearing process.

Timeframe: Year Two (January 1, 2010 through December 31, 2010) and on-going.

TOURISM

Increasing the economic, social and environmental benefits of tourism in Nauvoo while minimizing any adverse impacts tourism might have on the community is the overall goal established by the planning process. In order to accomplish this goal, the following objectives were selected:

- Establish and promote Nauvoo as a tourism center within the region.
- Enhance visitor mobility and access to points of interest in and around the community.
- Develop new sources of funding for improving and expanding tourism related activities.
- Increase the types of tourist activities in Nauvoo.
- Enable Nauvoo to be a year-round tourism center.

In order to accomplish the overall goal and the specific objectives, the following actions and timeframes should be considered and implemented during the next five-year period.

Action:	Tourism Marketing Program
Sponsor	City of Nauvoo
Description:	Develop and maintain an active tourism marketing program that includes enhanced website availability, establishment of a local tourism committee to market Nauvoo and be involved with area regional tourism groups, and development of a tourism plan.
Timeframe:	Years One through Five (January 1, 2009 through December 31, 2013) and on-going.
Action:	Visitor Mobility and Accessibility
Sponsor	City of Nauvoo
	Conduct a comprehensive review of bus routes, parking and amenity availability to develop a plan for improved parking with shuttle service to reduce negative impacts of bus traffic and congestion in high traffic and residential areas, and maintain adequate rest room, picnic, and parking facilities.
Timeframe:	Years One through Five (January 1, 2009 through December 31, 2013) and on-going.
Action:	Increase Tourism Program Funding
Sponsor	City of Nauvoo
Description:	The city should work with regional and state agencies such as the Western Illinois Regional Council and Illinois Department of Commerce and Economic Opportunity, in addition to regional and state tourism organizations to expand funding opportunities, specifically as it relates to tourism plan development and program implementation.
Timeframe:	Years Two through Five (January 1, 2010 through December 31, 2013) and on-going.
Action:	Increase Tourism Activities
Sponsor	City of Nauvoo
Description:	The city should consider the development of a tourism master plan which includes expanded activities
	such as walking, biking and nature trails, marina and boardwalk development along the Mississippi
	River, and enhanced programs at the state park.
Timeframe:	Years Two through Five (January 1, 2010 through December 31, 2013) and on-going.
Action:	Expand Year-Round Tourism Opportunities
Sponsor	City of Nauvoo
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Description: Work with tourism groups/businesses to enhance/expand available opportunities.

Timeframe: Years Three through Five (January 1, 2011 through December 31, 2013) and on-going.