TRENTON 2040

A Vision for Our Future

City of Trenton, Illinois
The Comprehensive Plan
2021
Trenton City Council

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Trenton 2040
was prepared for
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## Appendices (Separate Document)
The City of Trenton, Illinois is well situated for economic growth and has many opportunities to increase in population. Trenton offers many amenities and municipal services that offer a good standard of living, while providing a quiet and safe community to live. In addition, Trenton is within close proximity to large metropolitan areas and has a multitude of scenic and beneficial natural resources, low crime rates, good schools, stable property values and small town charm.

The challenge is finding a proper balance between community growth and quality of services. How does Trenton continue to take advantage of these opportunities without infringing on neighborhoods, open spaces, infrastructure capacity, and municipal resources?

On one hand, growth strengthens the local economy and adds to the tax base. On the other hand, unplanned growth adds stress to the environment and requires additional roads, classrooms, parks, and police and fire protection. The future success of Trenton depends on how well the City meets the challenges of growth while embracing and conserving the aspects that make Trenton a great place to live.

This planning process resulted in a clear vision for Trenton, identified opportunities and challenges, and defined methods of prioritizing implementation of the vision over time. Trenton 2040 captures the community values and aspirations. The plan is a guide for the management of growth, and a reference for future decision-making. It provides strategies and actions regarding regulations, communication, investments and implementation, and adds necessary direction to prioritize plans for the future.
The Purpose of the Plan

Trenton 2040 is a strategic plan designed to guide the development of the City of Trenton over the next 20 years. This plan’s function is to serve as a vision for the future and framework for investment decisions. The document also serves as a comprehensive plan that methodically and intentionally builds on all previous plans to validate and prioritize recent, relevant initiatives.

The overarching idea of Trenton 2040 is to look at where Trenton wants to be when it celebrates its bicentennial anniversary of its founding. This plan is geared towards implementation that can be achieved by the time the City reaches this milestone. The plan proposes 9 Big Ideas to inspire the community to come together to lay the framework and strategies for the future.

As the official policy document of the City, Trenton 2040 provides the concise statement of the city’s policies for future development and redevelopment within the city. The plan replaces the Comprehensive Plan of 2004 and to be a dynamic document that will evolve and respond to changing conditions.

The Comprehensive Plan was developed to serve a variety of purposes:

- Provide guidance for future development and redevelopment of Trenton;
- Assist in the long-term economic growth in the City;
- Enhance quality of life for residents of Trenton;
- Improve neighborhoods, parks, and open space;
- Maintain and improve city services and infrastructure;
- Create an inspired, unified vision and guide for the future of Trenton that can be accomplished in a phased approach by many entities; and
- Identify mechanisms of funding and implementation.

To be an effective and meaningful document, the Plan must be consulted by City Council, City staff, and developers when considering land use and economic development issues. The Plan should also be used to support the Zoning Ordinance, development policies, grant applications, and other documents. It should be reviewed and updated in five year intervals. The plan is also carried out by private actions and initiatives by organizations and individuals in the community. Whether public or private, implementation of the Comprehensive Plan can take many forms.
The Planning Process

Updating the City of Trenton’s comprehensive plan began with a detailed analysis of the community, including demographics, housing, economics, and current land use. Monthly worksessions with the Planning Commissions from the start kept the aggressive timeline on schedule.

Through detailed public input was used to identify community issues, assets, and challenges. This was compiled using community surveys, stakeholder interviews, worksessions, online engagement, and participation in Trenton’s Halloween Business Trick-or-Treating in Downtown.

This information was analyzed along with research and trends provided by the City’s economic and zoning consultants. The culmination of all of this information resulted in this document- the Trenton 2040 Comprehensive Plan.

Throughout the planning process, the City Staff and Planning Commission have been the guides for collecting public input, aspirations, issues, and the drafting of the vision goals and framework, and reviewing of the final plan elements.

After review by the Planning Commission, City staff, and the public, the Planning Commission recommended the comprehensive plan to the City Council on April 15, 2021. The City Council adopted the Trenton 2040, the comprehensive plan on April 26, 2021.

The Planning Schedule

**Sept 2020**
Trenton 2040 Planning Process Commences

**Oct 2020**
Data Collection and Research
Review of Existing Plans/Ordinances
Begin Existing Conditions
Develop Public Draft Survey

**Oct | Nov 2020**
Public Outreach at Business Trick-or-Treat
Distribution Public Survey
Planning Commission Visioning Worksession
Development of Draft Vision

**Dec 2020**
Here & Now Summary to Planning Commission
Public Survey Summary to Planning Commission
Develop Priority Recommendations and Future Land Use Options

**Jan | Feb 2021**
Development of Framework
Planning Commission Presentation & Discussion

**Feb | Mar 2021**
Development of Revised Draft
Public Outreach Virtual Map Review

**Mar | April 2021**
Final Draft of Trenton 2040 Comprehensive Plan
Planning Commission Presentation & Recommendation to Council for Adoption

**April 2021**
Final Trenton 2040 Comprehensive Plan
Trenton City Council Adoption
Engaging the public is an integral part of the comprehensive planning process. The results of the public engagement, combined with data analysis, set the framework for Trenton 2040 Comprehensive Plan.

Creating Trenton’s new comprehensive plan began at the Planning Commission in November 2020. At this meeting, commission members participated in a Visioning Worksession which included an exercise to help identify Trenton’s strengths, opportunities, aspirations, and results. Highlights are included in the notes on the page to the right.

Planning Commission Worksessions were held during the monthly meetings after New Business items were concluded. Meetings were held the third Thursday of each month. A total of 5 worksessions were held between November 2020 and April 2021.

Planning team members attended the Trenton Chamber of Commerce 2nd Annual Business Halloween Trick-or-Treat event in Downtown Trenton on October 30, 2020. Over 200 people attended the event and were asked a series of questions in exchange for candy as they stopped by the booth set up in front of City Hall. People, mostly children and families, were asked the following questions:

- Where is your favorite place to go in Trenton?
- What one word would you use to describe Trenton?
- Do you have a favorite community event?
- Is there anything you wish Trenton had, that is not currently here?
- What do you like to do in Trenton?

Through this outreach, staff were able to better understand the perspectives of the community and residents. A full summary of this event can be found in the Appendix.

Some of the insights were the following:

*Trenton is a safe, small-town where people are proud of and support local businesses and restaurants. They enjoy spending time with family and friends, enjoy parks and sports, and everybody knows each other. Residents like the location of Trenton. It is within the greater metropolitan region, and often travel to larger cities for commercial, retail, and employment.*


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What is the SOAR framework?

The SOAR framework is an analysis of the strengths during the planning process that creates a vision of the future from the present. The main components of SOAR analysis are:

**Strengths** - What the entity does well, along with its key assets, resources, capabilities, and accomplishments.

**Opportunities** - Circumstances that your team could leverage for success, e.g. to improve profitability, market share, or competitive edge.

**Aspirations** - An expression of what you want to be and achieve in the future. A vision to build on current strengths, provide inspiration, and challenge the current situation.

**Results** - Tangible outcomes and measures that demonstrate you’ve achieved your goals and aspirations.

The SOAR analysis is:

- Done with a collaborative mindset.
- Involves strategic improvement on the basis of strength and vision.
- Leadership-focused on what can be done best.
- Involves a visionary based action plan.
- Focuses on possibilities.

### Strengths
- Safe
- Location
- Bedroom Community
- Close Community (People)
- Good Schools
- Nature Preserve
- Scott Air Force Base Proximity
- Character
- Well-kept
- Downtown Strip (Dairy King to Post Office)
- The People
- Family-oriented
- Business - National & Regional
- Parks are well maintained (Park Boosters)
- Volunteers & Civic Groups

### Opportunities
- Pool Area
  - Development - mostly on the edge of town or annexing for commercial & residential
  - 300 acres in NW quadrant
  - Area south of US 50
- Pedestrian Improvements
- Outside amenities
- US 50 - Carlyle thoroughfare
- Carlyle Lake (tourism)
- Regional Destination for recreation, retail, and dining
- More outdoor dining
- Use wide right-of-ways
- Unused rail to rail-to-trail

### Aspirations
- Regional Destination: “Eat, Do, Eat, Do, Stay”
- Bicycle/Pedestrian Friendly: trails connecting city to downtown and parks, nature preserve, neighborhoods, schools, etc.
- Vibrant Neighborhoods
- Thriving Downtown with local/entrepreneurial businesses and services
- Keep small-town feel
- Maintain public safety
- Add Business - Retail, dining, technology-based
- Modernize Job Market
- Attract | Retain Young Adult/Young Professional Market
- Add affordable high quality housing types: “Missing Middle
- Green Infrastructure: urban forestry, native plants, etc.

### Results
- Walk or Bike everywhere in Trenton (Measured in # of miles of trails or sidewalks)
- Inclusive
- Green Canopy (measured by % covered, # of trees increase, become a Tree City USA)
- Variety of housing types and range of affordability - (townhomes, condos, apartments)
- Increased availability of quality and long term jobs
- Retain Community Character
- Adopted Architectural Standards/ Codes: Design Guidelines, Facade & Improvement Programs
- Population Growth: population retained & increased in all age groups
The following questions were designed to help identify: the views of those with a shared interest in enhancing the community of Trenton; what immediate and long-range concerns there may be; and what strengths should be capitalized on to help Trenton reach its full potential.

The SOAR (Strengths, Opportunities, Aspirations, and Results) analysis has been completed by the Trenton Planning Commission, and certain conditions were identified. The conditions identified by this analysis have helped create the following questions.

- What is the first thing that comes to mind when you hear the word “Trenton”?
- What are the three best features of Trenton?
- What are the three greatest challenges of Trenton?
- If you were to pick up a newspaper ten years from now and on the front page is an article about Trenton, what would you like the headline to be?
- What is the relationship like between Trenton and surrounding towns, like Aviston and New Baden? What could the relationship be?
- What should growth look like for Trenton?
- What are your thoughts on the downtown area of Trenton?
- What would improve the downtown experience?
- What is the competitive position that Trenton has as far as business and/or workforce?
- What advantages or disadvantages does Trenton have in regard to business or the workforce?
- How many employees work at your business?
- Where do your employees live?
- Why is your business located here?
- Where are your primary customers?
- What type of building is your business located in?
- What do you think is contributing to unemployment and underemployment in the community?
- Do you have other thoughts on the economy of Trenton?

City leaders agreed Trenton is a great place to raise a family.

A majority of Trenton’s Business Stakeholders agree that, “The goal has to be the growth of the Trenton Community. Without growth we will continue to be left behind by the communities around us, we need to attract business and residential development to help the future of the economic impact on the Trenton Community.”
Stakeholders identified the town as being small enough to thrive with a friendly atmosphere and having a good school system. When asked about Trenton’s three best features, stakeholders identified the parks and recreation system as good, available and affordable adequate housing and supportive of family owned long-term businesses located in Trenton.

When asked to identify Trenton’s three greatest challenges stakeholders stated, lack of business and population growth needed to increase the City’s tax base, lack of professional and trade job opportunities, and lack of incentive for residents to return to Trenton once they have left. All responses identified aspirations for Trenton’s future to include a new population level with growth up to 5,000 residents, and growth in business and industry providing a wide spectrum of jobs, skills and education levels. Stakeholders expressed their perception of Trenton’s reality for the future as possibly only growing to 3500 or 4000 residents by 2040, and a decline in the community’s development rather than prosperity and growth.

Stakeholders identified the relationship between Trenton and surrounding towns, like Aviston and New Baden as friendly and positive. In terms of geographical location, all stakeholders agreed they want to see more networking and collaborative problem solving between Trenton and surrounding towns. In terms of growth, stakeholders reported they would like to see an expansion of employment opportunities, industry, housing, retail and restaurants into the northwest quadrant of Trenton that is currently sparsely populated.

Downtown Trenton’s growth has been identified as a key way to add value to the City. Stakeholders reported the City is redesigning downtown roadways to increase safety and accessibility by walk/bike or by vehicle. These improvements also connect with the development of Trenton’s three aggressive TIF Districts, readily available labor force, and the positioning of Kaskaskia College in Trenton.

Eight of Trenton’s business owners participated in Stakeholder interviews. These businesses included a diverse range of business types: retail, primarily wholesale trade, industrial/manufacturing, specialty retail, construction, wholesale trade, chain/franchise retail, and a quick service restaurant. Each business employs between 5 and 90 temporary, part-time and full-time employees. Most businesses reported employing both residents living in Trenton, as well as other employees from surrounding towns ranging from 10-50 miles away, mainly from St. Clair County and Clinton County. A majority of the businesses have been established in Trenton from 30-50 years indicating a good rapport with the community. Stakeholders reported their customers are from Trenton, but included customers from a 20-40 mile radius to a Nationwide customer base. Stakeholder business locations range from four commercial business properties, a warehouse, a downtown storefront and a free standing office building.

Stakeholders identified the Trenton’s competitive position for business and/or workforce as the following: good location, affordability, safety, welcoming downtown area, and three TIF development districts. Affordable housing prices, real estate taxes and a positive work ethic were key strengths identified.

The greatest challenges in competitive positions reported by Trenton’s business stakeholders are: a low population density; lack of employment options; a workforce that lacks skilled workers; and proximity to a much bigger metropolitan area.

Other stakeholder opinions include Trenton having a lack of options for well-paid employment as pathways to professional careers, and a lack of capable employee and skill sets necessary to fit within Trenton’s available job opportunities. A shared concern of stakeholders is that young talented people raised in Trenton move away seeking greater opportunity elsewhere.
A detailed community survey was open to the public from November 23, 2020 to December 31, 2020. The online survey was shared via Facebook, city website, and Chamber of Commerce e-distribution. Paper copies were made available at City Hall and an announcement regarding the survey was put in the utility bills.

The survey asked questions about town character, quality of life, planning for tomorrow, community involvement, recreation, public safety, and quality of services. One hundred forty-two people responded to the survey, which is approximately 10 percent of the city's households.

A full survey summary can be found in the Appendix.

**What do you like most about living in Trenton?**

Top answers grouped by category and displayed as a graphic to the right:

1. Small Town Atmosphere
2. Friendly People
3. Safe, Private, Quiet
4. Great business, schools, and location

**What do you like least about living in Trenton?**

Top answers grouped by category and displayed as a graphic to the right:

1. Political issues & gossip
2. Lack of economic development
3. Too few activities & events
4. Aging infrastructure in need of repair
5. Limited dining options
6. Unfriendly to newcomers
What do you like most about living in Trenton?

What do you like least about living in Trenton?
Virtual Public Worksession

An interactive storymap detailing the 9 Big Moves was published online March 23. Residents could use the map to learn about the 9 Big Moves, a key part of the Trenton 2040 Comprehensive Plan. After reviewing the map, users could leave comments in two ways; by placing a pin and comment on the map or submitting a five question comment form.

The storymap was featured in Trenton’s newspaper - The Sun on March 24, 2021. Planning Commission members distributed postcards with information about the map and a QR code to businesses throughout town to increase awareness of the plan and online review.

Over 25 days, 525 people viewed the interactive map. There were 18 interactions and the plan received a average 3.8 out of 5 rating from those who submitted comments. The most liked areas of the plan were the greenway, increasing greenspace, and improving bicycle and pedestrian connections. The few dislike comments received were regarding concerns over changes in land use as growth and development occur, for example farm to residential or residential to business retail. These future land uses are described in more detail in the Section IV Plan Elements.
Examples of comments left on the interactive map.

Storymap being viewed on a mobile device.
Section II: Envisioning 2040

Section III – Envisioning 2040 Vision & Guiding Principles
- Vision
- Guiding Principles
- 9 Big Moves
Guiding Principles

Trenton is a historic community that supports diverse types of businesses, a downtown business corridor, walkable neighborhoods, and is surrounded by a system of open spaces and agricultural fields.

Our focus is on the existing and future business, neighborhoods, and services that support the greater region while preserving our small-town charm, natural resources, and history.

As society continually changes with time, these principles should be consulted when requests to amend the comprehensive plan are being considered.

These principles help to guide the Trenton community’s growth toward its vision of its future:

• Maintain and build upon Trenton’s “small community feel” by promoting a diverse range of quality housing, walkable and bikeable neighborhoods, and a connected system of parks, trails, and natural open spaces.

• Balance the evolution of the community with the infrastructure needs of both residents and businesses while building and enriching community programs, facilities, and services to better serve the community.

• Support and grow reinvestment in “Downtown” that serves as the primary gathering place for the community.

• Promote a complete transportation network that safely accommodates automobile, pedestrian, and cyclist travel within and through the community.
In 2040, Trenton will be characterized by inclusiveness, connectivity, ingenuity, and growth.

By 2040, Trenton is a community characterized by inclusiveness, connectivity, ingenuity, and growth.

Inclusive In 2040, Trenton is a welcoming city that values and appeals to people of all ages and backgrounds to become part of a large, thriving community in a small-town setting.

Connectivity In 2040, Trenton’s natural, human, energy, and capital assets are the foundation for a distinctive, desirable, and efficiently-managed resilient community.

Ingenuity In 2040, Trenton is a unique community that attracts and welcomes businesses of all sizes and residents, positioned for opportunity, growth and success.

Growth In 2040, Trenton offers choices that enable its people to connect effectively online or within the community; and that reinforce the community’s desired atmosphere and character.

What does ALL that mean???

INCLUSION - Diversified, Equitable Opportunities

- Facilities, connectivity, and activities for all ages - children through seniors.
- A range of housing choices (design, location, ownership, price, etc.)
- Retail and services to meet diverse needs close to homes & neighborhoods
- An identity that is ‘open and modern’ yet builds on the city’s history, character, and traditions
- Opportunities for life-long learning & living
- Strong focus on traditional Thriving Neighborhoods, improved new neighborhood standards, and supporting a healthy and vibrant community

CONNECTIVITY - People, Place, Programs, & Policy

- Technology and infrastructure for easy, flexible communication & education
- Ability to reach destinations by all modes of mobility (accessible, walk, bike, auto, possible transit)
- Entrances to city (gateways - physical and online) that communicate Trenton’s distinctive character
• Transportation and mobility design that contributes to Trenton's desired character in addition to improving access
• City, organizations, and communications to connect people and businesses
• Connections to regional employment and education centers

INGENUITY - Resource Management
• New development and revitalization that are more energy/water-efficient
• Reinvestment in older neighborhoods and business/shopping areas in order to remain desirable and valuable
• Sustainability/care fostered by everyday actions/choices of residents, businesses and the public sector
• Natural materials (landscape, plants and trees) to ‘soften’ streets and developments
• The creek and its floodplain as a recreation & beautification resource
• Places to work, play and study surrounded by nature and within walking distance of trails
• Improved health results from investments such as trails, recreation facilities and community gardens
• Art and creative nodes woven throughout the City in public spaces, signage, businesses, parks, & special events

GROWTH - Trenton Strong
• Quality Businesses that benefit from proximity to US HWY 50 and IL Route 160
• Increase distinctive community signature events
• Opportunities for small businesses and start-ups
• Refreshed and revitalized business locations along Downtown Corridor
• A vibrant character that attracts the 21st-century innovators
• Quality Job skills and connections
• Infrastructure, facilities and partnerships that support growth in targeted sectors and locations
• Make No Small Plans- demand high-quality investment that lifts the local economy up and supports the existing businesses, residents, and enriches the community.
BIG IDEAS into BIG MOVES!

After the Planning Team analyzed the existing conditions and evaluated the opportunities and challenges presented by city staff, the public, and planning commission, a conceptual framework of BIG IDEAS began to take shape. These ideas began to shape as strategies that can be grouped into themes into BIG MOVES.

For Trenton, there are 9 Big Moves. Each one representing themed ideas that will have the greatest impact to move Trenton forward, towards the VISION for 2040.

While the recommendations within the Big Moves are not the only things to accomplish, they represent a culmination of the top nine areas in which Trenton could have the most impact over the next 10-20 years and accomplish many of the desires reflected by the community throughout the process.

Each of these BIG MOVES can be implemented using the strategies set forth in Section IV Plan Elements.

Each Big Move is characterized by two elements:

1. What does the Big Move mean in Trenton?
2. What are the top priorities for this Big Move?

9] Big Moves to achieve by 2040

1. Create a Blue (& Green) Ribbon Greenway around and through the City
2. Extending the Green
3. Continue (re)investment in Downtown
4. Keep Trenton’s Neighborhoods Thriving
5. Create New Neighborhood Choices
6. Enhance existing and accommodate future Employment Cores
7. Focus reinvestment on primary Identity Focal Points
8. Communicate Trenton’s values and offerings through a Marketing and Communications strategy
9. Embrace Sustainability, Regeneration, & Resilience with rapid-evolving 21st century Infrastructure capacity and facilities
Create a Blue (& Green) Ribbon Greenway

What does this Big Move mean in Trenton?

The vision for the Blue & Green Ribbon is to reserve natural area as a public amenity. This will serve to enhance the quality of life for residents, and to establish the city as a regional attraction for recreation. The area’s opportunities are recreation-focused but represent much more than simply open space and recreation. It is about sustainability, community identity, preservation, research, restoration, education, volunteerism, and connection with the natural environment.

This strategy helps Trenton attract and keep residents and businesses, as new residential and non-residential uses are looking for locations connected to natural areas and open spaces. Connecting all the neighborhoods—thriving and new—this Big Move can position the city as an extraordinary city with a green ring and easily accessible by a network of trails as well as automobiles. The Blue & Green Ribbon has the potential to frame future development and provide residents and visitors of all ages with opportunities for fishing, walking/biking/hiking, camping, canoeing, and botanical/wildlife research in the heart of the city.

Top Priorities

- Create a ring of Blue (& Green) Ribbon within the large natural floodplain and connect into the city.
- Expand the Northland Nature Preserve and create more pockets of preserves.
- Take advantage of the nature preserve, tree canopy, Trenton Creek, and its floodway to give Trenton a natural open space, and fields that can connect and be part of everyday life for all residents.
- Make Trenton distinctive by focusing and connecting the community around a Blue & Green Ribbon— a system of parks, trails, tree-ed streets, and nature preserves as economic benefit.
- Use this Green Ribbon to position Trenton as a unique community within the region with a healthy, active, connected community.
- Promote natural resources as tourism destination.

These top priorities can be fully implemented using the strategies in these Plan Elements:

- Parks, Open Space & Natural Areas
- Land Use
- Economic Vitality
- Transportation & Infrastructure
- Neighborhoods & Housing
- Downtown
[1] - Big Move - Create a Blue (& Green) Ribbon Greenway

Legend
- Blue Green Ribbon
- Municipal Planning Area
- City Boundary
- Streams
- Waterbodies
- U.S. Highway
- Local Roads
- Railed, Out of Service
- County Line

Nature Preserve - Lauchner Photography

Pedestrian Bridge at Nature Preserve
Extending the Green

What does this Big Move mean in Trenton?

Extending the Green is envisioned as expanding green space both physically and visually. This promotes green corridors connecting neighborhoods and areas of employment to retail, recreation and education facilities, and to major destinations like Downtown and businesses. Public open spaces and trails have an impact on increased property value for homes and businesses for at least 1/4 of a mile away; and, when part of an interconnected system, it greatly enhances community image, property values, and reinvestment.

Top Priorities

- Extending the Green by connecting trails and sidewalks to the ribbon greenway system, both physically and visually to the rest of the City.
- Increase the nature preserve with contiguous and noncontiguous acreage.
- Connect the Green Ribbon to Trenton’s neighborhoods, schools, and business areas so the benefits of this distinctive amenity translate to all the places where people live and work in Trenton.
- Invest in street trees to improve property values as green infrastructure.
- Integrate new infrastructure and utilities with green infrastructure.
- Meet designation criteria to become a Tree City USA.
- Require new businesses and new developments to connect to the Green Ribbon, and enhancements to the City’s parks and recreation system in some qualitative manner.
- Attract the new businesses and people who want a healthy green lifestyle through public investments and the design of new private developments/neighborhoods.
- Provide more small parks and tot-lots, especially west of IL Rte 160.
- Develop pedestrian crossing over US 50.
- Create active public spaces with community amenities. Install a zero-collection fountain or splash pad in a small park for kids to play in.

These top priorities can be fully implemented using the strategies in these Plan Elements:

- Parks, Open Space & Natural Areas
- Land Use
- Economic Vitality
- Transportation & Infrastructure
- Neighborhoods & Housing
- Downtown
[2] - Big Move - Extending the Green

Example of Extending the Green for streets - PC: Dover

Example - Neighborhood Street PC: D Guest Smith
[3] Continue (Re)Investment in Downtown

What does this Big Move mean in Trenton?
A rejuvenated and expanded Downtown will provide the larger Trenton community with a destination for walking, entertainment, and celebration. In addition, Downtown’s reinvestment will expand offerings in the form of housing, employment, and restaurants to expand its competitive position. It will be important for the City to emphasize an implementation plan that focuses on specific projects for specific locations based on strategic locations. Projects should include residential infill and retail/restaurant infill. The majority of the catalytic projects will come from private funding. The city can leverage and incentivize investment with new Downtown amenities and programs for cost-sharing.

Top Priorities
- Downtown — the City’s historic center — provides a primary opportunity to define and expand Trenton’s regional identity over the next 20 years through coordinated investment delivering memorable small-town living, restaurants, entertainment and “Main Street” workplace environment.
- Join the “Main Street USA/Illinois” Program.
- Encourage signature development to solidify the core and clearly define the boundaries of the downtown core.
- Soften and 'green-up' the streetscape with pocket gardens, street trees, cafes and planters, to connect pedestrians and visitors to the Blue & Green Ribbon.
- Support reinvestment to keep the core vital and vibrant.
- Establish a clear branding strategy for the district that solidifies its identity with logo, signage, signature landscape and lighting, marketing, and gateways.

These top priorities can be fully implemented using the strategies in these Plan Elements:
Downtown | Land Use | Economic Vitality | Transportation & Infrastructure | Neighborhoods & Housing
[3] - Big Move - Continue (Re)Investment in Downtown

Example of vibrant Downtown  PC: Willimantic, CN

Reinvestment with new ideas  PC: Berea Ch. of Com.
Keep Trenton’s Neighborhoods Thriving

What does this Big Move mean in Trenton?

Some of the most important assets that exist in Trenton today are its residents and existing neighborhoods. Trenton needs to continue to reinvest in its existing neighborhoods in order to insure their long-term vitality. This Big Move is important because Trenton’s existing housing stock must remain competitive with surrounding cities’ new residential developments. The City also needs to attract new families and residents. Thriving neighborhoods increase quality of life, support excellence in the education system, and help to meet employment center needs.

Top Priorities

- Maintain the relevance and property values of existing neighborhoods.
- Develop strategies to reinvest in residential properties and encourage upkeep and pride of ownership.
- Create a cohesive and connected group of neighborhood leaders who help keep existing neighborhoods thriving in the future.
- Soften and 'green-up' the streetscapes through neighborhoods to connect pedestrians and visitors to the Green Ribbon with sidewalks, street trees, and green infrastructure.
- Support owner-occupied and quality rentals for reinvestment to keep the neighborhoods vital and vibrant.
- Encourage beautification efforts.
- Support and encourage use of native plants and trees.

These top priorities can be fully implemented using the strategies in these Plan Elements:

Neighborhoods & Housing | Transportation & Infrastructure | Land Use | Economic Vitality | Downtown | Parks, Open Space, & Natural Areas

Existing neighborhood features

Existing neighborhood features
Create New Neighborhood Choices

What does this Big Move mean in Trenton?

In response to shifting demographics trends and market potential, this Big Move concentrates on providing expanded neighborhood choices to make Trenton the location of choice for all ages and incomes. It is important for the City to focus its residential development to provide a wider variety of choices than what currently exists. This includes affordable housing for empty-nesters, young professionals, Millennials, and those seeking newer upscale housing choices. This also means expanding housing types for including townhouses, mixed-use, condos, and high quality rentals.

Top Priorities

- Provide more neighborhood choices to make Trenton the location of choice for all ages and incomes.
- Concentrate appropriate scale and mixed-use residential and business choices at US HWY 50 and SR 160 intersection.
- Support new neighborhoods for those desiring more upscale, larger housing by annexations at perimeter located north and south of the Blue & Green Ribbon.
- Support a variety of styles and price points for new housing.
- Adopt strong architectural standards and appropriate character and setbacks in new neighborhoods and TIF Districts.
- Enforce using design guidelines and development principles for new construction, renovations, and rehab projects for commercial, residential or mixed-use projects.
- Acquire an experienced, high-quality master builder / developer for new neighborhoods.
- Encourage historic reuse, renovation, and rehabilitation of residences and mixed-use buildings.
- Incentivize conservation easements to assist in creating Blue & Green Ribbon greenway system.

These top priorities can be fully implemented using the strategies in these Plan Elements:

- Neighborhoods & Housing
- Transportation & Infrastructure
- Land Use
- Economic Vitality
- Downtown
- Parks, Open Space, & Natural Areas

Apartment/Condos appropriate for Neighborhoods  New neighborhoods with greenspace incorporated
Enhance existing and accommodate future employment opportunities

What does this Big Move mean in Trenton?

Trenton must promote itself as a community that provides a variety of employment options for residents who want a range of housing and neighborhood choices. This Big Move builds on these existing strengths, to create stronger and more diverse quality businesses to further strengthen the economy and tax base. Education and economic development play a vital role in employment center growth through training, development and redevelopment incentives, and the development review process. In the future, the City must place emphasis on high quality jobs, living wages, and jobs per acre of land use in order to positively impact the community and commercial and retail potential.

Top Priorities

- Take strategic advantage of Trenton’s prime location within the region and its access to regionally significant activity centers.
- Enhance existing employment center sites and accommodate future businesses that provide a stable tax base long-term for City.
- Attract high-quality new businesses for the enterprise zone.
- Increase broadband, fiber optic, and cell infrastructure to be more competitive to new or relocating businesses.
- Promote Trenton as a community that provides a variety of employment options for residents who want a range of housing and neighborhood choices.
- Provide options for redevelopment/development for properties impacted by right-of-way or acquisitions along Old US 50 corridor, rail line, and US 50.

These top priorities can be fully implemented using the strategies in these Plan Elements:

Transportation & Infrastructure | Land Use | Economic Vitality | Downtown

- Support existing businesses
- Capture innovation within traditional & new businesses
Focus (re)investment on Primary Identity Focal Points

What does this Big Move mean in Trenton?

A series of special development areas, or Identity Focal Points, should be implemented at the most highly visible intersections and gateways to form a new identity for Trenton. These development nodes will create interesting pulse points, destinations, and a sense of place for the city. They can be physical gateways of signage, new bridge design, monument signage, public art, landscape, architectural features, or buildings.

Top Priorities

- Extend western city boundary on US HWY 50 to the St. Clair County line.
- Encourage high-quality and long-life developments at US HWY 50 and Old US 50 entry points to Trenton. Focus implementation to the best-use for these three areas. Consider high-quality master developer for each focal point area.
- Consider annexation and purchase of large parcels adjacent to the city boundary. New developments should connect to the Blue & Green Ribbon.

These top priorities can be fully implemented using the strategies in these Plan Elements:

Transportation & Infrastructure | Land Use | Economic Vitality | Downtown | Parks, Open Space, & Natural Areas
[7] - Big Move - Focus (re)investment on Primary Identity Focal Points

Building on existing assets - regional access

Building on existing assets - natural resources
Communicate Trenton’s values and offering through a Marketing and Communications Strategy

What does this Big Move mean in Trenton?

A City-wide marketing and branding plan is needed to help coordinate its overall efforts to attract business, residents, and visitors. The marketing plan would incorporate economic strategies and clearly identify timing and actions for annual marketing elements. It would also be productive in assessing current communication gaps, as well as needed resources, and trends. In addition, the City and its partners need to market Trenton to future residents to attract the desired diversity in housing products, businesses and income levels identified during this planning process.

Top Priorities

- As Trenton grows during the next 20 years and beyond, it should implement consistent marketing plans and communication to new residents, businesses, and the region.
- Provide consistancy in communicating what Trenton’s assets and opportunities.
- Take advantage of existing community communication resources.
- Develop a new logo, brand & online presence.
- Attract new residents, visitors and businesses through eco-tourism, heritage tourism, agritourism, and US 50 enthusiasts.
- Communicate Trenton’s values and offerings to market to future residents and investors.
- Create a Downtown Wifi Hotspot.

These top priorities can be fully implemented using the strategies in these Plan Elements:

Transportation & Infrastructure | Land Use | Economic Vitality | Downtown
[8] - Big Move - Communicate Trenton’s values & offering through a Marketing & Communications Strategy

Big Move 8:

Communicate Trenton’s values and offerings through a Marketing and Communications strategy:

- Create consistent marketing plans and communication strategies to attract new residents, visitors, and businesses.
- Develop a new logo, brand & online presence.
- Keep well-loved traditions alive and reignite dormant community events.
- Attract new tourism through agriculture, heritage farms, and Route 50 enthusiasts.

Big Move 9:

Embrace rapid evolving 21st-century infrastructure capacity and facilities: broadband, fiber optics, electrification, etc.

- Provide a desirable quality of life and business climate that attracts residents and businesses need and want. Without reducing Trenton’s charms.
- Embrace and support new technologies: alternate energy, and future transportation.
- Foster small businesses, start-ups, and artists.

Work with Chamber & business owners on marketing

Vibrant, thriving communities need stewardship.
Embrace Sustainability, Regeneration, & Resilience with rapid-evolving 21st century Infrastructure capacity and facilities: broadband, fiber optics, etc.

What does this Big Move mean in Trenton?
For Trenton, sustainability and resiliency mean that limited resources (such as land, water, energy, clean air, natural assets, and public funds) are used efficiently to provide a desirable quality of life and business climate that today’s residents and businesses need and want, without reducing Trenton’s ability to provide that same quality of life and business climate to support the success of future generations of residents and businesses.

Top Priorities
• Create a community that is sustainable — replenishing and restorative — building economies and communities that thrive — over the long term.
• Create a flexible and resilient economy through multi-layered attributes and benefits to the business community modern technology infrastructure, responsible incentives, reliable partnerships, and necessary resources.
• Keep well-loved traditions alive.
• Reinvigorate community events.

These top priorities can be fully implemented using the strategies in these Plan Elements:
Transportation & Infrastructure | Land Use | Economic Vitality | Downtown
[9] - Big Move - Embrace Sustainability, Regeneration, & Resilience

- Consider new alternatives for existing infrastructure
- Continue to advance resiliency & 21st century needs
Section III: Community Analysis

Section II – Community Analysis
Brief History of Trenton, Illinois
Population
Housing
Economy
Education
Transportation
Infrastructure & Public Services
Parks & Recreation
Environmental & Natural Resource Features
Undermined Areas

Sources
Source of all demographic data, unless otherwise noted, is the U.S. Census Bureau decennial survey and American Community Survey annual estimates. City services information supplied by the City of Trenton, Clinton County, and the State of Illinois.
Brief History of Trenton, Illinois

Tenacity Is Key To Trenton’s Past... And Future
by Michael L. Conley, Author and Trenton Sun, Editor/Publisher

The city of Trenton can date its history back to the very early 1800s, when settlers first came here and established what is now Sugar Creek Township.

The town itself sprang from several different attempts, and originated in fits and starts. To this day, Trenton is unique for its tenacity and amazing consistency. Almost as if it has a personality all to itself, Trenton and its people demonstrate an elasticity which allow them to thrive even when conditions are adverse.

The town came about in stubborn fashion. In 1836, A.W. Casad of Trenton, New Jersey laid out a town, which he named for his hometown. Lots were sold, but never paid for, and never built upon, so Mr. Casad abandoned the idea of a town and returned to his native city. The town designed by Mr. Casad was situated in what is now the northwest subdivision of Trenton. The first house was built here about the same time. Mr. William Lewis, who was a brother- in-law to Mr. Casad, and had settled here in 1818, built a home on his farm, which covered a large portion of what is now Trenton. The house was on the present Main St., between the Trenton Bakery and Pennington Insurance Agency. The house was razed in 1936.

In 1853, a man named Buckman established something of a railroad depot here, where he bought and shipped grain. He got a post office established here, and took in a partner named Walker. Mr. Walker eventually abandoned Buckman, forcing him to leave Trenton for Iowa. Another sputter, but still no town.

Finally, in 1855, Trenton came to life, as Alva Lewis laid out the present town in May of that year. William Lewis laid out an addition in March 1856, followed quickly by Joseph Hanke’s addition, and another by William Lewis. The town was actually platted by two different concerns: William Lewis laid out blocks north of the present Broadway; and Sanger Kamp and Co. laid out blocks south.

Trenton received its City charter February 16, 1856, with Joseph Hanke as its first mayor. It was incorporated as a city on September 20, 1887. Business and industry have come and gone in Trenton, but the constancy of farming remains. No doubt the rich, fertile soil of this region was the reason for the first settlers staking their claims here, and to this day, Trenton--and Clinton County--remains largely dependent on its agrarian society.

Among some of the early business interests of Trenton were the Paul Bassler Brewery,
The Trenton Milling Company, a Carriage Factory, a Lumber Yard, The Trenton Creamery and two coal mines.

The mines play a significant role in Trenton’s history, both socially and economically. The first coal mining system was established in 1865 by Joseph Hanke, William Schaeffer, and John Butcher. The mines began operating in earnest in 1868. Mr. Hanke eventually bought out his partners and increased the output of the mine by sinking an additional shaft at an enormous personal cost. Mr. Hanke sold his interests in the mine to the Consolidated Coal Company of St. Louis, and the company opened a new mine east of the city. Under the dominion of Consolidated Coal, Trenton became a city dependent on its mines. The South and West mines proved rich in good quality coal, and from 300 to 500 people—primarily residents of Trenton—were employed by the mining company. While the mines provided an economic boon to Trenton, they also brought tragic death and injury to many workers, and the burning of the South mine in February 1909 was a devastating economic blow to the city.

The oldest business still operating in Trenton is Glanzner Furniture, which was established by Joseph Glanzner on January 1, 1859 as John W. Glanzner & Son Furniture and Undertaking. Webmaster’s note: Glanzner Furniture was lost to a serious fire in late 1993 and never reopened.

In 1880, a European Earl named Henry Manverse established the first newspaper in Trenton. He dubbed his venture The Trenton Gazette, and although no records can be found to substantiate it, early editions of the paper also refer to it as The Trenton Herald. Dr. A.W. Carter and Rev. Johnson, the Presbyterian minister, published the paper for a short time, and in 1893 Arthur Oehler became publisher and changed the name to The Trenton Sun. Mr. Oehler sold his interest in the publication in 1896 to Henry Mallrich.

In 1910, Newton Rule purchased the paper and was editor for 36 years, building up the most widely read paper in the county. One of the early features of the Sun was a German supplement which was discontinued, for obvious reasons, during World War I.

In 1946 one of Trenton’s prodigal sons, John L. Glanzner returned home to publish the local newspaper. He would become publisher of The Sun for the longest running tenure to date. In 1954 Paul Strake became partner to Mr. Glanzner and the pair operated the weekly until the present ownership of Michael and Sybil Conley began on June 1, 1990.

Under Glanzner’s stewardship, The Cracker Barrel was established, and quickly became the paper’s most popular feature. The column still exists, albeit not nearly as skillfully written as it was by Mr. Glanzner.

Other innovations of Mr. Glanzner’s included a column called Stanislaus On The Loose, later Hog River Writings, and finally The Big “i”, in which Mr. Glanzner made entertaining the everyday banalities of life. Glanzner’s stamp is indelibly etched on the Trenton Sun, and his contributions to Trenton are equally important. He remains our resident curmudgeon, full of acerbic wit and a grounded sensibility.

Part of every town’s heritage must be the characters who have inhabited it, and Trenton is no different in that respect. Although every old-timer in Trenton has stories to tell, some of them not necessarily fit for publication, here are sketches of four of Trenton’s characters:

Emma Schroeder was Trenton’s telephone operator for a long period of time, and as such lived at the telephone office, which was above the present Jim’s Men & Boys Shop. Emma was known to listen in to a phone call or two, and even to break in when she felt she had a cogent comment to make. As lore has it, Emma was quite a linguist and was known to curse a bit. In her day, if a fourth was needed for a game of cards, Emma was called, and she rang about town until she found a suitable player.
Author's Note

Much of the factual information contained in this article was compiled from the Trenton Centennial Book, published in 1955. Other information was obtained through interviews.
Ed Dressel was one of the most entertaining members ever of the Trenton House coffee klatch. Dressel’s occupations ranged from that of auctioneer to preacher. A man of legendary stamina, Dressel was the eternal optimist, buying a new car at the spry age of 92.

Erwin Brunner’s span as Trenton’s most colorful character lasted until the early 1980s. Brunner lived across from the railroad tracks, and served the community as its paper delivery person for a number of years. Once, when Brunner was working as clean up man at the Trenton House Restaurant, he dragged the then-Governor from his meal at the establishment and took the opportunity to lobby him about an environmental law which caused a large pile of trash to be piled up at the eatery rather than burned.

John H. Glaser was Mr. Everything at the Trenton schools. Glaser was the janitor, superintendent, and a full-time teacher with no secretarial help. Glaser was known as a strict disciplinarian, but he wouldn’t really have any choice, would he? He didn’t have time for anything else.

Disagreements abound as to what course the city of Trenton should take for its future, and I suspect it has always been so. The common theme among these skirmishes is that all of the involved parties have the community’s best interests at stake.

Arguments about Trenton and what is best for it are inextricably bound as fights among family, for family is really what we are. We know each other, and have concern for one another, and are genuinely moved by hardships endured by one family or another. Many of the old families of Trenton are either gone, or dwindled to precious few survivors. But the pioneering spirit, ethic for hard work and its rewards, thriftiness, and pride are evident everywhere you look.

Prejudice may creep in here, but Trenton remains one of the most beautiful small towns in Illinois. Residents here keep their lawns manicured, their homes and cars clean, and scandalous behavior is frowned upon. We are proud of our community, and we are proud of ourselves.

Life in Trenton means a quiet, peaceful existence. Most of our people do not long for the bright lights and attendant excitement of large cities, nor is monetary or commercial success our first priority. What we want, what we really want, is to be able to take long walks on warm summer evenings, perhaps dropping in on a baseball game, or stopping to have a chat with a neighbor or friend; to take our children to a clean, attractive park; to provide a quality education for them; to be able to be dependent only on ourselves to provide whatever creature comforts we may desire. Life is good here in Trenton, and the hard work and civic concern of our citizens help us to strive far an even better quality.

That’s why our “Zip Code Day” celebration tomorrow is so important. Not because of the unique confluence of date and zip code, but because we need to be drawn together even more tightly. We need to have our organizations work together to create the kind of community of which we can continue to be proud. We need more activism, more volunteerism, more advocacy. We need to spread the word far and wide about what a great place Trenton is, and we need to welcome those who choose to make it their home.

We need less apathy, less acrimony, less disinterest in what we are as a community. As glorious as Trenton’s past is, its future can be even brighter if we involve all of the talent and intelligence and concern of which we have such vast reserves. Our people are our most valuable resource, and their utilization can bring marvelous things.
Population

The City of Trenton has experienced slow but steady growth over the past century, to a population of 2,715 people during the 2010 US Census. According to the American Community Survey from 2015-2019, Trenton had a total population of 2,614. Of the population, there were 1,435 (54.9 percent) females and 1,179 (45.1 percent) males. The median age was 42.6 years. An estimated 22.7 percent of the population was under 18 years, 30.9 percent was 18 to 44 years, 24.3 percent was 45 to 64 years, and 22.1 percent was 65 years and older.

Population Projections

Projections suggest Trenton’s population will continue to increase to a population of 3,320 people in 2030 and 4,000 by 2040.

Methodology: Population was projected with a model using the age-sex cohort survival method to the year 2030 and 2040. Projections do not consider demographic impacts of COVID19 and are less reliable past 2030.
### Population Trends for the City of Trenton

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Increase (#)</th>
<th>Percent Change (Decade to Decade)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1920</td>
<td>1,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1930</td>
<td>1,271</td>
<td>71</td>
<td>5.90%</td>
</tr>
<tr>
<td>1940</td>
<td>1,316</td>
<td>45</td>
<td>3.54%</td>
</tr>
<tr>
<td>1950</td>
<td>1,432</td>
<td>116</td>
<td>8.81%</td>
</tr>
<tr>
<td>1960</td>
<td>1,866</td>
<td>432</td>
<td>30.12%</td>
</tr>
<tr>
<td>1970</td>
<td>2,328</td>
<td>462</td>
<td>24.76%</td>
</tr>
<tr>
<td>1980</td>
<td>2,504</td>
<td>176</td>
<td>7.56%</td>
</tr>
<tr>
<td>1990</td>
<td>2,481</td>
<td>-23</td>
<td>-0.92%</td>
</tr>
<tr>
<td>2000</td>
<td>2,610</td>
<td>129</td>
<td>5.20%</td>
</tr>
<tr>
<td>2010</td>
<td>2,715</td>
<td>105</td>
<td>4.02%</td>
</tr>
<tr>
<td>2020</td>
<td>2,614</td>
<td>-101</td>
<td>-3.7%</td>
</tr>
<tr>
<td>2030 (projected)</td>
<td>3,320</td>
<td>706</td>
<td>27.0%</td>
</tr>
<tr>
<td>2040 (projected)</td>
<td>4,000</td>
<td>680</td>
<td>20.5%</td>
</tr>
</tbody>
</table>

*U.S. Census Bureau, HeartLands Conservancy*
Housing

There are 1,175 housing units in the City of Trenton. Of these housing units, 79.3 percent are single-family houses, 17.5 percent are located in multi-unit structures, and 3.2 percent are mobile homes, remaining housing units were classified as “other.”

Only 4.4 percent of the housing inventory is comprised of houses built since 2010, while 18.5 percent of the houses were first built in 1939 or earlier. 71 percent of homes in Trenton are owner occupied while renters occupy 29 percent.

Over 57 percent of the homes in Trenton have three or more bedrooms and the median property value is $143,400. For renter-occupied houses, the median gross rent for Trenton city, Illinois is $724. Gross rent includes the monthly contract rent and any monthly payments made for electricity, gas, water and sewer, and any other fuels to heat the house.

Households and Families

Average household size in Trenton is 2.36 people, which has remained relatively constant since 2010 (2.38 people). The percentage of family households with children under 18 has decreased between 2010 (36.4 percent) and 2019 (31.2 percent). Over 37 percent of all households have one or more people 65 years and over. Married couples make up 45.7 percent of households while 34.6 percent of households are people living alone.

![Age of Housing Units](image-url)

**Age of housing units in Trenton**

*U.S. Census Bureau American Community Survey Estimates*
Household Types

<table>
<thead>
<tr>
<th>Household Types</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family households</td>
<td>689</td>
<td>62.6%</td>
</tr>
<tr>
<td>Married-couple family</td>
<td>503</td>
<td>45.7%</td>
</tr>
<tr>
<td>Householder 15 to 34 years</td>
<td>79</td>
<td>7.2%</td>
</tr>
<tr>
<td>Householder 35 to 64 years</td>
<td>278</td>
<td>25.3%</td>
</tr>
<tr>
<td>Householder 65 years and over</td>
<td>146</td>
<td>13.3%</td>
</tr>
<tr>
<td>Nonfamily households</td>
<td>411</td>
<td>37.4%</td>
</tr>
<tr>
<td>Householder living alone</td>
<td>381</td>
<td>34.6%</td>
</tr>
<tr>
<td>Householder 15 to 34 years</td>
<td>15</td>
<td>1.4%</td>
</tr>
<tr>
<td>Householder 35 to 64 years</td>
<td>142</td>
<td>12.9%</td>
</tr>
<tr>
<td>Householder 65 years and over</td>
<td>224</td>
<td>20.4%</td>
</tr>
<tr>
<td>Householder not living alone</td>
<td>30</td>
<td>2.7%</td>
</tr>
<tr>
<td>Householder 15 to 34 years</td>
<td>10</td>
<td>0.9%</td>
</tr>
<tr>
<td>Householder 35 to 64 years</td>
<td>4</td>
<td>0.4%</td>
</tr>
<tr>
<td>Householder 65 years and over</td>
<td>16</td>
<td>1.5%</td>
</tr>
</tbody>
</table>

Housing Cost Burden

Households that pay thirty percent or more of their income on housing costs are considered cost-burdened. In 2015-2019, cost-burdened households in Trenton city, Illinois accounted for 14.7 percent of owners with a mortgage, 7.3 percent of owners without a mortgage, and 54.9 percent of renters.

Types of Households 2015-2019

<table>
<thead>
<tr>
<th>Type of Household</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Married-couple families</td>
<td>45.7%</td>
</tr>
<tr>
<td>Cohabiting couples</td>
<td>5.8%</td>
</tr>
<tr>
<td>Male householder</td>
<td>19.4%</td>
</tr>
<tr>
<td>Female householder</td>
<td>29.1%</td>
</tr>
<tr>
<td>Apartments in multi-unit structures</td>
<td>17.5%</td>
</tr>
<tr>
<td>Single-family houses</td>
<td>79.3%</td>
</tr>
<tr>
<td>Mobile homes</td>
<td>3.2%</td>
</tr>
<tr>
<td>Roat, RV, van, etc</td>
<td>0.0%</td>
</tr>
</tbody>
</table>
Economy

The median income of households in Trenton, Illinois is $60,214, while the median earnings for a single full-time year round worker are $44,879. An estimated 8.2 percent of households had income below $10,000 a year and 4.2 percent had income over $200,000 or more. Comparatively, the median household income in Clinton County is $66,639, and state-wide is $65,886.

Trenton’s unemployment rate in 2019 was 3.0 percent which was slightly lower than the national average of about 3.6 percent during the same time period. Ten percent of residents are living below the poverty level.

Industries employing the highest percentage of workers in Trenton are:

- Education services, health care and social assistance (26.4%)
- Manufacturing (14.1%)
- Arts, entertainment, and recreation, and accommodation, and food services (8.8%)
- Professional, scientific, and management, and administrative and waste management services (8.4%)
- Construction (7.5%)

Two hundred and thirty-five veterans are estimated living in Trenton. The U.S. Government employs 14 percent of workers in Trenton.
Percent by Industry in Trenton city, Illinois in 2015-2019

- Agriculture, forestry, fishing and hunting, and mining: 1.6%
- Construction: 7.5%
- Manufacturing: 14.1%
- Wholesale trade: 2.1%
- Retail trade: 6.2%
- Transportation and warehousing, and utilities: 4.2%
- Information: 1.4%
- Finance and insurance, and real estate and rental and leasing: 6.0%
- Professional, scientific, etc.: 8.4%
- Educational services, and health care and social assistance: 26.4%
- Arts, entertainment, etc.: 8.8%
- Other Services, except public administration: 6.9%
- Public administration: 6.3%
Commuting to Work

Eighty-five percent of workers in Trenton drive alone to work and almost seven percent carpool, with an average travel time of 24.7 minutes to work. Less than ten percent take public transportation, walk, or bike to work.

Sales Tax Revenue

In 2020, sales tax revenue was $458,193.36 and non-home rule sales tax revenue was $73,658.61. Revenue is down slightly from the previous year. For 2021, sales tax revenue is currently at $401,335.81 and non-home rule sales tax is $61,294.55. There are two months remaining in the 2021 fiscal year at time of writing.
Percent of Workers 16 and over Commuting by Mode in Trenton city, Illinois in 2015-2019

- Car, truck, van — drove alone: 85.1%
- Car, truck, van — carpooled: 6.0%
- Public transportation (excluding taxicab): 0.4%
- Walked: 0.5%
- Other means: 1.9%
- Worked at home: 5.6%

Trenton TIF Districts and Clinton County Enterprise Zones
Education

Children in Trenton attend Wesclin CUSD 3 schools. Their education starts at Trenton Elementary school (pre-K through 3rd grades), located within the city limits. Students then attend Wesclin Middle School for 4th through 8th grades, and Wesclin High School for 9th through 12th grades, which are located on Illinois Route 160 between Trenton and New Baden. There are 1,143 students enrolled across all schools.

Wesclin Schools are Public schools in Wesclin CUSD 3 School District and have an average math proficiency score of 35 percent (versus the Illinois public school average of 32 percent), and reading proficiency score of 42 percent (versus the 37 percent statewide average). This district’s average testing ranking is 7/10, which is in the top 50 percent of public schools in Illinois. The average teacher to student ratio is 1:16.

Educational Attainment

One-quarter of Trenton residents have attended college, with 29.8 percent completing a bachelor’s degree or higher and an additional 14 percent achieving an associates degree. Ninety-three percent of residents have received at least a high school diploma or equivalent.
Educational attainment for City residents

U.S. Census Bureau American Community Survey Estimates
Transportation

Trenton’s location within the greater St. Louis regional transportation network factors into the community’s growth. Transportation factors play a significant role in shaping the direction and extent of development. The city is served by major highways US 50, Illinois Route 160 (N Madison St), and Old US 50 (Broadway). The expansion of US Hwy 50 incorporated Trenton into the St. Louis MO-IL Metropolitan Statistical Area. These transportation corridors provide the community with easy access to the greater St. Louis region, job and shopping centers, and other major metropolitan areas (e.g., Chicago, Kansas City, Indianapolis).

Roadways serve two primary travel needs: access and mobility between locations. Most roads provide some combination of each of these needs; however, it is the roadway’s primary purpose that classifies it into a functional use category. The Function Class affects the sources of funding and cost-share for road improvements.

The map on the facing page shows the existing roadway system by functional use. The following are descriptions of the categories used for this functional classification:

**Principal Arterials Examples: US Highway 50**
- Serve corridor movements that have the trip length and travel density characteristics indicative of substantial regional travel.
- Form a regional, integrated network along with other principal arterials.
- Have a high-traffic carrying capacity at higher operating speeds.
- Link cities and form an integrated network with other major arterials.

**Minor Arterials Examples: Illinois Route 160**
- Provide service for trips of moderate length.
- Serve geographic areas that are smaller than its higher arterial counterparts.
- Offer connectivity to the higher arterial system.
- Provide intra-community continuity and potentially carry local bus routes.

**Major and Minor Collectors Examples: Old U.S. Highway 50/Broadway**
- Accommodate the moderate trip length at moderate speeds and mobility.
- Feed traffic to arterials, other collectors or provide for cross town, intra-city movement.
- Provide a degree of land accessibility for abutting property.

**Local Roads Examples: Main Street**
- Accommodate shorter trip length at low operating speeds.
- Provide access to land.
- Typically do not carry through traffic.
Roadway Functional Classification Map

Legend:
- Streets by Functional Class
- Principal Arterial
- Minor Arterial
- Major Collector
- Local Routes
- Railroad Out of Service
- Streams
- Ponds
- City/County Line

Roadway Functional Class Map
Illinois Department of Transportation, HeartLands Conservancy
As part of this study, traffic volume data for the City was compiled from existing sources including the Illinois Department of Transportation (IDOT). The Traffic Counts Maps depicts the annual average 24-hour traffic volume on IDOT monitored roadways in the City. Traffic volume is labeled in yellow while truck volume is labeled in red. The largest traffic volumes are found on parts of Broadway where there can be 7,900 cars daily.

Public Transit

The City of Trenton is served by South Central Mass Transit District (SCT) along the Purple Martin Route. The SCT Purple Martin Route transports people from Trenton, Aviston, Breese, Beckemeyer, Carlyle and Nashville, and continues on to Kaskaskia College and Centralia Correctional Center.

MidAmerica St. Louis Airport

The St. Clair County Transit District (SCCTD) provides bus service between Shiloh-Scott AFB Metrolink to MidAmerica St. Louis Airport, which currently has Allegiant Airlines.

Railroad

In the 19th and 20th centuries, Trenton was served by the Baltimore & Ohio Railroad (B&O), which was constructed in 1870 on the Old Shawneetown Levee. This train had 16 depots located along the railroad, one of which was located in Trenton at E Ohio St and S Main St. The B&O train halted operations in 1971. The railroad is now owned by CSX Transportation. The line is out of service, but the track is still in place. Rail operations may resume if business demands change. The line connects east to Carlyle and west to East St. Louis, through Lebanon and O’Fallon.

Bicycle & Pedestrian Facilities

Sidewalks in Trenton are inconsistent and vary in condition. Where residential streets have sidewalks, many are present on only one side of the road. Trenton Community Park and Northland Nature Park have walking paths within the parks. There are no dedicated bicycle facilities, routes, or trails, but low traffic residential streets provide safe thoroughfares for riders of different ages and abilities. Bike parking racks at local destinations, like parks, the library, and local business, are needed. Trenton does not have a Bike and Pedestrian Master Plan.
Infrastructure & Public Services

Utilities

Electric service and natural gas are both supplied to Trenton by Ameren Illinois, and electric is additionally supplied by Clinton County Electric Cooperative. No problems are anticipated in serving future development with electric service or natural gas. Local telecommunications service are provided via Charter and AT&T. Home internet service is provided by Charter Spectrum, AT&T, and Wisper ISP. For rural areas satellite internet options are available. Charter Spectrum carries the fastest speeds of the three choices at 120 Mbps. Clearwave Communications provides fiber service for business only.

Drinking Water

The City of Trenton purchases finished water from the Summerfield Lebanon Mascoutah Water Commission, and maintains over 18 miles of water distribution mains. Trenton stores a total of nearly 1,000,000 gallons of water in its underground storage reservoir located on W. Illinois and its elevated storage tank located on S. King Oak.

Sanitary Sewer

Sewer/wastewater service is provided to residents through a gravity flow system consisting of over 16 miles of sanitary sewer mains and 6 lift stations that deliver sewage to the City’s Wastewater Treatment Plant located at 585 N. Oak Street. The City’s new wastewater treatment facility was completed in January of 2018 and is designed to handle increased capacity of future development. Sewer and stormwater systems are not connected however the treatment plant experiences increased flow during rain events. The City is currently analyzing the sewer system to identify areas where downspouts and other water enter the sewer during storms.

Healthcare, Fire & Police Service

Sugar Creek Township Fire Protection District has provided emergency services to Trenton for over a century. The SCFD is 100 percent volunteer based.

There are currently five full-time officers and eight part-time officers on the police force. The department is also assisted by three part-time school crossing guards.

The nearest hospitals are HSHS St. Joseph in Breese and Memorial Hospital in Shiloh. HSHS St. Joseph has a medical office in Trenton.
Stormwater Management

Trenton is located in the Sugar Creek Watershed, which flows south to the Kaskaskia River. There is not a watershed plan for Sugar Creek at this time.

Trash & Recycling

Republic Services is the exclusive trash and recycling hauler for the residents of Trenton.
Parks & Recreation

Trenton has two community parks, and one nature preserve, see Public Parks, Recreation, and Open Space Map.

- **Trenton Community Park** (23 acres)—Located on Park Place.
  Features include: Playground, picnic areas, ball fields and batting cage, pavilions, a pool, and a concession stand.

- **Northland Nature Preserve** (6.5 acres)
  Features include: Wetlands, forest, and walking trail (0.5 mile)

- **Nut House Park** (0.25 acres)
  Features include: pavilion and playground

Four percent of Trenton’s land is being used as park or recreation open space compared to the national median of 15 percent of city land used for parks and recreation. In Trenton, 67 percent of residents live within a 10 minute walk of a park. This is higher than the national average of 55 percent of city dwelling people living within a 10-minute walk of a park.

10-Minute Walk
Areas in green are located within a 10-minute walk of a park.
*The Trust for Public Land ParkServe(R)*
Public Parks, Recreation, and Open Space Map
Environmental & Natural Resource Features

Trenton is situated in the Southern Illinois Till Plain ecoregion and, more specifically, the Effingham Plain Section. This region is relatively flat and drained by the Kaskaskia River. It was once dominated by mesic tallgrass prairies with forests surrounding streams and rivers. The bedrock consists of limestone, sandstone, coal, and shale. A layer of thin soil with poor drainage, called loess, covers the bedrock. Most soils have a high clay content. Supported forest communities consist of southern flatwoods of post oak, swamp white oak, blackjack oak, and pin oak (Illinois Natural History Survey).

This area of settlement has been cleared for the ease of agricultural fields over the last 200 years. Prime farmland and soil conditions are finite resources to be valued.

Soil Conditions

Soils in and surrounding Trenton are composed entirely of silt, silty loam, and silty clay loam. The loess soils predominate in this area are nutrient rich and also highly erodible due to the very fine particle size, particularly after being moved during the construction process. Soil erosion has an effect on both water quality and stream carrying capacity, the latter a condition where sediment carried by water runoff will deposit downstream.

The three most predominant soil types include; Herrick silt loam, Muren silt loam, and Virden-Piasa silt loam soil series. These soils are geographically associated and together cover over 50 percent of the Trenton area. They are shown in Soil Type Map and are further described below.

- **Herrick silt loam** (29%): The Herrick series consists of very deep, somewhat poorly drained, moderately slowly permeable soils formed in loess. Herrick soils are on nearly level and gently sloping parts of loess-covered till plains. Slope ranges from 0 to 5 percent. These soils are mostly cultivated. Corn and soybeans are the dominant crops. Small acreages are used for small grains and meadow. Surface runoff potential is low and permeability is moderately slow. These soils have a water table at a depth of 31 to 61 cm (1 to 2 feet) during the spring.

- **Muren silt loam** (21%): The Muren series consists of very deep, moderately well drained soils formed in loess. These soils are on loess hills and have slopes ranging from 2 to 5 percent. These soils are typically cropped to corn, soybeans, wheat, and legume-grass mixtures. Native vegetation is deciduous forest mostly of maple, tulip-poplar, oak, and hickory. The potential for surface runoff is negligible to high and permeability is moderate (0.6 to 2.0 inches per hour). The depth to an
intermittent apparent high water table is 30 to 76 cm (1.0 foot to 2.5 feet) from December to April in normal years.

- **Virden-Piasa silt loam (17.6%)**: The Piasa series consists of very deep, poorly drained soils formed in loess and the underlying till on broad, nearly level interfluves on the Illinoian till plain. Permeability is very slow. Piasa soils are on broad, nearly level interfluves on the Illinoian till plain. Slope ranges from 0 to 2 percent. Poorly drained, slow or ponded runoff, very slow permeability. In drained areas, depth to an intermittent perched high water table is from 0.5 foot above the surface to 1 foot below the surface from November to May in most years. Most areas are cropped. Alfalfa, corn, soybeans, and wheat are the principal crops. Native vegetation is prairie grasses.

**Cultural Resources: Archaeological and Historic Places**
Streams and Floodplain Areas

The headwaters of Trenton Creek are located approximately one mile north of the city, in an agricultural area. The water flows south to the city, then east along the northern boundary, before wrapping around the eastern edge of the city and continuing south. Trenton Creek joins Sugar Creek about one mile south east of the city. From here it will flow to the Kaskaskia River and ultimately the Mississippi River.

The Floodplains and Streams Map shows the location of the 100-year floodplain as mapped by the Federal Emergency Management Agency (FEMA). Development subject to flood damage should be precluded in these areas. Trenton is relatively flat and prone to stormwater flooding during heavy rain events. New impervious surfaces such as roofs, driveways, streets, and parking lots mean there is a greater volume of runoff reaching downstream points faster than before.

Impaired Water

Trenton Creek is listed as an Impaired Stream by the Illinois EPA under section 303(d) of the Clean Water Act. This means the stream is polluted and has poor water quality for aquatic life. The primary pollutants for Trenton creek are nitrogen and phosphorus, products used in agriculture, and sludge. More information can be found in the Sugar Creek/Lake Branch TMDL Report from Illinois EPA: http://www.epa.state.il.us/water/tmdl/report/sugar-creek/sugar-creek-report-final.pdf.

Wetlands, Forest & Natural Greenspace

Wetlands in Trenton include Trenton Creek and two sections of bottomland hardwood forest in the floodplain corridor. Part of this bottomland hardwood forest is protected in Northland Nature Preserve. The other section is located south east of town, south of the old railroad track along Trenton Creek. Development in wetlands is regulated by federal law and Trenton ordinance. Wetlands provide valuable habitat linkages, screening and filtering areas, and stormwater storage. These areas have the capacity to hold excess stormwater and reduce the impact of flooding.

Forested areas and green spaces are not only visually attractive, but provide important community benefits including protecting slopes, wildlife habitat, mitigating erosion, cleaning the water, filtering air pollution, and reducing flooding. Forests and natural areas in Trenton are found primarily in areas along streams, areas prone to flooding, and slopes not suitable for agriculture production. Numerous studies have also found that frequent access to nature benefits the health of humans, improves cognitive abilities and production, and has a positive effect on property values. Forested areas and greenspace are included on the Wetlands, Forests, and Natural Areas Map.
Prime Farmland

In the map on the facing page, Trenton has Prime Farmland and Farmland of Statewide Importance as designated and defined by the Natural Resources Conservation Service data bases. They define it as the following:

“Prime farmland is of major importance in meeting the Nation’s short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation’s prime farmland.

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent. More detailed information about the criteria for prime farmland is available at the local office of the Natural Resources Conservation Service.

In some areas, land that does not meet the criteria for prime or unique farmland is considered to be farmland of statewide importance for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable.”
The Illinois Historic Preservation Agency has mapped areas of high potential for the archaeological significance and presence of Native American artifacts. Surveys, potential mitigation, and preservation steps must be completed prior to any type of development taking place in areas of significance. See the Archaeological Historic Places, and Cultural Resources Map.

**Undermined Areas**

Underground coal mining took place south of Trenton through the first half of the 20th century. These inactive mines, most room and pillar style, remain in place today but are not in operation. The extent of underground mining is shown in Undermined Areas Map. Sag subsidence, the most common type of mine subsidence, appears as a gentle depression in the ground and can spread over an area as large as several acres. Sags in this area generally range from one to three feet deep in the middle. They can appear very fast (e.g., over one to two years) or very slowly over several years, but most of the total ground movement occurs within the first few weeks of an event. Mine subsidence can result in heavy damage to a home or building.

There are some simple precautions that can be taken to reduce the potential for future subsidence problems, such as:

- Encouraging low-density, single-family residences for undermined areas. Frame structures fare much better than masonry structures, as they tend to have more flexure.

- Avoid heavier commercial, industrial, or public buildings such as schools, hospitals, and big-box stores in undermined areas. The weight of these structures will speed up subsidence.

- Subsidence protection can be designed into some infrastructure installations in order to minimize damage. This includes natural gas lines, sanitary sewer lines, water lines, and street pavements.
Section IV: The Plan Elements & Strategies

Section IV – The Plan Elements & Strategies

- Land Use Element
- Economic Vitality Element
- Transportation & Infrastructure Element
- Neighborhoods & Housing Element
- Downtown Element - Focus Area
- Parks, Open Space, & Natural Resources Element
Land Use Element

Land use maps are designed to help determine the best places for different types of structures (e.g., parks, industries). Future mapping also takes into account the expansion or annexation potential beyond the current boundaries. The Land Use Plan maps in this section display the city boundaries plus a 1.5-mile buffer that shows surrounding unincorporated land, as well as areas that Trenton may have to service but do not currently generate tax revenue from.

The future land use map is a guide for making changes to zoning in the future, but is neither zoning nor a zoning map. The future land use plan does not restrict existing or vested uses but encourages conservation of natural systems and the character of Trenton.

Top Priorities for Land Use Element

- Promote growth primarily in existing, underdeveloped residential, commercial, and industrial areas within the city limits, where adequate public facilities are already available.
- Encourage appropriate mixed-use and infill development and infrastructure improvements in the downtown area.
- Consider high-quality mixed-use walkable and pedestrian friendly business districts.
- Encourage low/light-impact development and green infrastructure for new neighborhoods.
- Encourage the preservation of floodplain areas as riparian buffers that provide wildlife corridors and outdoor recreation.
- Green Infrastructure as stormwater storage and green space.
- Encourage appropriate mixed-use at the northwest quadrant at US 50 and IL Rte 160.
- Foster hotel, retail, gas/convenience, office park, and restaurants.
Future Land Use Map
Land Use Categories

Future land use categories set the general direction for future land development. Maintaining and enhancing Trenton’s small town feel and historic character while embracing new, context-appropriate development is the primary goal of this plan. A comfortable pedestrian and bike-oriented feel and a compact, small town development pattern supports the community’s vision. Uses should be transitioned appropriately to adjoining features. A finer grain of land uses are included for the Future Land Use Map.

Residential Development

Trenton supports a mixture of residential land use types. Residential development design should consider good quality and long-lasting materials, a variety of styles and lot sizes, universal design features to support residents aging-in-place, and energy efficiency.

Design and layout of new neighborhoods should conserve existing natural features (e.g., tree canopy, stream and riparian buffers) and create beneficial opportunities for both active and passive outdoor recreation (e.g., playgrounds, picnic areas, walking paths, nature enjoyment). Connections through streets, alleys, trails and sidewalks, to adjacent subdivisions, streets, and trail systems should be encouraged. Streetscapes for all roadways should promote pleasant pedestrian usage, native street trees and native landscaping, light standards and directional signs.

Where large tracts of land are being developed, the City should encourage housing construction that has a neighborhood feeling and a belonging to the city-at-large. Encouraging development with grid-like street systems yields more efficient streets, infrastructure and lot layouts, reduces traffic congestion, supports public safety, and creates healthier neighborhoods. Stormwater (green Infrastructure management should be a high priority and provide a double function as quality green space.

a. Country Estate/Agricultural. This residential land use category is characterized by single-family homes at a density of one unit per three or more acres. It is desirable that these units are connected to public sanitary sewer systems; however, larger lot sizes (five acres or greater) may be able to support private aeration systems if public sewers are not available. Country estate/ agricultural is appropriate in areas with sloping topography and adjacent to natural open space areas. Farming and other agricultural uses are encouraged. Agricultural and river corridor conservation is highly encouraged in this area. Some potential mechanisms include conservation subdivisions, large agricultural lots size
requirements (10+ acres), coordinating with land conservation entities to purchase land, or having a developer donate a conservation easement. This will continue to preserve the city’s small-town and agricultural heritage while allowing enough expansion to meet the needs of the growing community.

b. **Low Density Residential** - This residential land use category is characterized by single-family homes at a density of three or fewer units per acre. It is desirable that these units are connected to public sanitary sewer systems; however, larger lot sizes (five acres or greater) may be able to support private aeration systems if public sewers are not available. Low Density Residential is appropriate in areas with sloping topography, undermined areas, and adjacent to natural areas.

c. **Medium Density Residential** - This residential land use category is characterized by single-family or two-family homes at a density of four to ten units per acre. For this type development, public sanitary sewer service is essential as are all other utility services and sufficient street capacity, such as collectors and arterial streets. A mix of housing types is encouraged, including single-family homes, townhomes, patio homes/zero-lot line attached villas, and luxury apartments. Medium Density Residential neighborhoods should be pedestrian friendly and connected with adjacent commercial, office, mixed-use, and institutional areas. For the purposes of this plan, this category also includes accessory dwelling units (ADUs), new built apartment mansions, and mother-in-law cottages.

d. **High Density Residential** - This land use category is characterized by multi-family housing ranging from duplex to larger units at 10-25 units per acre. It is appropriate in locations with adequate transportation access, such as arterial road access or light rail access, and in locations with adequate water, sanitary sewer, and stormwater storage capacity. This category also includes manufactured home neighborhoods, condos, lofts, cottage courts, senior cluster housing, and more.

**Commercial Development**

Trenton has the opportunity for commercial growth with properties along the US 50 interchange and Old US 50/Broadway Corridor. This development can be directly linked to the eastern migration of regional commercial growth. The City also has local and regional commercial market opportunities for the purpose of supporting the growing local population.

a. **Office** – The Office land use category includes executive parks, professional services, and other uses that commonly take place in office settings. These
areas are most appropriate in locations with access to utilities and public water and sewer infrastructure and may also serve as a compatible transitional land use between residential neighborhoods and higher intensity commercial and industrial uses.

b. **Commercial** – This land use category accommodates a range of community-wide and region-serving retail, service, office, and other commercial land uses. Commercial areas are typically located along major and minor arterials and interstates. Commercial land uses require a high degree of visibility with good multi-modal transportation access. This category may also include planned commercial centers such as shopping centers, lifestyle centers, motels, hotels, office parks, and similar higher intensity uses. The commercial land use category is not intended to support industrial uses. Warehousing (including household storage facilities), industrial uses that generate major truck traffic, and any use that requires outdoor storage should be prohibited.

Certain locations within the Commercial land use category may present topographical, environmental, and other physical challenges for retail or business park-types of development. For properties of sufficient size to comprise a unified, planned development (five acres or greater), residential uses should be considered appropriate components of an overall master plan. The residential uses could include a single-family development of low and medium density, villa and townhouse-style developments, and condominium or luxury rental apartment units.

Northwest of the US 50 interchange should be used for commercial and mixed-use development. The circulation system consists of providing ideal access for retail and business development. In consideration of the high visibility associated with this area, the design and configuration of commercial developments should include native landscaping, premium and durable materials, and approved identifying signage. Curb cuts for individual businesses should be limited to the major thoroughfares, traffic calming practices, and should provide vehicular and pedestrian cross-access between uses. Pedestrian access should be emphasized by providing sidewalks and access to the city-wide sidewalk system and community trail system.

Commercial areas should encourage unique expressions of corporate identity; however, emphasis should be placed on cohesive architectural features throughout a planned development through the use of premium materials, native landscaping, and adaptability for reuse by future users. The City should also discourage “logo” building designs—designs that use the building shape or
architectural style in conjunction with distinctive (often garish) colors to create an identity for the retailer. The development can allow for the retention of certain identifiable building characteristics while reducing the design features that make such buildings unattractive. Landscape and vertical screenings of trash/dumpster, utility, and loading areas are highly encouraged to reduce their visibility by the general public.

c. **Neighborhood Commercial** – This land use category accommodates low intensity retail, office, and personal service uses adjacent to residential areas. These areas provide convenient locations for businesses, which generally serve the needs of surrounding residents and the immediate community, without disrupting the character of the neighborhood. It is not intended to accommodate retail uses which serve the larger region (e.g., big-box retail). Compatibility with nearby residences is paramount and should be reflected in the design and site layout of buildings and structures within the district. Screening of mechanical areas, dumpsters, and loading areas using landscape and hardscape features is important. As new neighborhoods develop and existing neighborhoods flourish, this category may begin to become popular on arterial edges and corners. Great care should be taken to ensure these uses are beneficial and compatible with adjacent uses.

**Mixed Use**

Mixed-use development combines residential, commercial, institutional, and cultural uses in the same site or building. These developments are found in traditional downtowns and are designed so people live close to what they need and/or can easily walk between multiple uses. Emphasis should be placed on pedestrian circulation and amenities (e.g., plaza, benches, bicycle parking) and landscape, with parking on-street and to the sides or rear of buildings. Residential and office uses are appropriate on second stories and above. Transparent façades on the first floor are highly encouraged. Design and development standards are important to reflect the identity of the community.

a. **Northwest of the US 50 interchange** – A combination of properties located at four quadrants of the 160 and US 50 intersection provide an excellent opportunity for mixed-use development to grow the city and provide services to a larger service area via US 50. Possible uses include villa or townhouse residential development, retail and service, and small office uses in a planned environment. Creek and floodway present in this area should be set aside as open space to reduce erosion and provide a passive recreation area serving and connecting the northwest quadrant of the City.
b. **Downtown** is the center of town and the civic heart of the community and an opportunity to showcase historic Trenton. City hall, post office, banks, and retail and restaurants are found within this land use category, and therefore pedestrian accessibility is highly prioritized. This designation allows for a flexible mix of retail, restaurants, service commercial, lodging, offices, and multiple story mixed-use buildings which may include residential uses upstairs. It also provides opportunities for live/work areas.

Buildings should be designed so many varied businesses might occupy the building over time, even decades. Bulky or boxy development should be avoided and any infill development should emulate the character of some high-quality existing buildings and create an atmosphere that identifies this area as the original city core.

Ideally, this area would become a gathering area for the entire community. Retention of public buildings and institutional uses is important for generating activity in this area. Pedestrian circulation should be emphasized, with parking areas located to the side or rear of buildings. Major intersections provide high visibility unique retail locations, as well as directional sign/art opportunities for guiding visitors into the Downtown. Building character, streetscape design and green infrastructure and landscape should be part of an overall redesign of the street image.

**Commercial/Industrial – Office/Research & Development (R&D)**

This blended land use category accommodates both commercial and industrial designations, and it allows for a broad range of uses that are related to research and development, from more moderate industrial uses associated with manufacturing, warehousing, and distribution of handling and storage may be permitted, provided that they do not generate any off-site impacts, such as noise, vibration, and odor. Unlike the Technology/R&D designation, this blended category would support higher development. This land use category also accommodates special uses, such as entertainment, community facilities, and hotels, and vertical mixed-use.

Work with partners, business incubators, and leadership councils to use the marketing plan to attract viable businesses in this category and other high tech uses.
Commercial High Tech Office technological development, including administrative, sales, and other professional services

Warehousing and manufacturing facilities are discouraged and uses which generate off-site impacts, including noise, odors, and vibrations are not permitted in these areas as they may be incompatible with adjacent land uses. This land use category also accommodates special uses, such as entertainment, community facilities, and hotels, and vertical a campus-like environment, with architectural and landscape standards, to maintain high standards of visual quality.

Light Industrial

The light industrial land use category includes assembly, fabrication, warehousing, wholesale, research and development, small distribution facilities, and other uses that may require outdoor storage and generally require larger lots and truck access. Light industrial uses are appropriate in locations with proximity to railroad access, and major arterial access. Design guidelines and architectural development standards are important to reflect the identity of the community (e.g., landscape and hardscape buffering against residential uses). No areas of Trenton are intended to support—or are capable of supporting—major warehousing/distribution facilities or other types of industry that generate high volumes of truck traffic, are large users of outdoor storage areas (e.g., a scrap yard), or have major water, sewer, or other utility requirements that would tax existing systems or present environmental issues (e.g., excessive vibration, noise, or odor).

Industrial – Technology/Research & Development (R&D)

This industrial designation accommodates uses related to technology and its research and development, including administrative, sales, and engineering facilities. Warehousing, wholesaling, and distribution facilities may also be located in these areas. Manufacturing may be permitted.

Institutional

Institutional land uses include government offices, schools, community centers, cultural facilities (e.g., art center or museum) and churches. These uses are appropriate for locating near neighborhoods with access to collector or arterial streets. They are best in the center of town or to anchor an arterial or circulation axis with a prominent view/vista. These facilities also should be signature developments.
Public Open Space

This land use category includes parks, nature preserves, golf courses, cemeteries, and recreation facilities, as well as valuable natural areas that should be conserved. Natural areas include riparian corridors, floodplains, wetlands, large forest blocks, and steep slopes, and can be publicly or privately held. These areas provide valuable open space, stormwater capacity, and natural habitat. It is important that natural areas are permanently protected through ownership, restriction, or easement. Parks, open space, and recreational opportunities are important, not only to enhance quality of life and neighborhood vitality, but also to preserve natural resources and provide alternative modes of travel between neighborhoods and economic centers.

Private Open Space

This land use category includes private golf courses, clubs, and cemeteries, as well as privately held, valuable natural areas that should be conserved. This includes riparian corridors, floodplains, wetlands, large forest blocks, and steep slopes.

These areas provide valuable open space, stormwater capacity, and natural habitat. Conservation of these areas is important, and the City should work to permanently protect them through ownership or easement.

Agriculture

The land use plan includes a reduction in the amount of row crop agricultural use and an increase in residential and commercial land use. This is one of the unfortunate effects of growing the population and economy. To minimize the impact of this change on the rural community, the “leapfrogging” of development should be prohibited (i.e., as development extends outward it should be continuous rather than leaving a farm operation in the middle of development). Agricultural land uses may include large-lot (ten acres or more) single-family homes, farming, hobby farms, farmers’ markets, livestock, tree farms, plant nurseries, orchards, wineries, and other related agricultural uses.
Special Uses

Trenton can also accommodate what this Study is calling “special uses,” which are uses recommended by the community and City Council as possible desirable uses for the Study Area. Special uses can integrate well with the aforementioned land use categories, enhancing the area as a community hub and destination.

The special uses might include:

- Regional Destination or Attractions.
- Entertainment Districts (often paired with restaurants), such as a movie theater and associated leisure recreation activities.
- Community Facilities, such as a cultural arts center, library, community center, or other form of public gathering space.
- Hotel
Land Use Goals & Strategies

Goal: Encourage land uses that contribute to the community’s economic vitality and character as a small-town with a high quality of life.

1. Promote the orderly construction of infrastructure such as water, sewer, stormwater, streets, and transit facilities. Ensure that proposed development commits to construction of infrastructure prior to approval.

2. Encourage new development within the center of the community first, and then move towards the edges. Avoid leapfrogging developments over other parcels. Promote redevelopment of underused or obsolete development types and infill development in areas previously passed over.

3. Ensure that development at community edges is sensitive to neighborhood context. Examples include building height and bulk transitions, landscape buffering, and sensitive location of lighting and noise-generating operations.

4. Locate large-scale non-residential uses and employment centers along major transportation networks, to limit impacts on residential areas.

5. Allow for diverse development patterns that accommodate an evolving population, including residential land use types and support services. For example, accessory dwelling units, like mother-in-law suites, allow seniors to age-in-place close to family.

6. Emphasize the importance of connectivity between land uses among all modes of movement (e.g., vehicles, walkways, bikeways). In particular, provide pedestrian connectivity throughout the City and to connect to different land uses.

7. Support a mix of uses in close proximity to foster shorter and fewer automobile trips and more non-auto mobility.

Goal: Promote land use patterns that conserve natural and historic resources.

1. Designate Open Space Protective Areas around major and minor creeks, tributaries, riparian (i.e., stream edge area) habitat, wetlands, slopes, and other sensitive environmental areas for conservation to the greatest extent possible.

2. Provide an interconnected, accessible open space system within the community.

3. Incorporate open space and outdoor recreation amenities in new residential and
mixed-use developments.

**Goal: Attract and retain diverse businesses that support a growing economy and provide employment opportunities.**

1. Promote the clustering of land uses that support the creation of a mixed use walkable district parallel to US 50 and SR 160.

2. Highlight the City’s existing infrastructure, highways, sewer and water service, and rail to attract business and light industry.

3. Encourage retail, commercial, and industrial land uses to take advantage of shared amenities such as parking, vehicle and pedestrian access, landscaping, tree canopy, and signage.

4. Actively involve the City in planning and design of any future transit service provided by the South Central Illinois Transit District, especially service to Shiloh/Scott AFB MetroLink or future MidAmerica MetroLink Stations.

5. Establish a City Economic Development groups or committees to market, attract and retain high quality residential developers, commercial, high tech, and industrial uses.

**Goal: Partner and support Scott AFB by encouraging partnerships for economic development, housing, and work force.**

1. Work with Scott Air Force Base (AFB) to ensure partnership in housing placement and mobility to and from Trenton.

2. Continue to work with Scott AFB and regional economic development entities to attract high-technology businesses and other development opportunities.

Economic Vitality

Trenton’s position in southwestern Illinois—coupled with its small town charm, proximity to St. Louis, and transportation network—provides many economic advantages. The following are some competitive advantages of Trenton:

- Proximity to St. Louis;
- Position along U.S. Route 50 and potential rail access;
- Strong sense of community and small-town feel;
- Quality of life: natural resources (e.g., Parks, Trenton Creek, surrounding agriculture, Carlyle Lake); community spirit and events; historic charm; and highly ranked school district; and
- Available land and adaptable buildings.

The strategies in this section of the Comprehensive Plan represent broad, long-term goals to sustain and grow Trenton’s economy to diversify and provide resilience to the community. Economic development plans, on the other hand, typically focus on shorter-term goals (e.g., five years) based on market analysis.

Top Priorities for Economic Vitality Element

- Identify, celebrate, enhance, and protect Trenton’s historic and cultural assets to promote awareness and sustain the character of the community.
- More art throughout the city, more special events and celebrations
- Strengthen all types of tourism, day-trippers and overnight visitorship.
- Retain and expand existing businesses and attract new high-quality businesses in Trenton using a variety of techniques.
- Support a diverse local economy with a variety of employment opportunities.
- Provide increased opportunities for the personal growth of current and potential Trenton residents through workforce development programs, a strong small business climate, business incubators, and the identification of potential future industry trends.
Economic Vitality Goals & Strategies

Goal: Retain and expand existing businesses and attract new businesses in Trenton using a variety of techniques.

1. Implement a marketing and branding campaign to create a unique identity and attract business and development.

2. Support and expand business retention programs in the community. These programs may be the responsibility of the Chamber of Commerce or other organizations.

3. Work with regional entities, such as Clinton County, and Chambers of Commerce, to develop business attraction packages that highlight potential properties in Trenton.

Goal: Support a diverse local economy with a variety of employment opportunities.

1. Encourage specialty retail and services in the downtown commercial/retail core, as well as larger businesses that can serve as anchors to the downtown area.

2. Strategically recruit technology and advanced manufacturing industries to Trenton’s existing flex spaces, vacant industrial and commercial areas, and industrial parks.

3. Work with regional and state entities to promote Trenton’s high quality of life, residential and business opportunities.

Goal: Provide increased opportunities for the personal growth of current and potential Trenton residents through workforce development programs, a strong small business climate, business incubators, and the identification of potential future industry trends.

1. Work with local industries and organizations, such as the Southern Central Illinois Growth Alliance, Southwestern Illinois College Workforce Development Center and Kaskaskia College Workforce Development Group, to identify the skills and training needed to retain and attract key industries to Trenton and Clinton County.

2. Encourage greater coordination between existing and future employment needs, educational curricula, and job training programs.
Goal: Strengthen tourism.

1. Continue membership in the Illinois South Tourism Bureau and other entities that promote tourism and visitorship.

2. Support development and revitalization of hotels, bed and breakfasts, and vacation rentals.

3. Enhance tourism support services including dining, specialty retail, art galleries, spa and wellness centers, recreation and leisure opportunities, and entertainment.

4. Encourage and maintain high-quality retail, event experiences, and entertainment activities that enhance tourism and attract visitors from nearby communities.

5. Promote agritourism opportunities such as vineyards, orchards, and ranches surrounding Trenton.

6. Promote Trenton’s Blue & Green Ribbon greenway system as a place for recreation and nature-based tourism.

Goal: Build Trenton’s reputation as a leader and destination in arts and creativity.

1. Increase promotions on Trenton’s vibrant arts and cultural programs.

2. Maximize the potential of art and cultural events for generating economic activity (i.e., have arts festival in downtown, so that customers may also visit local shops and restaurants).

3. Collaborate with local artists and cultural entities to strengthen and create additional downtown arts destinations through public art, public space improvements, collaborations, and promotion.

4. Expand space available for art exhibits, classes, performances, and other cultural activities.

5. Encourage creative placemaking to revitalize neighborhoods, engage members of the community, celebrate cultural heritage, and strengthen community character and atmosphere.

6. Integrate three-dimensional and two-dimensional art into public places, natural areas, civic buildings, infrastructure, and other community assets.
7. Encourage public art that celebrates Trenton’s past, present, and future.

8. Integrate public art at various scales into the built environment citywide (e.g., artistic bike racks, art showcased in vacant storefronts, painted crosswalks, murals).

9. Promote a creative community through education and exposure to the creative process.

10. Develop public art and cultural experiences to increase access to and awareness of the arts.

11. Work with local schools and youth organizations to build creative skills, internships, and experience the arts.

12. Promote a supportive environment and infrastructure for working artists.

**Goal: Identify and protect Trenton’s historic and cultural assets to promote awareness and sustain the character of the community.**

1. Provide a variety of incentives to enhance, preserve, and prevent loss of significant historical buildings and sites.

2. Mandate preservation, revitalization, adaptive reuse, and/or restoration of identified, significant historic buildings as alternatives to wholesale redevelopment.

3. Establish a Community Center in order to continue traditions, special events, and community celebrations.

4. Continue or revive unique celebrations of Trenton’s heritage and community.
Transportation & Infrastructure Element

Top Priorities for Transportation & Infrastructure Element

- Maintain traffic circulation and roadway safety.
- Improve regional connectivity to and through Trenton.
- Become a certified bicycle and pedestrian friendly community.
- Support public transportation systems.
- Protect and promote natural resources in the transportation system.
- Participate in sanitary sewer, stormwater, management, drinking water services, and erosion control efforts.
- Manage stormwater runoff and reduce health and safety impacts of flooding. Work with counties, regional planning authorities, and organizations to create a plan to reduce flooding, erosion, and pollutant levels in the watershed.
- Upgrade and maintain utility and sewer infrastructure to meet growing needs.
- Embrace and encourage 21st century technology and infrastructure.

Transportation

The goal of Trenton’s transportation system is to efficiently move people and goods throughout the community and connect to the regional transportation system. As the community continues to grow and evolve, infrastructure development and redevelopment will be a top priority. The creation of multi-modal transportation (i.e., options that accommodate pedestrians, bicyclists, people with disabilities and limited mobility, elderly, children, and transit users) in addition to automobiles will be equally important. The transportation element is intended to serve both existing and future land use development. Project prioritization included in this section will allow the City to invest in transportation efficiently to accommodate and promote growth.

Complete Streets

Accommodations for all street users—including pedestrians, bicyclists, and people with limited mobility—should be considered in every transportation project. Multi-use trails or sidewalks and bicycle facilities should be planned and implemented in each new development project and with the redevelopment of existing roadways. Connectivity to each subdivision and school is vital for resident access and use. Continue to connect multi-use trails with wetlands, greenspace, waterway corridor, and floodplain preservation.
Transportation Plan Map
Trenton should create a Bicycle and Pedestrian Master Plan to help guide the development of the pedestrian and bicycle system. The future trail and trailhead(s) should align and use the Blue & Green Ribbon Greenway as the primary connector. New trails and developments should provide logical connections to pedestrian and bicycle routes and neighborhoods, schools, and parks.

**Right-of-way Reservation**

The City should continue to record future street and trail rights-of-way plans with Clinton County. All rail lines should be investigated and in open communications with the rail operator as to current and future plans and opportunities that may arise for economic development, rail-banking, rail-to-trail, or rail-with-trail opportunities and partnerships.

**Green Infrastructure**

The City of Trenton recognizes the importance of the natural resources located in and around the city. It is important to preserve these natural areas as they are crucial to stormwater management, air and water quality, aesthetics, and quality of life. Natural features, such as Trenton Creek, should be embraced and promoted for recreational and economic value as the Blue & Green Ribbon Greenway.

**Transportation & Infrastructure Goals & Strategies**

**Goal: Improve traffic circulation and safety.**

1. Establish new roads that connect and continue the traditional street grid of Trenton to ensure character, connectivity, mobility, and traffic flow.
2. Reconnect old roads where possible to re-establish street grid.
3. Ensure all roads are designed to meet complete street standards.
4. Require new development to incorporate designated collector routes, neighborhood connectivity, bike trails/routes, and walkways into development plans.
5. Establish a priority system to upgrade existing collector streets to include horizontal curve corrections, pavement replacement, curbs, gutters, and sidewalks.
7. Require road diets to reduce and calm traffic.
8. Partner with IDOT and bicycle advocates to ensure ongoing safety measures and education.

9. Replace lights with LED lighting with shields to prevent light pollution.

**Goal: Manage stormwater runoff and reduce health and safety impacts of flooding in the City.**

1. Identify drainage system needs and make improvements where flood control problems exist.

2. Mitigate stream obstructions from natural causes, such as logjams and beaver dams. Restrict man-made stream obstructions to reduce flooding.

3. Continue regional conservation and flood control efforts watersheds and floodplains.

4. Locate critical facilities, such as infrastructure, outside of the 100-year floodplain.

5. Encourage conservation and preservation of the 100- and 500-year floodplain as natural drainage-ways, where possible.

6. Use green infrastructure (i.e., natural vegetation) to manage stormwater as well as to provide recreation, habitat, and aesthetic opportunities in the community.

**Goal: Ensure that new infrastructure systems can meet future demands of the City.**

1. Develop Strategic Plan for phased utility and infrastructure expansion.

2. Identify funding sources for improvements to and the extension of the sanitary sewer system.

3. Continue to work with all local utility suppliers to plan for growth and development opportunities and in areas of future expansion (i.e. the NW Quadrant).

4. Secure land for future public facilities such as rights-of-way, parks, libraries, community centers, administrative functions, police, and fire stations.

5. Conduct comprehensive analyses of long-term infrastructure replacement requirements and costs through Capital Improvement Planning (CIP).

6. Continue to require all new developments to have sanitary sewer service and stormwater management provisions that meet the city's priorities and goals.

7. Upgrade to increase broadband and any future advancement in cellular or internet services for residents, businesses, institutions, or high-tech commercial or offices.
8. Create a capital endowment/fund for maintenance and phased replacement.
9. Install wifi hot spots in Downtown or other public space where people gather.
10. Continue Analysis of water system and improvement plan.
11. Support smart technology and charging stations for cars, devices, etc.
12. Consider newer, efficient, and cleaner energy sources and provider.

**Goal: Participate in and cooperate with regional sanitary sewer, stormwater management, drinking water service, and erosion control efforts.**

1. Strictly enforce a stormwater management plan.
2. Implement green Infrastructure initiatives and best management practices.
3. Encourage and incentivize private property owners to use green infrastructure best management practices.
4. Develop an erosion and sediment control ordinance for the City and surrounding area within the planning boundary.
5. Create and maintain a GIS based record of all existing, planned and new utilities and infrastructure

**Goal: Improve regional connectivity.**

1. Work with regional partners to explore the expansion of principal arterial(s) to meet the needs of anticipated growth in these areas.
2. Continue to coordinate with neighboring communities to connect trails and bicycle routes to and through Trenton.

**Goal: Make the City more bicycle and pedestrian friendly.**

1. Adopt a Bicycle and Pedestrian Master Plan, which would outline a bikeway/walkway/trail system for the City. Work with regional partners and agencies to implement and connect to regional trail system.
2. Connect and unify neighborhoods with local and regional recreational activities as well as schools, shopping, and public facilities.
3. Emphasize pedestrian and bike accessibility in the funding and design of corridor planning and construction efforts.
4. Enforce high-quality street and sidewalk standards for any redevelopment or new development. Continue to follow best practices in design of sidewalks, accessibility, walkability, and bikeability.

5. Provide connectivity for any new development using 1/4 mile and 1/2 radius maps as guides for connectivity to parks, greenways, and trails.

6. Create an Americans with Disabilities Act (ADA) transition plan for upgrading built areas.

7. Adhere to Complete Street priorities, policies, and intentions.

**Goal: Create major pedestrian corridors along, Madison, Broadway, and Main Streets to connect all residents to the community’s “town center.”**

1. Create a major pedestrian corridors throughout the City.

2. Develop an attractive streetscape along proposed pedestrian corridors to connect different areas of the city.

3. Enhance the pedestrian realm along US 50 Bridge, SR 160, Broadway and Main Streets via sidewalks, lighting, and landscaping.

**Goal: Encourage a quality educational system that serves Trenton residents.**

1. Maintain a close relationship with Wesclin School District and Kaskaskia Community College, but also any private schools that serve residents.

2. Support activities proposed by various school districts that enhance their respective quality of education.

3. Plan for future expansion of school facilities, recreation, and amenities.

4. Prioritize safe routes to schools, parks and services.
Neighborhoods & Housing Element

Neighborhoods & Housing Top Priorities

- Provide safe, quality housing choices that are affordable and accessible to households of all ages and abilities.
- Invest in established neighborhoods.
- Maintain high standards of maintenance of existing housing stock.
- Prepare and plan for any future development.
- Consider establishing a Community Development Corporation.
- Establish architectural review process, development principles, and design guidelines.
- Foster a strong sense of community.
- Enable homeowners to remain in their neighborhood safely, comfortably, and affordably as they age.
- Collaborate with a wide range of community partners, from civic groups to corporations, to carry out neighborhood programs.

Trenton Housing Projections

Housing demand was projected based on a population projection model to forecast the following three scenarios. The most likely and favorable of these scenarios, being the second where Trenton continues to strive to attract families. The housing element will focus on goals and strategies to meet scenario two.

Methodology HeartLands Used

Three scenarios were forecasted to determine Housing demands based on projected populations. The guiding principles and the key factors of the vision were used as assumptions: retaining the small town feel, while attracting growth, young professionals and families, and retaining the multi-generational atmosphere.

Three scenarios were projected: Do Nothing, Attract Families to Trenton, and Focus on Young Professionals and Empty-nesters. In order to begin projecting the additional acreage needed for housing options, three scales were considered: Apartment/Condo/Townhome-style at a density of 25 units per acre, single family home under 3,000 square feet at 4-8 units per acre, and Single family homes over 3,000 square feet on large lots or estate-style homes at 1 to 5+ acre lots. This last category
can also be heritage or hobby farms/homesteads. We suggest also providing multiple smaller housing square foot options for infill into the Thriving (Existing) Neighborhoods or immediately adjacent to match the character and traditional neighborhood development pattern.

The methodology to construct the three scenarios was based on best practices. Housing demand was projected based on a population projection model using the age-sex cohort survival method to the year 2030 and 2040. The headship rate by age cohort was then used to project future housing demand in the year 2030 and 2040. (NOTE: projections do not consider demographic impacts of COVID19 and are less reliable past 2030).

**Trenton Housing Projections**

**Scenario 1:**

**Do Nothing**

In this scenario, the City of Trenton continues a slight population decline and makes no significant intervention to attract economic development or living amenities to the community. This scenario projects a slight decrease in population to approximately 2,500 people in 2030 and a further decline to 2,300 by 2040. A declining fertility rate, aging population, and out-migration of working-age people contribute to most of the population decline in this scenario.
Trenton Housing Projections continued

Scenario 2:
Attraction of More Families to Trenton

In this scenario, the City of Trenton makes marketing and economic development choices that are attractive to families. Examples include park system amenities, regional retail, easy access to job opportunities, and housing for middle-incomes.

This scenario projects an increase in population to more than 3,320 people by 2030 and a population of 4,000 by 2040. New job centers emerging on the US 50 corridor to the west of Trenton make this scenario a realistic path to consider.

Scenario 3:
Focus on Young Professionals and Empty-Nesters

In this scenario, the City of Trenton makes marketing and economic development choices that are attractive to primarily young professionals and empty-nesters. Examples include regional retail, easy access to job opportunities, and housing for both lower-incomes and higher incomes.

This scenario projects an increase in population to more than 2,855 people by 2030 and approximately 3,000 people by 2040. New job centers emerging on the US 50 corridor to the west of Trenton make this scenario a realistic path to consider.
### Trenton 2040 Housing Scenarios

<table>
<thead>
<tr>
<th>Character of Scenarios &amp; Population 2030/2040</th>
<th>Demand for housing by type in 2030</th>
<th>Demand for housing by type in 2040</th>
<th>New Housing Units needed</th>
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</thead>
<tbody>
<tr>
<td><strong>SCENARIO 1</strong> Do Nothing</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>The City continues a slight population decline and makes no significant intervention to attract economic development or living amenities. slight decrease in population to approximately 2,500 people in 2030 and a further decline to 2,300 by 2040.</td>
<td>337 apartment, condo, or townhome style units 365 small to mid size homes under 3,000 sf 70 larger single-family homes 3,000+ sf or large-lot estate-style homes.</td>
<td>288 apartment, condo, or townhome style units 320 small to mid size homes under 3,000 sf 55 larger single-family homes (3,000+ sf) or large-lot/ Estate-style homes.</td>
<td>Total existing within city limits: 1175 units now No new units needed in 2030 or 2040</td>
</tr>
<tr>
<td><strong>SCENARIO 2</strong> Attracting mostly Families, but also Young Professionals and Empty-Nesters</td>
<td>families to locate in the community. increase in population to more than 3,320 people by 2030 and a population of 4,000 by 2040.</td>
<td>470 apartment, condo, or townhome style units 535 small to mid size homes (under 3,000 square feet) 120 larger single-family homes (3,000+ sf) or large-lot/ estate style homes.</td>
<td>550 apartment, condo, or townhome style units 655 small to mid size homes (under 3,000 square feet) 150 larger single-family homes (3,000+ sf) or large-lot/ estate style homes.</td>
</tr>
<tr>
<td><strong>SCENARIO 3</strong> Young Professionals and Empty-Nesters</td>
<td>young professionals and empty-nesters increase in population to more than 2,855 people by 2030 and approx 3,000 people by 2040. New job centers emerging on the US-50 corridor</td>
<td>395 apartment, condo, or townhome style units 405 small to mid size homes under 3,000 square feet 70 larger single-family homes (3,000+ sf) or large-lot/ estate style homes.</td>
<td>410 apartment, condo, or townhome style units 430 small to mid size homes under 3,000 square feet 80 larger single-family homes (3,000+ sf) or large-lot/ estate style homes.</td>
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**Investing In Established Neighborhoods**

Housing and the local economy are closely tied. As local businesses and jobs grow, the population and housing demand will increase. For new businesses, the availability of quality housing often influences location decisions. The City of Trenton has a solid foundation to build upon and improve. The grid streets and diverse range of housing options (e.g., apartments to large single family detached homes) and styles (e.g., contemporary to historic architecture) create vibrant neighborhoods.

In order for Trenton to continue to be a desirable place to live, the city and its residents will need to continue to invest in its established neighborhoods and continue to enforce a high level of care, inspections, and code enforcement. This includes, high quality landlords and rentals. Well-maintained rental properties play a crucial role in attracting residents at a variety of life stages and often are a stepping stone to home ownership within a community.

**Future Development**

It is essential for a thriving community to have a variety of quality homes at all price points. To meet the needs of a population forecast of 4,000 residents in 2040, the City of Trenton will need to add approximately 180 new homes to the market over the next 20 years. For all future development, including subdivisions and infill, it is important to uphold design standards based on the Land Use Plan. New subdivisions should be attractive for young families and seniors, encourage a variety of lot sizes and housing types within the same development, and connect to the core of Trenton via trails and sidewalks.

**Neighborhood Programs**

Trenton is a tight-knit community, and residents take pride in their city. This strong sense of community can be leveraged using a variety of programs to help overcome some residents’ concerns, such as neglected homes and code violations. The development of a neighborhood association or neighborhood commission is a great way to keep track of changes and needs within the community that may go unseen by the administration. Neighborhood associations build community cooperation and allow residents to deal with potential problems, such as unmowed lawns or furniture in yards, amongst themselves before reporting to the city. These types of associations can also reduce the amount of time spent on code enforcement.
Aging In Place

Providing diverse housing options within a community enables people to live there throughout various stages of life. This is sometimes referred to as “aging in place.” Additionally, attracting residents at all life stages—young professionals, families, “empty nesters,” and seniors—can benefit economic growth in the city. Across the nation, the aging baby boomer generation will require an increased number of senior living accommodations, ranging from ADA accessible single-family homes, townhomes, multi-family apartments, and assisted living and nursing facilities. Addressing these housing needs should be carefully considered so that the city is not left with an overabundance of senior living facilities for smaller future generations.

At the same time nationwide, the millennial generation (of similar size to the baby boomers) is in the workforce, having children, and seeking affordable homes with an economical commute. Offering a variety of starter homes and apartments attracts the millennial generation and encourages job growth in the local area. One way to achieve a balance between providing housing for the two generations is small, ADA or universally accessible single-family homes.

These homes are attractive to seniors as well as young couples. In addition, offering accessory dwelling units (i.e., mother-in-law quarters or guest house) can also accommodate the growing trend of multi-generational housing. In this example, a senior family member can maintain independence but still live close enough to younger family members to support household and emotional needs.

Neighborhoods & Housing Goals & Strategies

Goal: Provide safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

1. Enable homeowners to remain in their neighborhood safely, comfortably, and affordably as they age.

2. Strengthen the ability of senior homeowners with limited resources to age-in-place through a range of housing options, including multi-family, accessory dwelling units, and senior-focused apartment living.

3. Promote and encourage development of new universally designed housing units (modified and accessible for seniors, disabled, and veterans).

4. Encourage a wide range of high-quality single-family residential developments.
5. Locate multi-family residential units in areas of mixed-use development, where many amenities can be found within walking distance, to attract young professionals, families, and retirees.

6. Maintain high standards of housing development through proactive enforcement of building and zoning codes.

**Goal: Empower homeowners to address issues with property maintenance, aesthetics, and code enforcement within their neighborhoods.**

1. Encourage formation of neighborhood associations in existing and new neighborhoods.

2. Assist residents in properly identifying and reporting code compliance issues.

3. Maintain high standards for maintenance of existing housing through use of an occupancy permit system and building codes.

**Goal: Invest in established neighborhoods.**

1. Promote infill development.

2. Places where neglected houses or businesses have been torn down are ideal for new development.

3. Offer to sell vacant lots to adjacent landowners for approved building/residence expansion that meets architectural standards. This offers landowners space for a to add on to their structure. It also decreases maintenance costs for the city.

4. Continue to improve walking and biking infrastructure and add and maintain greenspace, as these are crucial for desirable neighborhoods. See Parks and Open Space.

5. Establish cost sharing between the city and landowner to replace deteriorated sidewalks, fill gaps, and expand the system while reducing costs.

6. Work with Clinton County and other entities in the region to offer Property Maintenance and Reinvestment Programs in Trenton. Examples include:

   - Home Maintenance Boot Camp. This program could include one class (or a series of classes) to teach basic home maintenance skills, as well as more advanced home improvement training. It could incorporate an education program on the responsibilities and maintenance obligations of renters and landlords. Beyond home repair education, it could also include education on
healthy and environmentally friendly cleaning strategies and products to keep homeowners and tenants healthy.

- **Minor Home Repair Small Grants.** Partner with the other organizations, such as Habitat for Humanity, to provide a small grant program for minor home repairs (e.g., appliance repair, gutter cleaning, plumbing or carpentry repair, brush clearing, lot maintenance, and paint touch ups).

- **Block Challenge Grant.** To stimulate homeowner reinvestment, owners in selected areas who are willing to invest their own money in exterior upgrades can receive matching grant assistance. To make this program effective, several homes on the same block need to participate—a minimum of five—and the project should be a 1:1 or 1:2 match. This program could be funded with the Community Development Block Grant (CDBG), a long-running Department of Housing and Urban Development program, or funding from local foundations and corporations.

**Goal: Maintain high standards of maintenance of existing housing.**

1. Continue proactive enforcement of building and zoning codes and use of an occupancy permit system and building codes.

2. It is recommended that the city have a staff person dedicated to code enforcement.

3. Promote high-quality rental properties.

4. Establish Good Landlord Incentive Programs.

5. Develop form-based codes, design standards and guidelines, and development principles for new construction and renovation of existing structures.

6. Establish architectural review with a licensed architect.

7. Consider developing a town plan or urban design plan.

8. Develop Focus Area Plans to establish distinct housing types for particular areas and character.

**Goal: Prepare and plan for any future development.**

1. Encourage the annexation of land around the city to bring those homes into the various systems and services that the city provides.
2. Identify areas outside of the Trenton boundary where homes can be brought under the same codes and taxing bodies as the city.

3. Work with Clinton County to incorporate immediately adjacent land into Trenton for residential and open space uses.

4. Create standards for new development for each desired density as outlined in the Land Use Plan.

5. Buffer major changes in land use, such as residential next to light industry, with strips of trees and vegetation to reduce noise and improve aesthetics.

6. Require any new subdivision developments to build sidewalks and trails to connect residents to the core of Trenton.

**Goal: Enable homeowners to remain in their neighborhood safely, comfortably, and affordably as they age.**

1. Strengthen the ability of senior homeowners with limited resources to age-in-place through a range of housing options including multi-family, accessory dwelling units, and senior-focused apartment living.

2. Promote and encourage development of new universally designed housing units (modified and accessible for seniors, disabled, and veterans).

**Goal: Foster a strong sense of community**

1. Identify districts within the community.

2. Encourage the formation of neighborhood associations or a city neighborhood commission.

3. Empower homeowners to address issues with property maintenance, neighborhood aesthetics, and code enforcement within their neighborhoods.

4. Work with churches and faith based organizations to assist with neighborhood pride building and social issues.

5. These groups can help identify issues in the neighborhood and provide programs and services to address them.

6. Bring church and group leaders together for a monthly meeting with a city representative, perhaps a breakfast meeting with donuts and coffee, so that leaders may network and provide collaborative solutions that will benefit the entire community.
7. Neighborhood branding and placemaking.

8. If they wish, allow each neighborhood group to brand and market itself to potential new residents. Neighborhood entry signs are one example.

9. Groups may also take on neighborhood beautification projects, such as a garden or landscaping.

**Goal:** Collaborate with a wide range of community partners, from civic groups to corporations, to carry out neighborhood programs.

1. Establish or invite organizations to assist in the needs of Trenton residents.

2. Establish a collaborative partnership to work together on the goals and strategies outlined in this plan.

3. Develop a diverse group of partners actively working to improve different aspects of quality of life.

4. Increase the potential for receiving funding from public and private sources, as well as greater ability to leverage resources by developing long-term collaborations.

5. Invigorate or initiate new chapters and alliances with groups.
   - Chamber of Commerce
   - Service Organizations
   - Faith-based Organizations
   - Hobbyists
   - Neighborhood Groups - formal and informal
   - Parent Teacher Organizations
   - Alumni
   - Corporate volunteers
   - Sports Teams
   - Scouts - Boys & Girls
   - First Responders
   - Professional Organizations
   - Fraternal & Sorority Organizations
Downtown Element

Downtown Top Priorities

- Encourage a diverse, thriving downtown economy.
- Identify, celebrate and enhance protect Trenton’s historic and cultural assets to promote awareness and sustain the character of the community.
- Create and promote a vibrant and active downtown public realm.
- Provide incentive programs to support downtown businesses.
- Promote an inclusive, innovative, and imaginative community approach to reinvesting in downtown.
- Encourage businesses to have an online presence.
- Encourage downtown residential uses.

Downtown Goals & Strategies

Goal: Encourage a diverse, thriving downtown economy.
1. Encourage reinvestment within downtown Trenton.
2. Establish a façade improvement grant program.
3. Encourage planting and maintenance of street trees along primary corridors. Select species to comply and be compatible with overhead utility wires.
4. Discourage absentee landlords.
5. Reward or celebrate good landlords and tenants/property owners.
6. Review tax incentives and abatement programs that would encourage appropriate reinvestment.
7. Continue use of various financing mechanisms, such as a Tax Increment Financing (TIF) District, to support capital investments in infrastructure for downtown redevelopment.

Goal: Encourage a vibrant mix of businesses.
1. Partner with the Chamber of Commerce, and other community organizations, and local business owners on business attraction and retention strategies.
2. Develop programs for small business expansion and start-ups. For example, offer workshops on appropriate store hours, creative window displays, and business/marketing plan development. Offer market-rate space for creative or tech
industries (e.g., artists, coding), or start seed-grants or start up competitions/angel investment with potential investors.

3. Encourage unique and strong businesses/uses in buildings with community significance, unique character, or historical value.

4. Draft a downtown economic plan that identifies target industry clusters.

5. Connect businesses to the creative community (e.g., help restaurants connect with bands/music performers).

**Goal: Reduce vacancies.**


2. Create a database of available properties.

3. Cross promote available properties on Chamber of Commerce and city resources.

4. Create a downtown directory for vacant, for sale, and for rent properties.

5. Work with local artists to install art in vacant storefronts.

6. Encourage adaptive reuse of buildings as ownership/tenants change.

**Goal: Encourage a variety of housing options in downtown: live/work/mixed use (e.g., residential above commercial), townhomes, fourplexes, row houses, senior sensitive, and medium density homes.**

1. Revise the zoning ordinance to allow for a variety of housing options.

2. Create a downtown zoning district that allows for mixed-use development.

3. Review and possibly reduce parking requirements for housing to encourage more residential uses.

4. Explore USDA Rural Development revolving loan funds for residential projects.

**Goal: Celebrate and enhance the historic character of downtown Trenton.**

1. Recognize downtown’s important architectural resources and establish programs to preserve and enhance them.

2. Create a historic resource inventory.

3. Develop a flexible variance program and cost-share for restoring, renovating, or rehabilitating historic structures.
4. Create interpretive walking trails to historic resources.

**Goal: Encourage new development to meet high standards of site and building design that are compatible with the community’s historic character, such as parking in rear, large storefront windows, and brick façade materials.**

1. Develop design and architectural guidelines for downtown development. Design guidelines should include sign standards, setback, building transparency, landscape features, fencing, structures, façades, and basic form-based development. Future façades improvement program grants should require adherence to the guidelines.

2. Connect property owners and developers to federal and state historic tax credit for rehabilitation of historic properties.

3. Screen parking areas with public art, landscaping, or vertical screen. Meet design guidelines for all structures.

**Goal: Offer ways for Trenton residents and visitors to explore the city’s history.**

1. Develop a wayfinding and cultural resources interpretive plan.

2. Create a walking tour and online version.

3. Establish an art walk

4. Include history in the Pedestrian and Bicycle Master Plan and the Blue & Green Ribbon Greenway

**Goal: Promote a vibrant and active downtown public realm.**

1. Continue to coordinate a year-round schedule of events, festivals, and art/performances that celebrate the community and attract visitors downtown.

2. Encourage new festivals and pop-up events in parks and along Main Street.

3. Encourage youth-oriented, family-oriented, and senior-oriented events, businesses, and programs throughout the week and seasons.

4. Strategically coordinate civic and cultural events to attract residents and visitors to various portions of downtown at different times of the year.

5. Encourage public art integrated into new downtown development and rehabilitation projects to create an iconic street environment.

6. Consider high quality pop-up events. Encourage local foods, farmers, vendors and artists to participate.

7. Allow food trucks and street vendors with a city permit.

8. Install public art. Develop Public art policy. Encourage large wall art and murals.
9. Encourage visitation through social media and selfie-tourism day tripping.

**Goal: Provide Complete Streets—safe access and circulation for all modes of transportation.**

1. Maintain and strengthen a comprehensive pedestrian network to, from, and throughout downtown.
2. As part of an overall Capital Improvement Plan for the city, identify and prioritize issues with pedestrian accessibility and connectivity to and within downtown.
3. Better manage parking capacity and access throughout downtown, especially as new development occurs.
4. Create consistent signs that designate public parking areas.
5. Create a public parking map for visitors downtown.
6. Prioritize public right-of-way improvements to meet ADA requirements.

**Goal: Interconnect surrounding neighborhoods with downtown. The downtown street network should prioritize pedestrian circulation and accommodate automobiles, bicycles, and transit.**

1. Develop an open space, trails, pedestrian, and bicycle plan.
2. Enhance mobility between downtown and surrounding neighborhoods, communities, and other assets, such as other commercial centers, major bikeways, and trails for all modes of travel.
3. Connect downtown through bike/pedestrian access to the Blue & Green Ribbon.
4. Use Rail-to-Trail or Rail-withTrail Programs to develop a trail connecting Trenton to neighboring towns.

**Goal: Enhance the public realm through green space, streetscaping, and gateways for the primary corridors.**

1. Develop a cohesive design plan for downtown and adjacent neighborhoods.
2. Develop an Urban Design Plan for downtown, including streetscapes and gateway design.
3. Create iconic streetscapes along primary corridors: Broadway and Main streets.
4. Recreate historic streetscape elements such as the retractable awnings, banners, and light standards.
5. Develop a sign ordinance for the downtown area. The ordinance should encourage painted murals and creative sign styles that fit well with the community's historic character (e.g., blade, vertical, and lit signs).

6. Create gateways to the city at each end of Broadway Street. Gateways could be simple landscape features, welcome signs or monuments, or large, dramatic entry features.

7. Encourage new development to include plazas, arcades, linkages, and mid-block connections where possible.

8. Review and develop landscape guidelines for corridors and gateways.

9. Review, repair, replace, and maintain existing pedestrian and street lighting.

10. Design and construct a downtown streetscape with new pedestrian and streetscale new lighting.

11. Develop branding and regulatory, wayfinding, and interpretive signage.

12. Set benches, sidewalk seating, trash receptacles, bike racks, and other amenities throughout Downtown and the City.

Goal: Promote an inclusive, innovative, and imaginative community approach to revitalizing downtown.

1. Work with community organizations to tackle transformative projects in downtown Trenton. Provide leadership and help create programs and administrative changes that will revitalize downtown.

2. Grow a downtown beautification program.

3. Encourage volunteer working days to remove trash, debris, and graffiti.

4. Place heavy, hard to move planting pots or planting beds along Broadway. A committee should be dedicated to maintaining those planters year-round.

5. Strengthen the community’s connection to local artists

6. Engage with local artists to help create wayfinding, streetscaping, and placemaking plans.

7. Host regular artisan events promoting local and regional music, art, and culture.

8. Seek out creative placemaking grants from the National Endowment for the Arts,
Delta Regional Authority, and Artplace America.

**Goal: Support and strengthen code enforcement in downtown.**

1. Work with economic development organizations, local community groups, and business owners to address code compliance issues within downtown.

2. Review and update all building codes for health, life safety, and aesthetic appearance. Allow variances for restoration, building rehab, and reuse.
Parks, Open Space, & Natural Resources Element

Parks, Open Space, & Natural Resources Top Priorities

- Provide a high-quality, diversified park and open space system that serves all ages, interests, and abilities.
- Provide a connected and accessible system of multi-use trails and greenways to link parks, open space, public facilities, neighborhoods, and business nodes.
- Plant resilient, native landscapes that increase biodiversity and demonstrate conservation best practices.
- Create effective and efficient methods for acquiring, developing, operating, and maintaining facilities and programs that appropriately distribute and promote stewardship.
- Develop partnerships to promote healthy and active living.
- Create a Nature Trail and Garden at Park.
- Expand the Nature Preserve.

Why Parks and Open Space are Important

Recreation is an important part of what residents expect from their community. Youth activities and programs are essential for current and future growth. For many young adults, access to outdoor recreation opportunities plays a big role in deciding where to live and raise a family. A variety of options for recreation and exercise can also increase the overall health of the community. The addition of biking and walking trails to connect parks and open spaces as well as neighborhoods and downtown Trenton would be an immense asset to the community. Strategies should be implemented to ensure that existing parks and resources are cared for and future parks and open space are considered as the City continues to grow.

As the population increases, parks and open space should be acquired to meet community needs and to accommodate appropriate levels of service and scale, including: mini parks, nodal parks, neighborhood parks, community parks, recreational facilities, and access to trails and greenways. As growth and development occurs or density increases in particular areas, the location and type of park most appropriate for the park system and its residents should be reviewed.
Best Practices for Recommendations

Needs Assessment Methodology

While there is not a static industry standard on the topic of open space allowances, those most widely accepted by local governments come from the National Recreation and Park Association (NRPA). Within the NRPA guidelines are recommendations for a broad cross-section of recreational spaces—from neighborhood parks to nature preserves. While the NRPA stopped updating the benchmarks in 2009, the principles they outlined are still applicable for many communities. Locally, cities and municipalities should account for three distinct types of recreational space: mini parks, neighborhood parks/recreation, and community parks. Regional open space includes both municipal-scale parks and natural reserve or preservation areas. Each category, and its correlating recommendation, is detailed below:

Mini Parks/Pocket Parks Recommendation: 0.25 to 0.5 acre per 1,000 residents
Sometimes referred to as “tot-lots,” these local facilities are utilized primarily by parents and young children. While they are typically small in size, sustainable communities emphasize their placement and frequency within residential neighborhoods easily accessed on foot by families.

Neighborhood Parks/Recreation Recommendation: 1 to 2 acres per 1,000 residents
Recently, highly populated areas have trended toward the consolidation of programmed recreational areas (e.g., soccer or baseball field complexes). This open space typology suggests that communities are best served by more sporadic, programmed open space. For example, sports fields throughout various neighborhoods tend to result in healthier and happier children than destination complexes placed beyond pedestrian access. This typology also includes playgrounds and active recreation spaces (e.g., skate parks, sports fields) used by older children and young adults.

Community Parks Recommendation: 5 to 8 acres per 1,000 residents
Community parks are areas with diverse environmental qualities that can include both active and passive recreational uses. While portions of these areas may be loosely programmed, there are often larger, more natural green spaces, pasture, or water features for passive recreational activities.

Regional Parks Recommendation: 5 to 10 acres per 1,000 residents
These areas are typically selected for their natural or ornamental beauty and are capable of hosting large-scale recreational activities such as hiking or boating. While not necessarily designated as such, natural reserves (see below) can sometimes be used in this manner if use is strictly governed.
Natural Reserve Recommendation: varies per community
Lands that contain valuable natural resources or greenbelt corridors and are preserved because of their ecological uniqueness or aesthetic beauty are considered a natural reserve. Ideally, lands protected within these areas should be large, contiguous blocks that may include a mixture of agricultural, waterways (e.g., streams, creeks, lakes), wetlands, steep topography (i.e., bluffs), prairie, bottomlands, and tree canopy/forests. Recreation in these areas is typically limited to passive use. Not every community has access to such an amenity.

Population Projection & Recommendation Table
The table below illustrates minimum and optimal park space recommendations by park category, current population, projected population for 2030, and projected population for 2040. These ratios should be treated as general guidelines and indexed against the specific trends and values of the community.

<table>
<thead>
<tr>
<th>Park Category</th>
<th>Recommended Ratio (NRPA)</th>
<th>Existing Park Acreage</th>
<th>Current Population +/- 2,715</th>
<th>Projected 2030 Population 3,320</th>
<th>Projected 2040 Population 4,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mini-Park/Pocket Park</td>
<td>0.25 to 0.5 acre per 1,000 residents</td>
<td>0.25</td>
<td>0.7 - 1.4</td>
<td>0.8 - 1.7</td>
<td>1 - 2</td>
</tr>
<tr>
<td>Neighborhood Park/Recreation</td>
<td>1 to 2 acres per 1,000 residents</td>
<td></td>
<td>2.7 - 5.4</td>
<td>3.3 - 6.6</td>
<td>4 - 8</td>
</tr>
<tr>
<td>Community Park</td>
<td>5 to 8 acres per 1,000 residents</td>
<td>23</td>
<td>13.6 - 21.72</td>
<td>16.6 - 26.6</td>
<td>4 - 8</td>
</tr>
<tr>
<td>Regional Park</td>
<td>5 to 10 acres per 1,000 residents</td>
<td></td>
<td>13.6 - 27.15</td>
<td>16.6 - 33.2</td>
<td>20 - 32</td>
</tr>
<tr>
<td>Natural Reserve</td>
<td>Varies by community</td>
<td>6.5</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Total Park Acreage Range</td>
<td></td>
<td>29.75</td>
<td>30.6 - 55.7</td>
<td>37.3 - 68.1</td>
<td>45 - 82</td>
</tr>
</tbody>
</table>
Recommendations

Parks

The 2040 projections for a population of 4,000 people recommend a minimum of 45 acres and an optimum of 82 acres of recreational space. Currently, the city of Trenton has 29.75 acres of Parks and Nature Preserves. Community Park comprises most of this park space with 23 acres. Any new park acreage should be added in areas that best serve the population trends and needs. It can include recreation connections (i.e., trail right of way) and mini/pocket parks.

Parks should be evenly distributed so that all residents have access within a 10-minute walk from home. Because of Trenton’s compact, efficient layout and even dispersal of parks, most residents are already within walking distance. However, some of Trenton’s neighborhoods are substantially short of small-scale usable and convenient recreation and open space, such as playgrounds and pocket parks. As the population grows, these numbers should be reevaluated and park space acquired to meet residents’ needs.

Acquired space should include mini parks, nodal parks, neighborhood parks, community parks, recreational facilities, and access to trails and greenways. See Park Access Map below, areas in red and orange identify where people do no have a park within a 10-minute walk. Consider these areas for future park improvements and connections. As growth and new development occurs farther from the town center, or densifies in particular areas, the location and type of park most appropriate for the area should be reviewed.

Park Access Map
Recreational amenities and open space are key in the ongoing growth and development of the city as a whole. Existing parks should connect to other parks, civic centers, and educational facilities in a safe manner. An overall city-wide parks system should be established through bike paths, trails, and tree-lined sidewalks, and should serve as necessary stormwater infrastructure for the city. Amenities in future planned parks and open space should cater to the needs of the residents that live nearby. More detailed studies are needed for exact design details and locations.

**Trails & Greenways**

Trails are an important part of any city. In a well-designed community, homes, parks, stores, and schools are connected by safe walking and biking routes. Such routes give residents a chance to enjoy the outdoors and provide an improved quality of life. Routes for walking and biking also give residents without motorized transportation an option to reach their destination safely.

Greenway corridors can also be used to connect residents to trails and the existing park system. The proposed greenways along waterways are the most valuable for conservation purposes, but may also be used for unique passive recreational opportunities. To assist in conservation of these areas, greenway corridors can be protected or restored under public or private ownership. Creating greenways can reduce the need for traditional parks on land suitable for development while providing multiple ecological and recreational benefits on land that is poorly suited to development (e.g., floodplains).

In the case of the Blue & Green Ribbon Greenway, much of the outline follows the 100-year flood zone. Greenways are significant not only for their aesthetic and recreational value, but also for their ability to reduce stormwater runoff. The proposed greenways should be complemented by a minor greenway network. These narrower corridors along culverts, roadways, and trails have lesser value for habitat but will connect people to nature, provide recreational opportunities, stormwater percolation, and beautification opportunities.

The Blue and Green Ribbon greenway surrounds the city by using other existing rights of way and natural area linkages in addition to the Trenton Creek flood zone. Rails-to-Trail or Rail-with-trail can provide an east-west link through town and to adjacent communities. Roadways, new and old, as well as small tributaries and forested connections completes the loop.

**Landscape & Tree Canopy**

This plan strongly recommends increasing the city’s tree canopy through urban forestry, as well as increasing city-wide biodiversity and ecological corridors using native plants. Communities are losing urban trees at an alarming rate. Increasing
urban tree canopy and improving the street-level appearance of the community, also known as streetscapes, can have additional benefits beyond beautification. Street trees, which are already prevalent in many neighborhoods, can benefit the City and homeowners. According to the Arbor Day Foundation, trees cut energy consumption by up to 25 percent, and therefore reduce homeowner utility expenses. Properly placed trees can increase property values from seven to 20 percent. Additionally, buildings with wooded lawns rent more quickly and tenants tend to stay longer.

From a municipal government standpoint, trees can reduce energy costs for the City and are crucial for stormwater management and erosion control. One native, deciduous tree can absorb over 40,000 gallons of water per year, carrying the water deep into the ground and removing pollutants along the way. Along stream banks or steep slopes, trees’ complex root systems hold soil in place, reducing erosion and flooding and improving water quality and habitat.2

Incorporating native plants in public landscaping areas, streets, and parks promotes biodiversity, is beneficial for native pollinators, and reduces the cost of maintenance over time. Once established, native plants have deeper root systems, requiring less watering and making them more drought and heat tolerant. Similar to trees, these deep roots can also help mitigate the effects of stormwater.

In addition, this plan recommends that all streams are buffered by at least 15 feet on each side. Protecting the small tributaries will help maintain water quality and promote habitat corridors. Protecting the areas as recommended will offer excellent ecological value, stormwater management benefits, and recreational opportunities.

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**RAIL-TO-TRAIL: OPTIONS**

**What Is a Rail-Trail?**

Rail-trails are multipurpose public paths created from former railroad corridors. These paths are flat or gently sloping, making them easily accessible and a great way to enjoy the outdoors. Rail-trails are ideal for many types of activities—depending on the rules established by the local community—including walking, bicycling, wheelchair use, inline skating, cross-country skiing and horseback riding.

**What Is a Rail-with-Trail?**

A rail-with-trail is a public pathway that runs parallel to an active rail line. As of 2021, there are more than 399 rails-with-trails in the United States.

The relationship between the trail and the rail varies depending on the community, and rails-with-trails operate under a wide variety of conditions. The rail and trail share an easement and are sometimes separated by extensive fencing. Some trails are adjacent to high-speed, high-frequency trains while others run alongside tourist railroads and slow-moving excursion trains. Rails-with-trails can also provide a unique opportunity for connecting non-motorized transportation with public transportation, such as when a trail leads to a train station.

**What Is Railbanking?**

Railbanking, enacted in 1983, is a provision of the original National Trails System Act of 1968. It is a voluntary agreement between a railroad company and a trail agency, which enables the agency to use an out-of-service rail corridor as a trail until a railroad might need the corridor again for rail service. Because a railbanked corridor is not considered abandoned, it can be sold, leased or donated to a trail manager without reverting to adjacent landowners.

Railbanking has been responsible for preserving thousands of miles of rail corridors across the country. To date, more than 350 rail corridors (43 states plus D.C.) have been railbanked, with more than 160 trails open partially or fully on railbanked corridors.

*As noted by the Rails-to-Trails website*
Parks, Open Space, & Natural Resources Goals & Strategies

Goal: Establish a Park Board or Committee under the auspices of the City Council for the purpose of planning, implementing, and stewarding parks and recreation facilities.

1. Investigate innovative, available methods for the financing of maintenance and operating needs in order to reduce costs, retain financial flexibility, match user benefits and interests, and increase facility services.

2. Forge new and innovative partnerships with agencies and community organizations to support land acquisition and park development projects to leverage funding opportunities, including grants, sponsors, donations, in-kind, trade, lease, and community partnerships.

Goal: Provide high-quality park, open space, and recreation opportunities in sufficient quantity and variety to effectively serve the future needs of all age groups and abilities.

1. Develop a Comprehensive Parks, Open Space, and Trails Plan, including a gap analysis of all existing parks, amenities, recreational facilities, and programming.

2. Develop new active and passive parks of various scales, providing direct connections to existing neighborhoods. Prioritize neighborhoods most in need or deficient in quality green/park space.

3. Raise dedicated funds for expansion of specialty park features, such as a splash pad, dog park, or all-inclusive playground.

4. Encourage stewardship and volunteer programs that identify tasks, provide supervision, support and recognition to participants, and continue adopt-a-use groups to help maintain or develop specific facilities.

5. Where appropriate, initiate joint planning and operating programs with other public and private agencies to provide facilities for special activities that serve local residents and attract visitors from the region or state (e.g., soccer and baseball league tournaments).

Goal: Develop a connected and accessible system of multi-use trails and greenways to link parks, open space, schools, recreational facilities, neighborhoods, businesses, and areas of future growth.

1. Develop a comprehensive system of trails and greenway corridors plan. Include an ADA transition plan for making existing sidewalk and crosswalks accessible for all uses.
2. Develop the Blue and Green Ribbon Greenway with trail and recreational opportunities connecting residents while providing recreational opportunities and stormwater relief.

3. Develop a greenspace, wetland, and waterway corridor plan and promote the interconnection of area parks and natural resources.

4. Develop and implement a wayfinding (directional) and interpretive sign plan and materials for the entire parks and trails system, especially along designated routes linking destinations, neighborhoods, recreational facilities, and schools.

5. Require any new development adjacent to the trail system to provide safe connections to the trail system and encourage installment of amenities for trail users.

6. Provide safe on-street connections and crossings where necessary to connect pedestrians and bicyclists to neighborhoods, downtown, schools, services, and the trail and greenway system.

7. Use the rail-to-trail concept (i.e., former railroads converted to trails) to develop greenways and trail corridors within the city limits.

8. Support programs (e.g., schools, faith-based institutions, assisted living) that may provide transportation to and from parks and recreational facilities for those without access to transportation.

9. Include the following as greenway corridor components: rivers, streams, levees, ditches/canals, new and existing rights-of-way for railroads or utility lines, trails, paths, scenic roads, sidewalks, arterials, and boulevards.

10. Consider multiple low-impact recreational use of forests, bottomlands, and greenways including walking, hiking, picnicking, and compatible activities.

11. Provide trail connectors and resources that have regional significance and provide multiple uses for residents: trail heads, public art, interpretation, passive recreation, and landscaping.

12. Begin the implementation of walking, hiking, and biking trails throughout the city: new greenways, floodplain trails, old rail corridors, streams/creeks, around existing park perimeters, through neighborhoods, connecting schools to parks, and interpretive/cultural/historic/remembrance trails.
Goal: Create effective and efficient methods for acquiring, developing, operating, and maintaining park and recreation facilities and programs.

1. Encourage innovative programming opportunities through partnerships.

2. Continue joint planning and operating programs with other public agencies, civic partners, and private organizations to provide facilities for special activities that serve local residents and attract visitors from the region or state (e.g., soccer and baseball league tournaments).

3. Work with school districts, faith-based instructions, leagues, and local civic organizations on the joint-use and development of parks facilities suitable for a variety of age groups to minimize duplication of costs.

4. Encourage public/private partnerships in the development and stewardship of new parks and open space.

5. Review development ordinances that require dedication of land to parks, sidewalks, and trails, or fee-in-lieu of dedication to be used for land acquisition of high-quality parcels for open space.

6. Require any new development to provide safe connections to the trail system and encourage installment of amenities for trail users.

7. Continue to enforce subdivision and development ordinances that require dedication of land to parks and trails or fee-in-lieu of dedication to be used for land acquisition.

8. Include design standards for high-quality streetscape, landscaping, and pedestrian amenities in development ordinances.

9. Encourage greater public participation in the preservation of park and open space lands.

10. Investigate innovative methods for the financing of maintenance and operating needs in order to reduce costs, retain financial flexibility, match user benefits and interests, and increase facility services.

11. Where advantageous, undertake alternative land leases, rental or sustainable resource management practices that could generate revenues for future operation, maintenance, and development of natural resource areas.

12. Encourage and cooperate with federal and state agencies, local units of government, and community organizations in financing, management, and acquisition of recreation and natural resources as appropriate.
Goal: Plant resilient, native landscapes that increase biodiversity and demonstrate conservation best practices while also creating beautiful public spaces and streets for all.

1. Design and develop pedestrian streetscapes that are sustainable, accessible, safe, and easy to maintain to enhance the overall sense of place and improve resident and visitor experience.

2. Include streetscape, landscaping, and pedestrian amenities as appropriate in future planning efforts for arterial streets, new mixed-use developments, and reworking of subdivision and development ordinances.

3. Include local and native plant palette in landscaping choices to reduce maintenance costs while reflecting an authentic sense of the local natural environment.

4. Incorporate accessibility as a requirement in future development ordinances and redevelopment plans.

5. Encourage and expand native plantings, urban forestry, and biodiversity.

6. Designate certain streets as green boulevards, neighborhood greenways and urban forest corridors where trees, rain gardens, and native landscape are incorporated and maintained with help from residents and neighborhood associations.

7. Encourage the use of native plants to reduce maintenance costs and control stormwater while increasing biodiversity and showcasing native plants of southern Illinois.

8. Conduct a tree inventory for all parks and public open space to gauge the health, hazard, and longevity of trees. Then develop a reforestation plan for ecological connectivity among forests and other habitat patches fragmentation. Consider an Emerald Ash Borer mitigation plan.

9. Investigate and meet criteria to become a designated Tree City USA.

10. Provide space in the parks system or vacant city-owned parcels for permanent or temporary use as community gardens, propagation areas, pollinator gardens, or rain gardens where appropriate.

11. Encourage Stewardship.

12. Work with partners, community organizations, other communities, and civic groups (e.g., Master Naturalists, Wild Ones) to increase the propagation and use of native plants and trees in parks and public open spaces.
13. Engage local non-profit and neighborhood resources to provide for neighborhood-level beautification activities and programs.

14. Conserve, protect, and restore natural areas.

15. Encourage conservation easements on property adjacent to parks, streams, trails, natural areas.

16. Provide conservation and active management of forests and open space that includes removal of invasive species, selective timber harvest, and provision of limited, passive recreation uses that are compatible with timber management objectives.

17. Encourage conservation and increase the publicly-owned acreage of forests, tree canopy, and wooded lots. Adopt a reforestation program to ensure the propagation and sustainability of native bottomland and upland forest species.
Parks, Greenways and Open Space
Appendices-Separate Document

Appendix I – Trenton 2040 Comprehensive Plan Public Survey Summary

Appendix II – Retail Strategies Recruitment Report Excerpts

Appendix III – American Community Survey 5-year Narrative Profile Demographics
Trenton 2040 Comprehensive Plan

Public Survey Summary
DRAFT - January 2021

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SURVEYS SUBMITTED ONLINE & PAPER
COLLECTED: 11/23/2021 TO 12/31/2021
What do you like most about living in Trenton?

Answers grouped by category:
1. Small Town Atmosphere - 65
2. Friendly People - 22
3. Safe, Private, Quiet - 21
4. Great business, schools, and location - 13

What do you like least about living in Trenton?

Answers grouped by category:
1. Political issues & gossip - 24
2. Lack of economic development - 23
3. Too few activities & events - 16
4. Aging infrastructure in need of repair - 15
5. Limited dining options - 12
6. Unfriendly to newcomers - 10
If I were to describe Trenton to a person who has never been here, I would brag about the following qualities:

- Small town atmosphere
- Trenton Community Park
- Rural setting
- Local small business and restaurants
- Neighborhoods
- Agriculture
- Sports
- Community events
- Northland Nature Preserve
- Community Volunteerism
- Downtown area
- Civic Organizations
- Summer Concerts
- Historic Buildings and Landmarks
- Tourism destination

How would you rate the following aspects of life in Trenton:

- Trenton as a place to raise children
- Trenton as a place to live
- Schools & Education opportunities
- Ease of car travel in and to Trenton
- Ease of walking in Trenton
- Sense of community
- Traffic flow on major streets
- Overall image or reputation of Trenton
- Overall appearance of the community
- Trenton as a place to retire
- Ease of bicycle travel in Trenton
- Availability of quality child care
- Availability of affordable housing
- Variety of housing options
- Recreation and wellness opportunities
- Quality of new development
- Availability of quality medical care
- Community concerts and activities
- Access to fresh food options
- Employment opportunities
For this question respondents were asked to check all that apply. When asked what the single most important reason was, the top 3 choices were:

1. Family and friends here - 37%
2. Lived here my whole life - 16%
3. Safety of community - 12%
Please share your view on the speed of growth in Trenton over the past 5 years:

![Chart showing responses to speed of growth questions.]

- Number of children and teens: 14% Much too slow, 82% Slow, 3% About right, 1% Fast, 1% Much too fast.
- Number of working-age adults: 13% Much too slow, 84% Slow, 1% About right, 1% Fast, 1% Much too fast.
- Number of young families: 2% Much too slow, 23% Slow, 70% About right, 1% Fast, 1% Much too fast.
- Residential Housing Growth: 10% Much too slow, 31% Slow, 53% About right, 4% Fast, 1% Much too fast.
- Population growth: 11% Much too slow, 31% Slow, 52% About right, 5% Fast, 1% Much too fast.
- Renovation of existing buildings and homes: 14% Much too slow, 37% Slow, 47% About right, 2% Fast, 1% Much too fast.
- Retail & Commercial Growth: 11% Much too slow, 62% Slow, 24% About right, 1% Fast, 3% Much too fast.

How important do you think it is to have the following types of residential options available in Trenton over the next 10 to 15 years?

![Chart showing importance ratings for different residential options.]

- Small single-family homes under 1800 sq ft: Important
- Independent Senior Living: Important
- Assisted Living: Important
- Large single-family homes over 1800 sq ft: Important
- Retirement Community: Important
- Nursing Home: Important
- Townhomes & Condominiums (duplex): Important
- Apartments: Neutral
- Manufactured housing: Unimportant
In terms of commercial and business development in Trenton, how important are the following items:

- Appearance of buildings
- The types of future businesses
- Appearance of signs
- Events and community activities
- Amenities for people (benches, trash cans, etc)
- Beautification with landscaping & plants
- Walk-ability from location to location
- Outdoor dining
- Parking
- Street trees
- Shade
- Decorative lighting
- Traffic Management
- Bike parking
- Wider sidewalks
- Historic street lights

What type of future businesses and services would you like to see come to Trenton?

- Restaurant
- Permanent Farmers' stand
- Fast Food
- Medical Clinic / Urgent Care
- General Retail
- Grocery
- Microbrewery or Distillery Winery/Vineyard
- Food Trucks
- Medical Offices
- Garden or Farm Supply Center
- Trades (e.g., electricians, plumbers, HVAC)
- Wireless Internet service
- Hardware
- Bar
- Manufacturing Business
- Hotel/Motel
- Legal Offices
What type of future businesses and services would you like to see come to Trenton? (Cont.)

- Car Wash: 20%
- Auto Repair/Oil Change: 20%
- Big Box Retail (e.g., Walmart, Lowes, Target): 20%
- Pharmacy: 15%
- Dentist: 10%
- Real Estate Offices: 10%
- Bait & Tackle: 10%
- Farm Equipment Dealership: 10%
- Auto Dealership: 10%
- Scrap yard/recycling facility: 10%
- Self Storage Facilities: 5%
- Banking/Financial/Insurance Offices: 5%
- Boat Sales and Service: 5%
- Agricultural Storage: 5%
- Print/Cooper Service: 5%
- Liquor Store: 5%

How important are the following issues when considering the future growth of Trenton?

- Protection of drinking water sources: Important
- Adequate infrastructure (e.g., sewer and water service) capacity: Important
- Level of public safety: Important
- Stormwater/flood storage: Important
- Retention of existing businesses: Important
- Clean up and maintenance of properties: Important
- Conservation of scenic beauty: Important
- Protection of natural areas & open space: Important
- Preservation of historic buildings: Important
- Traffic flow: Important
- Preservation of farms: Important
- Conservation of Agricultural Fields: Important
In Trenton, I feel safe:

- Letting my kid(s) walk alone during the night
- From accidents while walking (being hit by a car, tripping on uneven sidewalks)
- From property crime (theft, burglary)
- Letting my parents walk alone at night
- Walking alone at night
- Letting my kid(s) walk alone during the day
- From violent crime (assault, rape, murder)
- In my home at night
- Letting my parents walk alone during the day
- Walking alone during the day

Average Rating

Overall, how responsive is law enforcement to the needs of this community?

- Extremely responsive, 42%
- Very responsive, 30%
- Not at all responsive, 4%
- Not so responsive, 7%
- Somewhat responsive, 27%

In your opinion, the law enforcement service currently provided in Trenton are:

- Too little, 7%
- About right, 87%
- Too much, 2%
- Don't know, 4%
Would you like to see additional law enforcement service in any of these areas?

- None
- Crime Prevention & Community Policing
- Drug Prevention Task Force
- Traffic Enforcement
- Other (please specify)
- Event bike/foot patrol

Percent Responses

In the past year, about how many times have you, or other members of your household participated in these activities in and around Trenton?

- Attended Summer Concert Series: 53% Never, 11% 1-2, 8% 3-5, 12% 6-10, 2% 10 or more
- Went swimming/boating/fishing/hiking: 38% Never, 22% 1-2, 6% 3-5, 18% 6-10, 1% 10 or more
- Attended a festival or special event: 40% Never, 27% 1-2, 6% 3-5, 8% 6-10, 12% 10 or more
- Hosted a garage sale: 20% Never, 7% 1-2, 70% 3-5, 8% 6-10, 1% 10 or more
- Visited the Library: 40% Never, 25% 1-2, 17% 3-5, 17% 6-10, 12% 10 or more
- Visited the City website: 24% Never, 13% 1-2, 12% 3-5, 16% 6-10, 12% 10 or more
- Visited one of the parks: 66% Never, 10% 1-2, 6% 3-5, 17% 6-10, 1% 10 or more
- Attended a City meeting: 79% Never, 15% 1-2, 5% 3-5, 4% 6-10, 1% 10 or more
Do you favor the creation of any of the following types of community recreation programs, events, or activities?

- Walking/biking Trails
- Playgrounds
- Splash Park
- Summer Day Camps for kids
- Tournament Fields for Soccer
- Slow-pitch Softball
- Walking Clubs
- Basketball Courts
- Skateboard Park
- Arts & Sculpture
- PickleBall
- Other (please specify)
- Dog Park

Please indicate how you feel about the following statements:

- There needs to be more activities for retired persons living in Trenton.
- There needs to be more activities for families in Trenton.
- There needs to be more activities for teenagers in Trenton.
- There needs to be more activities for children 12 & younger in Trenton.
Overall, how would you rate the quality of the services provided by each of the following:

- City of Trenton
  - Excellent: 19%
  - Fair: 19%
  - Good: 60%
  - Poor: 2%

- Sugar Creek Township
  - Excellent: 18%
  - Fair: 11%
  - Good: 57%
  - Poor: 3%

- Clinton County
  - Excellent: 16%
  - Fair: 13%
  - Good: 62%
  - Poor: 2%
How likely are you to recommend living in Trenton to somebody who asks?

- unlikely, 5%
- very likely, 44%
- likely, 51%

How likely are you to remain a resident of Trenton for the next 5 years?

- unlikely, 5%
- very likely, 43%
- likely, 52%

Please rate to what degree you agree or disagree with these statements:

- I trust the City Council and City staff to do what they say they will do.
- The City of Trenton fairly allocates resources to all areas of the community.
- The City of Trenton welcomes citizen involvement.
- I am pleased with the overall direction that the City is taking.
- I receive good value for the City of Trenton property taxes I pay.

Average Rating
Do you think the City should pursue any of these possible projects?

- Walking & Biking Paths
- Developing Recreation Facilities
- Community/Senior Center
- Playgrounds
- Yard Waste Composting Program
- Use of plants and green space to help manage stormwater and reduce flooding
- Community Gardens
- Neighborhood Watch
- Community Education/Enrichment Programs and classes
- Tree Planting Program
- Dog Park

Percent Responses

How much information do you get about the City of Trenton government from each of the following sources?

- Word of Mouth
- Local Newspaper
- City Social Media
- Other Social Media
- City Website
- Chamber of Commerce
- Regional Newspaper
- Local TV/Radio
In an effort to increase transparency and access to information, would you favor the City taking any of the following steps?

- Increasing social media presence and activity
- Increasing the frequency and/or content of newsletters
- Posting approved permit copies on the city website
- A regular Q & A with members of the City
- Posting monthly financial statements online
- Councillors and City Managers
- Creating a "Citizens Academy" where residents attend presentations from City, County, and State officials
- Other (please specify)

Have you had any in-person, phone, or email contact with an employee of the City of Trenton in the past year?

- Yes, 70%
- No, 30%

During your interaction with city employees, what was your impression on the following:

- Courtesy
- Overall Impression
- Knowledge
- Responsiveness

Average Rating

[Bar chart showing percentage responses for each option]
SURVEY DEMOGRAPHICS SUMMARY

- 40% of survey responses were from household with children age 17 and under living at home.
- 30% of survey responses were from household with at least one senior, age 65 and older.
- Years of residency is displayed in chart (right). 62% of respondents have lived in Trenton for 15 years or longer.
- 90% of survey respondents owned their home, 5% rent.
Appendix II – Retail Strategies
Recruitment Report Excerpts
Retail Strategies is the most trusted partner for communities when recruiting businesses. We go beyond market data by offering unmatched retailer access and real estate expertise.

We surround your community with the resources and actions needed to create the desired results.
Why We Exist

![Diagram showing various boxes connected by arrows: Resources, Tax Revenues, Goals, Job Creation, Challenges, Connections, Time, Quality of Life, Experience, New Business, Experience.]

TRENDS

E-Commerce

Online sales have increased dramatically with the advent of new technology. However, e-commerce is still a relatively small portion of all retail sales, capturing 9.4% of sales in 2019. More importantly, we need to recognize the trend and be aware of retailer reactions.
Rise of the Millennial

- 83 Mil Millennials (1982-2004)
- 75 Mil Baby Boomers (1946-1964)
- 63 Mil Gen X (1965-1985)

Over half of Millennials said they would rather give up their sense of smell than their technology.

~ Rosetta
Technology

Consolidation

GPS navigation devices
Books
Landlines
Address books
Payphones
Scanners
Digital Cameras
Photo Albums
Camcorders
Voice Recorders
Alarm Clocks
Flashlights
Digital Music Players
Calculators
Calendars and Planners

Notepads
Newspaper
Portable Video Player
Land-line Internet
ATM / Debit / Credit Cards
Leveler
Webcam
Light Meter
Thermostat
Barcode Scanner
Measuring Tape
Credit Card Scanner
USB Thumb drive

Discover

You have at your disposal thousands of variables from population and household incomes to spending patterns by retail category.

The information covered in this document represents the key highlights for your community. Retail Strategies has provided Trenton’s primary point of contact an electronic copy of each of these reports from multiple geographic parameters online on our project management site, Basecamp.

In addition to these reports, our partnership with Trenton features on-demand reporting where we will run data on behalf of the city at any point during our engagement to help identify and execute against opportunities within the market.

The following are the highlights from a data and analytic perspective.
How you see it

State of Illinois
Population 12.67 million

Trenton, IL
Population 2,652

How retailers see it

Residential Population Density
- 1 dot = 100

Daytime Employee Population Density
- 1 dot = 100

Median Household Income
- $0-$25,000
- $25,000-$50,000
- $50,000-$75,000
- $75,000-$100,000
- $100,000-$150,000
- > $150,000

Study Area
- 3.00 mi
- 5.00 mi
- 0-5 min
- 0-10 min
Your Demographic Playbook

<table>
<thead>
<tr>
<th>Category</th>
<th>5-Mile Radius</th>
<th>10-Mile Radius</th>
<th>15-Mile Radius</th>
<th>5 Minute Drive Time</th>
<th>10-Minute Drive Time</th>
<th>20-Minute Drive Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Year Estimated Population</td>
<td>10,894</td>
<td>43,613</td>
<td>126,521</td>
<td>3,444</td>
<td>9,421</td>
<td>55,176</td>
</tr>
<tr>
<td>Number of Households</td>
<td>16,681</td>
<td>40,898</td>
<td>159,599</td>
<td>4,617</td>
<td>25,164</td>
<td>64,301</td>
</tr>
<tr>
<td>Projected Annual Growth (5 YR)</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
</tr>
<tr>
<td>Median HHI Income 2019</td>
<td>$77,454</td>
<td>$65,511</td>
<td>$75,707</td>
<td>$64,583</td>
<td>$74,922</td>
<td>$69,412</td>
</tr>
<tr>
<td>Current Year Average Age</td>
<td>39.9</td>
<td>40.0</td>
<td>38.9</td>
<td>41.1</td>
<td>40.0</td>
<td>39.9</td>
</tr>
<tr>
<td>Average Home Value</td>
<td>$181,395</td>
<td>$181,921</td>
<td>$199,667</td>
<td>$172,951</td>
<td>$181,604</td>
<td>$182,659</td>
</tr>
<tr>
<td>Current Year % Bachelor’s Degree</td>
<td>22%</td>
<td>19%</td>
<td>21%</td>
<td>21%</td>
<td>21%</td>
<td>19%</td>
</tr>
<tr>
<td>Daytime Population</td>
<td>7,163</td>
<td>40,638</td>
<td>123,338</td>
<td>2,444</td>
<td>7,158</td>
<td>56,260</td>
</tr>
<tr>
<td>Labor Force</td>
<td>25,742</td>
<td>61,174</td>
<td>227,140</td>
<td>6,428</td>
<td>38,226</td>
<td>100,504</td>
</tr>
</tbody>
</table>

Mobile Data Collection

This mobile tracking service uses data collected from mobile phone users who have agreed within their apps and phone settings to enable location information. By drawing a geofence around a specific business or location, we are able to gather valuable data about the customer base that has actively used their mobile device while in the identified location. This tool allows us to see where customers are coming from to shop in your market using actual data. This information is used to optimize your trade area, analyze business locations, compare the frequency of visitors, and assist retailers in site selection. This is intended to support the trade area but does not solely define the trade area.

The location tracked was Trenton Dairy King for the time period of September 2019 to September 2020.
**Customized Trade Area**

Each retailer has a specific set of site selection criteria they use to determine if they will have a profitable store. Municipal boundaries, radius rings and drive times are a start to evaluating the information sought by these decision makers. A customized trade area is the next step to analyzing a market. A trade area defines a core customer base of consumers highly likely to shop and eat in the market at least once a month. Your trade area has been created by combining the mobile tracking data with drive times, geographic boundaries, and proximity to neighboring shopping destinations. Each retailer will analyze their own trade area based on their existing stores, their competition and site selection criteria.

Retail Strategies has created the customized core trade area shown in the map here which is focused on a consumer who might travel to the market to shop ordnie.

---

**Customized Trade Area**

66,666

2019 estimated population

68,304

projected 2024 population

2.5%

projected growth rate 2019-2024

39

male average age

41

female average age
Customized Trade Area

CURRENT YEAR ESTIMATED POPULATION BY RACE

- 92%
- 3%
- 3%
- 2%
- 2%
- Other

CURRENT YEAR ESTIMATED HOUSEHOLDS BY HOUSEHOLD SIZE

- 26,763 households

$72,324 median household income

- 22% 1-person household
- 34% 2-person household
- 17% 3-person household
- 17% 4-person household
- 7% 5-person household
- 2% 6-person household
- 1% 7 or more person household
Customized Trade Area

2019 ESTIMATED HOUSING UNITS BY TENURE

- Vacant Housing Units: 1,750
- Occupied Housing Units: 25,013
- Owner-Occupied: 19,325
- Renter-Occupied: 5,688

$210,601 average housing unit value

Current Year Estimated Household by Type

- Nonfamily Households: 5%
- No own children under 18 years: 3%
- With own children under 18 years: 5%
- Female Householder: no husband present: 8%
- No own children under 18 years: 1%
- With own children under 18 years: 3%
- Male Householder: no wife present: 4%
- No own children under 18 years: 36%
- With own children under 18 years: 25%
- Married-couple family: 51%
- Family Households: 73%
- 1 Person Households: 22%

2.62 people per household
Customized Trade Area

343,755
daytime population

DAYTIME POPULATION

- Children at home
- Retired/Disable persons
- Homemakers
- Work at Home
- Employed
- Unemployed
- Student Populations

5% 15% 10% 29% 40% 2% 26%

Customized Trade Area

CURRENT YEAR ESTIMATED POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT

- Doctorate Degree: 264
- Professional School Degree: 473
- Master's Degree: 1,963
- Bachelor's Degree: 8,570
- Associate Degree: 5,494
- Some College, No Degree: 10,001
- High School Graduate (or GED): 11,345
- Some High School No Diploma: 1,549
- Less Than 9th Grade: 1,429
Customized Trade Area

Current Year Estimated Population by Enrollment

- Nursery school/preschool: 1,165
- Kindergarten/Elementary School: 4,893
- High School: 3,422
- College/Graduate/Professional school: 8,653

Lifestyle reports allow BIG DATA to be summed up into a simple narrative on the personality of the majority of your households.

When asked to describe “Who is Trenton?”, often times the community leadership describes themselves rather than the dominate personality of the area. Understanding consumer spending behavior based on personality allows Retail Strategies to better align the retail prospects with the purchasing patterns of the consumers in your market.

ESRI Tapestry Segmentation is a geodemographic segmentation system that integrates consumer traits with residential characteristics to identify markets and classify US neighborhoods. Neighborhoods with the most similar characteristics are grouped together, while neighborhoods with divergent characteristics are separated. Internally homogenous, externally heterogeneous market segments depict consumers’ lifestyles and life stages. Tapestry Segmentation combines the “who” of lifestyle demography with the “where” of local geography to create a classification model with 67 distinct, behavioral market segments.

Selection of the variables used to identify consumer markets begins with data that includes household characteristics such as single person or family, income, relationships (married or multigenerational), and tenure; personal traits such as age, sex, education, employment, and marital status; and housing characteristics like home value or rent, type of housing (single family apartment, town house, or mobile home), seasonal status, and owner costs relative to income. In essence, any characteristic that is likely to differentiate consumer spending and preferences is assessed for use in identifying consumer markets.
ESRI Tapestry Segmentation

**LifeMode Group: Family Landscapes**

**Middleburg**

- Households: 3,511,200
- Average Household Size: 2.75
- Median Age: 36.1
- Median Household Income: $59,800

**LifeMode Group: Cozy Country Living**

**Green Acres**

- Households: 3,923,400
- Average Household Size: 2.70
- Median Age: 42.9
- Median Household Income: $76,800

ESRI Tapestry Segmentation

**LifeMode Group: GenXurban**

**Comfortable Empty Nesters**

- Households: 3,024,200
- Average Household Size: 2.52
- Median Age: 48.0
- Median Household Income: $75,000

**LifeMode Group: GenXurban**

**Rustbelt Traditions**

- Households: 2,715,800
- Average Household Size: 2.47
- Median Age: 39.6
- Median Household Income: $51,800
Home Run
Real Estate

Traffic Count
Co-tenancy
Convenience
Parking
High Visibility/Signage
Easy Access

Current Real
Estate Overview
Focus Zones for Recruitment
Appendix III – American Community Survey
5-year Narrative Profile
Demographics
Households and Families

In 2015-2019, there were 1,100 households in Trenton city, Illinois. The average household size was 2.36 people.

Married-couple households made up 45.7 percent of the households in Trenton city, Illinois while cohabiting couple households made up 5.8 percent of households. Female householder families with no spouse or partner present and own children under 18 years were 4.6 percent of all households, while 1.5 percent of households were male householder families with no spouse or partner present and own children under 18 years. Of people living alone, 14.9 percent were male householders, and 19.7 percent were female householders, for a total of 34.6 percent of all households.

In Trenton city, Illinois, 31.2 percent of all households have one or more people under the age of 18; 37.5 percent of all households have one or more people 65 years and over.

Types of Households in Trenton city, Illinois in 2015-2019

- Married-couple families: 45.7%
- Cohabiting couples: 5.8%
- Male householder, no spouse/partner present: 19.4%
- Female householder, no spouse/partner present: 29.1%
Marital status

Among persons 15 and older, 55.5 percent of males and 46.3 percent of females are currently married.

<table>
<thead>
<tr>
<th>Population 15 years and over</th>
<th>Males</th>
<th>Females</th>
</tr>
</thead>
<tbody>
<tr>
<td>Never married</td>
<td>24.4</td>
<td>27.4</td>
</tr>
<tr>
<td>Now married, except separated</td>
<td>55.5</td>
<td>46.3</td>
</tr>
<tr>
<td>Separated</td>
<td>0.4</td>
<td>2.0</td>
</tr>
<tr>
<td>Widowed</td>
<td>5.4</td>
<td>13.4</td>
</tr>
<tr>
<td>Divorced</td>
<td>14.3</td>
<td>10.9</td>
</tr>
</tbody>
</table>

Grandparents and grandchildren

In Trenton city, Illinois, 27 grandparents lived with their grandchildren under 18 years old. Of those grandparents, 14.8 percent were responsible for the basic needs of their grandchildren.
Nativity and Foreign Born

In 2015-2019, an estimated 99.2 percent of the people living in Trenton city, Illinois were U.S. natives. 75.2 percent of the Trenton city, Illinois population were living in the state where they were born.

Approximately 0.8 percent of Trenton city, Illinois residents in 2015-2019 were foreign-born. 19.0 percent of foreign born were naturalized U.S. citizens and an estimated 85.7 percent entered the country before the year 2010.

Foreign-born residents of Trenton city, Illinois come from different parts of the world. The bar graph below displays the percentage of foreign born from each world region of birth in 2015-2019 for Trenton city, Illinois.


[Bar graph showing percentage of foreign-born residents from different regions: Latin America 66.7%, Asia 19.0%, Europe 14.3%, Africa 0.0%, Northern America 0.0%, Oceania 0.0%]
Language

Among people at least five years old living in Trenton city, Illinois in 2015-2019, 2.9 percent spoke a language other than English at home. Spanish was spoken by 0.8 percent of people at least five years old; 0.6 percent reported that they did not speak English "very well."

Percent of the Population 5 years and over who Speak a Language other than English in Trenton city, Illinois in 2015-2019

- Spanish: 0.8%
- Other Indo-European languages: 1.9%
- Asian and Pacific Islander languages: 0.2%
- Other languages: 0.0%
Geographic Mobility

In 2015-2019, 87.4 percent of the people at least one year old living in Trenton city, Illinois were living in the same residence one year earlier.

Geographic Mobility of Residents of Trenton city, Illinois in 2015-2019

- Same residence: 87.4%
- Different residence, same county: 6.6%
- Different county, same state: 5.3%
- Different state: 0.5%
- Abroad: 0.2%

Percent
Education

In 2015-2019, 93.3 percent of people 25 years and over had at least graduated from high school and 29.8 percent had a bachelor’s degree or higher. An estimated 6.7 percent did not complete high school.

The total school enrollment in Trenton city, Illinois was 539 in 2015-2019. Nursery school enrollment was 33 and kindergarten through 12th grade enrollment was 374. College or graduate school enrollment was 132.

Educational Attainment of People in Trenton city, Illinois in 2015-2019

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than High school diploma</td>
<td>6.7%</td>
</tr>
<tr>
<td>High school diploma or equivalency</td>
<td>26.5%</td>
</tr>
<tr>
<td>Some college, no degree</td>
<td>22.7%</td>
</tr>
<tr>
<td>Associate’s degree</td>
<td>14.3%</td>
</tr>
<tr>
<td>Bachelor’s degree</td>
<td>24.0%</td>
</tr>
<tr>
<td>Graduate or Professional degree</td>
<td>5.8%</td>
</tr>
</tbody>
</table>
Disability
In Trenton city, Illinois, among the civilian noninstitutionalized population in 2015-2019, 15.6 percent reported a disability. The likelihood of having a disability varied by age - from 2.9 percent of people under 18 years old, to 13.1 percent of people 18 to 64 years old, and to 35.1 percent of those 65 and over.
Employment Status and Type of Employer

In Trenton city, Illinois, 60.5 percent of the population 16 and over were employed; 37.8 percent were not currently in the labor force.

An estimated 81.7 percent of the people employed were private wage and salary workers; 13.5 percent were federal, state, or local government workers; and 4.8 percent were self-employed in their own (not incorporated) business.

<table>
<thead>
<tr>
<th>Class of worker</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private wage and salary workers</td>
<td>1,018</td>
<td>81.7</td>
</tr>
<tr>
<td>Federal, state, or local government workers</td>
<td>168</td>
<td>13.5</td>
</tr>
<tr>
<td>Self-employed workers in own not incorporated business</td>
<td>60</td>
<td>4.8</td>
</tr>
</tbody>
</table>
Industries

In 2015-2019, the civilian employed population 16 years and older in Trenton city, Illinois worked in the following industries:

Percent by Industry in Trenton city, Illinois in 2015-2019

- Agriculture, forestry, fishing and hunting, and mining: 1.6%
- Construction: 7.5%
- Manufacturing: 14.1%
- Wholesale trade: 2.1%
- Retail trade: 6.3%
- Transportation and warehousing, and utilities: 4.2%
- Information: 1.4%
- Finance and insurance, and real estate and rental and leasing: 6.0%
- Professional, scientific, and technical services: 8.4%
- Educational services, and health care and social assistance: 26.4%
- Arts, entertainment, and recreation services: 8.8%
- Other services, except public administration: 6.5%
- Public administration: 6.3%
### Occupations

**Occupations for the Civilian Employed Population 16 Years and over in Trenton city, Illinois in 2015-2019**

<table>
<thead>
<tr>
<th>Civilian employed population 16 years and over</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management, business, sciences, and arts occupations</td>
<td>495</td>
<td>39.7</td>
</tr>
<tr>
<td>Service occupations</td>
<td>224</td>
<td>18.0</td>
</tr>
<tr>
<td>Sales and office occupations</td>
<td>234</td>
<td>18.8</td>
</tr>
<tr>
<td>Natural resources, construction, and maintenance occupations</td>
<td>130</td>
<td>10.4</td>
</tr>
<tr>
<td>Production, transportation, and material moving occupations</td>
<td>163</td>
<td>13.1</td>
</tr>
</tbody>
</table>
Commuting to Work

An estimated 85.1 percent of Trenton city, Illinois workers drove to work alone in 2015-2019, and 6.6 percent carpooled. Among those who commuted to work, it took them on average 24.7 minutes to get to work.

Percent of Workers 16 and over Commuting by Mode in Trenton city, Illinois in 2015-2019

- Car, truck, van -- drove alone: 85.1%
- Car, truck, van -- carpooled: 6.6%
- Public transportation (excluding taxicab): 0.4%
- Walked: 0.5%
- Other means: 1.9%
- Worked at home: 5.6%
Income

The median income of households in Trenton city, Illinois was $60,214. An estimated 8.2 percent of households had income below $10,000 a year and 4.2 percent had income over $200,000 or more.

Household Income in Trenton city, Illinois in 2015-2019
Median earnings for full-time year-round workers was $44,879. Male full-time year-round workers had median earnings of $55,000. Female full-time year-round workers had median earnings of $37,240.

**Median Earnings for Full-Time Year-Round Workers by Sex in Trenton city, Illinois in 2015-2019**

An estimated 67.3 percent of households received earnings. An estimated 39.3 percent of households received Social Security and an estimated 28.7 percent of households received retirement income other than Social Security. The average income from Social Security was $19,092. These income sources are not mutually exclusive; that is, some households received income from more than one source.

**Proportion of Households with Various Income Sources in Trenton city, Illinois in 2015-2019**
Poverty and Participation in Government Programs

In 2015-2019, 10.0 percent of people were in poverty. An estimated 11.8 percent of children under 18 were below the poverty level, compared with 13.3 percent of people 65 years old and over. An estimated 8.0 percent of people 18 to 64 years were below the poverty level.

Poverty Rates in Trenton city, Illinois in 2015-2019

In 2015-2019, 7.5 percent of households received SNAP (the Supplemental Nutrition Assistance Program). An estimated 49.4 percent of households that received SNAP had children under 18, and 19.3 percent of households that received SNAP had one or more people 60 years and over. An estimated 41.0 percent of all households receiving SNAP were families with a female householder and no husband present. An estimated 21.2 percent of households receiving SNAP had two or more workers in the past 12 months.
Health Insurance
Among the civilian noninstitutionalized population in Trenton city, Illinois in 2015-2019, 96.6 percent had health insurance coverage and 3.4 percent did not have health insurance coverage. Private coverage was 77.0 percent and government coverage was 37.2 percent, respectively. The percentage of children under the age of 19 with no health insurance coverage was 0.8 percent.
Population

In 2015-2019, Trenton city, Illinois had a total population of 2,614 – 1,435 (54.9 percent) females and 1,179 (45.1 percent) males. The median age was 42.6 years. An estimated 22.7 percent of the population was under 18 years, 30.9 percent was 18 to 44 years, 24.3 percent was 45 to 64 years, and 22.1 percent was 65 years and older.

Population by Age and Sex for Trenton city, Illinois in 2015-2019

Race and Hispanic origin

For people reporting one race alone, 98.3 percent were White; 0.5 percent were Black or African American; 0.0 percent were American Indian and Alaska Native; 0.3 percent were Asian; 0.0 percent were Native Hawaiian and Other Pacific Islander, and 0.5 percent were some other race. An estimated 0.3 percent reported two or more races. An estimated 1.9 percent of the people in Trenton city, Illinois were Hispanic. An estimated 96.9 percent of the people in Trenton city, Illinois were White non-Hispanic. People of Hispanic origin may be of any race.
Housing Inventory Characteristics

In 2015-2019, Trenton city, Illinois had a total of 1,175 housing units. Of these housing units, 79.3 percent were single-family houses either not attached to any other structure or attached to one or more structures (commonly referred to as “townhouses” or “row houses”). 17.5 percent of the housing units were located in multi-unit structures, or those buildings that contained two or more apartments. 3.2 percent were mobile homes, while any remaining housing units were classified as “other,” which included boats, recreational vehicles, vans, etc.

Types of Housing Units in Trenton city, Illinois in 2015-2019

4.4 percent of the housing inventory was comprised of houses built since 2010, while 18.5 percent of the houses were first built in 1939 or earlier. The median number of rooms in all housing units in Trenton city, Illinois was 6.0 rooms, and of these housing units 57.9 percent had three or more bedrooms.
Occupied Housing Characteristics

In 2015-2019, Trenton city, Illinois had 1,100 housing units that were occupied or had people living in them, while the remaining 75 were vacant. Of the occupied housing units, the percentage of these houses occupied by owners (also known as the homeownership rate) was 71.0 percent while renters occupied 29.0 percent. The average household size of owner-occupied houses was 2.50 and in renter-occupied houses it was 2.03.

22.1 percent of householders of these occupied houses had moved into their house since 2015, while 16.5 percent moved into their house in 1989 or earlier. Households without a vehicle available for personal use comprised 6.0 percent and another 23.1 percent had three or more vehicles available for use.

The following chart provides the primary fuel used to heat houses in Trenton city, Illinois:


![Bar chart showing fuel usage.]

\[\text{Gas}^1 \quad \text{72.1\%}
\]

\[\text{Electricity} \quad \text{25.6\%}
\]

\[\text{Fuel oil, kerosene, etc} \quad \text{0.0\%}
\]

\[\text{All other fuels} \quad \text{1.5\%}
\]

\[\text{No fuel used} \quad \text{0.7\%}
\]

\[\text{Percent}
\]

\[\text{\footnotesize\(^1\)This category includes utility, bottled, tank, or LP gas.}\]
Financial Characteristics and Housing Costs

In 2015-2019, the median property value for owner-occupied houses in Trenton city, Illinois was $143,400.

Of the owner-occupied households, 57.5 percent had a mortgage. 42.5 percent owned their houses “free and clear,” that is without a mortgage or loan on the house. The median monthly housing costs for owners with a mortgage was $1,334 and for owners without a mortgage it was $531.

For renter-occupied houses, the median gross rent for Trenton city, Illinois was $724. Gross rent includes the monthly contract rent and any monthly payments made for electricity, gas, water and sewer, and any other fuels to heat the house.

Households that pay thirty percent or more of their income on housing costs are considered cost-burdened. In 2015-2019, cost-burdened households in Trenton city, Illinois accounted for 14.7 percent of owners with a mortgage, 7.3 percent of owners without a mortgage, and 54.9 percent of renters.

Occupants with a Housing Cost Burden in Trenton city, Illinois in 2015-2019
Computer and Internet Use

In 2015-2019, 82.9 percent of households in Trenton city, Illinois had a computer, and 76.3 percent had a broadband internet subscription.

An estimated 73.5 percent of households had a desktop or laptop, 72.7 percent had a smartphone, 48.9 percent had a tablet or other portable wireless computer, and 5.5 percent had some other computer.

Types of Computers in Trenton city, Illinois in 2015-2019

<table>
<thead>
<tr>
<th>Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Desktop or laptop</td>
<td>73.5%</td>
</tr>
<tr>
<td>Smartphone</td>
<td>72.7%</td>
</tr>
<tr>
<td>Tablet or other portable wireless computer</td>
<td>48.9%</td>
</tr>
<tr>
<td>Other computer</td>
<td>5.5%</td>
</tr>
</tbody>
</table>
Among all households, 63.3 percent had a cellular data plan; 66.8 percent had a broadband subscription such as cable, fiber optic, or DSL; 8.0 percent had a satellite internet subscription; 1.5 percent had dial-up alone; and 0.5 percent had some other service alone.

**Types of Internet Subscriptions in Trenton city, Illinois in 2015-2019**

<table>
<thead>
<tr>
<th>Type</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cellular data plan</td>
<td>63.3%</td>
</tr>
<tr>
<td>Broadband such as cable, fiber optic, or DSL</td>
<td>66.8%</td>
</tr>
<tr>
<td>Satellite</td>
<td>8.0%</td>
</tr>
<tr>
<td>Dial-up alone</td>
<td>1.5%</td>
</tr>
<tr>
<td>Other service alone</td>
<td>0.5%</td>
</tr>
</tbody>
</table>