



City of Granite City

COMPREHENSIVE DEVELOPMENT PLAN
TECHNICAL MEMORANDUM #1

PREPARED BY



Campbell Design Group
Architects Engineers Planners

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CHARACTERISTICS OF THE POPULATION

Introduction

The size and composition of the population in a community will often characterize certain social and economic needs within the community. The population analysis serves to outline the baseline condition. This baseline condition will provide a basis for forecasting future growth patterns in the form of population projections. A forecast of population is needed to provide a scale for planning the future community. Future demands for housing, schools, utilities, consumer goods and services can be anticipated from projected population changes.

An insight for forecasting future population can be gained by the study of past trends and certain characteristics of the present population. Population history registers the net result of all elements of change, while the make-up of the present community indicates the relative importance of various elements of change. Furthermore, an understanding of the economic base which supports the community, aids in measuring the potential for future growth or decline.

An analysis of the population history of the City of Granite City was conducted utilizing U.S. Census data. Comparisons of the trends for numerous area municipalities are presented in Table 1.

Population Size and Historical Growth

With the abundance of water, cheaper nearby coal, and suitable transportation needed for the steel industry, the Granite City area was ideal for building the factories to

produce steel and other primary metal goods. Since its incorporation in 1896, the population of Granite City grew steadily as the steel industry prospered reaching 25,130 persons by 1930. However, just as the lure of good jobs and high wages in the factories brought new residents to Granite City after World War I, slowdowns in production during the Depression forced them to seek opportunities elsewhere. Subsequently, Granite City lost 2,156 persons or 8.6 percent of its population between 1930 and 1940.

During and after World War II, the City and steel plants were once again moving at top speed. Workers and job seekers poured into the City and steel production at the Granite City plants reached their highest levels. Table 1 shows the increase in population between 1940 and 1970 as Granite City grew by 17,446 persons or by 76 percent during this period.

By the late 1970's and early 1980's, however, the moderate economic recession that beset the nation showed once again how closely the prosperity in Granite City was reliant on the steel industry.

Durable goods manufacturing, such as the steel industry, were hit especially hard by this recession. High inflation, rising interest rates and energy costs, and a strong front of foreign competition knocked the efficiency and competitiveness right out of the aging U.S. industrial sector. The factories and plants throughout the Midwest and Northeast regions which once symbolized strength and prosperity, gave way to more aptly coined phrase the "Rust Belt" by the early 1980's. Consequently, a virtual exodus of people and business in search of better opportunities fled to the South and Southwest or "Sun Belt" creating the migratory phenomenon of the decade.

TABLE 1

HISTORICAL POPULATION TRENDS
for SELECTED PLACES 1900-1988

Year	Granite City		Alton		Collinsville		Edwardsville		Illinois	
	Population	% Change	Population	% Change	Population	% Change	Population	% Change	Population	% Change
1988(1)	36,093	-2.0	32,960	-3.5	20,975*	6.9	13,100	5.0	11,576,871	1.3
1980	36,815	-9.0	34,171	-13.9	19,613	7.6	12,480	12.7	11,426,518	2.8
1970	40,440	0.9	39,700	-7.8	18,224	28.2	11,070	10.7	11,113,976	10.2
1960	40,073	36.0	43,047	32.2	14,217	19.8	9,996	13.9	10,081,158	15.7
1950	29,465	28.3	32,550	4.1	11,862	21.4	8,776	9.6	8,712,176	10.3
1940	22,974	-8.6	31,255	3.6	9,767	5.8	8,008	28.4	7,897,241	3.5
1930	25,130	70.3	30,151	22.2	9,235	-5.3	6,235	16.8	7,630,654	17.7
1920	14,757	49.0	24,682	40.8	9,753	30.4	5,336	6.4	6,485,280	15.0
1910	9,903	217.2	17,528	23.3	7,478	86.0	5,014	20.6	5,638,591	16.9
1900	3,122		14,210		4,021		4,157		4,821,550	

(1) - 1988 U.S. Census estimates.

* - Special census conducted in March/April, 1988.

Source U.S. Department of Commerce, Bureau of the Census, General Population Characteristics - Illinois, 1900-1980 and 1988 U.S. Census estimates.

On a smaller scale, Granite City by 1980 had suffered the same fate. Granite City had lost 9.0 percent or 3,625 residents despite several annexations of adjacent territory between 1970 and 1980. In 1988, the population of Granite City estimated by the U.S. Census Bureau still had not regained its 1980 level. However, there are indications that the worst may be over in terms of loss of population associated with the poor economic conditions of the early and mid-1980's.

Ironically, both Granite City and the industrial regions are experiencing a "renaissance" as the national population shift has stabilized and the sustained economic recovery over the last three years has started to bring people and businesses back to the Midwest and Northeast regions. In Granite City, this has meant an estimated increase of 947 persons to 36,093 persons by 1988 from a 35,150 population low estimated by the U.S. Census Bureau in 1986.

Age Distribution

As expected, the population fluctuations in Granite City since 1970 have changed the composition of the population with respect to identified age categories or groups. Nationwide, the population has been documented as getting older while the overall birthrate has been declining. The age distribution shown for Granite city in 1970 and 1980 on Table 2 reflects this national trend. Interestingly, the age groups between 15 and 34 grew in proportion while those age groups between 35 and 54 declined between 1970 and 1980.

One explanation could be the higher incidence of younger adults employed to work the steel mills in Granite City because they are better suited to meet the physical labor demands customary in the industry. With this in mind, the lower average cost for

TABLE 2

GRANITE CITY AGE GROUPINGS
1970, 1980, and 1988

Age Group	1970	% of Total Population	1980	% of Total Population	1988	% of Total Population
0 - 4	3,548	8.8	2,567	7.0	2,924	8.1
5 - 14	8,596	21.3	5,661	15.4	5,234	14.5
15 - 24	6,683	16.5	6,814	18.5	5,594	15.5
25 - 34	4,675	11.6	5,373	14.6	6,064	16.8
35 - 44	4,981	12.3	3,795	10.3	4,620	12.8
45 - 54	4,893	12.1	4,261	11.6	3,609	10.0
55 - 64	3,563	8.8	4,015	10.9	3,681	10.2
65 & over	3,501	8.6	4,329	11.7	4,367	12.1
Total	40,440	100.0	36,815	100.0	36,093	100.0
Median Age	27.8		30.8		32.3	

Source: CACI, Sourcebook of Demographics and Buying Power, 1988.

U.S. Department of Commerce, Bureau of the Census, General Characteristics of the Population - Illinois, Table 32, 1980.

U.S. Department of Commerce, Bureau of the Census, Characteristics of the Population - Illinois, Table 28, 1970.

housing in Granite City (Table 10) enables these younger adults to better afford the housing in Granite City than elsewhere. Subsequently, this results in the growing proportion of the population between the ages 15-34.

On the other hand, those working adults in the 35-54 segments of the population are more likely to have attained positions of increased seniority. With mobility afforded by the accompanied higher disposable incomes, these residents are prone to consider a change in place and type of residence. This may account for the decreases in this age segment of the Granite City population.

The over 55 age groups as mentioned are growing due to prolonged life spans attributed to advanced medical technology, a heightened national health consciousness, and better elderly care. This situation contributes to a growing working age segment of the population since a larger proportion of older persons in Granite City will create a demand for trade and service sector jobs that are filled by younger people. Employment growth in these industries shown on Table 4 in a later section of this report, helps support this premise.

By 1988, the trends for some age groups have continued although an overall pattern is difficult to generalize. The age groups 23-34 and 65 and over continue to increase in proportion while the 5-14 and 45-54 age groups continue to decline from 1970 to 1988. Between 1980 and 1988, the age distributions in other categories have managed to reverse their previous directions.

In 1988, the overall size of the predominant child-rearing age groups, 25-44, has created an increase in the proportion of 0-4 year olds in the population. Initially, this began with the rapid rise in birth rates following World War II creating what is today called the

TABLE 3

COMPARATIVE PERCENTAGES OF TOTAL POPULATION BY AGE GROUP DISTRIBUTION
FOR SELECTED POLITICAL DIVISIONS - 1970, 1980, and 1988.

Age Group	Granite City		Alton		Collinsville		Edwardsville		Illinois						
	1970	1980	1988	1970	1980	1988	1970	1980	1988	1970	1980	1988			
0 - 4	8.8	7.0	8.1	8.2	7.3	8.3	8.0	6.6	7.3	6.9	5.5	6.5	8.4	7.4	7.8
5 - 14	21.3	15.4	14.5	19.5	14.9	14.6	18.2	13.0	13.4	17.6	12.7	12.0	20.1	15.4	14.4
15 - 24	16.5	18.5	15.5	15.6	17.7	14.8	16.0	16.9	14.0	16.6	17.8	14.6	16.7	18.7	15.7
25 - 34	11.6	14.6	16.8	10.3	13.9	16.1	12.1	15.0	15.9	11.7	17.0	21.2	12.4	16.2	16.6
35 - 44	12.3	10.3	12.8	10.1	8.9	12.1	11.0	10.5	13.6	10.0	10.6	14.6	11.4	11.3	14.2
45 - 54	12.1	11.6	10.0	11.6	9.7	8.9	12.5	11.0	10.5	12.2	9.8	9.2	11.7	10.2	9.9
55 - 64	8.8	10.9	10.2	11.7	11.1	9.1	11.0	12.0	10.3	10.4	10.8	8.4	9.4	9.7	9.0
65 & over	8.6	11.7	12.1	12.8	16.4	16.1	11.2	15.0	15.0	14.6	15.9	13.5	9.8	11.1	10.5
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Median Age	27.8	30.8	32.3	30.9	31.9	33.0	31.0	33.1	35.1	32.5	29.4	33.9	28.6	29.9	32.5

Source CACI, Sourcebook of Demographics and Buying Power, 1988.

U.S. Department of Commerce, Bureau of the Census, General Characteristics of the Population - Illinois, Tables 19 and 32, 1980.

U.S. Department of Commerce, Bureau of the Census, Characteristics of the Population - Illinois, Tables 19 and 28, 1970.

"baby boom" generation. Now "baby boomers" have reached the ages to start their own families. The sheer size of their numbers is creating an "echo boom" or "second wave" through local, regional, and national populations despite today's overall decline in birth rates. The increases in the proportion of 0-4 year olds in 1988, therefore, reflect this phenomenon.

Other increases in age groups in Granite City from 1980 to 1988 result from the visible signs of recovery in the area economy following the rebound in the health of the national economy. This recovery may well have brought back skilled blue-collar labor into new production lines following the shake-up of the heavy industrial sector in the early and mid-1980's. In addition, an expanding trade and service industry sector at all economic levels presents new employment opportunities.

Employment Characteristics

Economic activity exerts influence on the pattern of urban land uses within a community. One measure of economic activity is the level of employment by industry of the local economic base. Table 4 shows employment by industry in Granite City for 1970 and 1980.

As expected in Granite City, manufacturing had the largest concentration of employees in the labor force. This proportion of local employment involved in manufacturing was larger than that of the State in both 1970 and 1980. Between 1970 and 1980, however, employment in the Granite City factories dropped as it did across the nation, by nearly 20 percent from 5,604 employees in 1970 to 4,539 employees in 1980. (Employment figures for 1988 were unavailable). With the total Granite City labor force shrinking only by 4.2 percent over the same time period, the manufacturing sector, as indicated

TABLE 4
 EMPLOYMENT BY INDUSTRY
 GRANITE CITY - 1970 and 1980

INDUSTRY	1970	% of Total	1980	% of Total
Construction	558	3.7	451	3.1
Manufacturing	5,604	37.2	4,539	31.5
Transportation, Communication, and Utilities	1,497	9.9	1,315	9.1
Wholesale	340	2.2	644	4.4
Retail	2,133	14.2	2,098	14.5
Finance, Insurance, and Real Estate	758	5.0	884	6.1
Services	3,051	20.3	3,587	24.9
Public Administration	1,070	7.1	835	5.8
Total	15,049	100.0	14,420	100.0

Source: U.S. Department of Commerce, Bureau of the Census, General Social and Economic Characteristics - Illinois, Table 160, 1980.

U.S. Department of Commerce, Bureau of the Census, General Characteristics of the Population - Illinois, Table 106, 1970.

earlier, was hit hardest by poor national economic conditions existing up until the mid 1980's. The decline in the manufacturing sector, the key to Granite City's economic strength, forced cutbacks in other industries leading to an overall contraction of the local economy. Moreover, fewer jobs and less money conceivably left a lower standard of living. Subsequently, conditions were such that Granite City lost employees and population between 1970 and 1980.

Perhaps the decline in local economic activity could have been worse in Granite City had it not been for the early diversification of the manufacturing base. Unlike other cities throughout the U.S., content to rely on one company or industry to see them through, Granite City had a mix of other industries and plants. Another trend gaining momentum across the U.S. was the shift to a services related or "white collar jobs" economy. Predominantly, a "blue collar" worker community in the past, Granite City was visibly shifting in the same direction. As shown on Table 4, employment grew between 1970 and 1980 in the wholesale; finance, insurance and real estate; and services categories. These employment changes in Granite City probably helped soften the blow that beset the manufacturing sector since 1970.

The scaling back and eventual modernization of post-World War II manufacturing factories and plants has, in the end, probably helped the industry. Spurred by foreign competition, productivity in the manufacturing sector is rising at the fastest rates in decades. There remains, however, the fact that the U.S. is using 30 percent less steel today, including imports, than in 1960. Advances in materials sciences have created a variety of substitutes as more products are made from ceramics and powdered metals.

While manufacturing will always retain some importance in the local economy of Granite City, the forecasted slow growth and mounting excess capacity throughout the

industry are creating some very underutilized resources. Concurrently, recent employment growth in wholesale trade, office, and professional services will require some future land requirements for these activities. In Granite City this could possibly mean redesignating some of the older, industrially zoned areas to allow fast-growing service businesses like office support services, communications, printing and publishing, wholesaling, transportation services, and food services to expand. With their high ratio of employees to occupied land area adjacent to the downtown area, the infrastructure and services they need will already exist. Given the right situation, city officials might consider this as an option to revitalize older sections of the City.

Family Income Characteristics

Another measure of economic activity or prosperity in Granite City besides employment is the level of family income. What families earn determines their level of spending for their various everyday household needs and services. As shown on Table 5 approximately 47 percent of families in Granite City earned under \$10,000 while only 2.7 percent earned over \$25,000 in 1970. In 1980, families earning under \$10,000 amounted to 28 percent as families earning over \$25,000 jumped to 30 percent. By 1988, over 53 percent of Granite City families were earning over \$25,000 and those earning less than \$10,000 declined to 17.5 percent.

Clearly, the level of family income rose dramatically over this 18 year period, not only in Granite City but across the nation. The rise in family incomes, of course, can be explained by the rise of inflation over the same time period, however, because more women began entering the work force, the levels of family income rose as the number of two-wage earner families increased. Perhaps more indicative of existing family income conditions is the median family income distribution.

TABLE 5
 FAMILY INCOME DISTRIBUTION
 GRANITE CITY - 1970, 1980 and 1988

Income Range	1970	% of Total	1980	% of Total	1988	% of Total
Less than \$5,000	1,562	14.5	1,890	14.0	*	*
\$5,000 - \$9,999	3,536	32.9	1,891	14.0	2,425	17.5
\$10,000 - \$14,999	3,712	34.5	1,882	13.9	1,344	9.7
\$15,000 - \$24,999	1,641	15.3	3,781	27.9	2,675	19.3
\$25,000 - \$49,999	.271	2.5	3,712	27.4	5,681	41.0
\$50,000 & over	27	0.2	374	2.8	1,732	12.5
Total	10,749	100.0	13,530	100.0	13,857	100.0
Median Income	\$10,331		\$20,998		\$32,648	
Per Capita Income	\$3,127		\$7,259		\$10,831	

* - Data merged with \$5,000 - \$9,999 income range.

Source CACI, Sourcebook of Demographics and Buying Power, 1988.

U.S. Department of Commerce, Bureau of the Census, General Social and
 Economic Characteristics - Illinois, Table 161, 1980.

U.S. Department of Commerce, Bureau of the Census, Characteristics of the
 Population - Illinois, Table 107, 1970.

Table 6 provides a comparison of median family incomes for Alton, Collinsville, Edwardsville, Madison County and Illinois. Aside from Alton, Granite City families earned less, in general, than those in the neighboring communities, the County and in the State. What Alton and Granite City have in common, unlike the other communities, is the concentration of heavy industrial manufacturing in their economic base. Initially, this suggests that the predominance of a "blue collar" work force in a community earns less per family than a community or other jurisdiction comprised more of a "white collar" work force. In part then, lower wages, layoffs and cutbacks, etc., due to the setbacks experienced in the manufacturing sector do explain lower levels of family income in Granite City and Alton. However, other demographic phenomena may be playing a part.

For instance, the swell in the 25-34 year age group represents a larger distribution of the total population between 1970 and 1980 as the baby boom reaches this age group. Since this age group of young adults is in the most formative of child-bearing and early child-rearing years, there would be less participation of two-wage earner families in the work force thereby lowering overall family income levels. For Alton and Granite City, they have the highest proportion of population in the age groups between 0 and 24 years of age. Without ample day care facilities in the future, more adults in Granite City may be staying out of the work force.

Retail Trade Characteristics

Nationwide, the retail function of downtown business districts has eroded since the 1950's with the advent of the interstate highway system, increased automobile

TABLE 6

COMPARATIVE PERCENTAGES FOR FAMILY INCOME DISTRIBUTIONS
FOR SELECTED POLITICAL DIVISIONS - 1970, 1980, 1988

Income Range	Granite City		Alton		Collinsville		Edwardsville		Illinois	
	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980
Less than \$5,000	14.5	14.0	20.0	17.8	14.5	10.9	12.0	11.1	15.0	11.8
\$5,000 - \$9,999	32.9	14.0	33.4	17.7	32.0	15.4	31.7	14.4	28.4	13.2
\$10,000 - \$14,999	34.5	13.9	29.3	16.0	33.1	15.8	29.5	13.4	30.3	13.4
\$15,000 - \$24,999	15.3	27.9	14.9	26.9	15.7	26.7	20.4	26.0	20.6	26.3
\$25,000 - \$49,999	2.5	27.4	1.9	19.8	3.7	28.1	5.5	30.3	4.9	29.4
\$50,000 & over	0.2	2.8	0.5	1.6	1.0	3.1	0.8	4.8	0.9	5.9

Median Income (\$)	10,331	20,998	32,648	9,600	18,465	29,450	10,469	22,024	34,894	11,019	23,882	35,261	10,959	22,746	36,143
Per Capita Income (\$)	3,127	7,259	10,831	2,993	6,430	9,752	3,393	8,087	11,963	3,639	8,448	11,319	3,512	8,066	11,729

* - This income range now merged with the \$5,000 - \$9,999 income range.

Source: CACI, Sourcebook of Demographics and Buying Power, 1988.

U.S. Department of Commerce, Bureau of the Census, General Social and Economic Characteristics - Illinois, Tables 71 and 161, 1980.

U.S. Department of Commerce, Bureau of the Census, Characteristics of the Population - Illinois, Tables 47 and 107, 1970.

ownership, and shopping center/mall facilities. Commonly referred to as the "suburban movement," the shift of population and business out of the downtown area required the retail trade to follow. In its wake, downtown business districts were left with high vacancy rates, aging buildings, and a low customer base. The consequent loss of tax revenue from a decline in assessed valuation and sales have contributed to overall decay and blighted conditions. Poor physical image, and at times high crime rates have made the negative effects difficult for downtown business districts to overcome. In addition, lack of convenient parking and access, insufficient retail mix, and high prices have left the downtown retail function uncompetitive with its prospering suburban counterpart.

As documented in the 1986 Development Plan for the Central Business District of Granite City, Illinois, Granite City officials recognized the same symptoms of decline from the loss of retail in their own downtown area. However, potential Granite City customers and retail dollars are not only slipping out of the downtown area but their patronage and spending is being drawn out of Granite City to the superior shopping facilities in nearby Alton and Fairview Heights.

The broad selection of merchandise afforded by the concentration of stores in the Alton area and those surrounding the regional mall, St. Clair Square, in Fairview Heights, ensures the likelihood that the majority of spending for consumer goods and products in the region is done here. Nevertheless, the Nameoki Shopping Center does satisfy the short-term, convenience shopping needs of Granite City residents.

The magnitude of the influence exerted by these regional shopping areas on the retail trade in Granite City is evident from the decline in their number of stores. The number of establishments declined 42 percent from 381 to 220 stores between 1977 and 1982. Table 7 provides a list of 10 general retail categories tracing the number of

TABLE 7
 RETAIL TRADE CHARACTERISTICS
 GRANITE CITY - 1977 and 1982

Establishments	1977	% of Total	1982	% of Total	(1) % Change	(2) % Change
Total #	381	100.0	220	100.0	-42.2	
Sales (\$000's)	87,606	100.0	168,346	100.0		0
Building Materials #	25	6.6	6	2.0	-76.0	
Sales (\$000's)	7,302	8.3	15,143	8.8		6.0
General Merchandise #	8	2.1	7	2.4	-12.5	
Sales (\$000's)	7,539	8.6	11,724	6.8		-20.9
Food Stores #	43	11.3	24	8.1	-28.3	
Sales (\$000's)	22,069	25.2	48,225	28.0		11.1
Auto Dealers #	34	8.9	19	6.4	-44.1	
Sales (\$000's)	16,880	19.3	23,513	13.6		-29.5
Gas Stations #	52	13.6	25	8.5	-51.9	
Sales (\$000's)	7,284	8.3	20,560	11.9		43.4
Apparel & Accessories #	23	6.0	23	7.8	0	
Sales (\$000's)	3,996	4.6	9,368	5.4		17.4
Furniture & Home Furnishings #	23	6.0	15	5.1	-15.0	
Sales (\$000's)	4,779	5.4	2,783	1.6		-70.4
Eating & Drinking Places #	76	19.9	60	20.3	-21.0	
Sales (\$000's)	7,704	8.8	17,082	9.9		12.5
Drug Stores #	11	2.9	8	2.7	-27.3	
Sales (\$000's)	4,014	4.6	7,490	4.3		-6.5
Miscellaneous Retail #	86	22.6	33	11.2	-61.6	
Sales (\$000's)	6,039	6.9	12,458	7.2		4.3

(1) - Percentage change in the # of establishments between 1977 and 1982.
 (2) - Percentage change in the share of total sales between 1977 and 1982.

Source: U.S. Department of Commerce, Bureau of the Census, Census of Retail Trade, Geographic Area Series - Illinois, Table 8, 1982, and Table 7, 1977.

establishments in each category and the sales they generated in Granite City over the same time period.

In almost all the retail categories, the number of establishments declined while the amount of sales rose. The increase in sales is attributed to the increase in prices for consumer goods and products between 1977 and 1982. From Table 7, clearly those retail categories more inclined to capitalize on the shift of retailing to suburban or outlying area shopping centers are shown to experience the greatest losses. By the nature of their businesses, they have had to avail themselves to the benefits of greater showroom space, excellent highway/road access and visibility, free parking and large volumes of potential customer traffic all found in the outlying shopping areas. These retail categories include the building materials and hardware, general merchandise department stores, auto dealers, furniture and home furnishings stores, and apparel and accessories categories. Understandably if they did not move they could not compete with those that did, often forcing those that did remain to close their doors all together thus, the decline in the number of establishments and share in total retail sales in Granite city between 1977 and 1982.

Despite the retail strength of Alton and Fairview Heights, these areas cannot eliminate the need for certain retail services in Granite city. After all, some types of stores are needed to serve the short-term convenience needs of area residents. Those few retail categories characterized by this function are gas stations, food stores, eating and drinking places, and other miscellaneous retail. While the number of establishments in each category still declined their percentage of total retail sales increased.

The weakening of Granite City's retail function and position in the region point to some likely possibilities. Obviously, the goal is to recapture the sales dollars that are leaving

the community. One step in the right direction is the City's efforts to attract a Wal-Mart store to the City. It is especially commendable that the large discount department store retailer is considering a downtown location. Normally new retail development in cities the size of Granite City opt for the highly visible highway interchange locations at the outskirts of town. Perhaps with Wal-Mart as a retail anchor and given the continuing strength of the downtown business district as an office, governmental, and financial center, a limited form and selection of retail establishments can still be viable. For the entire community, the hope is to attract an appropriate blend and variety of stores that provide the quality and selection of merchandise Granite City residents are currently going elsewhere to find. Choosing convenient locations and good accessibility for any new retail establishment may once again allow Granite City to capture a larger portion of the area's retail market.

ASSESSMENT OF EXISTING CONDITIONS

Introduction

The initial assessment of the existing conditions for Granite City is a basic prerequisite to forecasting future needs for the 20 year planning period. The conditions analysis readily identifies past and current trends and often identifies problem areas. Data for the City was gathered to address land use, building conditions, and housing as follows:

Existing Land Use

Land use refers to how land is occupied or utilized. Land uses are broadly classified as developed or undeveloped; developed land is urban in character, while undeveloped land is considered as vacant or used for agriculture. Developed land is further classified

in terms of major use categories as indicated in Table 8. The present land use pattern has developed over many years. The central portion or central business district is situated at the south end of the City. As one might expect the heavy industrial area is adjacent to the central business district suggesting the beginnings of early Granite City here.

Following the gridiron pattern that was laid out from southwest to northeast, the central area of the community consists of older single-family neighborhoods. Strip commercial development, Nameoki Shopping Center and Granite City High School, line most of Nameoki Road, a major thoroughfare in Granite City. East of Nameoki Road are new single family residential subdivisions.

Granite City has a well-established transportation network with several trunk line railroads operating through the community. In addition, water transportation facilities including the Tri-City Port Authority and Bi-State Development facilities, are located along the Chain of Rocks Canal immediately west of the City. Granite City is linked to the interstate highway system of Interstate 55/70 to the south and Interstate 270 to the north by two State of Illinois limited expressways - Illinois Routes 3 and 203. Consequently, because of the hub of transportation facilities in Granite City, transportation is the largest land user in the community, utilizing 1,680 acres of land.

The newly annexed areas along Illinois Route 3 north of the City and east between Granite City and Pontoon Beach are included in the agricultural land use classification (Table 8). This property is most significant to the City by virtue of its potential for future development. Commercial and/or wholesale distribution developments are projected along Illinois Route 3 while the annexed area at the eastern edge of Granite City will continue as residential.

Table 8 portrays the distribution of land uses in Granite City into 14 categories to total approximately 7,060 acres. As mentioned, the greatest portion of land is devoted to transportation facilities including local streets and roads accounting for 23.8 percent of the land area in the community. All forms of residential land usage including multi-family and mobile home uses constitute a total of 23.67 percent. Agricultural land makes up the third largest land use category with 20.22 percent. The fourth largest land usage is distinguished by industrial land use at 16.28 percent. The remaining 16 percent or roughly 1,130 acres of Granite City is divided amongst the other 10 categorized land uses used in this survey.

**TABLE 8
EXISTING LAND USE
GRANITE CITY 1988**

<u>Land Use</u>	<u>Acres</u>	<u>% of Total</u>
Agricultural	1,427.18	20.22
Single Family	1,502.07	21.28
Two Family	37.74	0.53
Multi-Family	89.49	1.27
Mobile Home	40.00	0.57
Commercial	210.00	2.98
Govern/Educat	460.95	6.53
Rel./Cul./Soc.	98.60	1.40
Cemeteries	20.64	0.29
Parks	118.15	1.67

Utilities	12.95	0.18
Industrial	1,148.97	16.28
Vacant	212.15	3.00
Transportation	1,679.99	23.80
TOTAL	7,058.88	100

Existing Housing Characteristics

The physical condition of structures is oftentimes an indication of the age and/or vitality of a neighborhood within a community. With an increase in age and/or inadequate maintenance, structures tend to deteriorate beyond the initial economic worth of the property. Identifying worn out or outmoded structures can lead to recuperative change. For instance, those areas in the most serious stages of decline permit some flexibility in modifying existing land uses in response to pressures of economic and social change. In contrast, the quality of structures and their environs identified in good condition should be protected from encroachment of incompatible land uses and property decline.

The majority of the housing stock in Granite City was built prior to 1960. According to Table 9, nearly 67 percent of the Granite City housing stock is 28 years old or older. Relatively new residential construction, i.e., built during the 1970's when the industry was beset by high interest rates, equaled only half what was built during the 1960's.

TABLE 9
HOUSING CHARACTERISTICS
GRANITE CITY, ILLINOIS
1980

Year <u>Constructed</u>	<u>Number</u>	Percent of <u>Total</u>
1975-1980	731	3.7
1970-1974	1,462	7.4
1960-1969	4,367	22.1
1959 or earlier	<u>13,200</u>	<u>66.8</u>
	19,760	100.0

SOURCE: 1988 CACI Sourcebook of Demographics and Buying Power

To identify how well property is being maintained and the level of new development that has occurred in Granite City since 1980, records of building permit data and the assessed valuations of properties were sought for evaluation. Unfortunately, this information was not available for examination and analysis to include in this report. It is expected to be submitted in time for inclusion in the second phase of the Comprehensive Development Plan.

Table 10 provides a comparison of housing profiles for Alton, Collinsville, Edwardsville and the State of Illinois. Except for Alton, Granite City has the oldest housing stock over any of the other jurisdictions. Noteworthy of Table 10 is the relative low rate of new construction particularly since 1969 and especially since 1974. With declines in population over this time, housing construction in Granite City is expected to be slower. However, a concern in this situation for housing is the low rate of turnover to rejuvenate the overall housing stock.

In the age cycle of housing, a certain portion of homes are removed from the housing stock because of age, reuse, major structural deterioration, and/or lot clearance. Without adequate replacement of these homes by newer ones and a new supply to invigorate a constantly aging one, a serious shortage of affordable, quality housing can develop. In other words, the housing stock simply keeps getting older without adequate renewal to replenish the stock. Many older homes are kept in fine condition with active maintenance and refurbishment. However, should the social or economic fabric of a community change culminating inadequate maintenance, reduced home ownership, and eventually a lack of public improvements in an area, the housing stock in general begins to deteriorate.

Fortunately, in Granite City, a higher proportion of home owners exists compared to the other jurisdictions. This proportion is well above the state and national proportions of home ownership. Therefore, despite economic instability over the last several years, there remains a certain level of pride and quality of life in the community. The relatively low incidence of substandard structures (Table 11) attests to the commitment by Granite City residents to overcome economic hardships and remain in their community.

TABLE 10

COMPARATIVE HOUSING PROFILES
FOR SELECTED JURISDICTIONS
1980

	Granite City	Alton	Collinsville	Edwardsville	Illinois	U.S.
Median Home Value	\$34,322	\$28,514	\$42,039	\$43,690	\$52,800	\$47,200
Median Rent	\$220	\$193	\$234	\$244	\$290	\$198
Median Monthly Owner Cost	\$331	\$346	\$369	\$389	\$406	\$366
Occupancy: % of Owners	73.0	70.3	73.6	70.0	62.6	64.4
% of Renters	27.0	29.7	26.4	30.0	37.4	35.6

Source: CACI, Sourcebook of Demographics and Buying Power, 1988.

Building Conditions

In October 1988, staff members from the Campbell Design Group project team conducted a windshield survey of all residential, commercial, and public structures within the corporate limits of Granite City. The survey entailed an evaluation of each structure based upon a ranking classification of Standard, Substandard, Deteriorated and Dilapidated.

As shown on Table 11, the vast majority, over 96 percent, were considered to be in standard physical condition requiring no improvements. The substandard structures numbered 630 or 3.2 percent of the total buildings deemed to be in need of minor repairs; i.e., painting, replacement of broken guttering, windows, or trim. The deteriorated structures in need of major repairs; i.e., replace roof, repair cracked foundation etc., made up less than 1 percent of structures in the community. There were only 9 dilapidated structures where their condition has advanced to a degree that nothing short of clearance is practical.

TABLE 11
BUILDING CONDITION SURVEY
GRANITE CITY, ILLINOIS
1988

<u>Building</u> <u>Condition</u>	<u>Number</u>	<u>Percent of</u> <u>Total</u>
Standard	19,082	96.6
Substandard	630	3.2
Deteriorated	39	0.2
Dilapidated	9	0.04
TOTAL	19,760	100.0

SOURCE: Field Survey, Campbell Design Group, October 1988

The result of the survey indicates that overall there were few structures in need of major physical repair. Most structures are in good condition and are well maintained. The 630 substandard structures might benefit from more attention and maintenance. These structures were found concentrated in the older sections of Granite City -- to the west at Hungary Hollow, at the northeastern fringes of the central business district, an area north of Granite City Steel beginning at 23rd Street, and south of the mill off of Edwardsville Road. Often low income residents or those on limited incomes reside in these homes and find it difficult to afford repair work when necessary. Even with an

active maintenance enforcement program, the burden upon them to make improvements cannot usually be accomplished without public assistance.

Water Supply

The City of Granite City is amply supplied with filtered and purified water from the Illinois American Water Company. The raw water intake is located approximately six (6) miles above the Granite City Outlet Sewer near the east bank of the Mississippi River. The untreated water is pumped to a filtration and purification plant located at 23rd and 25th Streets east of Logan Street. Satisfactory pressures are maintained and an adequate supply is available at all times. The Illinois American Water System serving Granite City has the ability to produce in excess of 70 million gallons per day.

Improvements planned for 1990 by the Water Company are an eighteen (18) inch water main to be constructed along the south side of Pontoon Road from Nameoki Road eastwardly to Franklin Avenue, and a twelve (12) inch water main to be constructed along the south side of 27th Street from Madison Avenue eastwardly to Nameoki Road.

Storm Sewer Collection

Combined sewers serve what can be referred to as the Old Town sewer system. The combined sewer system in Granite City was studied and a report written in 1961 entitled A Report on Storm Water Relief Sewers. The report determined that the storm water drainage facilities in Granite City were inadequate to meet the needs of the City and to provide for future expansion. The report recommended a comprehensive drainage plan for the Granite City Area. Two parts of the recommended plan were followed and storm sewers were constructed to serve the area bounded by 22nd Street on the South,

the Wabash Railroad yard on the west, 27th Street to the north, and 23rd Street on the east. Surface water drainage problems still remain in the other parts of the community.

Outside the area served by the combined sewer system the major storm sewer system which exists is the Nameoki Ditch and tributary sewers which are shown on Figure 10.1 in the 1961 Report on Storm Water Relief Sewers. No significant storm water improvements outside the improvements described above in Old Town have been constructed.

As noted in the 1961 report the storm sewer system which existed then and now is inadequate to service the community needs.

Due to the cost associated with construction of storm sewers of adequate size to serve new development, the City is accepting the construction of storm water retention basins. A storm water retention basin is a facility designed to reduce the peak rate storm water discharge and release the storm water at a controlled rate of flow within the capacity of the downstream sewer system.

Wastewater Treatment

The City of Granite City shares their treatment facility with the Village of Glen Carbon, the Metro East Sanitary Sewer District, and Madison County Special Service Area No. 1 due to an Intergovernmental Agreement between the participants. The plant, when all participants are fully connected to the system, is projected to be operating at approximately one half its design capacity of 23.5 million gallons per day.

The plant's peak operating is rated at 34 million gallons per day. The plant is also equipped with a combined sewer overflow facility to receive an additional 196 million gallons per day flow during wet weather. The wastewater plant capacity presently exceeds the projected needs of the community. The plant was designed when many industries were operating in Granite City which discharged large volumes of wastewater. Many of these industries have since closed. Granite City Steel constructed their own wastewater treatment facility.

Sanitary Sewer Collection System

At the present time sewage is collected by the existing combined sewer system serving the older part of Granite City and by the separate sanitary sewers in the Nameoki area, the latter being connected to the combined sewers by means of pumping stations. The collected sewage and industrial wastes are discharged into the Mississippi River after treatment at the Granite City Regional Treatment Plant.

The sewers in the Old Town consist primarily of 12 inch through 108 inch diameter sewers that receive stormwater runoff as well as the discharge of sanitary wastewater.

Separate sanitary sewers were constructed in the Nameoki Area in 1954. Separation of sanitary wastes from storm water was required by the State of Illinois at that time.

Numerous sewer failures have occurred within the Nameoki Sewer System due to a rising groundwater table. The cost encountered by the City in making repairs to the Nameoki Area sewers has been substantial. A study of the Nameoki Area Sewer System Rehabilitation written in 1986 defines the reason for the sewer failures, and recommends methods of rehabilitation. The ability to expand the Nameoki Sewer

System is limited to the capacity of the sewers and the infiltration-inflow problems resulting from sewer failures.

The Granite City Sewer System does not meet the needs of the community. Even ordinary storms cause flooding of streets and basements.

A separate sanitary sewerage system was constructed in 1978 to serve the developed areas outside of the City of Granite City. The sanitary sewerage system consists of sewers ranging in size from 8 inches to 36 inches in diameter, and includes approximately fifty sewage pumping stations. The entire system was constructed above the average groundwater table.

Conclusion

This concludes the "Existing Conditions" segment of the Comprehensive Development Plan report - Technical Memo #1. While it is not entirely accurate to portray everything that has occurred in Granite City from statistics, the available information regarding the local population economic, and land use characteristics provide the general background for more contemporary planning studies. Completion of the "Existing Conditions" segment brings the planning process up-to-date with what is going on in Granite City today.

Existing evidence that Granite City has overcome the early recession may instill a brighter outlook in the community for the remainder of the 1980's and into the next decade. Population and employment by all indications are growing, although without the recent record of building permits and assessed valuation of property to complete this

picture, the prospect of Wal-Mart and evidence of new residential and commercial construction in the City are good signs.

On this footing, the City is in a better position to concentrate on new directions, future growth, and strategies to correct past problems. After review of this section, the following information obtained and presented to the Granite City Planning Commission in the next segment - "Detailed Commercial/Industrial Area Study" - will provide guidance to address these opprotunities.