CITY OF WEST PEORIA COMPREHENSIVE PLAN

AUGUST 2014

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INTRODUCTION

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan can be described as a blueprint for community improvement. It is a document created by a local unit of government that essentially answers the question, "How can our community become an even better place to live, work, and visit?" Local units of government such as the City of West Peoria must serve many functions and address many different issues to become vibrant, attractive places and help residents attain a high quality of life. Planning is necessary to achieve these outcomes. Thus, a comprehensive plan is a document created by a local government that addresses a variety of community topics and concerns and puts forth recommendations for community improvement. This particular plan addresses the future of West Peoria for the next twenty years.

A comprehensive plan typically addresses future land use by identifying desired changes in land development in and around the community, and this comprehensive plan for West Peoria is no exception. While future land use is an important topic that comprehensive plans address, it is just one topic. A comprehensive plan can address a variety of issues, and it should address the issues that are of greatest concern to an individual community. Therefore, a "one size fits all" approach to comprehensive planning does not work; a useful, well developed comprehensive plan addresses a community's most pressing issues in order to reflect the unique situation of that community.

Because a comprehensive plan is a document focused on community improvement, it outlines a vision for what the community wants to be in the future. This vision is expressed through the statement of goals. Goals are broad aims that the community wants to achieve in the future. When goals are accomplished, community improvement is realized.

Because goals are broad aims, specific tasks need to be identified that, when accomplished, will lead to the achievement of goals. The specific tasks that result in the achievement of goals are action items. The goal-action item framework employed in this comprehensive plan identifies the individual steps that West Peoria can take to achieve the goals and improve the community.

WHY DID WEST PEORIA CREATE THIS COMPREHENSIVE PLAN?

West Peoria created this comprehensive plan to revise its 2008 Comprehensive Plan. Comprehensive plans should be updated regularly because communities and the forces that impact a community are always changing. Thus it is important for a community to regularly assess itself and the forces that are impacting its well-being in order to identify new goals and action items as appropriate to strengthen the community and its quality life.

As stated above, the purpose of comprehensive planning is community improvement, and the City of West Peoria has a strong planning legacy. The first plan for the West Peoria area -The West Peoria Small Area Plan - was developed in 1993 after Peoria County provided funding for seven small area plans to address the unincorporated area of the county. Also in 1993, the City of West Peoria was incorporated.

The City of West Peoria established a Planning and Zoning Commission -which later became the Plan Commission - in 1994, and in 2000 the Plan Commission updated the 1993 Small Area Plan. In 2006 the City participated in a strategic visioning process led by the Illinois Institute for Rural Affairs called the "MAPPING the Future of your Community" program. The MAPPING process yielded an action plan for City improvement. Soon after, in 2008, the City revised its 2000 plan and developed a new comprehensive plan.

The development of this comprehensive plan was funded by a disaster recovery grant from a special allocation of federal community development block grant (CDBG) funding to assist areas that were impacted in 2008 by Hurricane IKE and its remnants. This funding, known as the "Hurricane IKE" grant, was received by Peoria County on behalf of Woodford County and the City of Peoria, and Tri-County Regional Planning Commission (TCRPC) administered the grant for Peoria County. TCRPC facilitated this comprehensive planning process for West Peoria. This planning process represents the next step in the City of West Peoria's legacy of using planning to make the community an even better place to live, work, and visit.

HOW WAS THIS COMPREHENSIVE PLAN DEVELOPED?

The City of West Peoria decided in August of 2013 to revise its 2008 Comprehensive Plan using the Hurricane IKE funding and TCRPC assistance. The City established a Comprehensive Plan Committee (CPC) comprised of residents, Plan Commission members, City Council members, City staff, business leaders, and representatives of key organizations; the committee began holding monthly meetings with TCRPC staff in October 2013.

The first phase of the planning process consisted of collecting baseline information to determine existing conditions in West Peoria. TCRPC staff collected population data, housing data, income data, and land use data. TCRPC staff also conducted a series of key stakeholder interviews with community leaders and developed a community survey in both online and print format that was promoted through the West Peoria Residents Association newsletter. The survey was completed by 87 respondents and provided residents' opinions on community issues and services, community assets, community challenges, economic development, and recreation. An open house was held in January 2014 to allow residents to come review the baseline information, meet with committee members and TCRPC staff, and offer input.

The second phase of the planning process consisted of identifying the plan's goals and action items. The CPC also identified guiding principles, which are policy positions that support goals and give guidance for future decision making by the City. Using the baseline information, the CPC identified goals, guiding principles, and action items for the seven topic areas that were used in the 2008 Comprehensive Plan and an eighth topic area: disaster mitigation. These eight topic areas are:

- Land Use
- Transportation
- Economic Development
- Infrastructure
- Housing
- Community Character and Facilities
- Parks, Recreation, Open Space, and Natural Resources
- Disaster Mitigation

Preliminary goals were presented to residents at a second open house held in April 2014.

The CPC also developed the future land use map. After the goals, guiding principles, action items and future land use map were compiled a third open house was held in June 2014 to present this information to residents. Residents submitted comments, and after the feedback was reviewed by the CPC, the final document was revised and submitted to the Plan Commission and City Council for formal adoption.

Community engagement was an important part of the planning process. Obtaining input from the community helped the CPC to identify important challenges facing West Peoria and identify ways of addressing those challenges. In addition, obtaining input from the community helps to build capacity and support for implementing the plan's action items. The community survey, key stakeholder interviews, and open house events were designed to engage community members and obtain their input.

HOW IS THE COMPREHENSIVE PLAN ORGANIZED?

The comprehensive plan is divided into different sections by topic area. After a community overview and a description of West Peoria's population are provided, the remaining sections address the eight topic areas discussed above. Each of these sections contains text and applicable tables, charts, survey results, and/or maps that describe existing conditions and trends affecting West Peoria. The goals, guiding principles, and action items for each section are listed at the end of the section.

An important note is that neither the comprehensive plan nor the future land use map hold the force of law; they are advisory documents intended to guide city policy and land development. So, the future land use map does not prescribe how land will be developed in the future. Rather, the future land use map shows how land should be developed to promote a high quality of life in West Peoria.

COMMUNITY OVERVIEW

DESCRIPTION OF WEST PEORIA

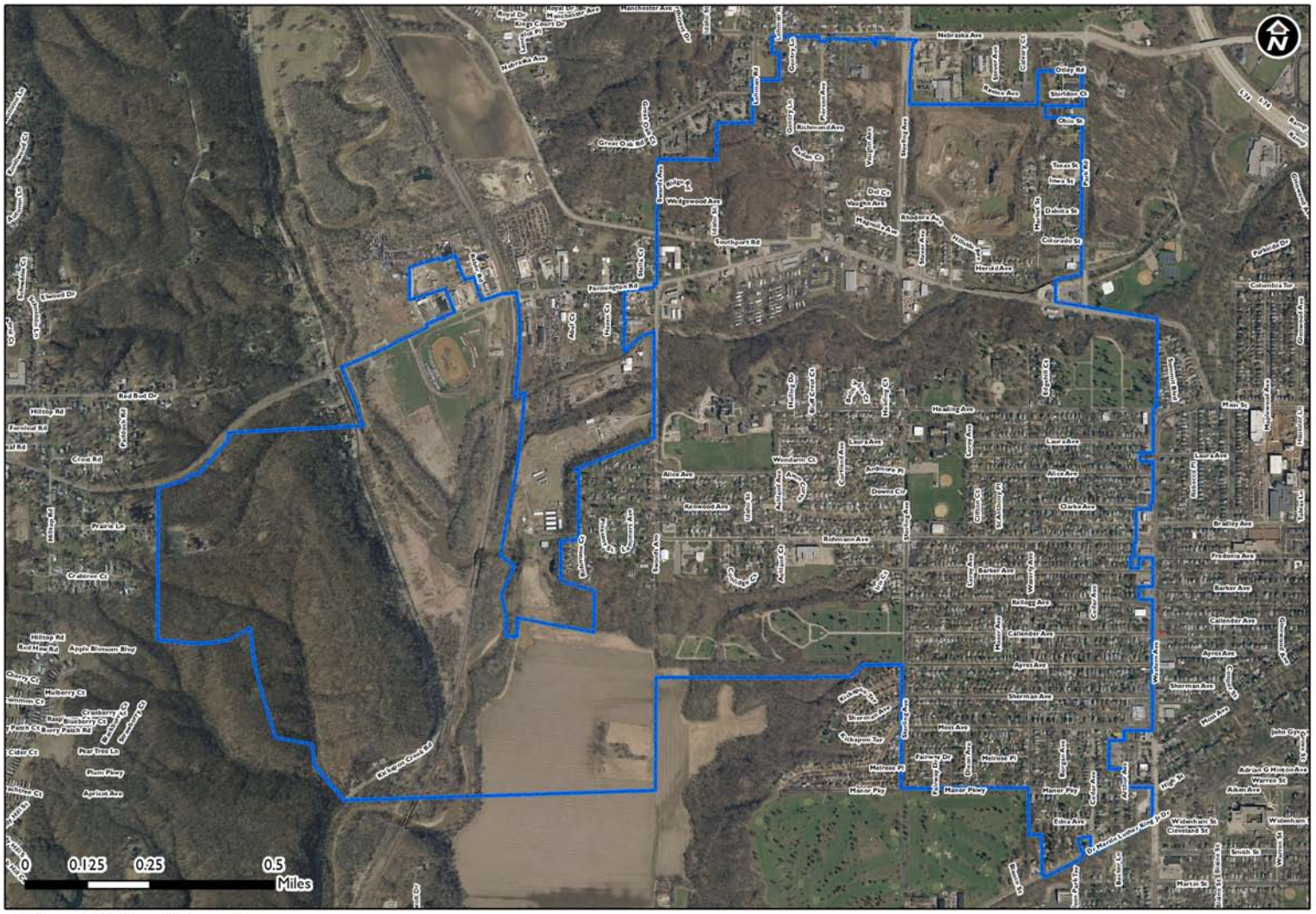
The City of West Peoria was incorporated as a community in 1993. It is located in east-central Peoria County adjacent to the City of Peoria. West Peoria is bordered by Peoria to the north, east, and south, and it is bordered by Bellevue and unincorporated Peoria County to the west. West Peoria encompasses approximately 1,226 acres, or 1.92 square miles. West Peoria has recently annexed approximately 385 acres, or 0.6 square miles, to expand its boundaries in recent years.

The eastern portion of West Peoria - the area that comprised the city prior to recent annexations - consists of a northern section and southern section that are separated by a valley in which Dry Run Creek and Farmington Road are located. The northern section is situated on a bluff and consists of residential land and a former gravel pit that is now a concrete aggregation facility. Commercial, retail, and industrial uses are located along Farmington Road. The southern section is situated atop a bluff and consists primarily of residential land. The commercial core at the intersection of Sterling Avenue and Rohmann Avenue, St. Joseph's Cemetery, St. Mary's Cemetery, Hebrew Cemetery, Franciscan Recreation Complex, Calvin Coolidge School, and Catholic Charities property all are located in the southern section. Bradley Park is adjacent to the northeast comer of West Peoria and Madison Golf Course is adjacent to West Peoria to the south. West Peoria is within walking distance of Bradley University.

The newly annexed sections of West Peoria are comprised of businesses located at the western end of the Farmington Road business corridor and wooded and agricultural land located along Kickapoo Creek. Kickapoo Creek runs north-south through this section of West Peoria.

Horseshoe Bottoms, an agricultural property located between Kickapoo Creek and Madison Golf Course, and Rocky Glen are located within this portion of West Peoria.

MAP 1: WEST PEORIA OVERVIEW



City of West Peoria
Overview

POPULATION

RECENT CHANGES

The City of West Peoria was incorporated in 1993, so only two decennial censuses have been conducted by the US Census Bureau during the time West Peoria has been incorporated - 2000 and 2010. However, the boundaries of West Peoria Township in 1970 and 1980 closely aligned with the boundaries of the City of West Peoria when it was incorporated, so Township population data can be used to provide an analysis of the change in population in West Peoria since 1970. Table 1 presents this data below. The population of West Peoria has decreased over the last 40 years.

TABLE 1: POPULATION OF WEST PEORIA 1970-2010

Year	Total Population
1970	6,873
1980	5,758
1990	5,314
2000	4,762
2010	4,458

Table 2 presents the percentage change in West Peoria's population for ten-year segments between 1970 and 2010 and between each year and 1970.

TABLE 2: PERCENTAGE CHANGE IN POPULATION 1970 TO 2010

	Percentage Change Last 10 Years	Percentage Change Since 1970
1970	-	-
1980	-19.4%	-19.4%
1990	-8.4%	-29.3%
2000	-11.6%	-44.3%
2010	-6.8%	-54.2%

The long-term population loss that has occurred in West Peoria can be attributed to the conversion of residential uses to commercial and other uses, the decrease in the average household size, and outmigration from the area.

West Peoria's population decreased by about 7% between 2000 and 2010. Peoria Heights had a similar decrease while Peoria, Peoria County, and Bartonville had slight population increases between 2000 and 2010. Table 3 presents the percentage change in population during the last decade for these comparison geographies.

The American Community Survey (ACS), a program of the US Census Bureau that provides population data annually, has provided a more recent

TABLE 3: PERCENTAGE CHANGE OF POPULATION OF WEST PEORIA AND COMPARISON GEOGRAPHIES

	2000	2010	Percentage Change 2000 - 2010
West Peoria	4,762	4,458	-6.8%
Peoria Heights	6,635	6,156	-7.8%
Bartonville	6,310	6,471	2.5%
Peoria	112,936	115,007	1.8%
Peoria County	183,433	186,494	1.6%

estimate of West Peoria's population. The most recent estimate of West Peoria's population (from the 2008-2012 ACS) is 4,487, an increase of 29 residents since 2010. However, it is believed that West Peoria's population is even higher. First, the ACS estimates are based on a sample of the population - not a complete count of the population like the 2010 Census - and consist of an average of multiple years of data, so there is a margin of error for the estimate. Second, it is believed that not all areas of the community were counted during the 2010 Census, so the population count from the 2010 Census is believed to be lower than the actual population. Third, Heddington Oaks, a skilled care home for elderly men and women operated by Peoria County, opened in West Peoria in September

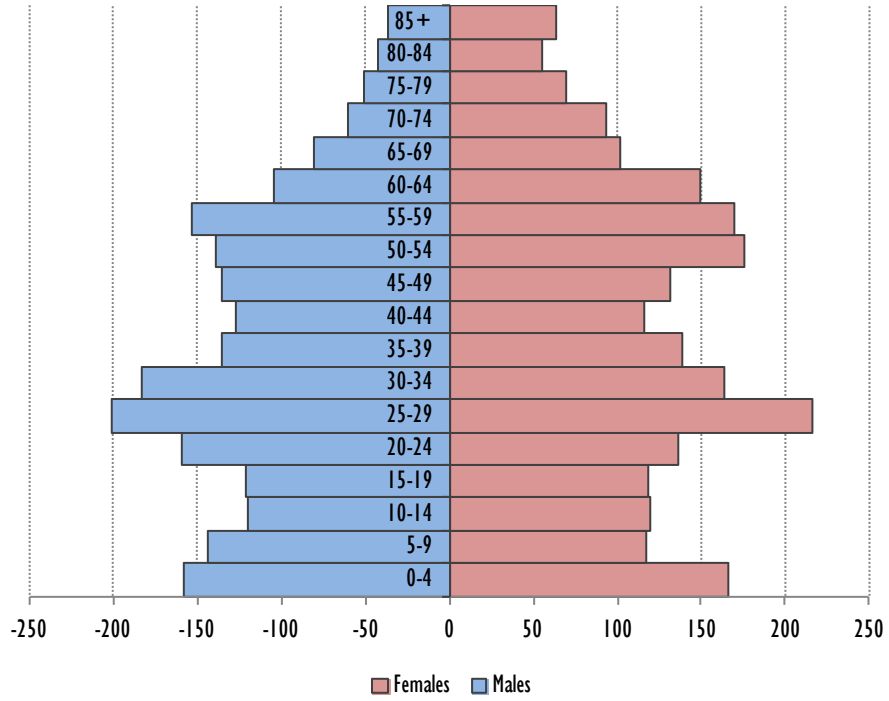
2013. The facility has 214 beds and has 189 occupants as of January 2014. As a result of these factors, it is believed that West Peoria's population is currently higher than the 2010 total of 4,458.

FUTURE POPULATION PROJECTION

Projecting a community's future population can help inform future land use decisions. By identifying the projected number of future residents, estimates of the quantity of land needed for residential development, commercial development, and other uses can be generated and included on a community's future land use map.

West Peoria is in a unique situation because of its recent population loss and its status as a semi-landlocked community surrounded by the City of Peoria to the north, east, and south. As a result, no population projection was developed for West Peoria. The City seeks to attract new residents and reverse the trend of a decreasing population in recent decades, and this plan contains action items that could help the City attract new residents. West Peoria should pursue these actions and seek to fill vacant residences while remaining open to opportunities for new residential development.

CHART 1: POPULATION PYRAMID OF 2010 POPULATION BY AGE AND GENDER



AGE

A population pyramid is a common method of conveying data about the age of a community's population. Chart 1 is a population pyramid for West Peoria. The chart presents the number of male and female residents broken down by five-year age cohorts according to the 2010 Census.

The age groups with the most males in West Peoria in 2010 were the 20-24 , 25-29, and 30-34 age groups, and the age groups with the most females were the 25-29, 50-54, and 55-59 age groups. This data suggests that West Peoria has high numbers of adults in their 20s, 30s, and 50s.

This inference is confirmed by examining the total population of five-year age cohorts. The most populous age cohorts (males and females combined) in West Peoria are the 25-29, 30-34, 0-4, and 55-59 cohorts. The total population of all age cohorts is presented in Table 4.

TABLE 4: POPULATION OF FIVE YEAR AGE COHORTS, 2010

Age	Total	Percentage of Total
0-4	324	7.3%
5-9	261	5.9%
10-14	240	5.4%
15-19	239	5.4%
20-24	295	6.6%
25-29	417	9.4%
30-34	347	7.8%
35-39	274	6.1%
40-44	243	5.5%
45-49	266	6.0%
50-54	315	7.1%
55-59	324	7.3%
60-64	255	5.7%
65-69	183	4.1%
70-74	155	3.5%
75-79	121	2.7%
80-84	98	2.2%
85+	101	2.3%

CHART 2: POPULATION OF FIVE YEAR AGE COHORTS, 2010

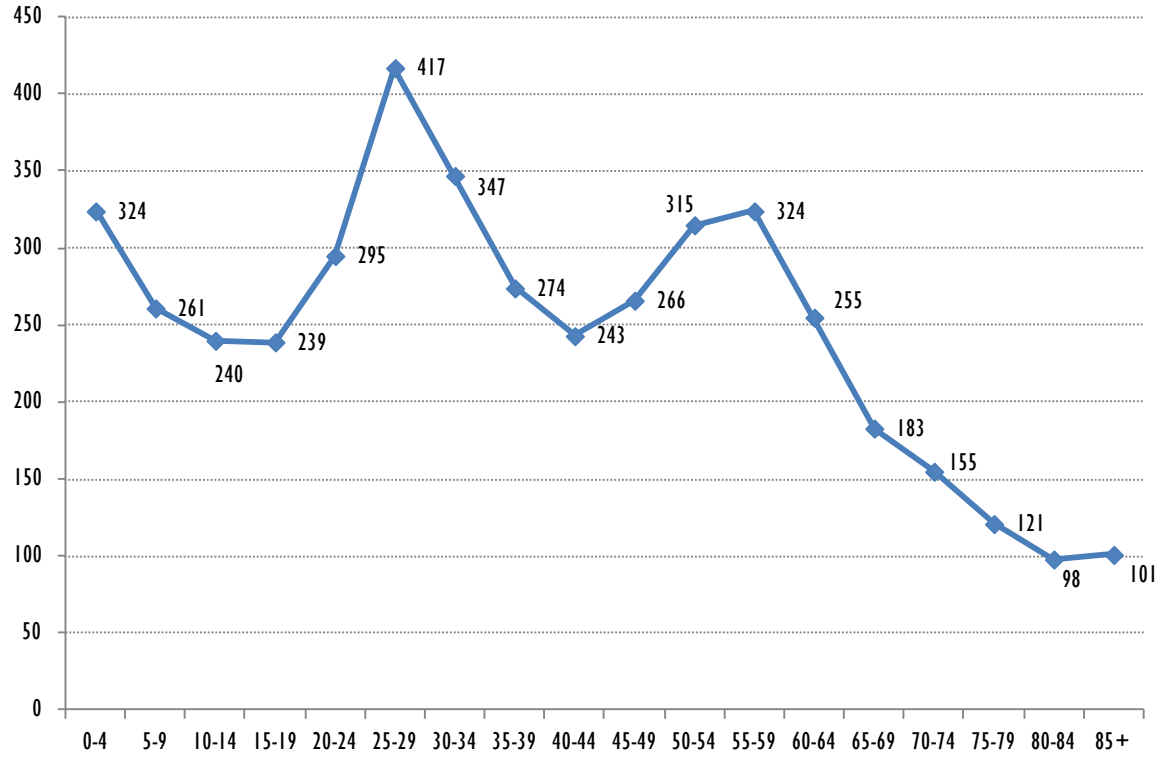


Chart 2 expresses this same data and shows that West Peoria has relatively high numbers of young children, adults in their 20s and 30s, and adults in their 50s nearing retirement age.

A comparison of the population of age cohorts in 2000 and 2010 shows the age cohorts for which the population increased and decreased. Table 5 shows this comparison. The age groups that gained population were the 0-4, 20-34, and the 55-64 age groups. The age groups that lost population were the 5-19, 35-54, and 65+ age groups. The 25-29, 55-59, and 60-64 cohorts had the largest increases and the 40-44, 75-79, and 85+ cohorts had the largest decreases.

An interesting pattern emerges when examining the change in age cohort populations between 2000 and 2010. The data suggests that young families with young children locate in West Peoria but move away as the children grow older. Input received from CPC members and key stakeholders confirm that this is indeed happening in West Peoria.

TABLE 5: CHANGE IN POPULATION OF FIVE YEAR AGE COHORTS, 2010

Age	2000 total	2010 total	Change
0-4	291	324	33
5-9	301	261	-40
10-14	273	240	-33
15-19	285	239	-46
20-24	266	295	29
25-29	354	417	63
30-34	315	347	32
35-39	326	274	-52
40-44	327	243	-84
45-49	338	266	-72
50-54	329	315	-14
55-59	223	324	101
60-64	192	255	63
65-69	189	183	-6
70-74	184	155	-29
75-79	200	121	-79
80-84	158	98	-60
85+	211	101	-110

Another noticeable trend is the decrease in the senior population. This is explained in part by the closing of St Joseph's Home, a senior living facility that closed during the decade. Heddington Oaks is located on the site of the former St Joseph's Home; it will help make up for the population loss that occurred as a result of the closing of St Joseph's Home.

An important issue moving forward is retaining young families in West Peoria. This plan identifies recommendations for how West Peoria can promote itself as a desirable place to live.

RACE AND ETHNICITY

The population of West Peoria is becoming more racially diverse. Table 6 compares the racial makeup of West Peoria's population from 2000 to 2010. In 2000, persons of color accounted for about 12 percent of West Peoria's total population, and in 2010 persons of color accounted for over 20 percent of West Peoria's population. The total population of each racial minority group in West Peoria increased between 2000 and 2010. Of these groups, the African American population had the largest increase in percentage, from 8.5 percent of the population in 2000 to 14.4 percent of the population in 2010.

The populations of comparison geographies also are becoming more racially diverse, and West Peoria's population is becoming more racially diverse faster than comparison geographies. Table 7 shows the change in the percentage of the total population comprised of persons of color between 2000 and 2010 for comparison geographies.

West Peoria is also becoming more ethnically diverse. Table 8 lists the percentage of the population that is of Hispanic or Latino origin for West Peoria

TABLE 6: RACIAL COMPOSITION OF POPULATION, 2000 AND 2010

Race	2000	2010
White	88.1%	79.5%
Black or African American	8.5%	14.4%
American Indian and Alaska Native	0.2%	0.5%
Asian	0.9%	1.1%
Native Hawaiian and Other Pacific Islander	0.0%	0.0%
Some Other Race	0.7%	1.5%
Two or More Races	1.6%	3.1%

TABLE 7: CHANGE IN PERCENTAGE OF PERSONS OF COLOR

Geography	2000	2010	Change
West Peoria	11.9%	20.5%	8.6
Peoria	30.7%	37.6%	6.9
Peoria Heights	7.1%	11.0%	3.9
Bartonville	1.9%	3.8%	1.9
Peoria County	20.6%	25.6%	5.0

TABLE 8: PERCENTAGE OF POPULATION THAT IS HISPANIC OR LATINO

Geography	2000	2010	Change
West Peoria	1.4%	3.0%	1.6
Peoria	2.5%	4.9%	2.4
Peoria Heights	1.9%	2.9%	1.0
Bartonville	1.0%	1.9%	0.9
Peoria County	2.1%	3.8%	1.7

and comparison geographies. Individuals of Hispanic or Latino origin comprised 3 percent of West Peoria's total population in 2010, up from 1.4 percent in 2000. All comparison geographies also are becoming more ethnically diverse.

The increasing racial and ethnic diversity in West Peoria and other Peoria County communities reflects a national demographic trend.

MOBILITY

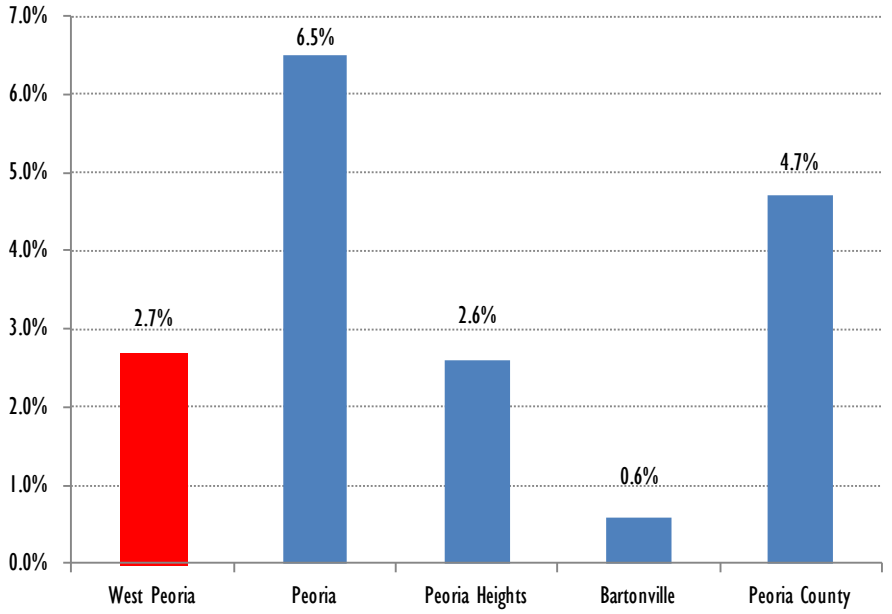
The United States Census Bureau provides data about where a community's residents were living one year ago. This data can be used to determine the extent to which residents are moving to a community from other areas. Table 9 shows where residents of West Peoria and comparison geographies lived one year ago. While West Peoria has the highest percentage of residents that lived in a different county one year ago, it has the lowest percentage of residents that lived in a different state one year ago. This suggests that West Peoria is not a community of choice for residents moving to the area from out of state.

The Census Bureau also provides data about the percentage of a community's population that was born in a different country. Chart 3 presents this data for West Peoria and comparison geographies. About 3% of West Peoria's residents are foreign-born; this percentage is about the same as that of Peoria Heights but less than that of Peoria County and the City of Peoria.

TABLE 9: RESIDENCE ONE YEAR AGO, 2012

		Different House			
Geography	Same House	Same County	Same State	Different State	Abroad
West Peoria	83.1%	8.2%	8.2%	0.5%	0.0%
Peoria	79.3%	13.0%	3.9%	2.9%	0.8%
Peoria Heights	88.3%	8.4%	1.5%	1.7%	0.0%
Bartonville	88.5%	8.4%	1.6%	1.4%	0.1%
Peoria County	83.5%	10.5%	3.3%	2.1%	0.5%

CHART 3: FOREIGN-BORN RESIDENTS, 2012



EDUCATION

West Peoria is a rather well-educated community. Chart 4 shows the percentage of West Peoria residents that have received a bachelor's degree or a higher college degree. Nearly 36 percent of the population 25 years and older has attained this level of education. This is the highest total among the comparison geographies.

The percentage of West Peoria residents 25 years and older that have at minimum a high school diploma is about 90 percent, about the same as comparison geographies. West Peoria is a rather well-educated community, and the city can make use of this information when recruiting businesses and starting up new community events.

CHART 4: PERCENT BACHELOR'S DEGREE OR HIGHER., 2012

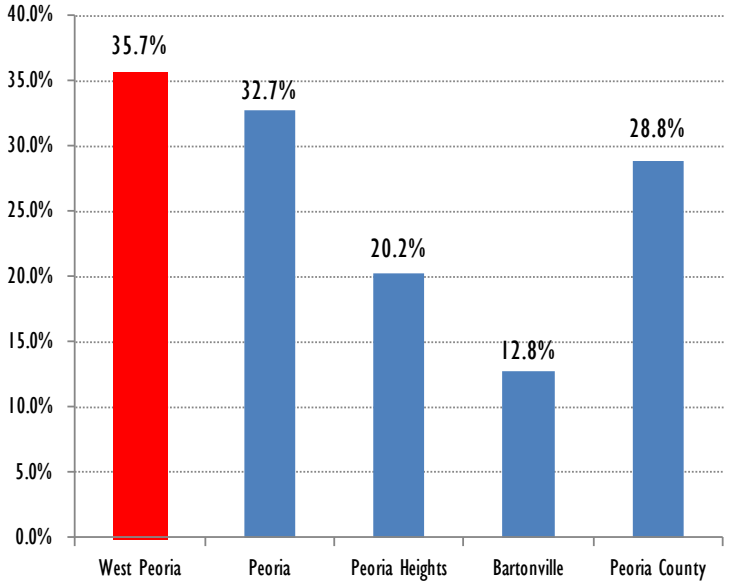
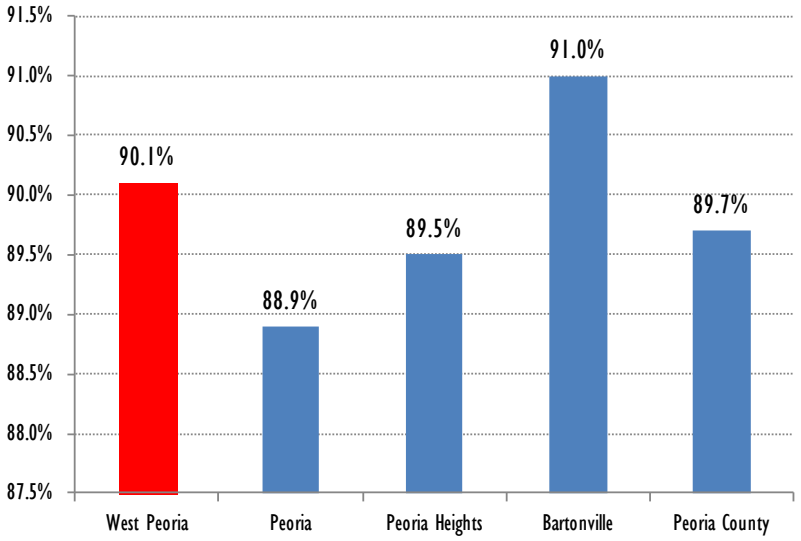


CHART 5: PERCENT HIGH SCHOOL DIPLOMA OR HIGHER, 2012



INCOME AND POVERTY

The median household income in West Peoria in 2012 was $48,327, a figure that appears to be modest in comparison to nearby geographies. Chart 6 presents this comparison. The median household income of West Peoria falls in the middle of the comparison geographies and is slightly less than that of Peoria County.

The poverty rate for families and individuals in West Peoria is also modest. Charts 7 and 8 present the poverty rate for families and individuals in West Peoria and comparison geographies. West Peoria has the lowest family poverty rate of the comparison geographies, and its individual poverty rate is less than the rates of Peoria County and the City of Peoria and greater than the rates of Peoria Heights and Bartonville.

CHART 6: MEDIAN HOUSEHOLD INCOME, 2012

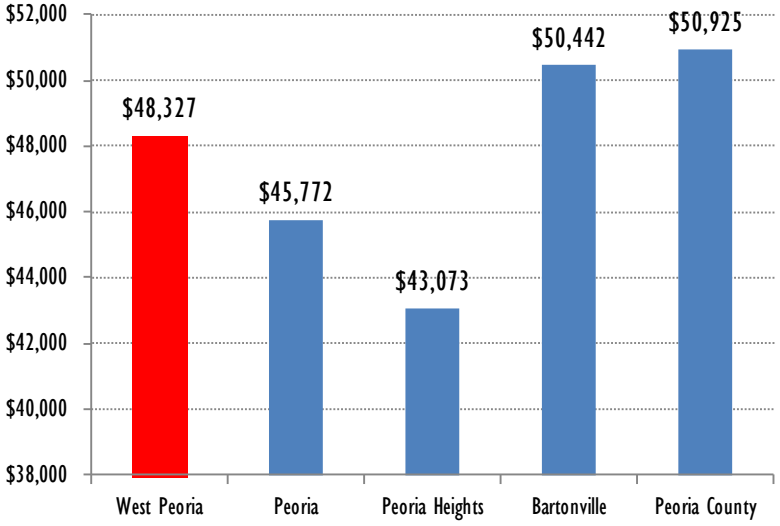


CHART 7: FAMILY POVERTY RATE, 2012

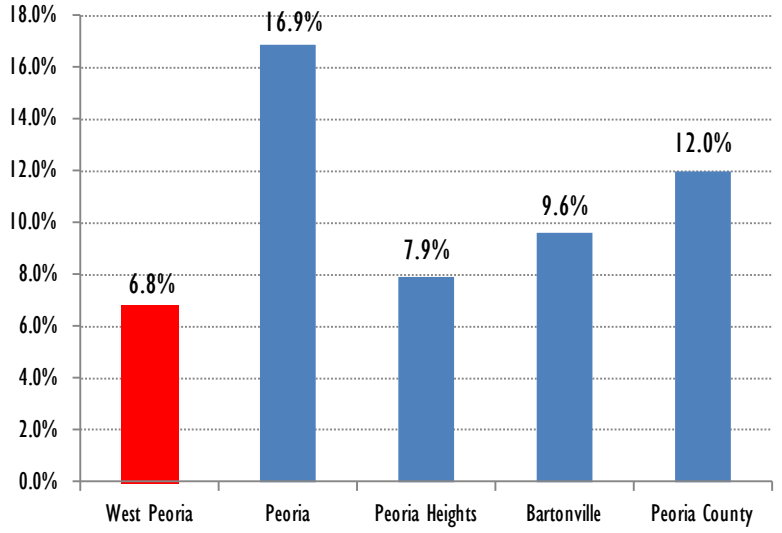
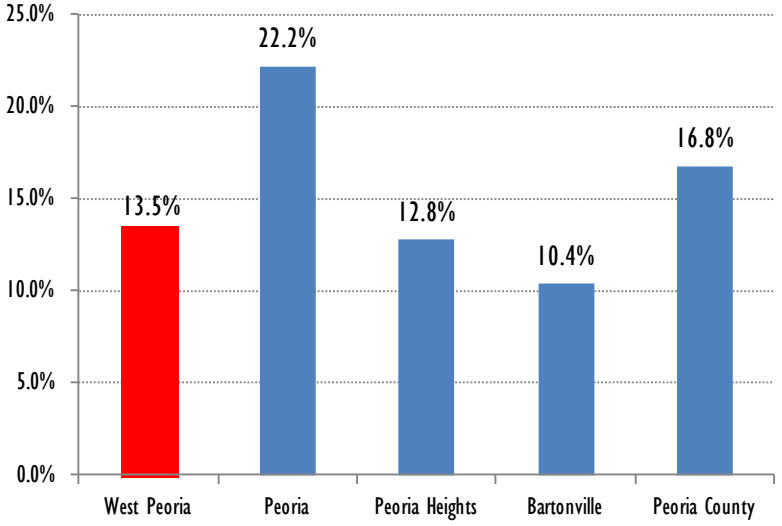


CHART 8: INDIVIDUAL POVERTY RATE, 2012



LAND USE

WEST PEORIA

Current land use was mapped in West Peoria as part of this planning process, and the current land use map is presented as Map 2. Over one-third of all land in West Peoria is used for single family residential use, and one-fifth of all land in West Peoria is open space. The current land use map was developed using aerial photography and property ownership information, so since the land use of each individual property was not verified, land use totals are approximate. Table 10 lists the number of acres each land use occupies and the percentage of total land for which each land use accounts.

TABLE 10: WEST PEORIA CURRENT LAND USE

Land Use	No. of Acres	Percentage
Agriculture	82.0	8.3%
Commercial	85.2	8.6%
Government	9.3	0.9%
Industrial	68.8	7.0%
Institutional	157.1	15.9%
Multi-Family Residential	33.3	3.4%
Open Space	198.0	20.1%
Single-Family Residential	352.7	35.8%

EXTRATERRITORIAL JURISDICTION

The area within 1.5 miles of West Peoria's boundaries is called the extraterritorial jurisdiction area, or ETJ. The ETJ is important because West Peoria – as a result of having a comprehensive plan – can elect to require subdivisions developed within this area to conform to the City's subdivision ordinance. Municipalities in Illinois that have a comprehensive plan are given this right in order to have some control over development that may be annexed into the community at a later date. Thus the city has "subdivision control" over its ETJ.

West Peoria's ETJ is shown in Map 3. Because West Peoria is adjacent to the City of Peoria, the ETJs of the two communities overlap. When a land development project is proposed within this area of overlap, West Peoria should coordinate with the City of Peoria and Peoria County to ensure that the project is in keeping with a sound growth pattern and sound development practices.

EXISTING FUTURE LAND USE PLANS

Peoria County

Peoria County has a future land use map to guide development in the unincorporated area of the County. The County's future land use map was adopted in August 2009. This map shows desirable land use forms instead of specific land uses. In this manner, the County allows for a range of land uses rather than strictly specifying individual land uses.

Peoria County's future land use map is presented as Map 4. The map shows the majority of West Peoria as being within "Urban Municipal Limits," designating that West Peoria has development control within its jurisdiction. The map shows land that is now the western portion of West Peoria as being within both the "Rural" and "Environmental Corridors" land use forms; this land was annexed into West Peoria after the adoption of Peoria County's future land use map. Unincorporated land to the west of West Peoria is within the "Rural", "Environmental Corridors", and "Village" land use forms. According to Peoria County's Future Land Use Matrix, the "Rural" and "Environmental Corridors" land use form areas allow agriculture, open space, rural residential, and conservation design residential uses. The "Village" land use form area allows for a variety of residential, commercial, industrial, and open space uses. West Peoria should coordinate with Peoria County when land development is proposed to occur

in the unincorporated area within West Peoria's ETJ to ensure the development follows a sound growth pattern and sound development practices.

City of Peoria

The City of Peoria adopted its current comprehensive plan and future land use map in April 2011. The future land use map for the area near West Peoria is presented as Map 5. Note that Peoria's future land use map was developed before West Peoria annexed a substantial quantity of land to the west, so Peoria's future land use map does not depict the present West Peoria boundaries. The City of Peoria has not designated any growth areas near West Peoria, but the two communities should coordinate on future development that occurs within the ETJ area of both communities.

ZONING

It is important to emphasize that a comprehensive plan and a future land use map provide a framework for land development. They are used to guide land development. A zoning ordinance governs how land is used in a community; it is the tool that regulates land use in a community.

West Peoria's zoning ordinance regulates land use within the city. The zoning ordinance establishes the following zoning districts:

- R-1 Medium Density Residential District
- R-2 Multi-Family Residential District
- B-1 General Business District
- B-2 Highway and Service Business District
- I-1 Light Industrial District
- I-2 Heavy Industrial District
- C-O Conservation Overlay District
- B-1-O General Business Overlay District

The residential, business, and industrial districts specify the land uses that can be located in each district and specify bulk regulations such as lot size, building setbacks, and building height. The Conservation Overlay District and General Business Overlay District specify additional use and bulk regulations in addition to the regulations specified in the underlying zoning districts; an overlay district "overlays" the existing residential, business, or industrial zoning district.

The current zoning map of West Peoria is presented as Map 6. Note that the zoning map can change frequently because property owners can request the rezoning of their property. The West Peoria Plan Commission reviews rezoning applications.

SUBDIVISION ORDINANCE

West Peoria also has its own subdivision ordinance. The subdivision ordinance is another tool that regulates land development. It regulates land development by regulating how a property is subdivided.

The subdivision ordinance mandates the subdivision review and approval process; design requirements for subdivisions such as right-of-way width and block length; and utility improvements such as water supply and wastewater disposal. Because the subdivision ordinance addresses the individual design and function of new subdivision developments, it is important for the City of West Peoria to periodically review its subdivision ordinance to ensure that new subdivision development reflects the community's desire for how new developments should appear and function.

ANNEXATION

West Peoria has annexed a significant quantity of land in recent years. Since the adoption of the previous comprehensive plan in 2008, the city has annexed nearly 400 acres of land to the west to significantly expand its land area. The newly annexed land is shown in Map 7. This land is located primarily south of Farmington Road and along Kickapoo Creek.

FUTURE LAND USE

A future land use map for West Peoria was developed as part of this planning process and is shown on Map 8. The future land use map identifies the areas where different land uses should be developed in the future. The future land use map is an advisory document and does not hold the force of law, so it should be used

to guide development decisions in the future. The zoning ordinance and decisions made by the Planning Commission and Zoning Board of Appeals serve to implement the future land use map by identifying what land uses are allowed within zoning districts and identifying the zoning district in which land should be placed.

The future land use map identifies the types of land uses that should exist or be developed throughout West Peoria. The land use categories are intended to provide a guide for the types of land uses that should be developed in certain areas. Again, the zoning ordinance and decisions made by the Planning Commission and Zoning Board of Appeals should serve to implement the future land use map by enabling land to be within a zoning district that allows the land uses within the future land use category.

Some of the land use categories from the future land use map merit additional explanation.

Multi-Family Residential/Conservation. Some of the newly annexed land west of Kickapoo Creek Road is within the Multi-Family Residential/Conservation land use category. This land is located near a religious institution and single-family residential development, so while multi-family residential development would be compatible with nearby uses, this land also includes steep wooded slopes, rendering it suitable for conservation. Stormwater runoff from any development in this area should be minimized in order to protect the Kickapoo Creek Watershed.

Retail/Office/General Business. Land within this category should be developed for non-intensive business uses that can be compatible with residential and other land uses.

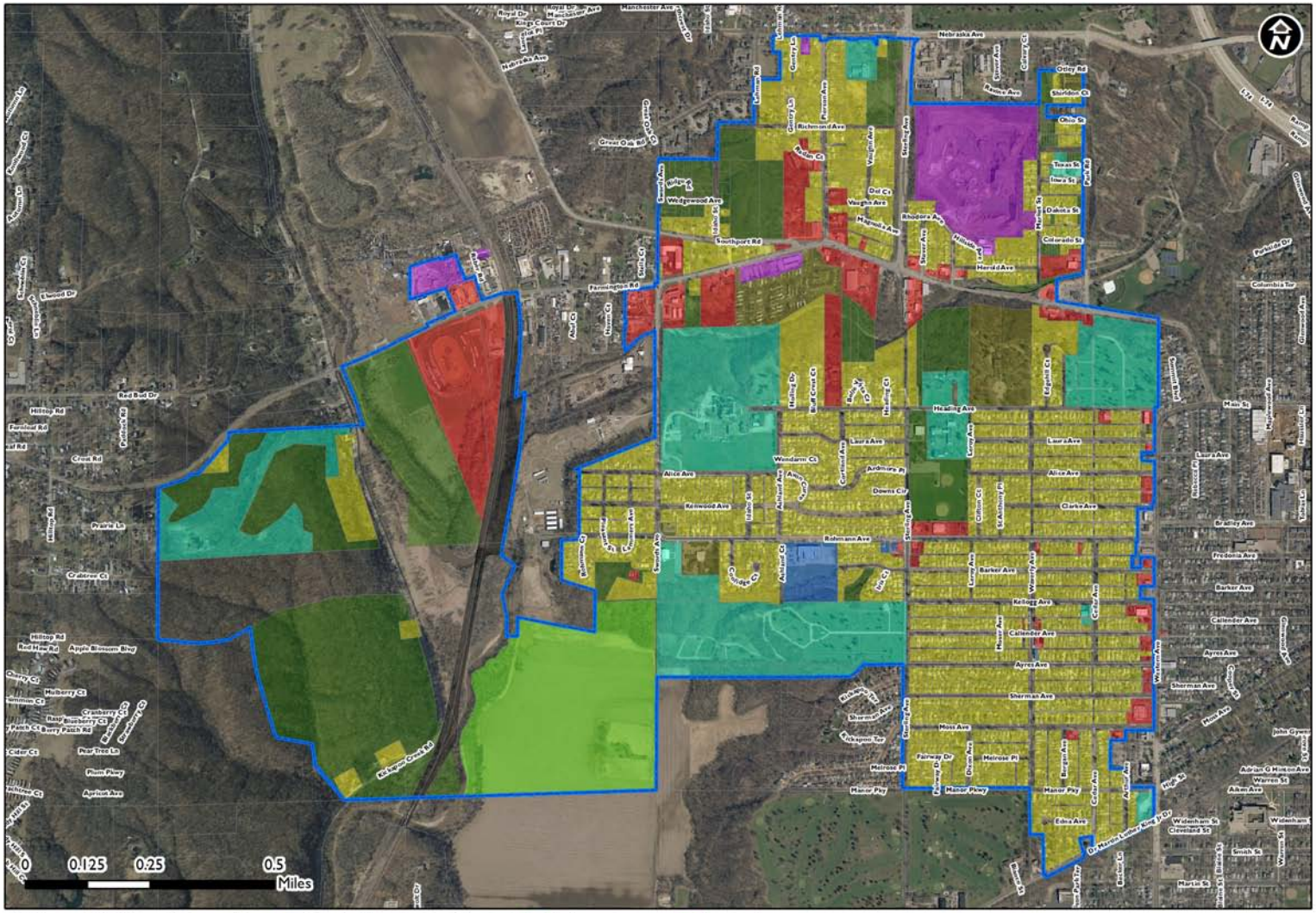
Retail/Entertainment/Highway and Service Business. Land within this category exists along Farmington Road. This category recognizes the presence of existing intensive business uses that are not compatible with residential uses and the desire to develop additional retail and entertainment uses along Farmington Road. Where feasible, redevelopment of property along Farmington Road for retail and entertainment uses should occur.

Highway and Service Business/Light Industrial. Land within this category should be developed for intensive business uses that are not compatible with residential uses, as well as light industrial uses.

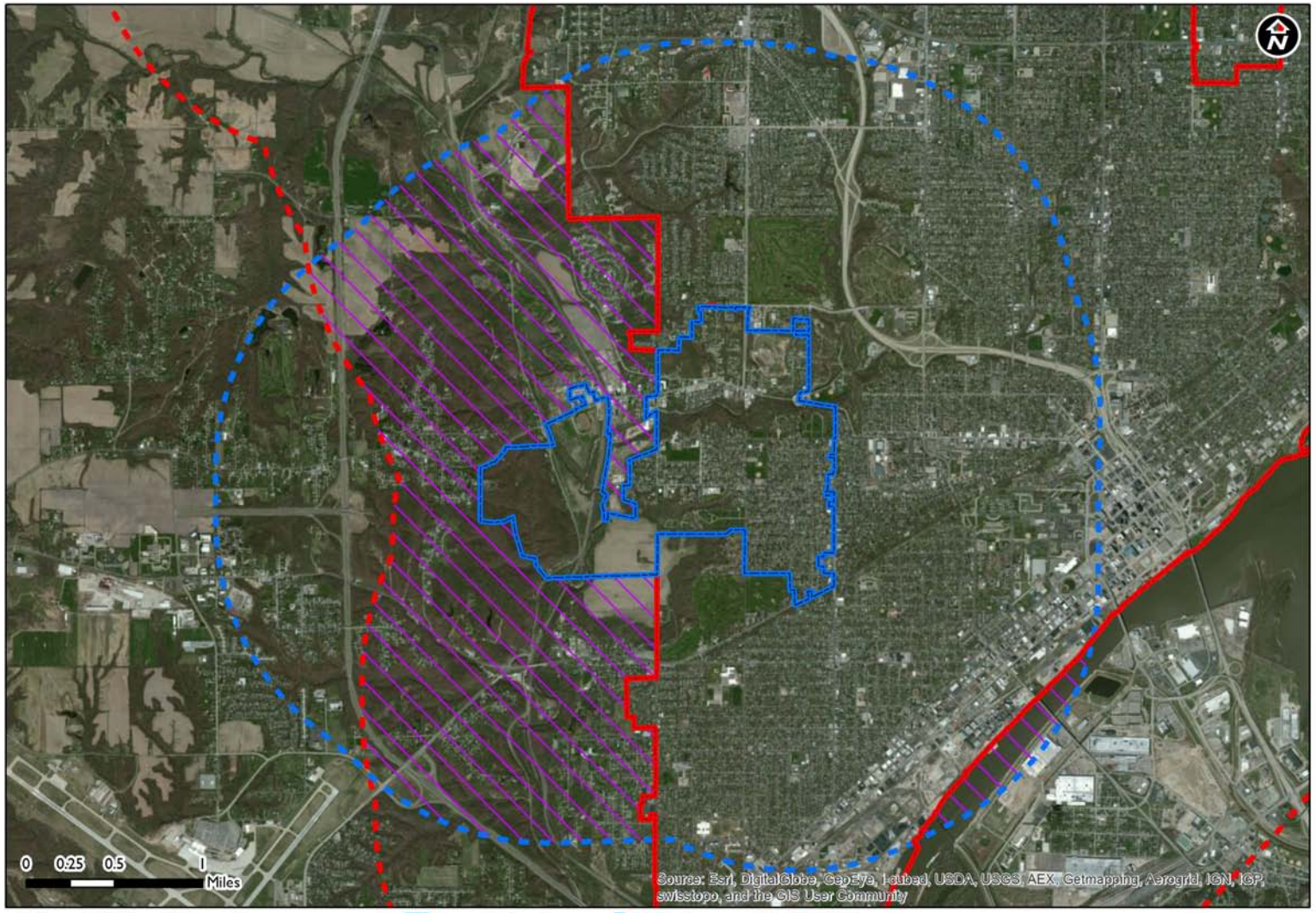
Agriculture and Open Space/Recreation. Land within this category is at the site known as Horseshoe Bottoms owned by Greater Peoria Sanitary District. This category acknowledges the current agricultural use of the property while recognizing the possibility of recreational use occurring at this site in the future.

The portions of West Peoria that are within a 100-year flood zone as identified by the Federal Emergency Management Agency are shown on Map 14 in the Disaster Mitigation section. West Peoria has a floodplain ordinance, and this ordinance must be followed when the possibility of development or redevelopment of land within the designated regulatory floodway is raised. New construction, fill, or substantial improvements are prohibited in the designated regulatory floodway, and nonconforming structures in a regulatory floodway cannot be enlarged, replaced or structurally altered.

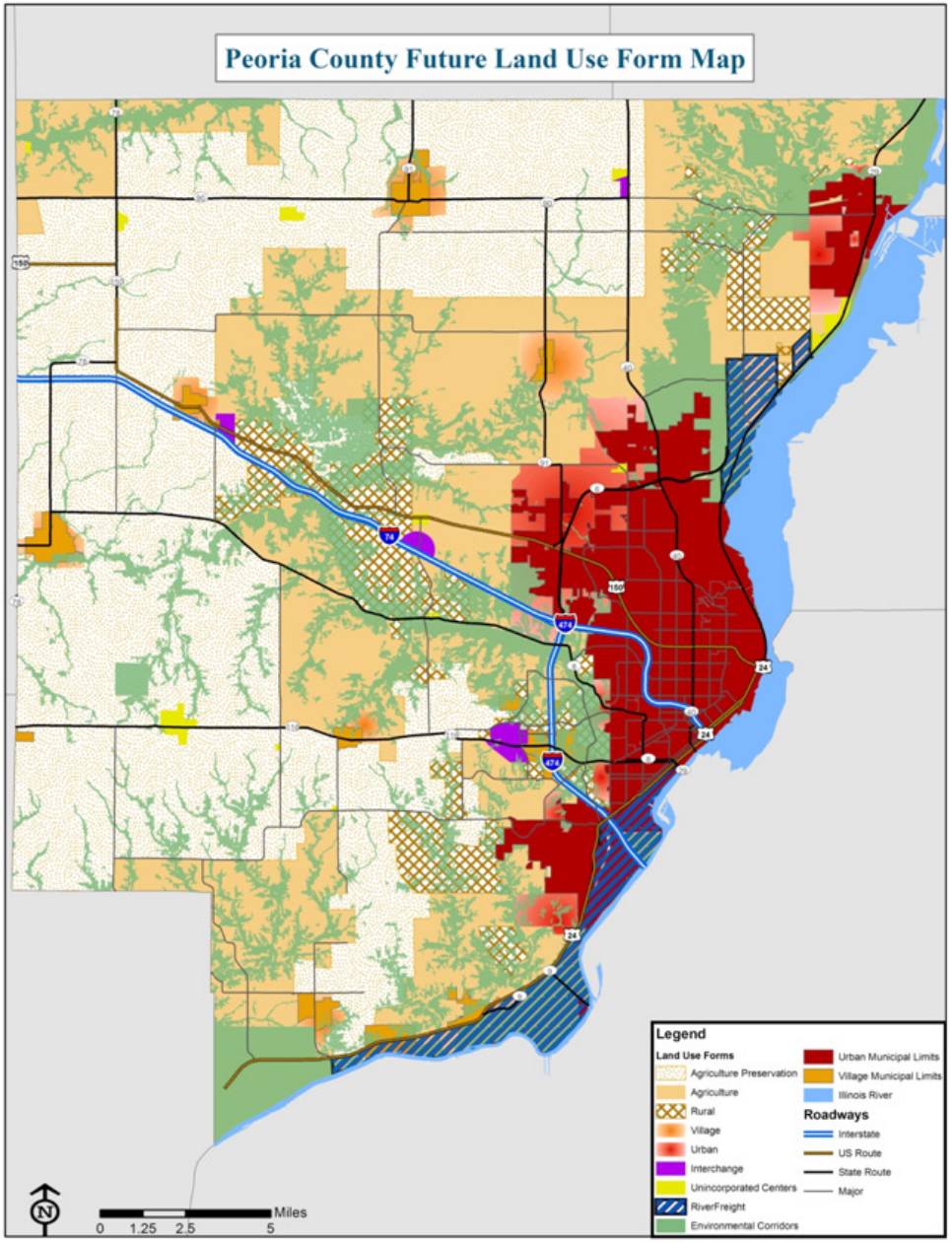
MAP 2: WEST PEORIA CURRENT LAND USE



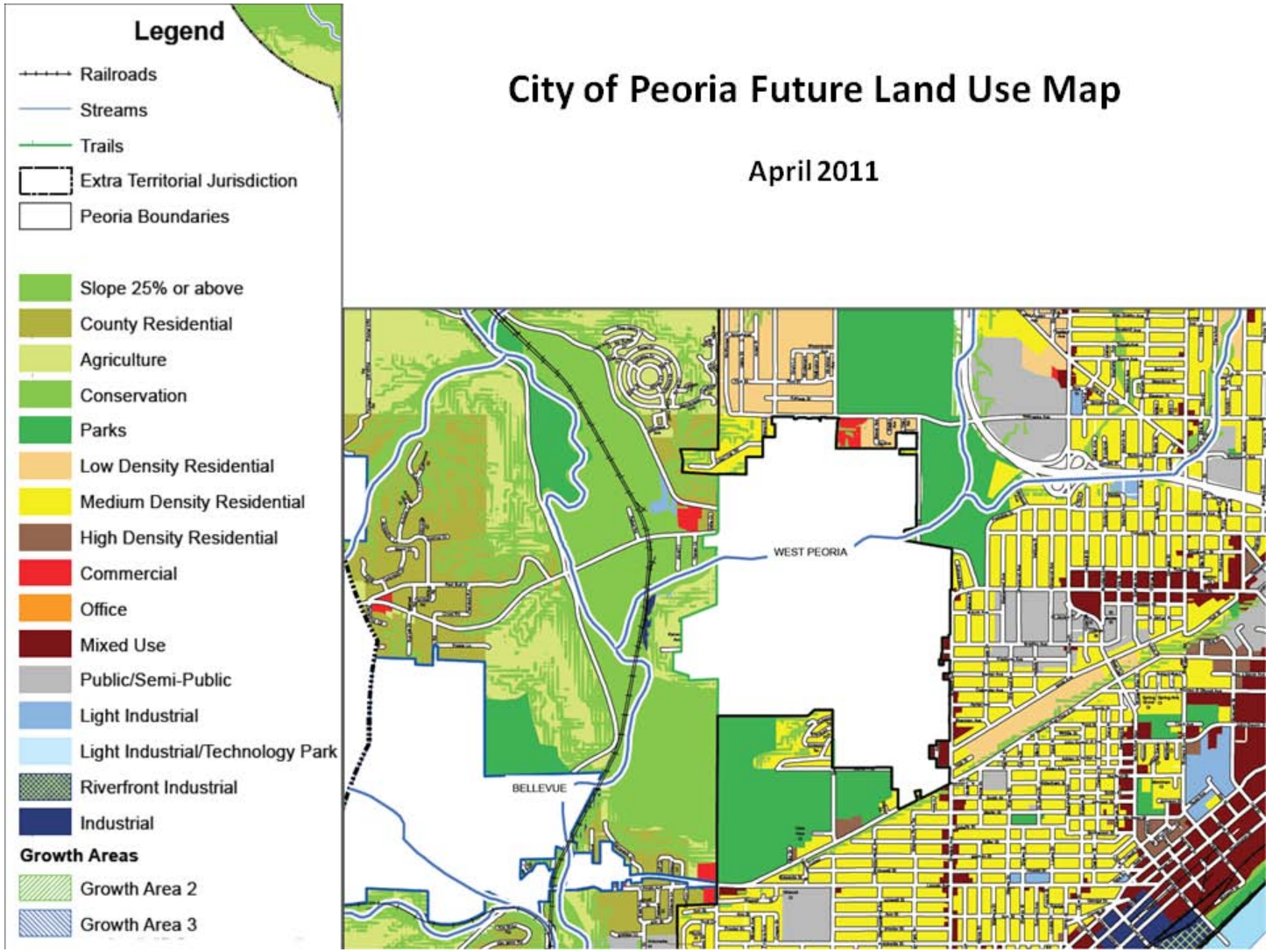
MAP 3: WEST PEORIA EXTRATERRITORIAL JURISDICTION



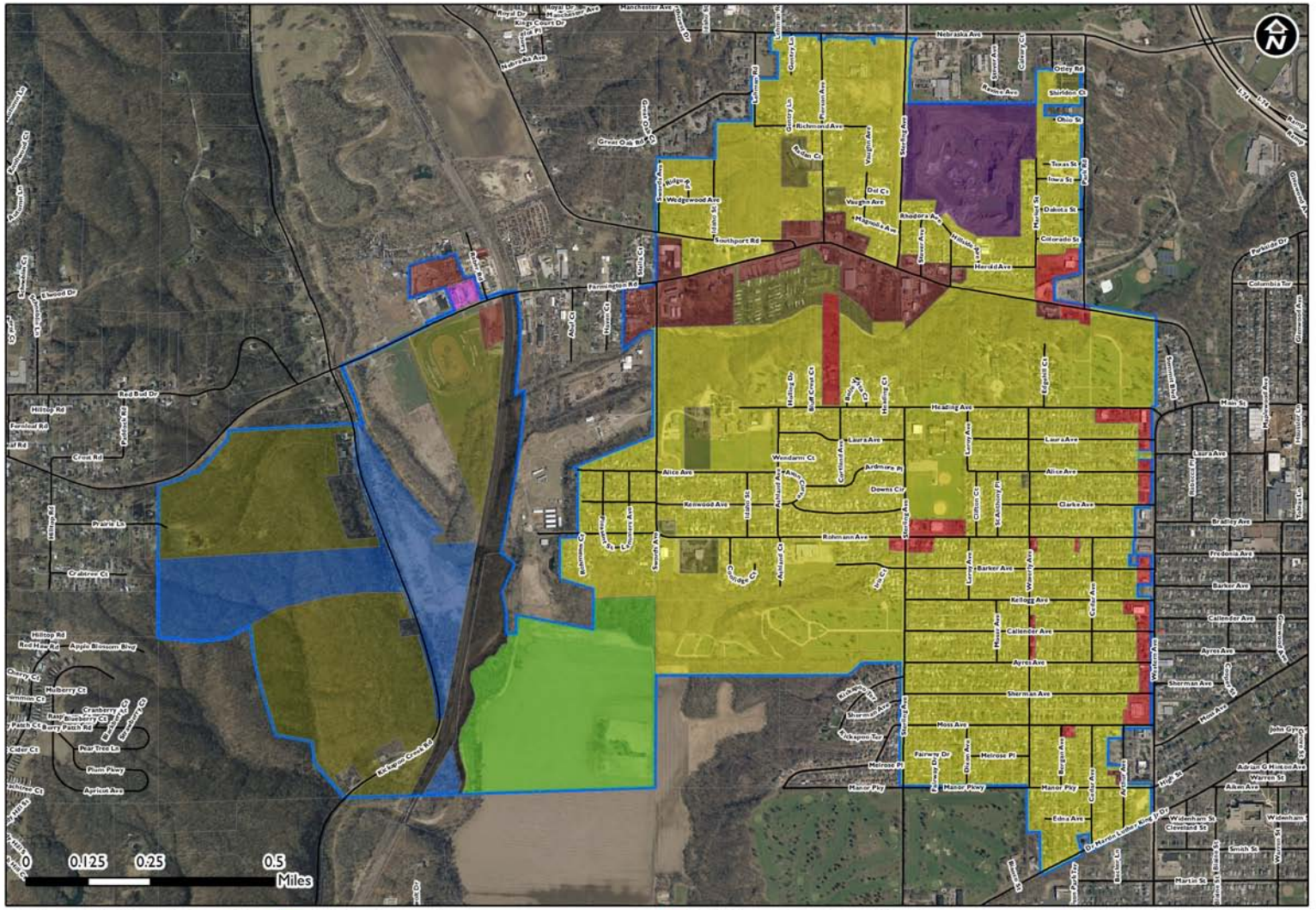
MAP 4: PEORIA COUNTY FUTURE LAND USE



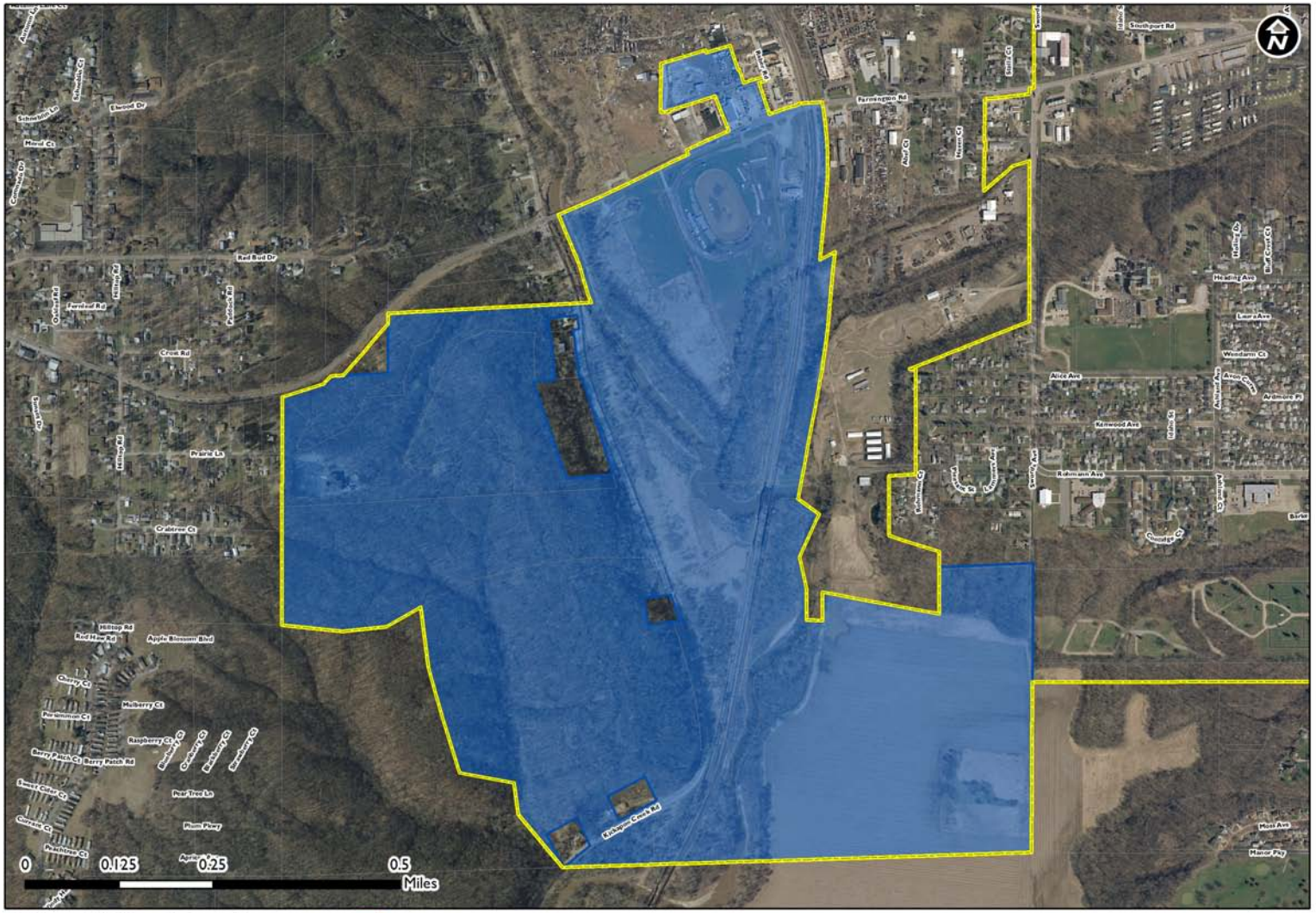
MAP 5: CITY OF PEORIA FUTURE LAND USE



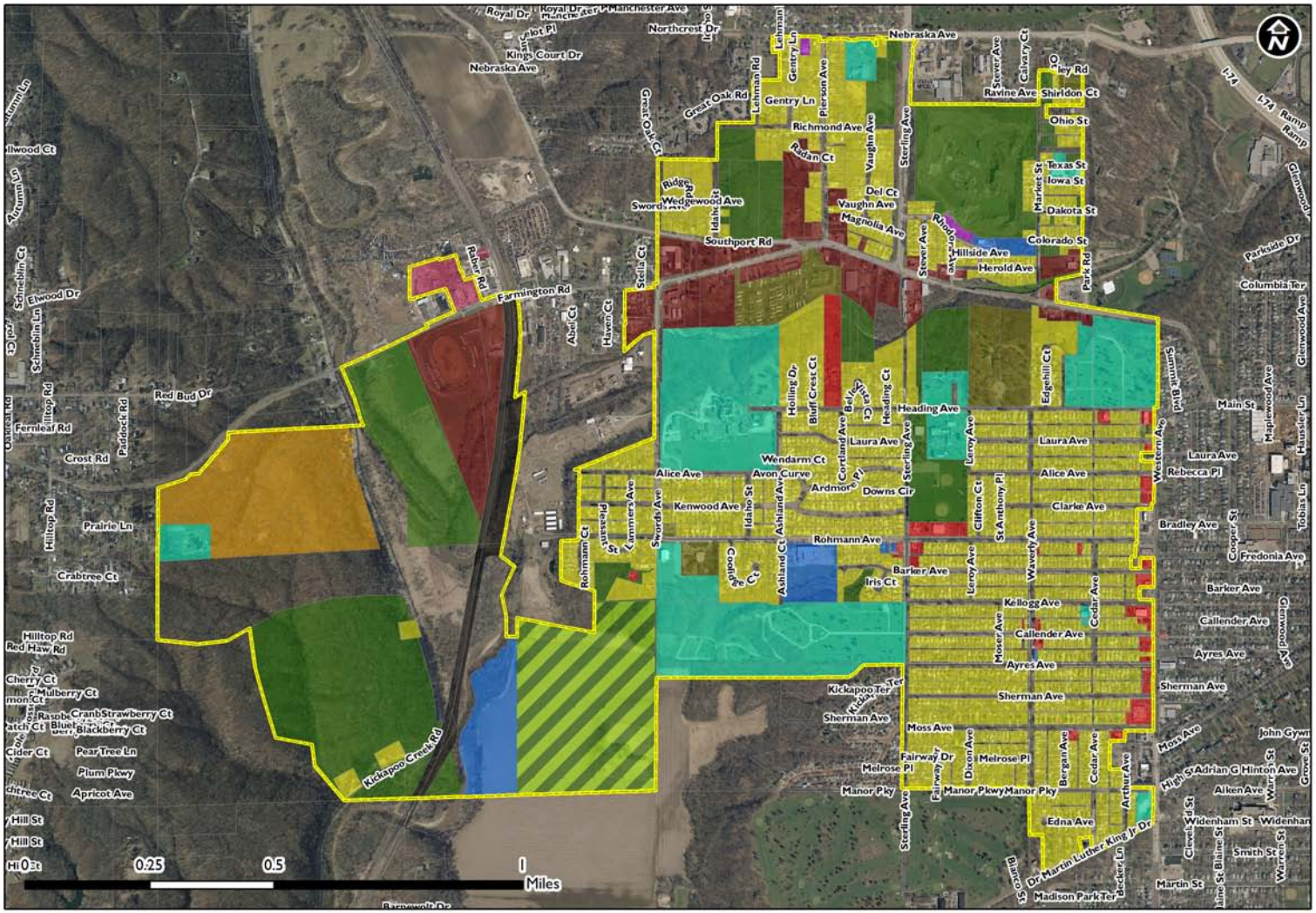
MAP 6: WEST PEORIA ZONING



MAP 7: WEST PEORIA RECENTLY ANNEXED PROPERTY



MAP 8: WEST PEORIA FUTURE LAND USE



GOALS

Goal 1: Achieve a well-balanced mix of land uses to preserve the character of the community and to promote a friendly atmosphere for West Peoria residents.

Guiding Principle	Action Items
1.1 Promote and approve developments that are compatible with, and mutually support, one another.	1.1.1 Support the land use classifications adopted in West Peoria's Comprehensive Plan when evaluating rezoning requests, special use permit requests, and other development proposals.
1.2 Annex property where appropriate to promote new development opportunities, increase the city's population, and increase the city's tax base.	

Goal 2: Achieve an enhanced small town atmosphere to maintain neighborhood identity.

Guiding Principle	Action Items
2.1 Promote existing commercial property near the intersection of Sterling Avenue and Rohmann Avenue as a continued commercial center, but deter the expansion of this commercial area.	2.1.1 When redevelopment opportunities occur on land occupied by a commercial use, support the development of commercial uses that meet residents' needs and are compatible with nearby residential development.
	2.1.2 Support small-scale beautification efforts such as banners, plantings, and other components to enhance an attractive and inviting appearance.
	2.1.3 Support larger scale beautification efforts such as signage and lighting improvements when opportunities and funding allow.
	2.1.4 Require the preservation of mature trees where possible during development review process.
2.2 Improve streetscapes along major arterial roadways.	2.2.1 Support beautification efforts such as lighting improvements, signage improvements, and street tree planting when opportunities and funding allow.

Goal 3: Achieve an attractive, inviting, well-kept appearance throughout the city.

Guiding Principle	Action Items
3.1 Maintain the code enforcement program and enhance the program where appropriate.	3.1.1 Examine the use of TIF funds to assist residential property owners with repair and maintenance of properties.
	3.1.2 Actively promote property maintenance and neighborhood beautification efforts throughout the city.

Goal 4: The Farmington Road corridor is recognized as a regional destination.

Guiding Principles	Action Items
4.1 Support the efforts of the Farmington Road Entertainment District (FRED).	4.1.1 Promote Farmington Road destinations via regional outreach methods.
4.2 Promote Farmington Road as West Peoria's primary location for business development, and promote the development of arts, entertainment, and retail uses along Farmington Road.	4.2.1 Amend zoning ordinance to promote the development of arts, entertainment, and retail uses along Farmington Road.
	4.2.2 Communicate with Arts Partners of Central Illinois to promote Farmington Road as possible location for arts uses.

HOUSING

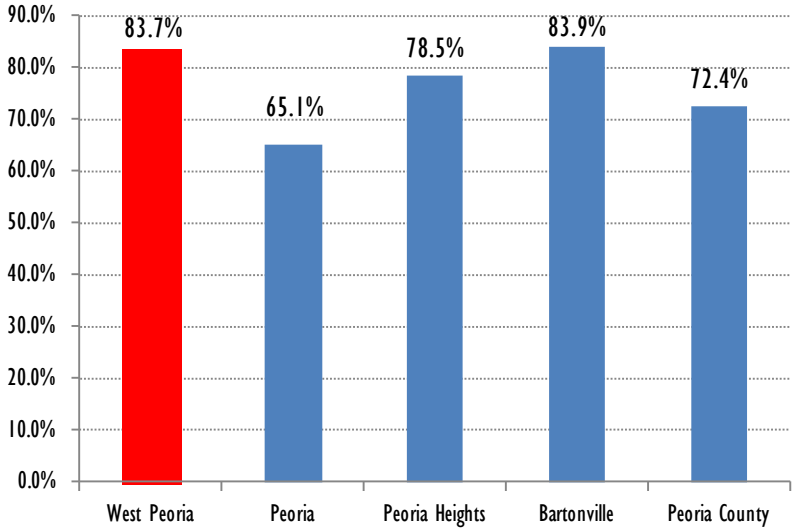
DATA

West Peoria's housing stock consists primarily of single-family dwellings. Chart 9 presents the percentage of housing units that consist of a single detached unit as opposed to structures with multiple housing units. The percentage of single detached units in West Peoria is greater than that of the City of Peoria, Peoria County, and Peoria Heights, and the percentage is similar to that of Bartonville.

West Peoria also has a relatively high percentage of owner-occupied housing units as presented in Chart 10. About 75 percent of housing units in the city are owner-occupied; this percentage is similar to that of Bartonville and greater than that of the other comparison geographies.

West Peoria has an older housing stock. According to ACS data, nearly 83 percent of housing units in the city were built prior to 1960. As presented in Chart 11, this percentage is substantially higher than the percentages of comparison geographies. The ACS is a survey filled out by householders, and because a householder may not necessarily know when the housing unit was built, this percentage should not be considered to be completely accurate. However, given that West Peoria is an older urban area and the lack of new housing construction in the city, the conclusion that West Peoria has an older housing stock is valid.

CHART 9: UNITS IN STRUCTURE – 1 DETACHED UNIT, 2012



West Peoria's vacancy rate is less than that of comparison geographies as shown in Chart 12. While West Peoria's vacancy rate appears to be modest, vacant housing units are a significant issue that the city has been addressing since the subprime mortgage crisis that triggered the national recession in 2008 and resulted in many foreclosures nationwide. West Peoria has had difficulty addressing the increase in vacant properties because, like the experience of other communities, it is difficult to track ownership of foreclosed properties due to the frequency with which the properties change ownership among financial institutions and the lack of communication from the property owners. This is an issue that West Peoria will continue to face in the near future.

West Peoria has a rather affordable housing stock. The median housing value in 2012 was $100,500, significantly lower than the median housing values for the City of Peoria and Peoria County. Chart 13 presents the median housing values for West Peoria and comparison geographies. The affordability of the housing stock is likely a function of the age of the housing stock and also helps explain why West Peoria is attractive to young families.

CHART 10: OWNER OCCUPIED HOUSING UNITS, 2012

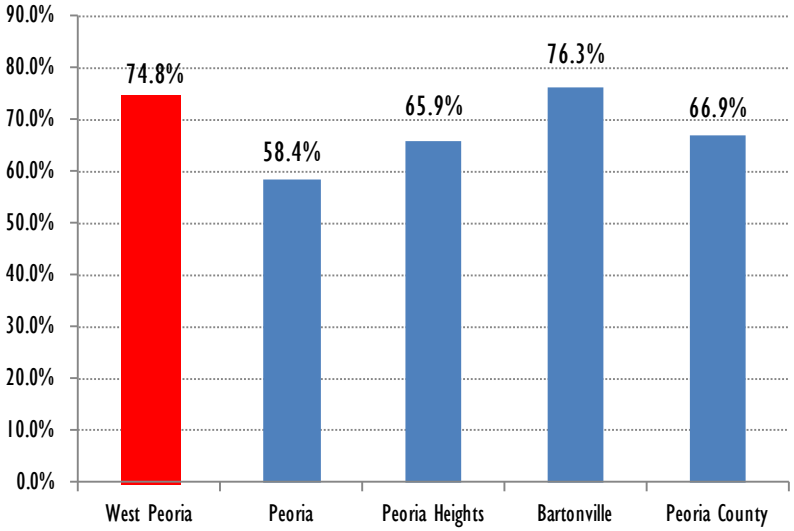


CHART 11: PERCENTAGE OF HOUSING UNITS BUILT 1959 OR EARLIER, 2012

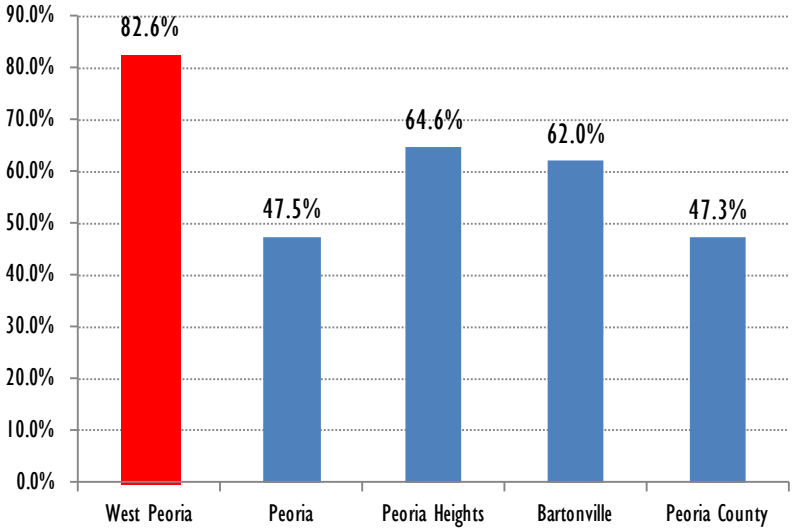
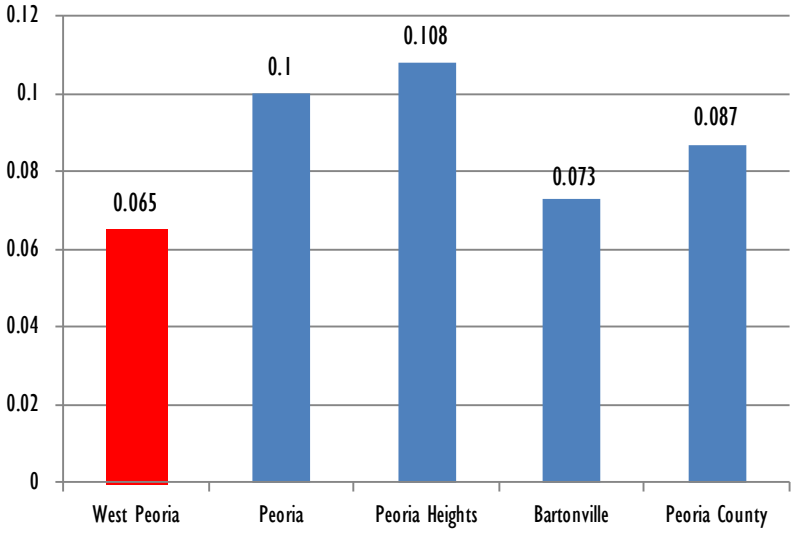


CHART 12: VACANCY RATE, 2012



On the other hand, the cost of rental housing is rather high in West Peoria. Chart 14 presents the median rent for West Peoria and comparison geographies; the median rent is highest in West Peoria. Median rent is not broken down by size of unit, and as discussed, West Peoria has a relatively high percentage of single detached housing units, so the high median rent could be explained by more single-family homes being rented as opposed to apartment units.

While the median housing value and median rent provide some information about the affordability of a community's housing stock, a better method of measuring affordability is to compare a household's housing costs to a household's total income. Chart 15 presents the percentage of households in West

Peoria and comparison geographies for which selected monthly homeownership costs as a percentage of household income is greater than 30 percent. The housing affordability threshold is generally recognized as 30 percent – that is, when a household spends more than 30 percent of its income on housing costs, it may have difficulty paying for other necessities such as transportation and medical expenses. West Peoria has a relatively low percentage of households with a mortgage that live in "unaffordable" housing. This statistic further supports the affordability of West Peoria's housing stock.

Examining the cost of rental housing in this same manner suggests that rental housing in West Peoria is relatively affordable. Chart 16 presents the percentage of renter-occupied households in West Peoria and comparison geographies for which gross rent as a percentage of household income is greater than 30 percent. About 37 percent of renter-occupied households in West Peoria spend more than 30 percent of their income on rent. This percentage is lower than that of the City of Peoria and Peoria County, higher than that of Bartonville, and the same as Peoria Heights.

CHART 13: MEDIAN HOUSING VALUE, 2012

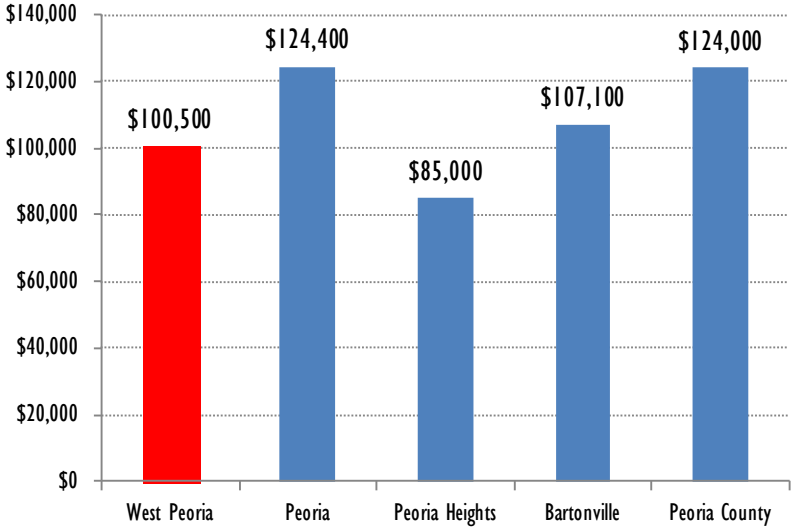


CHART 14: MEDIAN RENT, 2012

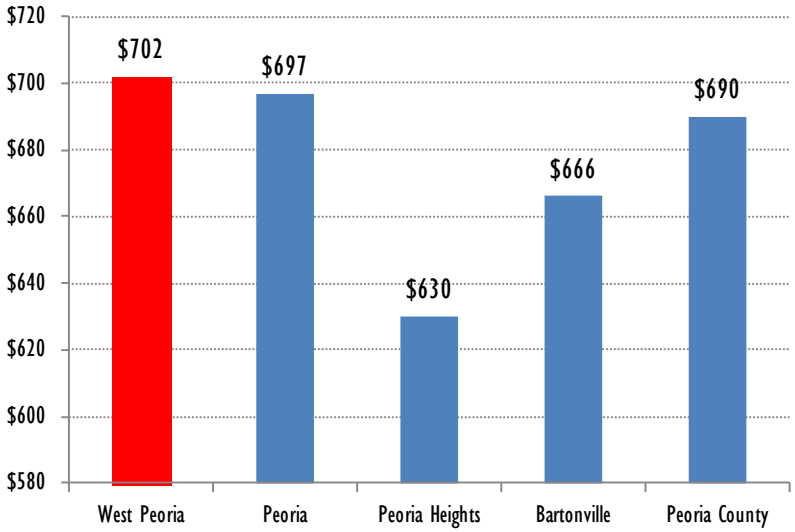


CHART 15: SMOCAPI GREATER THAN 30% WITH A MORTGAGE, 2012

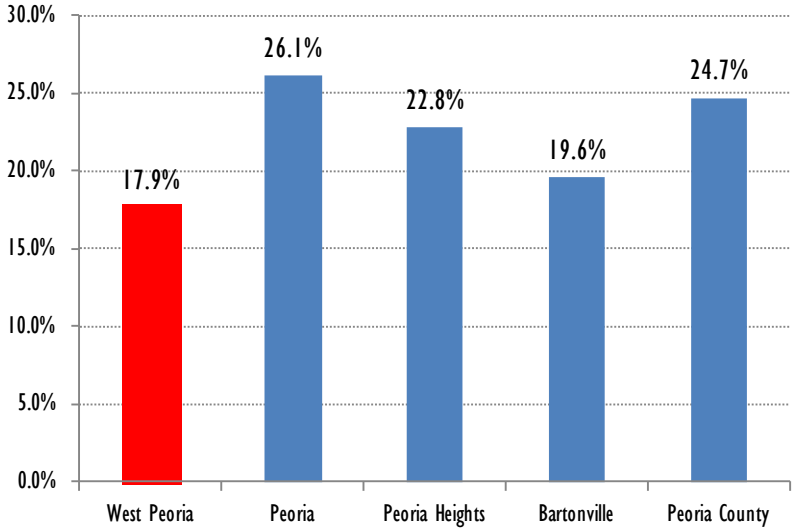
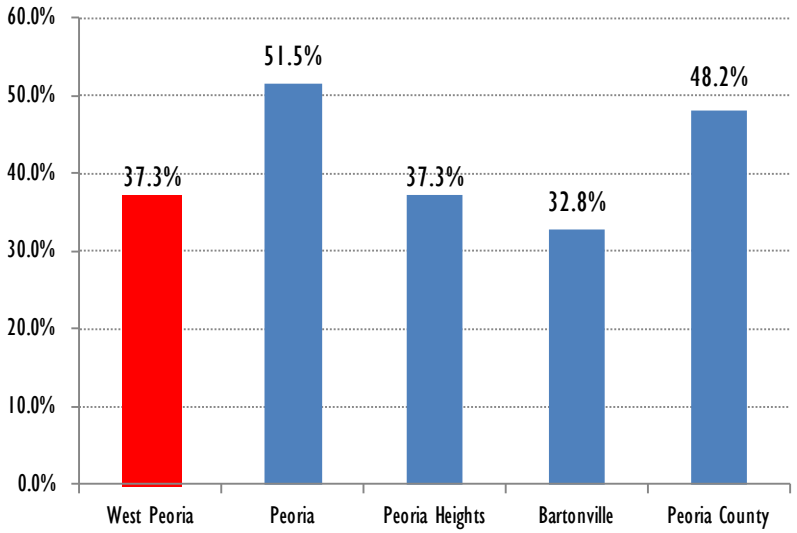


CHART 16: GRAPI GREATER THAN 30%, 2012



SURVEY RESULTS

A community survey was made available during this planning process to gather information from residents about how West Peoria can be strengthened in the future. The following housing issues were identified in the survey:

Housing Quality/Code Enforcement

Question 2 of the survey asked, "What priority should be given to the following issues for West Peoria?" and provided 9 issues. Respondents could identify an issue's priority as "Very High," "High," "Medium," "Low," "Very Low," or "Don't Know." 53% of respondents identified "Improving housing quality/ code enforcement activities" as a very high priority issue; this issue received the highest percentage of "Very High" responses.

Question 3 of the survey asked, "What other important issues not listed here need to be addressed to improve West Peoria?" and enabled residents to write down any response. There were 7 responses addressing *code enforcement pertaining to property*; this was the second-highest response to this question.

Question 5 of the survey asked, "What are the top three challenges facing West Peoria?" and enabled residents to write down any response. There were 23 responses addressing *deteriorating properties*; this was the second-highest response to this question.

Question 6 of the survey asked, "If you could change three things about West Peoria, what would you change?" and enabled residents to write down any response. There were 11 responses addressing *stronger code enforcement*; this was the second highest response to this question.

Rental Property Concerns

Question 3 of the survey asked, "What other important issues not listed here need to be addressed to improve West Peoria?" and enabled residents to write down any response. There were 10 responses addressing *rental property concerns*; this issue received the most responses.

Question 5 of the survey asked, "What are the top three challenges facing West Peoria?" and enabled residents to write down any response. There were 20 responses addressing *rental property concerns*; this was the fourth-highest response to this question.

Question 6 of the survey asked, "If you could change three things about West Peoria, what would you change?" and enabled residents to write down any response. There were 7 responses addressing *rental properties/landlord accountability*; this was the fourth-highest response to this question.

West Peoria has a code enforcement program; a part-time code enforcement officer investigates property maintenance code violations and works with residents to address the violations. The City also has a voluntary landlord registration program to help ensure a safer rental housing stock and maintain neighborhood character. A mandatory landlord registration program would require resident approval by referendum.

SENIOR HOUSING

Housing for the senior population is a topic of special interest. As discussed in the Population section, the 50-54 and 55-59 age cohorts are among the most populous age cohorts in West Peoria, which suggests the senior population will increase in West Peoria over the next two decades. In addition, the senior population is larger than it has ever been in the United States and is expected to continue to increase as the Baby Boom generation ages and life expectancy increases.[1]

Heddington Oaks is a senior housing development that opened on Heading Avenue in the fall of 2013. Managed by Peoria County, Heddington Oaks replaced Bel-Wood Nursing Home. The facility has 214 beds, and as of January 2014 it was home to 189 occupants.

While Heddington Oaks is a major housing development for a community the size of West Peoria, the possibility of additional senior housing in West Peoria should not be ruled out. Given the quantity of land in the city owned by religious and service institutions, the fact that some of this land is open space, and the demographic trend of an increasing older population, the city should stand ready for the possibility of additional senior housing development.

GOALS

Goal 1: Promote property maintenance, attractive appearance, and housing affordability in residential neighborhoods.

Guiding Principles	Action Items
1.1 Maintain the code enforcement program and enhance the program where appropriate.	1.1.1 Examine the use of TIF funds to assist residential property owners with repair and maintenance of properties.
	1.1.2 Develop a program to actively promote property maintenance and neighborhood beautification efforts throughout the city.
	1.1.3 Educate residents on property maintenance regulations and Paint Program through the website, Residents Association, and other effective methods.
	1.1.4 Investigate a possible building inspections program for new construction and remodeling work to promote public health and safety.
1.2 Support volunteer assistance for maintenance of homes.	1.2.1 Promote and support services of volunteer entities such as Rebuilding Together and His Helping Hands.
	1.2.2 Pursue city volunteer program where residents assist other residents with maintenance projects.
1.3 Maintain the affordability of West Peoria's housing stock.	1.3.1 Support initiatives to preserve, repair, and maintain West Peoria's housing stock.

Goal 2: Support the maintenance and habitation of vacant residential properties.

Guiding Principles	Action Items
	2.1.1 Track ownership of vacant properties.
	2.1.2 Promote vacant properties for habitation.
	2.1.3 Advocate for legislation to assist communities with tracking ownership and addressing vacant homes.

Goal 3: Maintain residential character of residential neighborhoods.

Guiding Principles	Action Items
3.1 Discourage the development of non-residential uses in residential neighborhoods that are not compatible with the surrounding neighborhood.	3.1.1 Deny or suggest amendments to development proposals for non-residential uses in residential neighborhoods when the uses are not compatible with the surrounding neighborhood.

Goal 4: Promote the development of quality senior housing.

Guiding Principles	Action Items
	4.1.1 Support the development of senior housing northeast of the intersection of Swords Avenue and Alice Avenue.
	4.1.2 Support the development of senior housing on recently annexed property at appropriate locations.

Goal 5: Preserve heritage of unique neighborhoods.

Guiding Principles	Action Items
5.1 Promote the repair, rehabilitation, and adaptive reuse of older residential structures to maintain architectural diversity and preserve the city's cultural heritage.	
5.2 Preserve uniqueness of West Peoria neighborhoods.	5.2.1 Establish design review guidelines and process so that infill residential construction is compatible with existing residences.

ECONOMIC DEVELOPMENT

EMPLOYMENT

Given West Peoria's relatively small size, there is little data available that describes employment characteristics of city residents and employment opportunities that exist within the city. Available data from the U.S. Census must be combined with observation of existing conditions and local knowledge to reach conclusions about employment in West Peoria.

Employment of City Residents

The U.S. Census Bureau provides data about the industry and occupation in which residents of a specific geography work. Table 11 provides information about the occupation of employed West Peoria residents and Table 12 provides information about the industry in which employed West Peoria residents work.

It is important to note that residents select the industry and occupation they believe most closely fits them when completing the Census form, and because the categories are broad and open to interpretation, it can be difficult to reach sound conclusions from this data. Also, this data describes the industry and occupation in which West Peoria residents work; it does not describe the number and type of jobs that are available in West Peoria.

TABLE 11: OCCUPATION OF EMPLOYED WEST PEORIA RESIDENTS

Occupation	Population 16 Years and Over	Percentage
Management, business, science, and arts occupations	779	32.1%
Service occupations	445	18.3%
Sales and office occupations	644	26.5%
Natural resources, construction, and maintenance occupations	210	8.7%
Production, transportation, and material moving occupations	349	14.4%

Employment Opportunities Within West Peoria

Employment opportunities in West Peoria are primarily located in three areas: the Sterling Avenue-Rohmann Avenue commercial core; the Western Avenue corridor; and the Farmington Road corridor. These are the three major commercial areas in the city.

The Sterling-Rohmann commercial core consists of small retail and office businesses such as a grocery store, insurance offices, a car repair facility, a hardware store, a bank, and other similar uses. The Western Avenue corridor consists of small retail businesses and restaurants. Note that not all of the retail uses along the western side of the Western Avenue are within West Peoria; some are within the City of Peoria. The Farmington Road corridor consists of a mix of commercial and industrial uses such as restaurants, taverns, retail stores, a truck equipment business, and an awning manufacturer. Note that the portion of the Farmington Road corridor between Swords Avenue and the railroad is unincorporated land within Peoria County, so some Farmington Road businesses are not located in West Peoria.

There is no formal list of major employers in West Peoria. The largest employers are likely Heddington Oaks, Haddad's Market, and Koenig Body and Equipment, and Peoria Awning Company. Overall, the types of jobs in West Peoria range from entry-level and minimum wage positions to supervisory and management positions, but there are no major corporate or industrial entities with large facilities in West Peoria.

TABLE 12: INDUSTRY OF EMPLOYED WEST PEORIA RESIDENTS

Industry	Employed Population 16 Years and Over	Percentage
Agriculture, forestry, fishing and hunting, and mining	53	2.2%
Construction	145	6.0%
Manufacturing	303	12.5%
Wholesale trade	69	2.8%
Retail trade	186	7.7%
Transportation and warehousing, and utilities	100	4.1%
Information	58	2.4%
Finance and insurance, and real estate and rental and leasing	231	9.5%
Professional, scientific, and management, and administrative and waste management services	219	9.0%
Educational services, and health care and social assistance	688	28.3%
Arts, entertainment, and recreation, and accommodation and food services	210	8.7%
Other services, except public administration	104	4.3%
Public administration	61	2.5%

Future Employment in West Peoria

Because of West Peoria's small size, there are no formal employment projections available for the city. The Illinois Department of Employment Security (IDES) produces employment projections to the year 2020 for local workforce areas (LWAs) in Illinois. West Peoria is within LWA 15, which encompasses Marshall, Peoria, Stark, and Woodford Counties; there are no county-specific employment projections available from IDES.

Table 13 provides employment projections for LWA 15 by industry and Table 14 provides employment projections for LWA 15 by occupation.

The industries forecasted to gain the most jobs are educational and health services, professional and business services, and financial activities. The occupations forecasted to gain the most jobs are healthcare practitioners and technical occupations; education, training, and library occupations; and office and administration support occupations. Again, these projections are for a four-county area, so they give some sense of the types of jobs and businesses that could be developed in West Peoria.

Developing some understanding of future employment in West Peoria is important because changes in the economy impact land use. For example, existing land in West Peoria could be redeveloped for other business uses, which could spur further redevelopment or necessitate infrastructure changes. The discussion below identifies how land use could change in the future in the city's primary business areas.

BUSINESS AREAS

Sterling Avenue and Rohmann Avenue

The commercial area located at the intersection of Sterling Avenue and Rohmann Avenue is considered the commercial core of West Peoria and consists of small retail and office businesses. This area is surrounded by residential uses and the Franciscan Recreation Complex. The Comprehensive Plan Committee seeks to preserve the residential character of this area of the city, so as a result, it is a stated principle of this plan to deter the expansion of this commercial area while seeking to strengthen the existing commercial core. As a result, this commercial core should continue to consist of small retail and office uses.

TABLE 13: EMPLOYMENT PROJECTIONS OF LWA 15 BY INDUSTRY – 2010 TO 2020

Industry	2010 Employment	Projected 2020 Employment	Projected Change
Self Employed and Unpaid Family Workers	5,499	5,610	111
Agricultural Production, Total	2,868	2,783	-85
Natural Resources and Mining	90	109	19
Construction	4,586	4,654	68
Manufacturing, Total	11,793	11,689	-104
Trade, Transportation, and Utilities	20,813	21,098	285
Information	1,995	1,896	-99
Financial Activities	5,462	6,554	1,092
Professional and Business Services	17,176	19,888	2,712
Educational and Health Services	33,304	38,010	4,706
Leisure and Hospitality	10,183	10,715	532
Other Services	6,081	6,677	596
Government, Total	6,494	6,348	-146

Redevelopment of existing uses is possible, particularly if the population of West Peoria grows, increasing the demand for neighborhood-scale commercial uses. An increased customer base coupled with small-scale streetscape improvements could make this area more inviting for small businesses. The hardware store property located at the intersection of Sterling Avenue and Rohmann Avenue is for sale as of June 2014, indicating a current lack of demand for neighborhood-scale retail uses. Haddad's Market, located on Rohmann Avenue just east of Sterling Avenue, is an anchor business for this area that drives traffic to this area, so uses complementary to a grocery store that provide services to residents are the most likely uses in this area when redevelopment occurs.

Western Avenue

The Western Avenue commercial corridor consists of small retail business and restaurants. These uses are automobile-oriented and generally have surface parking lots along Western Avenue. Western Avenue is a major thoroughfare that has relatively high traffic volumes, and this area is within walking distance of Bradley University, so the type of uses that exist today should remain in the future. Redevelopment of commercial land along Western Avenue should result in the same type of uses.

Farmington Road

The Farmington Road corridor consists of a mix of uses such as restaurants, taverns, retail stores, and light industrial uses. These uses are automobile-oriented and generally have surface parking lots along Farmington Road. Single-family residential uses and a mobile home park are also located along this stretch of Farmington Road.

There is a desire to make the Farmington Road corridor a regional entertainment destination. The Farmington Road Entertainment District (FRED) is an organization comprised of Farmington Road business owners that seek to promote the area as an entertainment destination. There has been business growth in this area in recent years. Given this momentum, the Comprehensive Plan Committee seeks to promote the Farmington Road corridor as West Peoria's primary location for business development as opposed to the commercial area at the intersection of Sterling Avenue and Rohmann Avenue.

There are several actions that can help promote the Farmington Road corridor as a regional entertainment destination. One action is to support the efforts of FRED to promote the area. A second action is to amend the city's zoning ordinance to promote the development

TABLE 14: EMPLOYMENT PROJECTIONS OF LWA 15 BY OCCUPATION – 2010 TO 2020

Occupation	2010 Employment	Projected 2020 Employment	Projected Change
Management	9,086	9,401	315
Business and Financial Operations	5,306	5,973	667
Computer and Mathematical	2,048	2,353	305
Architecture and Engineering	2,398	2,674	276
Life, Physical and Social Science	1,137	1,243	106
Community and Social Services	2,271	2,596	325
Legal	874	999	125
Education, Training and Library	7,129	8,388	1,259
Arts/Design/Entertainment, Sports/Media	1,978	2,058	80
Healthcare Practitioners & Technical	11,556	13,151	1,595
Healthcare Support Occupations	4,548	5,139	591
Protective Service Occupations	2,312	2,458	146
Food Preparation & Serving Occupations	9,226	9,665	439
Building & Grounds Cleaning & Maintenance	5,291	5,987	696
Personal Care & Service Occupations	3,266	3,726	460
Sales & Related Occupations	12,178	12,300	122
Office & Administrative Support Occupations	17,980	18,938	958
Farming, Fishing & Forestry Occupations	1,617	1,414	-203
Construction & Extraction Occupations	4,965	5,126	161
Installation, Maintenance & Repair	4,757	5,170	413
Production Occupations	9,066	9,255	189
Transportation & Material Moving Occupations	7,352	8,019	667

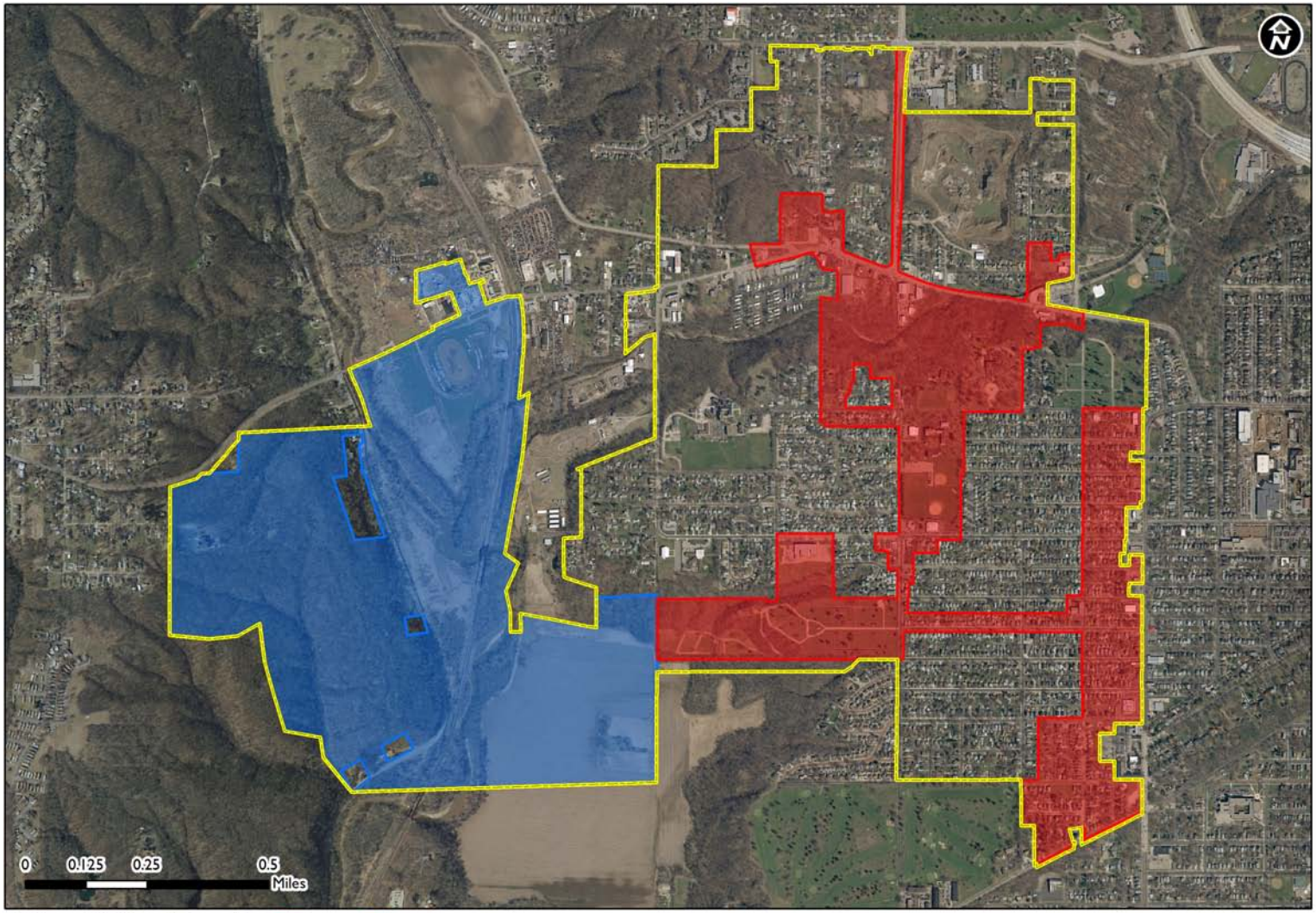
of arts, entertainment, and retail uses along Farmington Road. A third action is to communicate with the Illinois Department of Transportation (IDOT) about possible streetscape enhancements to Farmington Road to enable pedestrian activity. Plans exist to improve the far western section of Farmington Road between Swords Avenue and Redbud Drive. Because Farmington Road is designated as Illinois State Route 8, the city should communicate with IDOT about possible roadway improvements and streetscape enhancements on other sections of Farmington Road.

ECONOMIC DEVELOPMENT INCENTIVES

West Peoria has two tax-increment financing (TIF) districts that are shown in Map 9. The eastern district was the city's first TIF district and the western district encompasses recently annexed land. In a TIF district, the property tax revenue received by other taxing bodies is frozen, so as property values rise within the district, the increase in the property tax revenue – the "increment" – is used by the city to enhance the district and spur additional investment.

West Peoria also has a designated enterprise zone. An enterprise zone is an area considered to be economically depressed in which businesses are able to obtain special incentives and regulatory relief. Enterprise zones in Illinois were created after the Illinois Enterprise Zone Act was enacted in 1982. Some of the state benefits a business within an enterprise zone

MAP 9: WEST PEORIA TIF DISTRICTS



can receive are building material sales tax exemption and utility tax exemption. In addition to state benefits, some local benefits such as property tax abatement and fee waivers are available in West Peoria.

REGIONAL ECONOMIC DEVELOPMENT EFFORTS

This planning process is occurring as a new regional economic development effort is advancing in central Illinois. Focus Forward Central Illinois (FFCI) is a new organization created in 2013 to lead economic development efforts in the greater Peoria area. The incorporation of FFCI followed a year-long regional economic development planning process that focused on an asset-based approach. Moving forward, the region's assets and strengths will be built upon to leverage economic growth.

West Peoria is involved with this economic development effort, and the city should remain involved with this effort to coordinate its economic development effort with the region's effort and identify benefits that may result from the region's effort. For example, economic growth in the region will lead to population growth, and West Peoria can market itself to prospective residents as an urban community easily accessible to amenities and services that also retains a small-town character. Marketing these attributes could help West Peoria increase its population.

SURVEY RESULTS

The following economic development issues were identified in the community survey conducted as part of this planning process.

Bringing in New Businesses

Question 2 of the survey asked, "What priority should be given to the following issues for West Peoria?" and provided 9 issues. Respondents could identify an issue's priority as "Very High," "High," "Medium," "Low," "Very Low," or "Don't Know." 34% of respondents identified "Bringing in new businesses" as a very high priority issue; this issue received the fourth-highest percentage of "Very High" responses.

Attracting New Businesses

Question 5 of the survey asked, "What are the top three challenges facing West Peoria?" and enabled residents to write down any response. There were 11 responses addressing *attracting new businesses*; this was the fifth-highest response to this question.

Question 6 of the survey asked, "If you could change three things about West Peoria, what would you change?" and enabled residents to write down any response. There were 7 responses addressing *attract new businesses*; this was tied for the fourth-highest response to this question.

Desired Retail Businesses

Question 7 of the survey asked, "What type of retail businesses not currently in West Peoria would you shop at if they were located in West Peoria?" and enabled residents to write down any response. The top three responses were:

- Sit-down restaurant/family restaurant/restaurant serving breakfast and lunch (33 responses)
- Gift shop/card shop/craft shop (10 responses)
- Coffee shop/café (7 responses)
- Ice cream stand (7 responses)

Economic Development Programs

Question 8 of the survey asked, "How important should the following economic development programs be for West Peoria?" and listed four programs. Respondents could identify a program's priority as "Very High Priority," "High Priority," "Medium Priority," "Low Priority," or "Very Low Priority." The following percentages represent the percentage of respondents who indicated the program was a "Very High Priority":

- Promote entrepreneurship to develop and grow new businesses – 39.5%
- Attract new retail businesses – 36.9%
- Support expansion of existing businesses – 30.5%
- Attract new service businesses – 30.5%

GOALS

Goal 1: Support economic development through promotion of West Peoria and strategic relationships.

Guiding Principles	Action Items
1.1 Promote West Peoria for economic development and residential growth.	1.1.1 Maintain inventory of available property and market available property on website.
	1.1.2 Promote existing TIF program to existing and prospective business owners.
	1.1.3 Promote existing enterprise zone benefits to existing and prospective business owners.
	1.1.4 Promote assets of residential living such as convenience of local businesses, recreational amenities, community events, and location to prospective residents.
1.2 Maintain strategic relationships for economic development.	1.2.1 Maintain involvement in Focus Forward Central Illinois initiative to coordinate with and identify opportunities within regional economic development.
	1.2.2 Establish relationship with existing entrepreneurship resources, such as Startup Peoria, and other entrepreneurship resources as they develop to promote living in West Peoria and establishing a business in West Peoria.

Goal 2: Support economic development through land use policy and development review.

Guiding Principles	Action Items
2.1 Encourage commercial development in areas identified for commercial development in the Comprehensive Plan.	2.1.1 Support the land use classifications adopted in West Peoria's Comprehensive Plan when evaluating rezoning requests, special use permit requests, and other development proposals.
2.2 Encourage appropriate commercial redevelopment on existing commercial property near the intersection of Sterling Avenue and Rohmann Avenue, but deter the expansion of this commercial area.	2.2.1 When redevelopment opportunities occur on land occupied by a commercial use, support the development of commercial uses that meet residents' needs and are compatible with nearby residential development.

Goal 3: Support economic development through physical enhancements.

Guiding Principles	Action Items
3.1 Enhance area near the intersection of Sterling Avenue and Rohmann Avenue.	3.1.1 Identify and prioritize funding sources for streetscape improvements.
	3.1.2 Support small-scale beautification efforts such as banners, plantings, and other components to enhance an attractive and inviting appearance.
	3.1.3 Support larger scale beautification efforts such as signage and lighting improvements when opportunities and funding allow.
3.2 Enhance the Farmington Road corridor and promote the Farmington Road corridor as West Peoria's primary location for business development.	3.2.1 Identify and prioritize funding sources for streetscape improvements.
	3.2.2 Coordinate with IDOT on streetscape improvements along Farmington Road.
	3.2.3 Advocate for streetscape improvements when IDOT plans improvements to Farmington Road.
	3.2.4 Support enhancements such as banners, plantings, signage improvements, and lighting improvements along Farmington Road.
3.3 Enhance the Western Avenue corridor.	3.3.1 Identify and prioritize funding sources for streetscape improvements.
	3.3.2 Coordinate with City of Peoria on streetscape improvements.
	3.3.3 Support the Western Avenue Greenway Project.
	3.3.4 Support enhancements such as banners, plantings, signage improvements, and lighting improvements along Western Avenue.
3.4 Minimize curb cuts along Farmington Road and Western Avenue.	3.4.1 Pursue alternative access arrangements where feasible when reviewing development proposals.
3.5 Protect mature trees and plant new trees.	3.5.1 Specify tree preservation requirements and tree planting requirements during development review process.

PARKS, RECREATION, OPEN SPACE & NATURAL RESOURCES

West Peoria is fortunate to have and be located close to many recreational amenities. These recreational amenities should be promoted as West Peoria seeks to attract and retain residents.

EXISTING FACILITIES

Franciscan Recreation Complex

The Franciscan Recreation Complex is located in central West Peoria along Sterling Avenue between Heading Avenue and Rohmann Avenue. The Complex is a Peoria Park District facility and consists of a recreation building, soccer field, two baseball fields, an outdoor playground, and a walking track. The recreation building consists of a gymnasium, multi-purpose room, community room, dance studio, and soccer field. Activities offered at the Complex include fitness classes, pickleball, volleyball, dance classes, private parties, activities for toddlers, and activities for mature adults.

Bradley Park

Although not located within West Peoria, Bradley Park is located adjacent to the city on the east side of Park Road. One of the largest parks within the Peoria Park District, Bradley Park encompasses a bluff that divides the park into Upper Bradley Park and Lower Bradley Park. Bradley Park contains baseball diamonds, frisbee golf, picnic areas, sand volleyball courts, tennis courts, and a dog park. It is also home to Corn Stock Theatre, an outdoor theatre facility. Farmington Road runs along the southwestern corner of Bradley Park, so the park can be promoted as a recreational amenity along the Farmington Road corridor.

Madison Golf Course

Madison Golf Course is located adjacent to West Peoria to the south; it is located between Manor Parkway and Dr. Martin Luther King Jr. Drive and is bisected by Sterling Avenue. The course has 18 holes and is the oldest public golf course in Peoria.

Newman Golf Course

Newman Golf Course is also located adjacent to West Peoria; the intersection of Sterling Avenue and Nebraska Avenue forms the southwest corner of Newman Golf Course and the northeast corner of West Peoria. The 18-hole facility is located across Nebraska Avenue from Bradley Park.

Cemeteries

West Peoria has three cemeteries: St. Mary's Cemetery; St. Joseph's Cemetery; and the Peoria Hebrew Cemetery. St. Mary's Cemetery is located in southern West Peoria west of Sterling Avenue; it is part of the Catholic Cemetery Association of Peoria. A portion of the cemetery has been designated an Illinois Natural Heritage Landmark for its plant variety and biological significance. St. Joseph's Cemetery is located along Heading Avenue near the Main Street-Western Avenue curve and is also part of the Catholic Cemetery Association of Peoria. The cemetery contains numerous "Angels of Stone" carved by the family of John Merkle, a stonecutter who arrived in the United States from Germany in 1854. The Peoria Hebrew Cemetery is located at the western end of Heading Avenue. The cemetery is managed by the Peoria Hebrew Cemetery Association and is used by members of the Jewish faith.

Other Recreation Amenities

Other privately-owned recreational amenities exist within or near West Peoria. Kartville, located adjacent to West Peoria along Swords Avenue, offers go-kart racing, miniature golf, bumper boats, and dune buggies.

Peoria Speedway, an automobile racetrack, is located in West Peoria along Farmington Road. It offers stock car racing on Saturday nights and other special racing events. All of these recreational amenities should be promoted to attract residents and tourists to West Peoria.

EXISTING EVENTS

West Peoria has many community events which contribute to the small-town character of the community. The following are some of the events that are held:

- An Easter Egg Hunt held at the Franciscan Recreation Complex;
- The West Peoria Jamboree summer celebration;
- The Fourth of July Parade;
- Concerts in the Park sponsored by the West Peoria Residents Association and the Peoria Park District;
- West Peoria Residents Association Christmas Party.

These events and other community events help create a small-town character that could help attract new residents to West Peoria. These community events should be continued in order to maintain the city's small-town character.

FUTURE OPPORTUNITIES

The possibility exists for even more recreational amenities to be developed in or near West Peoria in the future. The following items could enhance the city's recreational offerings even further.

Rocky Glen

Rocky Glen is a natural area located west of Kickapoo Creek Road. Rocky Glen is a 70-acre area that contains a box canyon, sandstone outcroppings, and various plant communities. The area is owned by the City of Peoria. Friends of Rocky Glen is a nonprofit organization that works to protect Rocky Glen. This organization leads monthly hikes into Rocky Glen and is actively raising funds to construct a parking lot for Rocky Glen. The property is not officially open to the public, so access is only available through the guided hikes.

Enabling public access at Rocky Glen could attract visitors to experience this unique natural area, further enhancing recreational amenities in West Peoria. The city should support public access at Rocky Glen and the development of a parking lot in order to attract visitors to West Peoria.

Horseshoe Bottoms

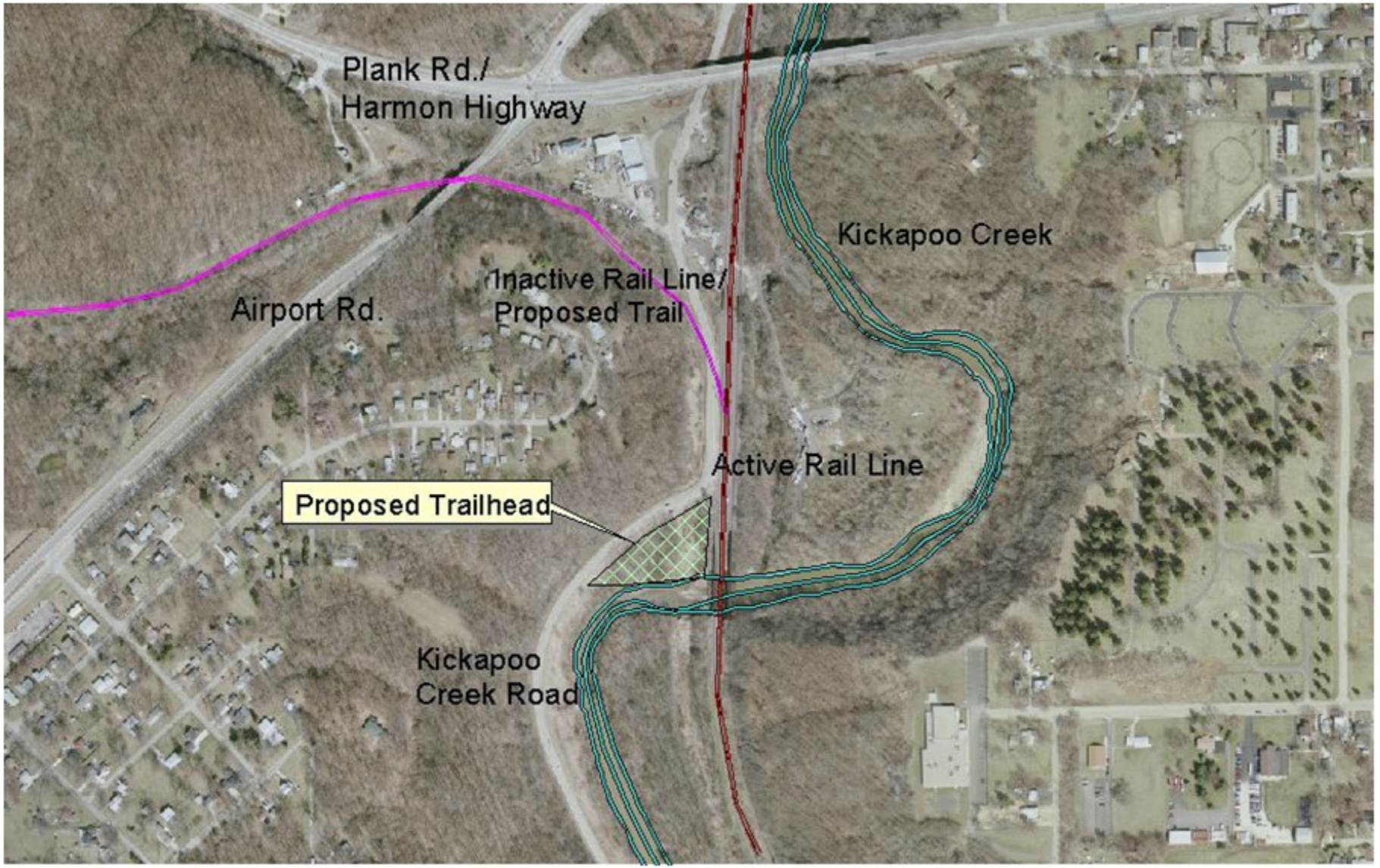
Horseshoe Bottoms is the name given to the land between Kickapoo Creek and St. Mary's Cemetery. The land is owned by the Greater Peoria Sanitary District (GPSD), and while it is currently used for agriculture, the District may use the property for overflow storage in the future. This large open space is located near other recreational amenities (Kickapoo Creek and St. Mary's Cemetery), so West Peoria could communicate with GPSD about the possibility of converting a portion of the property to recreational use in order to further enhance recreational opportunities in the city.

Hanna City Trail

The Hanna City Trail is a proposed multi-use trail that would follow an abandoned Union Pacific Railroad rail corridor between Kickapoo Creek Road near West Peoria and rural Fulton County. The corridor stretches for nearly 25 miles and passes through Bellevue, Hanna City, Eden, Trivoli, Cramer, and Farmington before ending near Middle Grove in Fulton County. The Hanna City Trail Concept Plan, developed by Tri-County Regional Planning Commission in 2008, identified a possible trailhead between Kickapoo Creek Road and Kickapoo Creek south of Plank Road/ Harmon Highway, less than one mile south of West Peoria.

In February 2014 Peoria County received $77,000 to purchase land along the rail corridor. While this is an initial step, there is momentum in continuing to pursue development of the Hanna City Trail. West Peoria should support this effort, for a multi-use trail located so close to the community could help bring visitors and new residents to the city.

MAP 10: PROPOSED HANNA CITY TRAIL TRAILHEAD



Kickapoo Creek Corridor

The Kickapoo Creek Corridor – land along Kickapoo Creek in West Peoria – has potential for becoming a recreational amenity comprised of different recreational sites. In addition to Rocky Glen, Horseshoe Bottoms, and the proposed Hanna City Trail, some land along Kickapoo Creek is owned by West Peoria and Peoria County, inviting the possibility of using this publicly-owned land for recreational use. In addition, land along Kickapoo Creek is within a 100-year floodzone, and new construction is prohibited within the floodzone, so this land could be used for low-impact, passive recreational uses. West Peoria should work with property owners along Kickapoo Creek and other units of government to explore additional recreational amenities that could be developed along Kickapoo Creek.

SURVEY RESULTS

The following parks/recreation/open space/natural resources issues were identified in the community survey conducted as part of this planning process.

Recreation

Question 1 of the survey asked, "Please select your level of satisfaction concerning services in West Peoria" and listed 21 services. Respondents could identify their satisfaction level as "Very Satisfied," "Satisfied," "Indifferent," "Dissatisfied," "Very Dissatisfied," or "Don't Know." 58% of respondents indicated they are either "very satisfied" or "satisfied" with recreational activities; this service ranked 11th of the 21 services.

Question 11 of the survey asked, "What new recreational activities, programs, or events would you like to see offered in West Peoria?" and enabled residents to write down any response. The top three responses were:

- Activities for seniors (6)
- Events to meet neighbors (6)
- Exercise facility/more fitness and exercise classes (5)

Protecting Significant Environmental Areas

Question 2 of the survey asked, "What priority should be given to the following issues for West Peoria?" and provided 9 issues. Respondents could identify an issue's priority as "Very High," "High," "Medium," "Low," "Very Low," or "Don't Know." 26% of respondents identified "Protecting significant environmental areas" as a very high priority issue; this issue received the 6th highest percentage of "Very High" responses.

Family Activities

Question 3 of the survey asked, "What other important issues not listed here need to be addressed to improve West Peoria?" and enabled residents to write down any response. There were 3 responses addressing *family activities*; this was the fifth-highest response to this question.

Franciscan Recreation Complex

Question 4 of the survey asked, "What are the three things you like best about West Peoria?" and enabled residents to write down any response. There were 11 responses addressing *Franciscan Recreation Complex/ open spaces*; this was the fifth-highest response to this question.

Question 9 of the survey asked, "Do you attend the Franciscan Center for any recreational activities, programs, or events?" and enabled residents to choose "Yes" or "No." 62% of respondents attend the Franciscan Recreation Complex.

Question 10 of the survey asked, "What recreational activities, programs, or events do you attend at the Franciscan Center?" and enabled residents to write down any response. The top three responses were:

- Exercise/yoga/fitness (18)
- Walking track/walking/jogging (11)
- Birthday parties (10)

GOALS

Goal 1: Promote the use of existing recreational amenities near Kickapoo Creek.

Guiding Principles	Action Items
1.1 Support the continued development of Rocky Glen.	1.1.1 Support construction of a parking lot for Rocky Glen.
	1.1.2 Support the Friends of Rocky Glen group and their activity to improve Rocky Glen.
1.2 Promote other existing recreational amenities near Kickapoo Creek.	

Goal 2: Support the development of future recreational amenities near Kickapoo Creek.

Guiding Principles
2.1 Support the development of the Hanna City Trail.
2.2 Support and promote the Kickapoo Valley Mitigation Plan.
2.3 Work with the Greater Peoria Sanitary District to pursue recreational use for a portion of Horseshoe Bottoms.
2.4 Pursue the development of a recreational use for the city-owned land along Kickapoo Creek.

Goal 3: Protect the city's valuable natural areas.

Guiding Principles
3.1 Maintain the conservation overlay zoning districts to protect valuable natural areas.
3.2 Promote the city's cemeteries for their historic and recreational value.

Goal 4: Support and promote community activities and events to maintain West Peoria's small town feel.

Guiding Principles	Action Items
4.1 Support existing community events.	
4.2 Support Franciscan Recreation Complex events.	
4.3 Pursue new community activities and events.	4.3.1 Support the establishment of the 3rd Sunday Market.
	4.3.2 Support the development of an activity for teenagers, such as a possible 3-on-3 basketball tournament as part of the Jamboree.

INFRASTRUCTURE

Quality infrastructure is needed to foster a high quality of life in the city and enable redevelopment of property to occur. Therefore, a review of existing infrastructure systems and providers and the identification of important infrastructure-related issues are needed to ensure quality infrastructure is provided in the future.

WATER

West Peoria does not have its own municipal water system. Illinois American Water provides water for the bulk of the city, just as it does for the City of Peoria and City of Pekin. Illinois American Water also maintains water infrastructure in West Peoria, so the city must coordinate with the company on infrastructure repair issues.

The Pleasant Valley Public Water District provides water to some properties in the western portion of the city along Farmington Road. Some West Peoria properties formerly received water from the Stever Water District, but Illinois American Water now owns and manages that infrastructure. Water infrastructure improvements have recently occurred along Farmington Road, improving water service in this area.

Because West Peoria does not manage water infrastructure, coordination between the city and the relevant provider – Illinois American Water or Pleasant Valley Public Water District – will be key when improvements to water infrastructure are sought to foster new development or redevelopment in the city.

The community survey conducted as part of this planning process asked respondents to indicate their level of satisfaction with different services provided in West Peoria. 71% of respondents indicated they are either "very satisfied" or "satisfied" with *drinking water quality and service* in West Peoria; this service ranked 7th of the 21 services listed.

WASTEWATER TREATMENT

As is the case for water, West Peoria also does not provide wastewater (also called sanitary sewer) services; Greater Peoria Sanitary District (GPSD) operates and manages wastewater infrastructure in the city. GPSD also serves Peoria, Peoria Heights, and Bartonville.

As is the case with water providers, West Peoria will need to coordinate with GPSD when improvements to wastewater infrastructure are sought to foster new development or redevelopment in the city.

GPSD owns the property in West Peoria known as "Horseshoe Bottoms" located between Kickapoo Creek and St. Mary's Cemetery. While there are no specific plans for this site, GPSD is interested in the site as a possible location for temporary wastewater storage as a result of the Kickapoo Creek trunk sewer line nearing capacity. If built, the storage facility would be enclosed, and no wastewater treatment would occur at the site. The possible use of a portion of this property for recreation/open space use is addressed in the Parks, Recreation, Open Space, and Natural Resources chapter of this document.

One important issue that involves GPSD is addressing combined sewer overflows into the Illinois River. There are combined sewers in the City of Peoria that handle both stormwater runoff and wastewater. Typically, the sewers divert stormwater runoff to the Illinois River and wastewater to the GPSD treatment plant, but when heavy rains or melting snow overwhelm the sewers, some untreated wastewater flows into the Illinois River. The United States Environmental Protection Agency (US EPA), City of Peoria, and GPSD are discussing how to reduce combined sewer overflows into the Illinois River. Depending on the

solution that is agreed upon, GPSD's operating costs may increase, and this may increase the fees that West Peoria property owners pay for wastewater treatment. The City of West Peoria should remain in communication with GPSD on this issue in the future.

According to the community survey, 68% of respondents indicated they are either "very satisfied" or "satisfied" with *sewer service* in West Peoria. This service ranked 8th of the 21 services listed, right behind *drinking water quality and service*.

STORMWATER MANAGEMENT

West Peoria manages its own storm sewer system. Storm sewers collect stormwater runoff from roads and other surfaces and divert the runoff elsewhere, often to a waterway. Some storm sewers in West Peoria do not empty into a waterway. For example, there are storm sewers near Waverly Avenue that do not empty into a waterway; this results in ponding of water along Waverly Avenue during times of heavy rain. The City is aware of these stormwater drainage issues and has developed a prioritized plan for addressing areas where poor drainage occurs. Implementing this prioritized plan moving forward will improve stormwater drainage in the City.

Stormwater management has received increased attention nationwide as a result of the US EPA's National Pollutant Discharge Elimination System (NPDES) program that addresses municipal storm sewer systems. Under this program, some communities – such as West Peoria – must obtain a permit from the US EPA to discharge stormwater runoff from its storm sewer system into waterways. Communities that have a permit must develop and implement a stormwater management program to reduce the contamination of stormwater runoff and prohibit illicit discharges of stormwater runoff. West Peoria has a permit and is in compliance with the NPDES program, but the possibility exists that additional stormwater management regulations could take effect in the future. West Peoria should continue to coordinate with its engineer to ensure the City remains in compliance with the NPDES program.

STREETS AND SIDEWALKS

West Peoria maintains the streets within its jurisdiction and operates an ongoing street overlay program to make improvements to city streets. Two notable roadways within West Peoria that are outside the City's jurisdiction are Farmington Road and Swords Avenue. Farmington Road is designated as Illinois State Route 8 and is maintained by the Illinois Department of Transportation. Swords Avenue is under the jurisdiction of Peoria County. The City must coordinate with these entities on maintenance and improvement issues.

Improvements to Swords Avenue Hill are planned to be made by Peoria County in the near future. After improvements are made, Swords Avenue will become under West Peoria's jurisdiction. The City should communicate with Peoria County to facilitate completion of these improvements.

West Peoria also maintains the sidewalks within its jurisdiction. The City operates a sidewalk improvement program to make repairs. Under this program, the cost of sidewalk improvements is split so that the City and residents each pay for 50% of the total cost. The cost incurred by residents is added to the property tax bill over 5 years. The sidewalk improvement program is a popular program that spurs residents to make improvements to their individual properties, and this program should be continued in the future.

According to the community survey, 62% of respondents indicated they are either "very satisfied" or "satisfied" with *condition of streets* in West Peoria. This service ranked 9th of the 21 services listed, right behind *sewer service*.

OTHER SERVICES

The community survey addressed other common services not provided by the City to identify any issues that may need to be addressed. Different services were listed, and respondents could indicate their satisfaction level with the service as "Very Satisfied," "Satisfied," "Indifferent," "Dissatisfied," "Very Dissatisfied," or "Don't Know." The following responses were obtained:

- Trash collection: 85.5% of respondents are "very satisfied" or "satisfied" with this service; this service ranked 2nd of the 21 services listed.
- Electricity: 84.7% of respondents are "very satisfied" or "satisfied" with this service; this service ranked 3rd of the 21 services listed.
- Natural gas: 82.3% of respondents are "very satisfied" or "satisfied" with this service; this service ranked 4th of the 21 services listed.
- Responsiveness of city employees: 61.4% of respondents are "very satisfied" or "satisfied" with this service; this service ranked 10th of the 21 services listed.
- Telephone service: 55.4% of respondents are "very satisfied" or "satisfied" with this service; this service ranked 12th of the 21 services listed.
- Recycling: 53.7% of respondents are "very satisfied" or "satisfied" with this service; this service ranked 13th of the 21 services listed.
- Internet services: 39.8% of respondents are "very satisfied" or "satisfied" with this service; this service ranked 16th of the 21 services listed.
- Cable television: 38.1% of respondents are "very satisfied" or "satisfied" with this service; this service ranked 17th of the 21 services listed.

GOALS

Goal 1: Provide public infrastructure systems that enable public safety and a high quality of life.

Guiding Principles	Action Items
1.1 Continue the Sidewalk Improvement Program.	1.1.1 Publicize the program guidelines among residents.
	1.1.2 Publicize the improvements that are made annually.
1.2 Improve storm sewer system to improve drainage of stormwater in areas where improved drainage is needed.	1.2.1 Improve storm sewer system according to prioritized plan already developed.
1.3 Comply with federal NPDES program for stormwater management.	
1.4 Communicate with Peoria County on the proposed improvements to Swords Hill to facilitate completion of this work.	
1.5 Communicate with Greater Peoria Sanitary District about the impact of the City of Peoria's combined sewer overflow solution on West Peoria residents.	

COMMUNITY CHARACTER & FACILITIES

This section addresses other services in West Peoria – such as public safety and education – that contribute to the community's quality of life. A review of these and other services is important in order to help promote a high quality of life in West Peoria.

PUBLIC SAFETY

Police Protection

Police protection in West Peoria is provided by the Peoria County Sherriff's Department. The Sherriff's Department provides automobile patrol and bike patrol services. The bike patrol service is effective at building community relationships during the day and proactively addressing crime at night.

According to West Peoria crime statistics provided by the Sherriff's Department for 2011 through 2013, crime has increased in West Peoria. Table 15 presents these crime statistics. In 2013, the most prevalent crimes in West Peoria were theft, drugs, vehicular accidents without an injury, and vandalism/criminal damage. Despite the increase in crime, less crime occurs in West Peoria than in other nearby areas.

Respondents to the community survey expressed concern about criminal activity in West Peoria. The concerns were identified in the following questions:

- Question 2 of the survey asked, "What priority should be given to the following issues for West Peoria?" and provided 9 issues. Respondents could identify an issue's priority as "Very High," "High," "Medium," "Low," "Very Low," or "Don't Know." 49% of respondents identified "Improving public safety" as a very high priority issue; this issue received the second-highest percentage of "Very High" responses.
- Question 5 of the survey asked, "What are the top three challenges facing West Peoria?" and enabled residents to write down any response. There were 34 responses addressing *crime/public safety*; this was the highest response to this question.

Respondents also indicated satisfaction with the work of the Sherriff's Department. 76% of respondents indicated they are either "very satisfied" or "satisfied" with *law enforcement* in West Peoria; this service ranked 5th of the 21 services listed.

TABLE 15: WEST PEORIA CRIME STATISTICS 2011-2013

Crime	2011 total	2012 total	2013 total
Arson	1	2	2
Assault	16	12	12
Battery	51	54	56
Burglary - MV	24	26	39
Burglary - Non-Residence	18	28	15
Burglary - Residence	20	28	32
Criminal Sexual Assault	6	2	5
Domestic Battery	58	72	47
Drugs - All types	36	48	115
Homicide	0	0	0
Robbery	6	5	7
Theft	110	140	123
Identity Theft	0	0	1
Auto Theft	6	5	4
Vandalism/Criminal Damage	78	77	86
Violation - Order of Protection	11	16	12
DUI	16	14	13
Accidents - Injury	6	16	11
Accidents - No Injury	76	97	92
Fatal Accidents	0	0	0
Traffic Tickets	254	218	318
Total	793	860	990

In addition to the services provided by the Sherriff's Department, another effective tool for addressing crime and improving safety in West Peoria is the community's Neighborhood Watch program. The Neighborhood Watch program is managed by residents and enlists the help of residents to promote safety and foster collaboration in fighting crime and improving quality of life. The Neighborhood Watch program also coordinates the annual Night Out Against Crime event to promote public awareness and build relationships. Continuing to promote the Neighborhood Watch program among residents could result in an even more robust program to promote safety.

The Sherriff's Department officer assigned to the West Peoria patrol was interviewed as part of this planning process. In addition to continuing to promote the Neighborhood Watch program, he suggested increasing outdoor lighting and increasing activities for youth as actions that could help reduce crime.

Fire Protection

Fire protection services in West Peoria are provided by the West Peoria Fire Protection District. The District is separate from the City, and it is staffed by over 40 volunteers. The District provides fire suppression, emergency medical, and fire prevention services. The District does have an ambulance to provide emergency transportation services. Fire hydrants in West Peoria have recently been upgraded, further enhancing fire suppression services.

According to the community survey, residents are very satisfied with the services provided by the District. 91% of respondents indicated they are either "very satisfied" or "satisfied" with *fire protection* in West Peoria. This service ranked the highest of the 21 services listed. The service provided by the District is another asset that could be touted when seeking to attract new residents to West Peoria.

EDUCATION

Public Schools

The public schools that serve West Peoria are operated by Peoria Public Schools District 150. Schoolchildren in West Peoria attending public schools generally attend Whittier School for primary school, Calvin Coolidge School for middle school, and Manual Academy for high school. Calvin Coolidge School is the only one of these schools located in West Peoria; it is located on Rohmann Avenue west of Sterling Avenue. Whittier School and Manual Academy are both located in the City of Peoria.

Respondents to the community survey expressed concern about public schools that serve West Peoria. The concerns were identified in the following questions:

- Question 1 of the survey asked, "Please select your level of satisfaction concerning services in West Peoria" and listed 21 services. Respondents could identify their satisfaction level as "Very Satisfied," "Satisfied," "Indifferent," "Dissatisfied," "Very Dissatisfied," or "Don't Know." 14% of respondents indicated they are either "very satisfied" or "satisfied" with *public schools*; this service ranked 20th of the 21 services.
- Question 5 of the survey asked, "What are the top three challenges facing West Peoria?" and enabled residents to write down any response. There were 22 responses addressing *schools*; this was the third-highest response to this question.
- Question 6 of the survey asked, "If you could change three things about West Peoria, what would you change?" and enabled residents to write down any response. There were 13 responses addressing *schools*; this was the highest response to this question.

The first step in addressing these concerns is for West Peoria and Peoria Public Schools District 150 to engage in a dialogue about how the entities can work together to address the concerns. It is recommended that West Peoria engage in ongoing communication with the District to identify how the entities can work together to establish a mutually beneficial relationship.

Private Schools

Some schoolchildren in West Peoria attend private schools. According to data from the 2012 American Community Survey 5-Year Estimates, 32% of West Peoria schoolchildren in grades 1 through 12 attend a private school. This data is based on a sample as opposed to a complete count, so there is a margin of error associated with this data. Nevertheless, this data suggests a notable percentage of West Peoria schoolchildren attend private school.

According to the community survey, 41% of respondents indicated they are either "very satisfied" or "satisfied" with *private schools* in West Peoria. This service ranked 15th of the 21 services listed. As is the case with public schools, communication between West Peoria and private schools that serve West Peoria schoolchildren – such as nearby Saint Mark School – is crucial to developing a mutually beneficial relationship. West Peoria can seek to build and strengthen relationships with private schools that serve its residents.

LIBRARY

West Peoria is not within a library district. The nearest library district is the Peoria Public Library. This library is supported by taxpayer dollars, so West Peoria residents do not pay property taxes to support a library. However, West Peoria residents are able to purchase a non-resident library card from the Peoria Public Library in order to access library services.

Respondents to the community survey expressed concern about library services in West Peoria. The concerns were identified in the following questions:

- Question 1 of the survey asked, "Please select your level of satisfaction concerning services in West Peoria" and listed 21 services. Respondents could identify their satisfaction level as "Very Satisfied," "Satisfied," "Indifferent," "Dissatisfied," "Very Dissatisfied," or "Don't Know." 11% of respondents indicated they are either "very satisfied" or "satisfied" with library service; this service ranked last of the 21 services.
- Question 3 of the survey asked, "What other important issues not listed here need to be addressed to improve West Peoria?" and enabled residents to write down any response. There were 7 responses addressing *library*; this was the second-highest response to this question.
- Question 6 of the survey asked, "If you could change three things about West Peoria, what would you change?" and enabled residents to write down any response. There were 10 responses addressing *library access*; this was the third-highest response to this question.

A key point is that library services are supported by taxpayer dollars. So, if West Peoria were to pursue establishing or joining a library district, the matter would require a community referendum, and residents would have to approve an additional tax in order to establish or join a library.

There are alternative ways of accessing library services without the City of West Peoria establishing or joining a library district. One way is the aforementioned purchase of a non-resident library card. A second way is to support resident-led library services, such as the informal library that is managed by a West Peoria resident. A third way, available to students of Peoria Public Schools District 150 who live in West Peoria, is to acquire a free library card from the Peoria Public Library. This arrangement was made possible in February 2014 through an agreement between the Peoria Public Library and Peoria Public Schools District 150. So, options do exist for West Peoria residents to access library services without paying taxes to support a library.

SMALL-TOWN CHARACTER

Small-town character is a difficult concept to define and quantify, but according to the community survey, it exists in West Peoria. Question 4 of the survey asked, "What are the three things you like best about West Peoria?" and enabled residents to write down any response. There were 64 responses addressing

neighborhood feel/ close-knit community/ small town feel; this was by far the highest response to this question.

Again, it is difficult to define small-town character and identify with certainty the components that contribute to that character. It could be the presence of Haddad's Market, for in response to the same survey question, the second-highest response was Haddad's Market. It could be having a centrally-located park – the Franciscan Recreation Complex – in the community. It could be the various community events that occur throughout the year. Regardless of what small-town character means to any one individual, West Peoria should support, promote, and tout these community amenities to attract new residents to the community and strengthen the community's quality of life.

GOALS

Goal 1: Deter crime in West Peoria.

Guiding Principle	Action Items
1.1 Work with other governmental entities to reduce and deter crime.	1.1.1 Maintain relationship with Peoria County Sheriff's Office to provide law enforcement services for West Peoria. 1.1.2 Work with the West Peoria Lighting District to develop new street lighting and improve street lighting when feasible.
1.2 Promote the determent of crime among residents and youth.	1.2.1 Promote and support efforts aimed at crime prevention among youth.
	1.2.2 Promote and support efforts aimed at positive youth development in West Peoria.
	1.2.3 Promote and support additional neighborhood activities to encourage interaction among residents.
	1.2.4 Support the existing Neighborhood Watch program and its annual Night Out Against Crime event.
	1.2.5 Support the West Peoria Residents Association.
	1.2.6 Promote the installation of exterior lighting by private residents along alleys.

Goal 2: Collaborate with Peoria Public Schools District 150 to promote high quality schools to serve West Peoria residents.

Guiding Principle	Action Items
2.1 Engage in ongoing communication with Peoria Public Schools District 150.	2.1.1 Work with the City of Peoria and Peoria County to communicate with the school district and assist and support the school district where feasible.
	2.1.2 Pursue a program where West Peoria residents can volunteer at Calvin Coolidge School.
	2.1.3 Reinvigorate the "Education" action team that resulted from the MAPPING process.
	2.1.4 Establish an education liaison from the City Council to participate in and help ensure West Peoria is included in larger educational initiatives.

TRANSPORTATION

A community's transportation network is important because it supports economic development and quality of life. An effective transportation network enables people and goods to move efficiently through a community while also promoting safety and enabling the use of multiple modes of transportation. This discussion reviews West Peoria's transportation network and identifies important transportation issues.

MOTORIZED TRANSPORTATION

Not surprisingly, a personal automobile is the primary form of transportation for West Peoria residents. According to the 2012 American Community Survey 5-Year Estimates, 78% of West Peoria workers 16 years and older drove alone to work. According to the community survey, 88% of respondents drive alone to reach work or school.

The Illinois Department of Transportation (IDOT) provides average daily traffic counts for major roadways in West Peoria. The most heavily travelled roadway in or near West Peoria is Western Avenue; about 16,000 to 18,000 vehicles travel this roadway daily. Farmington Road has the second-highest traffic volume with about 10,000 to 16,000 vehicles daily. The segment of Western Avenue adjacent to West Peoria and the segment of Farmington Road from Southport Road to Main Street/Western Avenue are both designated as Illinois State Route 8. The other West Peoria roadway with a very high traffic count is Sterling Avenue between Farmington Road and Nebraska Avenue, which averages 14,400 vehicles per day.

Other roadways in West Peoria with relatively high average daily traffic counts are:

- Kickapoo Creek Road: 5,900 vehicles per day.
- Sterling Avenue between Heading Avenue and Dr. Martin Luther King Jr. Drive: 1,700 to 4,750 vehicles per day.
- Swords Avenue between Farmington Road and Alice Avenue: 4,450 vehicles per day.
- Rohmann Avenue between Swords Avenue and Western Avenue: 3,700 to 4,400 vehicles per day.
- Southport Road near Swords Avenue: 3,250 vehicles per day.
- Park Road between Farmington Road and Nebraska Avenue: 2,950 vehicles per day.
- Pierson Avenue between Farmington Road and Nebraska Avenue: 2,150 vehicles per day.
- Heading Avenue between Sterling Avenue and Western Avenue: 2,000 – 2,500 vehicles per day.

All other roadways in West Peoria are local streets and have comparatively lower traffic volumes.

NON-MOTORIZED TRANSPORTATION

West Peoria offers options for non-motorized transportation, and a small percentage of residents walk and presumably bike to work. According to the 2012 ACS 5-Year Estimates, 4% of West Peoria workers 16 years and older walked to work and 3% of workers used "other means" to get to work; presumably some of these other trips were via bicycle. According to the community survey, 3% of respondents walk to work or school and no respondents reported bicycling to work or school.

Sidewalks enable pedestrian travel in West Peoria. While not all West Peoria streets have sidewalks, sidewalks are prevalent in West Peoria. Moreover, destinations such as Haddad's Market, Franciscan Recreation Complex, Calvin Coolidge School, and commercial uses near the intersection of Sterling

Avenue and Rohmann Avenue are centrally located in the community, enabling walking to be a feasible means of reaching these places.

Designated bicycle routes enable bicycle travel in West Peoria. Designated bicycle routes in West Peoria consist of Rohmann Avenue between Western Avenue and Calvin Coolidge School, and Sterling Avenue between Rohmann Avenue and Manor Parkway. Illinois State Route 8 (along Southport Road) is also used for bicycle travel. Local streets in West Peoria have relatively low vehicular traffic and are generally safe for bicycling. Roadway improvements to allow safe bicycle use along other roadways in West Peoria would be beneficial, especially if a bicycle connection could be established between central West Peoria and the proposed Hanna City Trail off of Kickapoo Creek Road.

CURRENT AND UPCOMING PROJECTS

Sterling Avenue

Work is beginning during the summer of 2014 to reconstruct Sterling Avenue between Rhodora Avenue and Nebraska Avenue. Pavement will be completely replaced, storm sewers will be replaced, a new sidewalk will be built, and lighting will be added by the West Peoria Lighting District. The work is scheduled to be completed by the end of 2014.

Sterling Avenue and Farmington Road Intersection

The intersection of Sterling Avenue and Farmington Road is being reconstructed to improve safety. This work is also occurring in 2014 at the same time as the Sterling Avenue reconstruction.

Farmington Road Improvement between Swords Avenue and Redbud Drive

This improvement will be completed by IDOT, and the State is tentatively scheduled to procure contractors beginning in November 2015. This roadway improvement will include:

- Addition of a center two-way turn lane;
- Addition of a traffic signal at the intersection of Farmington Road and Swords Avenue;
- Addition of on-road bicycle accommodations adjacent to both lanes of Farmington Road;
- Addition of new curb and gutter at the edge of the roadway;
- Replacement of the bridge over Kickapoo Creek;
- Relocation of the intersection of Farmington Road and Kickapoo Creek Road to the west to improve sight distance.

DESIRED PROJECTS

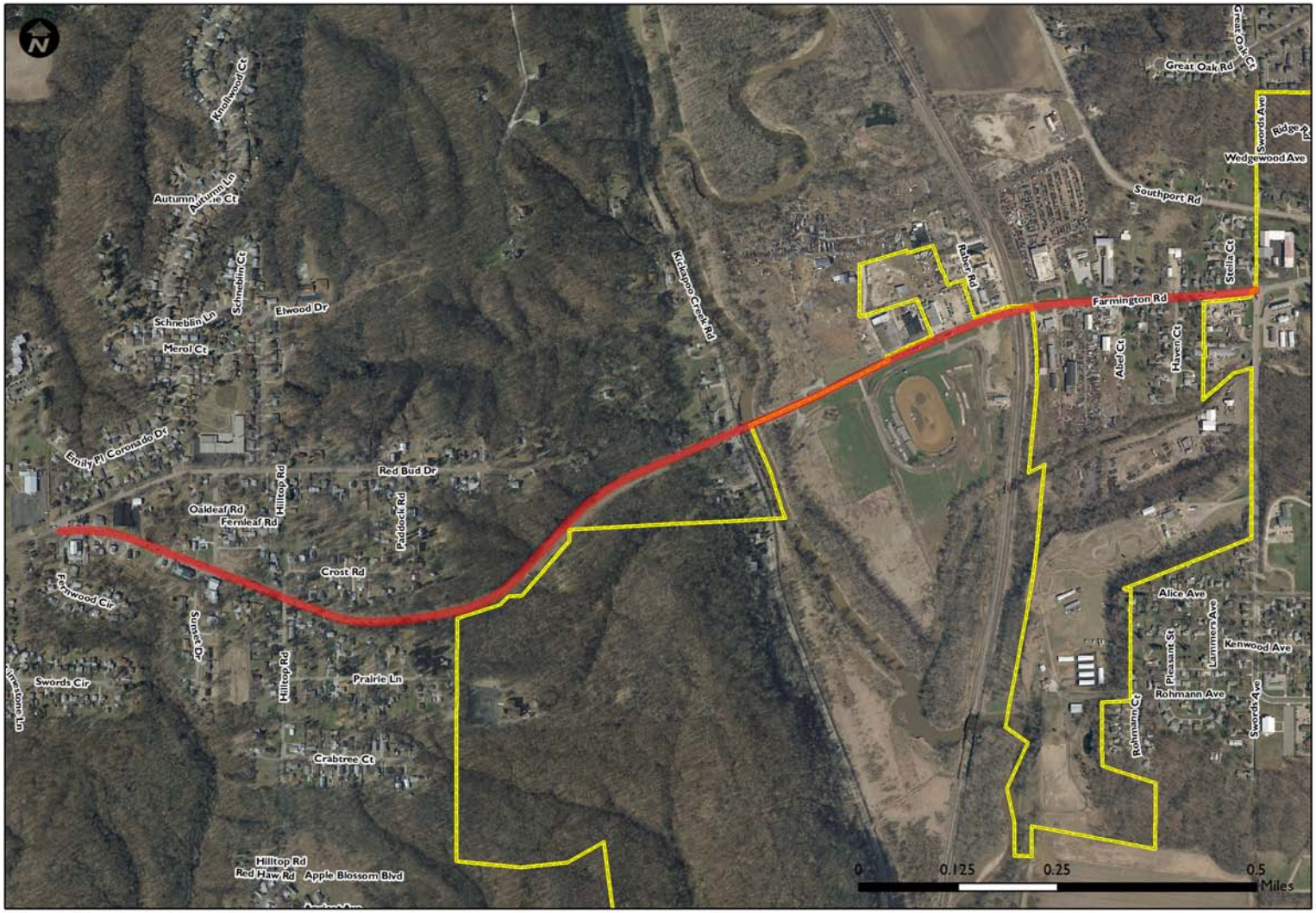
The Comprehensive Plan Committee identified the following desired transportation projects as priorities that West Peoria should pursue in the future.

Farmington Road Improvement between Swords Avenue and Main Street

This desired improvement consists of:

- **Aesthetic improvements**. Streetscape improvements that could consist of landscaping and lighting improvements would make Farmington Road a more attractive and inviting location for both property owners and consumers and could lead to increased investment along Farmington Road for retail, entertainment and arts uses.
- **Pedestrian accommodations**. The addition of sidewalks in conjunction with streetscape improvements would make this segment of Farmington Road appealing to pedestrians and could stimulate investment to develop additional retail, entertainment and arts uses. Although this segment does not currently have sidewalks, pedestrians do walk along this roadway, so the addition of pedestrian accommodations would address an existing safety concern.
- **Bicycle accommodations**. With the proposed bicycle accommodations to be added along Farmington Road between Kickapoo Creek Road and Swords Avenue, adding bicycle accommodations to Farmington Road between Swords Avenue and Main Street would enable safe bicycle access along the entire segment of

MAP 11: FARMINGTON ROAD BETWEEN SWORDS AVENUE AND REDBUD DRIVE



Farmington Road
Between Redbud Drive and Swords Avenue

Highlighted Area City of West Peoria

Farmington Road from Bradley University to Kickapoo Creek Road. This bicycle access could spur additional bicycle access to connect West Peoria with other bicycle trails, such as along Kickapoo Creek Road to the proposed Hanna City Trail.

To purse this improvement, West Peoria will need to continue its participation in the Peoria-Pekin Urbanized Area Transportation Study (PPUATS) – a transportation planning body comprised of units of government in the greater Peoria area that identifies and prioritizes transportation projects to receive IDOT funding. West Peoria will need to communicate with IDOT about the possibility of aesthetic improvements, pedestrian accommodations, and bicycle accommodations. Other potential project partners are Peoria Park District and Bradley University for pedestrian and bicycle access along Farmington Road near Bradley Park and the West Peoria Lighting District for lighting improvements.

Swords Avenue

There is concern about safety on Swords Avenue between Farmington Road and Alice Avenue. This roadway has relatively high traffic counts, it is used by pedestrians and bicyclists, and it will be linked to on-road bicycle accommodations along Farmington Road after the Farmington Road improvement between Swords Avenue and Redbud Drive is complete. Because this segment of roadway is on a hill, conditions are not optimal for bicycle and pedestrian use.

Speed of vehicular traffic is also an issue. The speed limit on Swords Avenue is relatively high near Farmington Road, but the roadway transitions to serving as a local residential street near Alice Avenue where dense residential uses exist; this further impacts the safety of pedestrians, bicyclists, and residents. Ultimately, safe pedestrian accommodations, safe bicycle accommodations, and reduced vehicular speeds are needed.

This roadway is currently under the jurisdiction of Peoria County, and Peoria County is planning to make improvements to the roadway before it becomes the jurisdiction of West Peoria. The City should communicate with Peoria County to assess how improvements can improve safety for all users and facilitate completion of improvements.

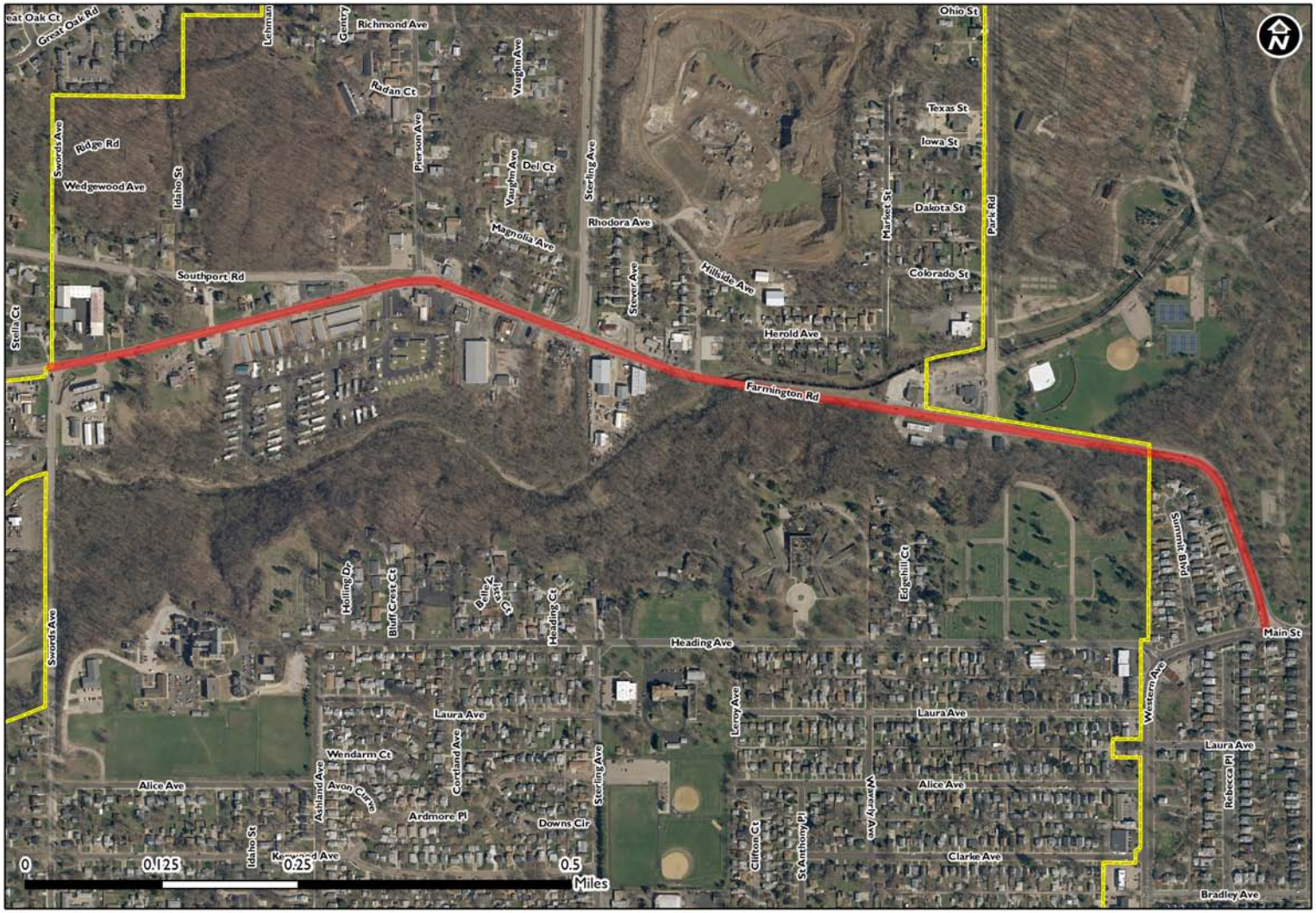
Park Road

Park Road is accommodating heavier traffic in 2014 as a result of the Sterling Avenue reconstruction project. In addition, it is believed that improvements made to the intersection of Main Street and University Street in the City of Peoria in 2014 is also leading to an increase in traffic along Park Road. The Park Road-Farmington Road intersection and the Park Road-Nebraska Avenue intersection each have a single stop sign; traffic on Park Road must stop while both directions of traffic along Farmington Road and Nebraska Avenue do not stop. It is believed that vehicular traffic along Park Road may remain high in the future, posing an even greater safety hazard at both intersections. West Peoria should communicate with IDOT and the City of Peoria about improving both intersections in order to improve safety.

Pierson Avenue

Pierson Avenue is another West Peoria roadway that has relatively high traffic counts; it is lined by residential uses and used by pedestrians. Pierson Avenue also traverses a hill, so conditions are not optimal for pedestrian use. Possible actions for enabling safer pedestrian access should be investigated and improvements should be made.

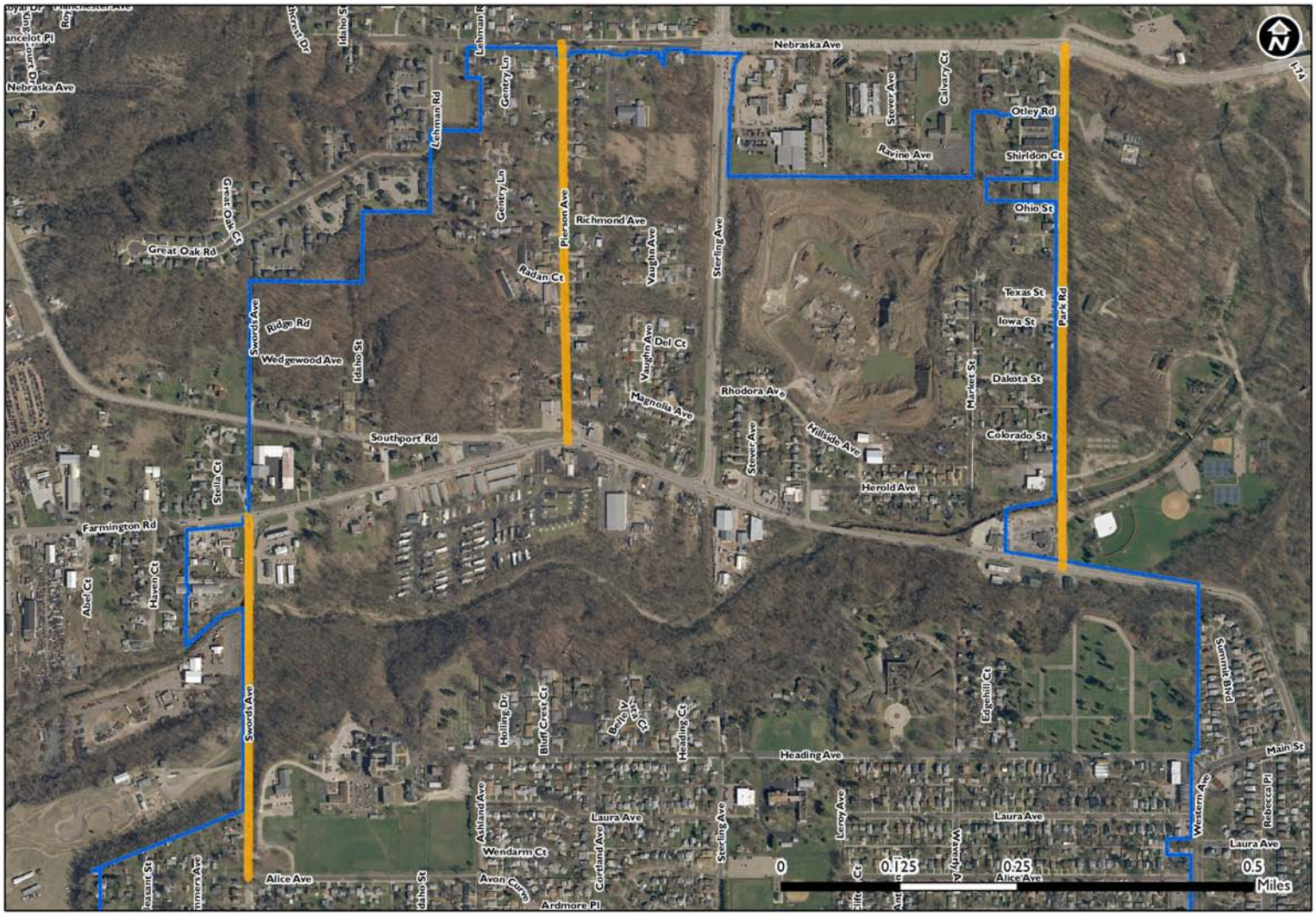
MAP 12: FARMINGTON ROAD BETWEEN MAIN STREET AND SWORDS AVENUE



Farmington Road
Between Swords Avenue and Main Street

Highlighted Area City of West Peoria

MAP 13: AREAS OF SUGGESTED TRANSPORTATION IMPROVEMENTS



City of West Peoria
Areas of Suggested Transportation Improvements

Suggested Areas City of West Peoria

GOALS

Goal 1: Improve the safety and aesthetics of Farmington Road and make the Farmington Road corridor more appealing for business development.

Guiding Principles	Action Items
1.1 Reduce the speed of vehicular traffic along Farmington Road.	1.1.1 Communicate with IDOT about possible actions to achieve lower vehicular traffic speeds on Farmington Road.
1.2 Pursue pedestrian and bicycle accommodations along Farmington Road.	1.2.1 Communicate with IDOT and the Peoria Park District about providing pedestrian access along Farmington Road between Main Street and Swords Avenue.
	1.2.2 Communicate with IDOT and the Peoria Park District about providing bicycle accommodations along Farmington Road between Main Street and Swords Avenue.
	1.2.3 Communicate with IDOT the City's support for on-road bicycle accommodations adjacent to both the eastbound and westbound lanes as part of the improvements to Farmington Road between Swords Avenue and Redbud Drive.
1.3 Pursue streetscape improvements along Farmington Road.	1.3.1 Communicate with IDOT about landscaping and lighting improvements in conjunction with providing pedestrian access and bicycle accommodations along Farmington Road between Main Street and Swords Avenue.
	1.3.2 Work with the West Peoria Lighting District to investigate lighting solutions for Farmington Road and develop cost estimates.
1.4 Ensure future development and redevelopment along Farmington Road enables space for Farmington Road enhancements to occur.	1.4.1 Maintain building setbacks in the City's Zoning Ordinance to ensure space exists for Farmington Road enhancements.

Goal 2: Improve the safety of West Peoria's street network by pursuing improvements at necessary locations.

Guiding Principles	Action Items
2.1 Address safety at Park Road endpoints in anticipation of increased traffic volume.	2.1.1 Work with IDOT to address safety at the intersection of Park Road and Farmington Road.
	2.1.2 Work with IDOT and the City of Peoria to address safety at the intersection of Park Road and Nebraska Avenue.
2.2 Address safety of pedestrians along Pierson Avenue.	2.2.1 Investigate possible actions for enabling safer pedestrian access along Pierson Avenue.
2.3 Address safety at Swords Avenue between Rohmann Avenue and Farmington Road.	2.3.1 Communicate with Peoria County on how improved safety can be addressed as part of the Swords Hill improvement work.
	2.3.2 Investigate possible actions for enabling safer pedestrian and bicycle access along Swords Avenue.
	2.3.3 Investigate a reduced speed limit to reduce vehicular speeds near residential uses.

DISASTER MITIGATION

This planning process is being funded by a disaster recovery planning grant received as a result of Hurricane Ike, which struck the United States in 2008. Hurricane Ike made landfall near Galveston, Texas in September of that year, but its damage was not limited only to coastal areas. The remnants of Hurricane Ike moved through the continental United States and passed through Central Illinois, leading to flooding in Peoria County.

In addition to the flooding that occurred in 2008, other natural disasters, such as tornados and even greater flooding, have impacted central Illinois. Therefore, it is appropriate to identify strategies for how West Peoria can mitigate and recover from natural disasters.

NATURAL HAZARD MITIGATION PLAN

A Natural Hazard Mitigation Plan was developed for the Tri-County region of Peoria, Tazewell, and Woodford Counties in 2010. While West Peoria was not a participating entity in this planning process, Peoria County was a participating entity, and the information from this plan can help to inform disaster mitigation and recovery policies.

As part of the hazard mitigation planning process, potential hazards that may impact the region were prioritized in order to focus on the most significant hazards. Three hazards were categorized as high priority: floods; severe storms and tornados; and winter storms. Of these high priority hazards, floods and tornados have significantly impacted central Illinois in recent years.

RECENT DISASTERS

2013 Flooding

Since the 2008 flooding that resulted from Hurricane Ike, the only major natural disaster that has impacted West Peoria is the flood of April 2013. In mid-April, torrential rain fell in Peoria County. The heavy rains forced Kickapoo Creek to overrun its banks, flooding portions of western West Peoria. Farmington Road between Kickapoo Creek Road and Swords Avenue was flooded and closed to traffic, and Kickapoo Creek was flowing over the surface of the Farmington Road bridge that crosses Kickapoo Creek. This is the bridge that will be replaced as part of the improvements to Farmington Road scheduled to begin in 2015.

Buildings along this stretch of Farmington Road were flooded. Single-family dwellings along Haven Court – located in unincorporated Peoria County between sections of West Peoria – were inundated. Buildings on the Peoria Speedway grounds – located within West Peoria – were flooded and later demolished, with replacement costing an estimated $200,000.

Additional damage became apparent after the floodwaters receded. Large sections of pavement were left broken, and septic tanks were left unusable in some areas as a result of the flooding. The Peoria County Emergency Management Agency set up portable toilets along Farmington Road in the aftermath of the flooding to assist those who could not use septic tanks.

The flooding that occurred in nearby Peoria at this same time set a record. The Illinois River at Peoria crested at 29.35 feet, besting the 70-year-old previous record by about six inches.

2010 Elmwood Tornado

An EF-2 tornado struck the Peoria County community of Elmwood in June 2010, approximately 22 miles northwest of West Peoria. The tornado was approximately 50 yards wide and packed winds up to

130 miles per hour. The tornado struck Elmwood's downtown area, uprooting trees, toppling power lines, and damaging 41 buildings. No lives were lost and no injuries were reported.

While this tornado did not impact West Peoria, it demonstrates the risk that tornados pose to central Illinois communities such as West Peoria.

2013 Washington Tornado

An EF-4 tornado struck the Tazewell County community of Washington in November 2013, approximately 15 miles east of West Peoria. The tornado was approximately one-half mile wide and had a peak wind speed of 190 miles per hour. The City of Washington sustained major damage; over 1,100 homes were destroyed or badly damaged, and five businesses were destroyed. Three individuals lost their lives and 121 injuries were reported in or near Washington. The substantial damage caused by this tornado has led many Central Illinois communities to review and assess their emergency management procedures. Again, this storm illustrates the risk that tornados pose to communities like West Peoria and also demonstrates the value in assessing a community's disaster management policies.

Haddad's Market Fire

Haddad's Market, one of West Peoria's most notable businesses, went up in flames on New Year's Day of 2011. The building was a total loss. A replacement store was built, and today Haddad's continues to serve residents of West Peoria and Central Illinois.

While a building fire is not considered a natural disaster, it is a disaster that can strike an individual property and have a catastrophic impact. Because the Haddad's fire is such a recent and significant event in West Peoria, the Comprehensive Plan Committee decided that a building fire should also be a disaster that is considered when identifying steps to mitigate future disaster damage in West Peoria.

SUGGESTED ACTIONS

The following actions are suggested to mitigate the impacts of flooding, tornados, and building fires.

Flooding

Flooding is a high priority hazard in West Peoria; Kickapoo Creek and Dry Run Creek flow through the community, and portions of West Peoria are within the 100-year flood zone as identified by the Federal Emergency Management Agency (FEMA). Map 14 shows this flood zone.

West Peoria has a flood plain ordinance. The purpose of the flood plan ordinance is to protect human life and health, assure that new development does not increase flood hazards, and minimize potential losses due to flooding. The ordinance prohibits new construction, fill, or substantial improvements in the designated regulatory floodway; nonconforming structures in a regulatory floodway cannot be enlarged, replaced or structurally altered. West Peoria should continue to enforce this ordinance to mitigate flood damage.

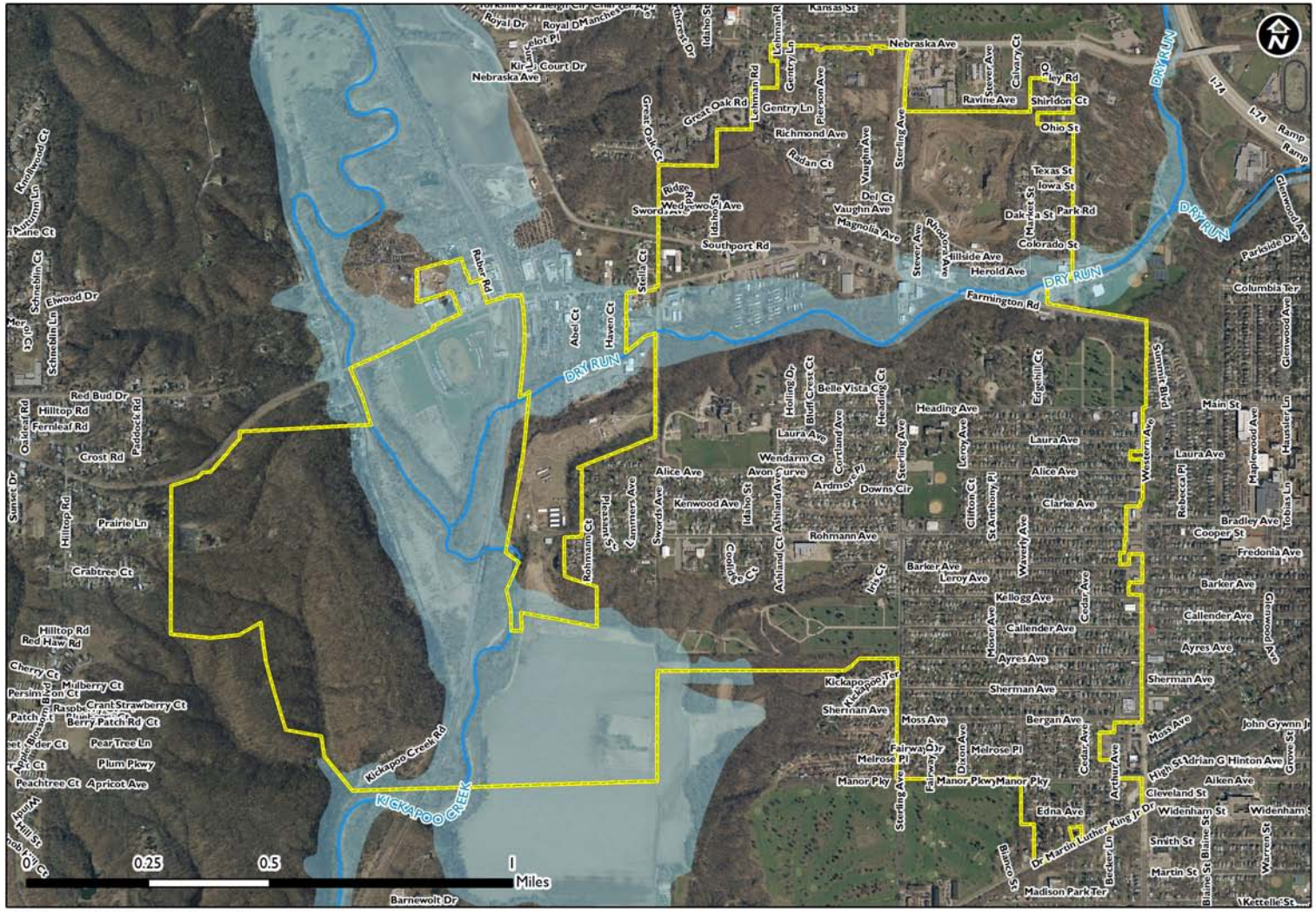
West Peoria coordinates with Peoria County on flooding issues. This is a valuable partnership, for Peoria County has certified floodplain managers on staff and possesses expertise in floodplain management issues. West Peoria should continue to coordinate with Peoria County on floodplain management matters.

Tornados

Although tornado damage has not been sustained recently in West Peoria, the recent tornados that affected Elmwood and Washington demonstrate the importance of having a recovery policy in place. While a tornado cannot be prevented, a policy can be put in place to assist the community with recovery from a tornado.

Valuable lessons can be learned from Elmwood's experience in recovering from a tornado that damaged its downtown core. Because both communities are similar in size, it is possible that activities pursued by Elmwood in the aftermath of the tornado could be replicated or modified as recovery policies for West Peoria. It is recommended that West Peoria gather information from Elmwood to understand lessons learned and activities that occurred to help the community recover from the tornado.

MAP 14: 100-YEAR FLOOD ZONE



City of West Peoria
100-Year Flood Zone

100-Year Flood Zone Hydrology

After gathering information from Elmwood, West Peoria should develop a disaster recovery policy that can be followed in the aftermath of a tornado to enable the city to recover. The policy can make use of information from Elmwood as well as Washington. In addition to emergency response and property maintenance matters, the policy can also identify a procedure for tracking the recovery expenses that would be incurred in the aftermath of the tornado. An accurate accounting of recovery expenses can help the city to obtain federal recovery funding.

Building Fires

The lessons learned by Haddad's Market as it recovered from a building fire would be very valuable for other West Peoria businesses to know. It is suggested that information be gathered from Haddad's Market about its effort to recover from a fire. This information could be compiled into a format that could be provided to other West Peoria businesses. The hope is that a fire recovery "guidebook" could help other businesses to prevent and be better prepared for a building fire.

GOALS

Goal 1: Strengthen the city's capacity for disaster preparedness and disaster recovery.

Guiding Principles	Action Items
1.1 Develop policies to strengthen the city's capacity for disaster preparedness and disaster recovery.	1.1.1 Develop a disaster recovery policy that will enable the city to track recovery expenses effectively and strengthen its ability to receive federal recovery funding.
	1.1.2 Gather information from the City of Elmwood about what policies a community should have in place to assist residents and businesses after a disaster strikes.
	1.1.3 Gather information from Haddad's about its experience in recovering from a fire and provide this information to other West Peoria businesses.
1.2 Continue to coordinate with Peoria County on flooding issues and floodplain management issues.	

APPENDIX

REFERENCE NOTES

[1] Gary Langer, "Census Finds Rapid Growth in Senior Population," ABC News, 30 Nov. 2011, 27 June 2014 <http://abcnews.go.com/blogs/politics/2011/11/census-finds-rapid-growth-in-senior-population/>.