

The background of the cover features a photograph of the Creve Coeur Village Hall, a brick building with a large garage door, and a tall water tower in the distance. The water tower has 'CREVE COEUR' written on it. A utility pole with power lines is also visible. The entire image is overlaid with a semi-transparent green and yellow gradient.

Creve Coeur Comprehensive Plan 2025-2045

prepared by

Tri-County Regional Planning Commission

approved May 14, 2025

Acknowledgments

We would like to offer our thanks to the residents, officials, and partners who shared their expertise and perspectives throughout this comprehensive planning process.

* Team member is no longer affiliated with the organization and/or participating

° Principal contributor

SPECIAL THANKS to the Residents of Creve Coeur

STEERING COMMITTEE

Scott Bailey, Peoria Area Mountain Bike Association
Terry Keogel, Creve Coeur Park District and Village of Creve Coeur
Becky Louis, Artworks by Nature
Cara Paul, Village of Creve Coeur
Kim Peak, Village of Creve Coeur
Mason Sheer, Creve Coeur School District 76
Nathaniel Steinweidel, RE/MAX Traders Unlimited
Shanita Wallace, Village of Creve Coeur

VILLAGE BOARD

Norma Dison (Trustee)
Terry Keogel (Trustee)
Fred Lang (Mayor)
Eben McEndoller (Trustee)
Cara Paul (Trustee)
Ron Talbot (Trustee)
Julie Troup (Trustee)*
Shanita Wallace (Trustee)

VILLAGE STAFF

Terry Keogel, Public Works
Kim Peak, Village Clerk

TOPICAL EXPERTS

Kathie Brown, Greater Peoria Economic Development Council
Justin Egan, Creve Coeur Police Department
Sally Hanley, Greater Peoria Economic Development Council
Janice Little, Kuchie's on the Water
Jeff Martin, PLA, Farnsworth Group
Ty Livingston, City of East Peoria
Kim Peak, Village of Creve Coeur
Amber Pilkington, LaSalle Elementary School
Roger Ristow, Creve Coeur Fire + Rescue Department
Patty Smallberger, LaSalle Elementary School

TRI-COUNTY REGIONAL PLANNING COMMISSION

Logan Chapman, GIS Specialist II
Gabriel Guevara, Planner II^{°*}
Rebecca Eisele, Accountant
Isaiah Hageman, GIS Specialist II
Else Hayes, Planner I[°]
Khephra Jackson, Planner I*
Debbi La Rue, AICP, Senior Planner[°]
Ray Lees, Planning Program Manager
Eric Miller, Executive Director
Liberty Pritchard, GIS Intern*
Lori Reynolds, Office Administrator

PGAV PLANNERS

Cristen Hardin, Senior Project Manager
Teresa Anderson, AICP, Project Manager
Ryan Smith, Planner



Executive Summary

Early in 2024, the Village of Creve Coeur enlisted the Tri-County Regional Planning Commission (TCRPC or “Tri-County”) to lead the creation of a new comprehensive plan. This planning document is a culmination of a yearlong process that emphasizes the importance of community and stakeholder input. A steering committee, appointed by the Village Board and featuring members with diverse perspectives, led Tri-County in developing the engagement plan, reviewed and refined recommendations, and offered critical insights into the plan implementation.

Early in the planning process, Tri-County staff interviewed stakeholders and reviewed census and economic data to develop a community profile, which summarizes Creve Coeur’s current conditions and assets (Section I: Introduction and Background). After creating a snapshot of the community, Tri-County and the steering committee sought resident input to develop a vision for Creve Coeur’s future. Over three months, residents shared their ideas for and concerns about Creve Coeur through surveys, pop-up events, one-on-one conversations, an open house, and in the high school classrooms (Section II: Bartonville Speaks).

Tri-County organized, analyzed, and summarized the ideas shared during engagement activities, and presented

findings to the steering committee. With the assistance of PGAV Planners, Tri-County and the steering committee conducted additional research and synthesized those recommendations into objectives, goals, and short- and long-term strategies (Section III: Vision + Strategies) and a Future Land Use Map (Section IV: Future Land Use Map). Community objectives and goals are categorized by theme: public health and safety, parks and recreation, housing, transportation and infrastructure, governance and services, community character, plan implementation, and economic development. Each goal and strategy includes a timeline for project execution, an entity responsible for implementation, and potential partners to support the Village.

Table of Contents

FRONT MATTER i

Acknowledgments	ii
Executive Summary	iv
Table of Contents	vi
List of Maps	viii
List of Acronyms	ix

COMMUNITY PROFILE 1

Community Overview	2
History	4
Powers of the Village	10
Related Planning Documents	12
Creve Coeur Today	14
Population	14
Housing	16
Transportation	18
Economy + Employment	19
Broadband	22
Police Department	24
Fire + Rescue Department	24
Rental Housing Inspection Program	26
Sidewalks and Walkability	27
Roadways	28
Public Transit	30
Natural Environment	32
Parks + Trails	34
Schools	36
Library	36
Sense of Community	37
Current Land Use	38

CREVE COEUR SPEAKS 41

Planning Process	42
Introduction	44
Survey	46
Open House	54
Youth Engagement	60

VISION + STRATEGIES 65

Objectives and Key Results	66
Economic Development	66
Parks + Recreation	70
Housing	72
Government Services + Community Character	74
Transportation	76
Plan Implementation	78

FUTURE LAND USE 81

Introduction	82
Future Land Use Definitions	84
Future Land Use Map	86

APPENDICES 89

A. References	91
B. Survey Questionnaire	93

List of Maps

Map 1.1 Illinois Broadband Availability	23
Map 1.2 Roadway Classifications, Ownership, and 2017-2022 Crash Data	29
Map 1.3 Area Transit	31
Map 1.4 Parks and Nature Preserves	35
Map 1.5 Current Land Use Map	39
Map 2.1 Open House Comment Map	56
Map 3.1 Areas Identified for Special Studies	69
Map 4.1 Extreme Slopes, Floodplains, and Sensitive Habitats	83
Map 4.2 Future Land Use Map	87

List of Acronyms

ADU Accessory Dwelling Unit
APA-IL American Planning Association Illinois Chapter
BDD Business Development District
CIP Capital Improvement Plan
EMS Emergency Medical Services
FHWA Federal Highway Administration
GPEDC Greater Peoria Economic Development Council
GPMTD Greater Peoria Mass Transit District
HH Household
HOME Home Investment Partnership Program
HUD U.S. Department of Housing and Urban Development
IDOT Illinois Department of Transportation
IGA Intergovernmental Agreement
L RTP Long-Range Transportation Plan
MFT Motor Fuel Tax
MSA Metropolitan Statistical Area
PAMBA Peoria Area Mountain Bike Association
PPUA Peoria-Pekin Urbanized Area
PTELL Property Tax Extension Limitation Law
RFP Request for Proposals
RFQ Request for Qualifications
SOAR Strengths, Opportunities, Aspirations, Results
TCRPC or “Tri-County” Tri-County Regional Planning Commission
TIF Tax Increment Finance

I. COMMUNITY PROFILE

INTRODUCTION

The Village of Creve Coeur is a small town just south of East Peoria along the east side of the Illinois River. It is situated in the northwest corner of Tazewell County in proximity to Downtown Peoria and is bisected by U.S. Route 24. The Village is a part of the Peoria Metropolitan Statistical Area (MSA) but maintains a small town feel with just under 5,000 residents.

Creve Coeur is appreciated for its close-knit community and location outside of the downtown Peoria and East Peoria area. Residents appreciate the proximity to larger communities and ease of access to amenities but prefer the quiet and safe neighborhoods of Creve Coeur. Residents and visitors alike prize Fort Crevecoeur for its scenic views and great hiking and mountain biking trails.



HISTORY

Indigenous American Beginnings

Before the arrival of Europeans, many separate Indigenous American tribes, including the Peoria (Illiniwek), Kaskaskia (Illiniwek), Piankashaw (Miami), and Ojibwe (Council of Three Fires) lived along the Illinois River, enjoying the abundance and diversity of wildlife, plant ecosystems, water, and other natural resources. Illiniwek tribes shared cultural practices and spoke versions of an Algonquian language, allowing easy inter-tribal communication and diplomacy.

The Illiniwek inhabited the area known as present-day Creve Coeur at the time of early French exploration. Records indicate that colonial explorers regarded the Illiniwek as formidable, noting their tall stature, handsome appearance, and athleticism. Multiple Illiniwek families commonly shared a home; Illiniwek residences are described as long, rectangular structures built from saplings and durable mats of reeds that could be disassembled, rolled, and brought on hunting expeditions to construct portable shelters. Notably, the Illiniwek were warring against the Iroquois Confederacy, a group of tribes known for their expansive military and political power, as the Confederacy sought to displace Illiniwek tribes from their traditional lands.

European Settlement, Fort Crevecoeur, and Trading House

History credits 17th-century French explorers Robert-Cavelier Sieur de La Salle and Henri Tonti as the first Europeans to establish a French foothold in the region [1]. LaSalle traveled to present-day Creve Coeur under a five-year patent to explore a western portion of “New France.”

LaSalle allied with the Peoria tribe of the Illiniwek and encouraged them to erect a fort to defend against the Iroquois. The ensuing Fort Crevecoeur structure was built in January 1680 approximately 1.5 miles downstream on the east side of the river. While the structure was able to withstand outside enemy attacks, in-fighting left the fort destroyed, deserted, and looted of provisions and ammunition. While the exact location of the original fort is lost to history, the Daughters of the Revolution erected a boulder in the approximate area of the fort to mark the site for a prospective monument in 1902. A more permanent monument was constructed in 1920, and in 1976 Illinois deeded the monument and associated parkland to the Village of Creve Coeur. Today, Fort Crevecoeur Park includes a replica of the original fort and displays flags of the British, Spanish, American, French, and Indigenous peoples in a symbolic assertion of cross-national unity and shared history.

The Illiniwek and early European settlers traded goods such as furs, hides, and crafts at the “Trading House.” As rumors of lucrative trade spread, French settlers grew in number, amassing small fortunes.

As more individuals came to live in the area surrounding the trading post, a community then known as Wesley City was established and named after a local Methodist leader, John Wesley. Wesley City, then an unincorporated settlement, was first platted in 1836. Many of the original settlement’s streets are now submerged due to rising water levels along the Illinois River. It was around this time that many notable and influential families moved to the area, including the Rusche family from Alsace-Lorraine, whose influence is commemorated through the naming of Rusche Street.

Beyond business relationships, French settlers adopted many Peoria customs and sometimes married into Indigenous families. In *The History of Tazewell County, 1879*, historian Chas. C. Chapman described Illiniwek-French relations: “[The Peoria] were quiet, peaceable people, and treated the settlers with the greatest kindness, but these French traders cannot be classed as settlers... they associated with the natives; they adopted their ways, habits and customs...in every way, [they] became as one of them.”

Hardships and Natural Disasters

Early settlement was difficult for Europeans. They were largely unfamiliar with the region and had little to no experience planting a new catalog of crops, such as corn. In 1830, a deep snowstorm devastated the land with 18 to 20 feet of snow. It was said that the snow didn’t melt because the sun was not visible for weeks. Due to this, most of the game died off while men and cattle were quite literally frozen in place. Survivors of this natural disaster are called “snowbirds.” Between 1848 and 1849, a cholera epidemic claimed the lives of many Wesley City residents and

Fig 1.1 (Below) Map of Wesley City.



Indigenous American families. On July 5, 1918, 87 people died on the Illinois River after a submerged stump ripped a 20ft hole in the hull of the Columbia steamer excursion boat. The bell from the Columbia was retrieved from the Illinois River by George Sweety and gifted to the First Baptists Church of Creve Coeur.

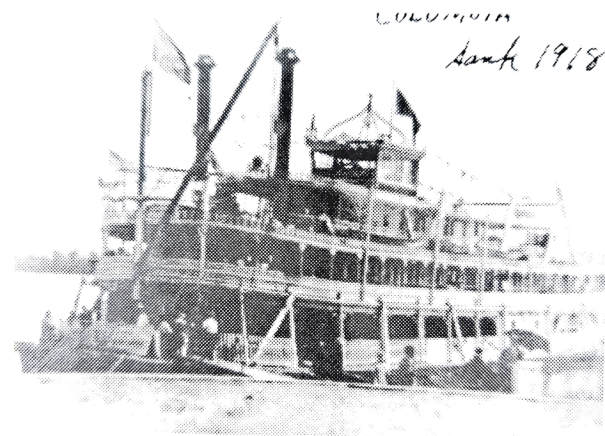


Fig 1.2 (Above) Image of the Columbia steamer boat.

Businesses, Institutions, and Early Life

Like many proximate communities in the mid-to-late 19th century, Wesley City was a coal mining town. The abundance of opportunity drew in immigrants from France, Germany, Italy, and Switzerland. Despite the language barrier, many of these immigrants were able to work in the mines. Many boys also worked in the mines, dropping out of school at an early age to financially aid their families. Mining had its drawbacks, like frequent cave-ins, but it created a sense of community among many residents. Miners volunteered in the community and participated in frequent baseball tournaments against miners from Bartonville, Kingston, and other towns. Another prominent industry in Wesley City was the production of bricks. In the late 19th century, two brickyards were in operation. One was located behind Freedom Oil Co.

and still stands today. The other was the Carter Brickyard, which employed more than sixty men and maintained a daily output of 40,000 bricks.

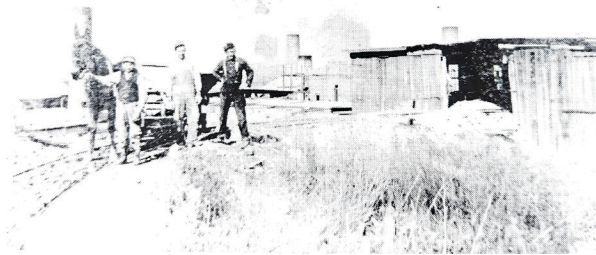


Fig 1.3 (Above) Image of Carter Brick Yard.

Held in high esteem by travelers who rode stagecoach, Wesley City's Ehrett homestead (Ehrett) epitomized architectural greatness for its time. Many prominent travelers, such as Abraham Lincoln, would go off-board at the Wesley Road stagecoach stop and overnight at the Ehrett. After the Ehrett burned down during prohibition, Wesley Station and the railroad replaced it. Constructed in 1872, Wesley Station was known for its large depot, including a flagman's shelter, switchman's lounge, and large smoke-stacked engines that hauled two wooden coaches to provide hourly service between Peoria and Pekin. Wesley Station began to lose service in the early 1930's. In 1957, all General and administrative offices, locomotive facilities, and freight houses were moved to one location.

Distilleries, taverns, and speakeasies were also very popular businesses in the 19th and 20th centuries. However, due to the Prohibition era and the superstitions that followed, many of these businesses closed. Raids of speakeasies and rumors of "poison whiskey" that caused blindness and death contributed to the reduced success of these businesses. Prohibition also intensified violent activity in the region, with holdups,

gang wars, and gun battles becoming common. During this time, hijackings presented such a problem that the sheriff once considered using a plane to track hijackers and drop bombs on them. Wesley Road was notorious for bootleggers who would wait along railroads to rob boxcars for illegal liquor trading. For these reasons, Wesley City was considered a "wide open" town, meaning crime was rampant and the rule of law was especially difficult to enforce.

Despite these initial struggles, 20th century businesses and industries flourished in Creve Coeur. Specialties such as mechanic shops, pharmacies, bakeries, and a newspaper, the Bulletin, thrived during this period. The Creve Coeur Business Association was particularly helpful, as they supported businesses by providing welcome signs and brochures, conducting family days, throwing Christmas parties for underprivileged individuals, and spearheading Christmas lighting events.

Incorporation and the 20th Century

Wesley City was incorporated by way of an election on May 5, 1921, at the Wesley School. Since the incorporated area included what had been designated as the site of LaSalle's old Fort Crevecoeur, the Rusche Fig



Fig 1.4 (Above) Students of Wesley School, 1941.

family, a prominent family in the area, petitioned to have the name changed to Crevecoeur. The name was changed to Creve Coeur in 1960, after the Village Board, headed by Mayor Carroll Patten, agreed that the original Crevecoeur was erroneously spelled.

To accommodate the size of Creve Coeur, numerous schools were built in the 20th century, such as Homewood Heights, Tripp, and Vicic schools. Unexpected growth in the 1940s and 50s required additional schools, Parkview School and LaSalle School, to be constructed. LaSalle School began operating in 1948 on land sold to the school district by the prominent Rusche family. Parkview School, originally owned by John Eller, incorporated into its building plans the closing of the Rusche, Tripp, and Creve Coeur School. Additionally, Creve Coeur had several pre-schools, including Rainbow's End Pre-School, which has operated out of Creve Coeur Christian Church since 1983.

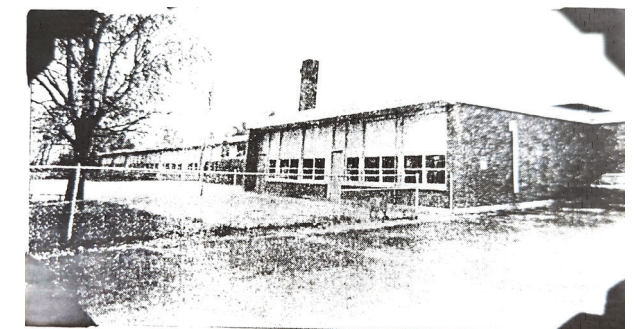


Fig 1.5 (Above) Image of LaSalle School.

The religious community played an integral role in Creve Coeur during the 20th century. Throughout its history, Creve Coeur has been home to many churches, such as the Creve Coeur Christian Church (est. December 4, 1947), Bethel Memorial United Church, First Baptist Church (est. June 17, 1934), First Christian Church (est. 1952), and countless more. In addition to faith-based

institutions, many community organizations existed in Creve Coeur during this time period, including two of the oldest organizations, the Lions Club and the Women's Club. The Women's Club, particularly member Hattie Courtney, is credited with the founding of Creve Coeur Library. She held the first meeting for the library in 1944, and thanks to the tremendous advocacy by Courtney and the entire Women's Club, Creve Coeur Library found a permanent home and became a tax-supported entity. Later in 1963, the Creve Coeur Community Center was constructed. This community center represented everything that community organizations in Creve Coeur were created for: unity, mentorship, and youth engagement. The community center held free community parties, basketball programs, art programs, and many additional youth activities.

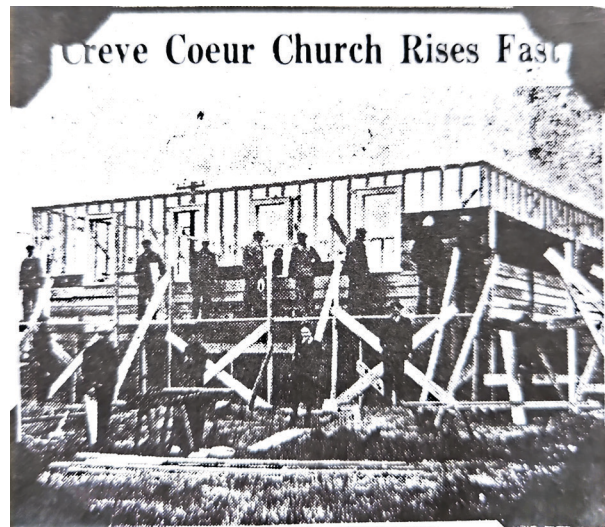


Fig 1.6 (Above) A newspaper photograph of the construction of the Creve Coeur Church of the Nazarene.

Village Services

Despite the Village's lack of equipment to upkeep and maintain roads, Route 24, now Route 29, was paved in 1925. That same year, garbage collection also began. Later

in 1936, Village engineers and officials held their first meeting to discuss plans for building a Municipal Waterworks in Creve Coeur. Creve Coeur Waterworks went into operation on May 1st, 1938, supplying roughly ninety percent of the population with water. From 1949-59 the Village placed streetlights and metal street signs throughout the entire Village. Many of these streets were named for the beautiful views and locations, like Hillcrest Terrace, Riverview Drive, and Scenic Park Drive. Other streets were named after important figures and families, like Rusche Street and Marquette Street. Later in 1963, the lighting system was changed to a mercury lighting system.



Fig 1.7 (Above) The Lion's Club installs new street signs.



Fig 1.8 (Above) Rusche home circa 1991.

POWERS OF THE VILLAGE

Creve Coeur operates under a village form of government, whose powers are derived from the Illinois Municipal Code (65 ILCS5/). It is governed by a village board consisting of a mayor and board of trustees. Board members are elected by the residents of Creve Coeur and are tasked with making decisions on local policies, ordinances, and budgets. Unlike neighboring communities of similar size, Creve Coeur is a non-home rule municipality, however, it still has powers of taxing and passing ordinances to ensure public health and safety as well as the aforementioned responsibilities. These ordinances are legally binding and enforceable as a means to maintain the community's wellbeing.

Taxing Restrictions

In 1998, Tazewell County established a Property Tax Extension Limitation Law (PTELL) that limits the amount that a municipality can annually increase its tax rate. While the PTELL does not regulate a municipality's tax rate, it restricts the amount it can raise taxes to less than 5% or the rate of inflation. Accordingly, the Village is limited in its ability to increase property taxes to pay for community improvements and economic development initiatives.



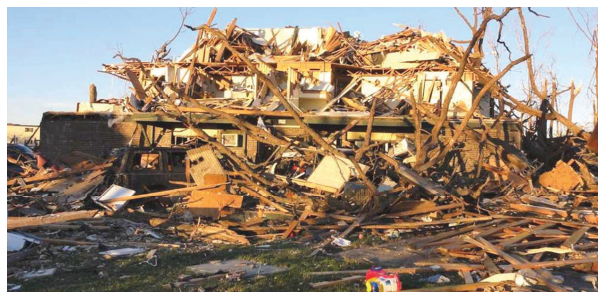
Fig 1.9 (Right) Creve Coeur Water Department, Village Hall, and Police Department

PLANNING DOCUMENT REVIEW

Tazewell County Multi-Jurisdictional Multi-Hazard Mitigation Plan (2023)

Every year, natural disasters such as tornadoes, flooding, or severe storms threaten lives and damage property. While unavoidable, plans like the Tazewell County Multi-Jurisdictional Multi-Hazard Mitigation Plan work to reduce the intensity and impact of natural hazards on people and infrastructure through effective mitigation planning. These action plans help to safeguard a region against such threats by identifying the hazards and designing ways in which the region can tackle issues when they occur.

The 2023 Tazewell County Multi-Jurisdictional Multi-Hazard Mitigation Plan identified tornadoes, thunderstorms with damaging winds, floods, and winter storms as the greatest natural hazards for Creve Coeur. The Village identified several goals to reduce the impact of these hazards, such as: educating the public on how to protect themselves, their homes, and their businesses; prioritize the protection of critical facilities and public services; ensure new development does not create new exposures to natural resources; and



Tazewell County Multi-Jurisdictional Multi-Hazard Mitigation Plan 2023 Update

incorporate natural hazard mitigation in the Village plans and regulations.

Tazewell County Broadband Feasibility Study (Ongoing)

Over the past decade, the need for reliable, fast, and secure broadband access has become essential. Broadband supports businesses, educational institutions, individuals, telemedicine, the spread of information, social interaction, and domestic needs like online shopping. It has become an essential part of community infrastructure, however, up to this point no comprehensive study has been conducted to analyze the existing broadband infrastructure and gaps in Tazewell County.

This study aims to identify ways in which equitable access to broadband and the services it provides can be improved. Specifically, this study will identify priority areas for broadband development and guide future planning efforts. A countywide survey was launched in August 2024 to gauge community interest and determine the need of internet service throughout the county.

Grey Area Mobility Enhancement and Expansion Study (2021)

The State of Illinois' transit apportionments has resulted in rural and urban funds having distinct, separate budgets. While this ensures that both rural and urban areas receive transit dollars, the separate allocations of funds can create geographical funding gaps, called "grey areas." The Illinois Region 5 Human Services Transportation Plan has recommended studies of long-term mobility solutions for these grey areas, however there are not any solutions currently in place.

Fig 1.10 (Left) Cover of the Tazewell County Multi-Jurisdictional Multi-Hazard Mitigation Plan Update

To address this issue, the Grey Area Mobility Enhancement and Expansion Study ("Grey Area Study") was developed to identify groups of residents with limited mobility in the Peoria-Pekin Urbanized Area (PPUA), as well as jurisdictions that do not have access to a fixed-route transit bus service.

The study highlighted that Creve Coeur lacks services from CityLift or WeCare, which limits the mobility of residents or visitors to and from Creve Coeur. This study identified multiple state, federal, and private funding sources to help close the mobility gap, such as microtransit service (a public urban demand-response service similar to private ride-sharing companies' models) and monetary options and scales. Due to the location of Creve Coeur within the PPUA, the Village is eligible for 5307 (urban) funding but not 5311 (rural) funding.

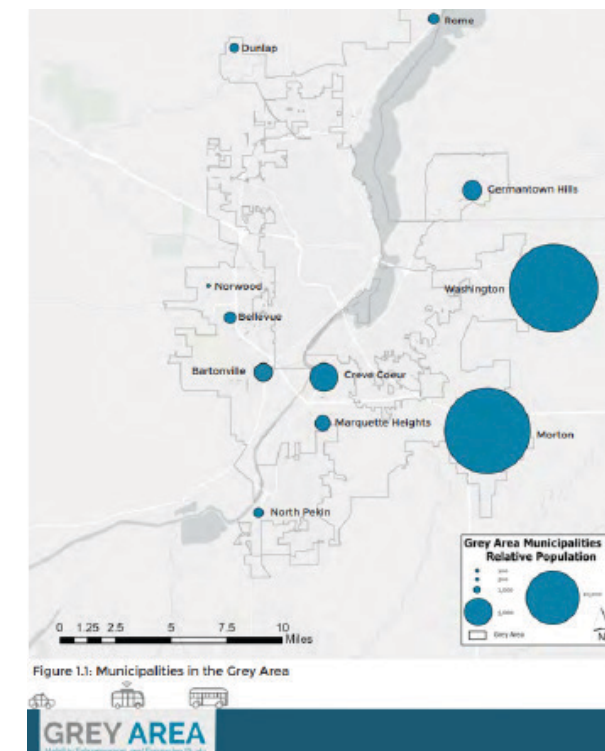


Fig 1.11 (Above) Figure of municipalities in grey areas from the Grey Area Mobility Enhancement and Expansion Study

Walk, Bike, Ride Greater Peoria: Paving The Way To Just Transportation (2025)

Tri-County's active transportation plan identifies infrastructure projects, programming opportunities, and policy options that aim to enhance transportation equity, safety, and increased quality of life for current and potential pedestrians, bicyclists, and transit users.

While the plan is regional in scope and lacks a detailed focus on active transportation within Creve Coeur, the Village is encouraged to consult its general recommendations on infrastructure best practices and insights into the barriers common for bike, pedestrian, and other non-vehicular transportation options. Village projects that connect to neighboring municipalities or that have regional significance should be identified in this plan; their inclusion may increase their competitiveness for funding support.

Long-Range Transportation Plan 2050 (2025)

Tri-County updates its Long-Range Transportation Plan (LRTP) every five years. The LRTP analyzes a broad range of issues as they relate to transportation, including the environment, land use, public health, the economy, safety, security, and connectivity. To ensure that projects remain eligible for federal funding, the Village and other municipalities in the Peoria-Pekin urbanized area must provide descriptions of future, regionally-significant transportation projects for inclusion in the LRTP.

DEMOGRAPHICS: POPULATION

Creve Coeur residents in their 60's form the most populous group followed by residents in their 30's (Fig 1.14). However, when comparing age groups by generations in Creve Coeur, Millennials are the largest group at nearly 25% of the total population. The Baby Boomer generation (born between 1946 and 1964) follows closely behind at 22.5% of the total population.

Beginning in 1940, Creve Coeur experienced a rapid population growth, nearly doubling from 3,500 to 6,700 residents by 1960. The Village saw a slight dip in population in the 1970s before peaking again in the 80s at 6,900 residents.

However, following the population peak in the 1980s, Creve Coeur's population experienced a sharp decline. By the 2000s, the population had dropped to 5,500, plateauing for a decade before continuing its decline into the present day. The current population of Creve Coeur is roughly 4,700.

Over the past decade, Creve Coeur's population has mirrored that of Peoria-Pekin Urbanized Area (PPUA). Both the County and the Village experienced a sharp population decline in 2019 and 2020. However, the Village has not seen the same rate of population increase in 2021 that the PPUA did. This differs from Tazewell County, which has seen a steady increase in population, peaking in 2013, before starting to gradually decline.

Fig 1.12 Population by Generation

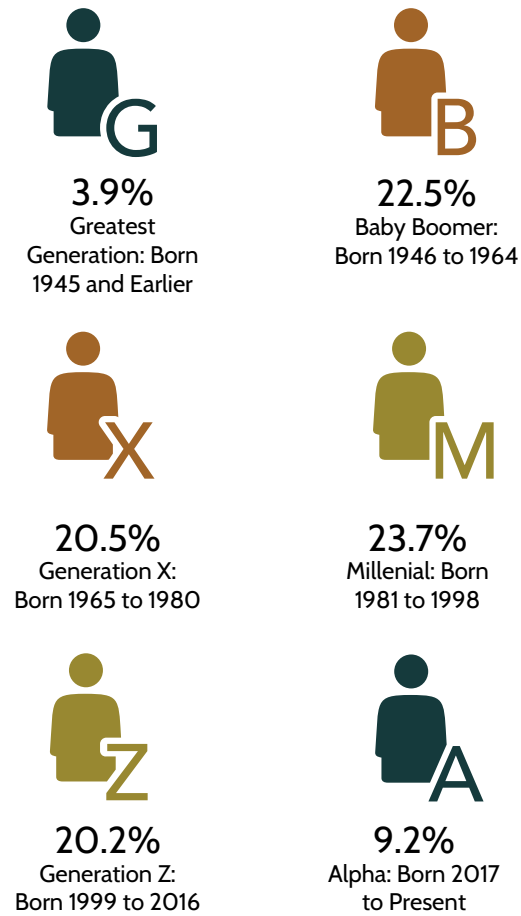
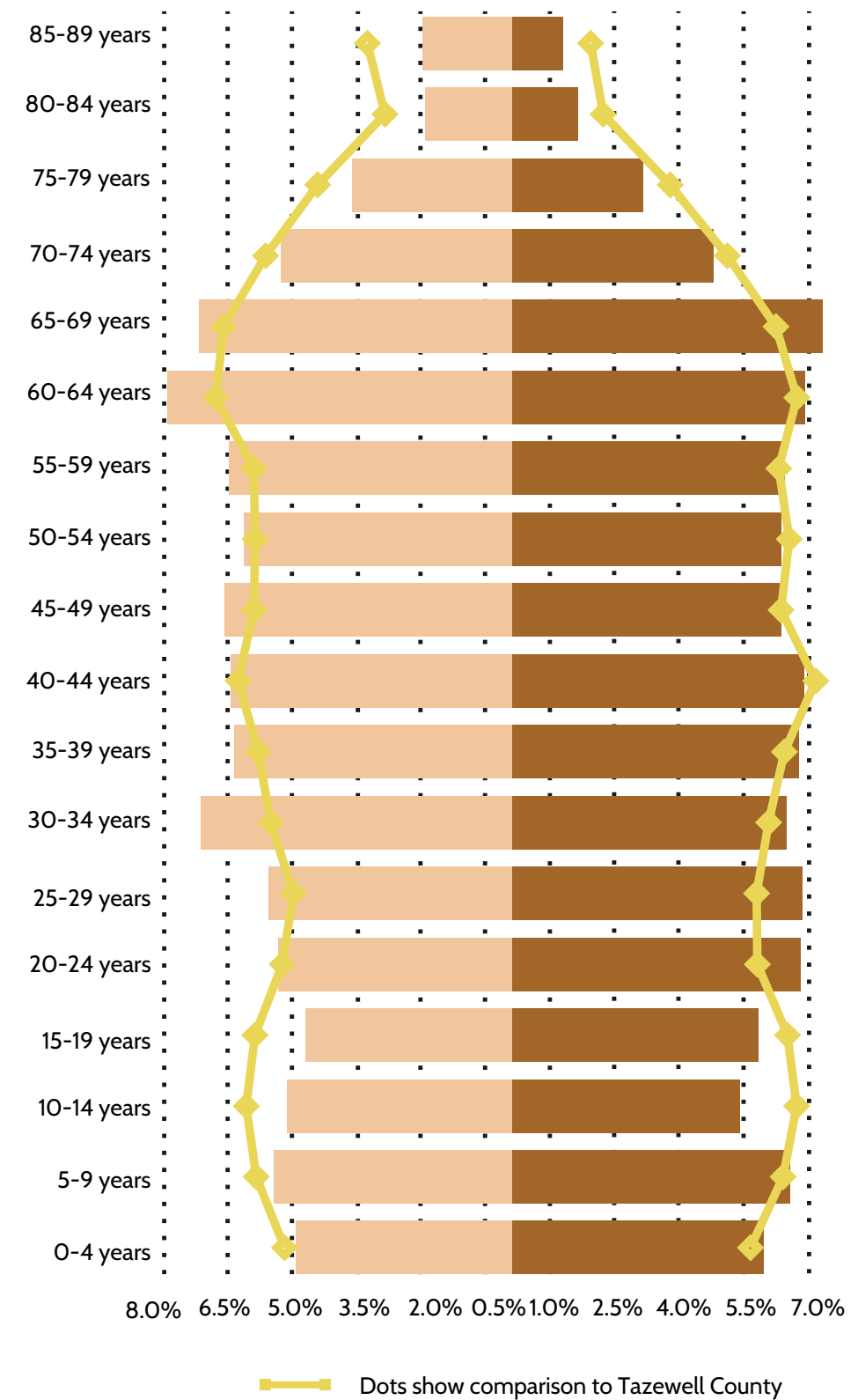


Fig 1.13 Diversity Index

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Fig 1.14 Age Profile



DEMOGRAPHICS: HOUSING

Housing Stock

Due to the modernization of building codes during the 1970s, homes built before 1980 are typically considered “aging.” In Creve Coeur, roughly 92% of homes were constructed before 1980 (Fig 1.17). Although these homes have been updated to meet current codes, they often remain less energy-efficient and less accessible for older adults and people with physical limitations. Additionally, these homes often lack desirable features that are attractive in today’s housing market, such as ample garage space or multiple bathrooms. The majority of homes in Creve Coeur also have lead paint hazards, as lead paint wasn’t banned by the federal government until 1978. Despite these drawbacks, several federal and state programs are currently available to subsidize the modernization and remediation of older homes. Many families and prospective home buyers also prize these homes for their charm and craftsmanship.

Fig 1.15 Housing Costs

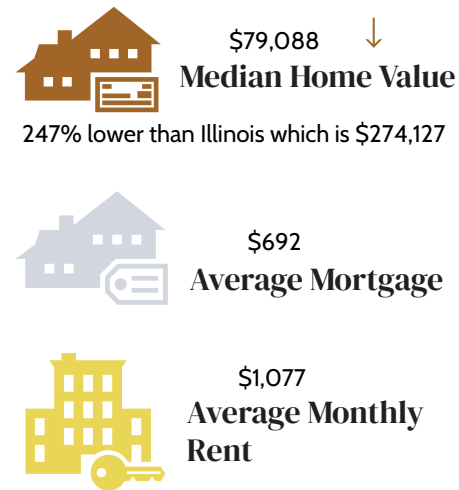


Fig 1.16 Year Householder Moved In

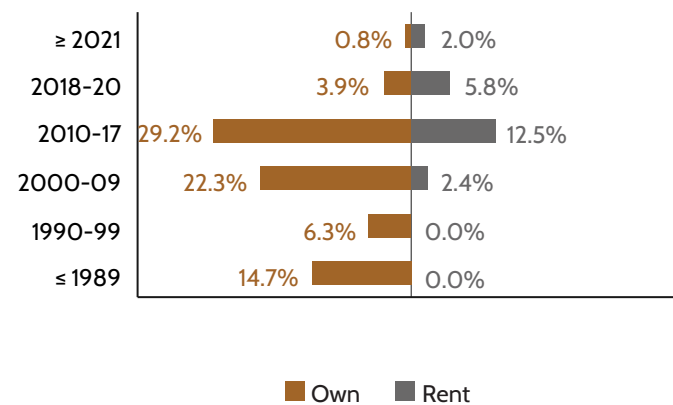


Fig 1.17 Year Property Built

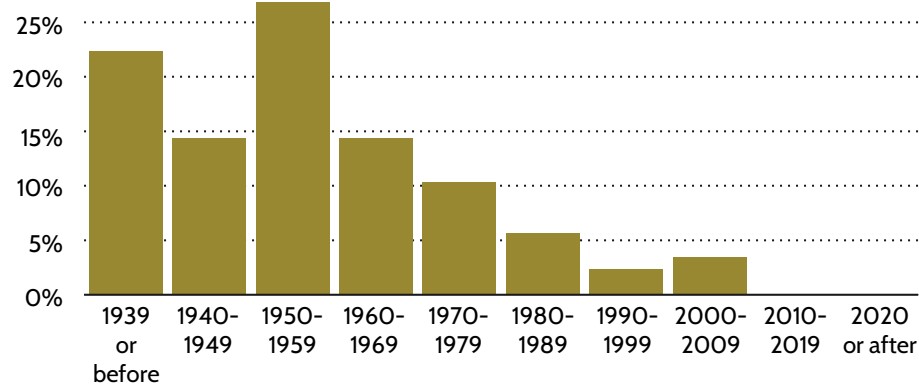
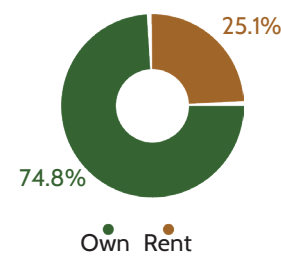


Fig 1.18 Overall Homeownership Rates



Occupancy

Creve Coeur’s homeowner-occupancy rate is slightly lower than Tazewell County at 75% compared to 81% for the county (Fig 1.18). However, this may be more attractive to individuals with diverse lifestyles or a preference for rental options and can encourage new residents to move to Creve Coeur.

As defined by the U.S. Census Bureau, 38% of Creve Coeur households are non-family households and 37% are married-couple, family households. 25% of households are single-householder family households with no spouse present. Most homes in Creve Coeur have two or three bedrooms, (81%) [2]. Given that 38% of households in Creve Coeur are non-family households, the Village might consider encouraging more 1-bedroom or studio options to attract and retain young professionals or provide varied housing options for older adults who would like to downsize but remain in the community.

Fig 1.19 Housing Tenure by Size of Household

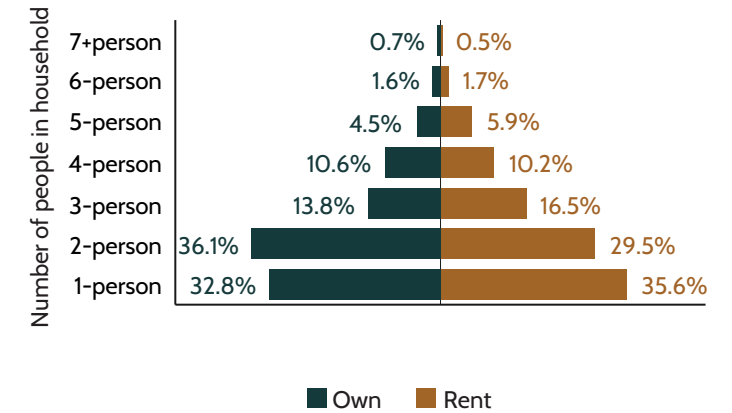


Fig 1.20 Mortgage as Percent of Salary

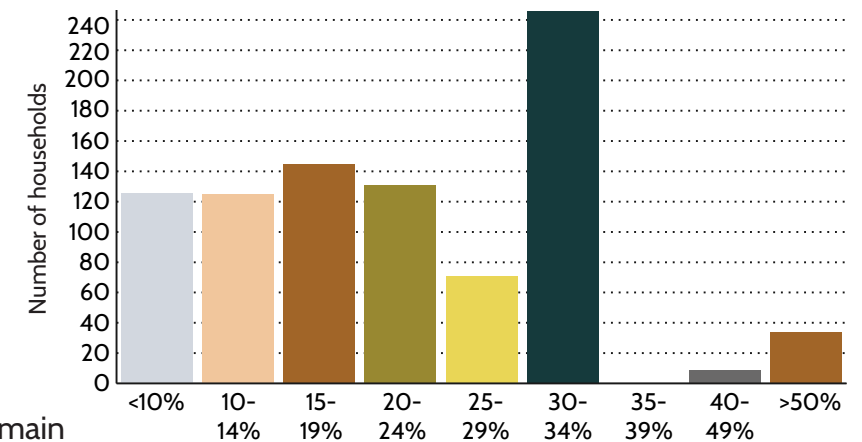
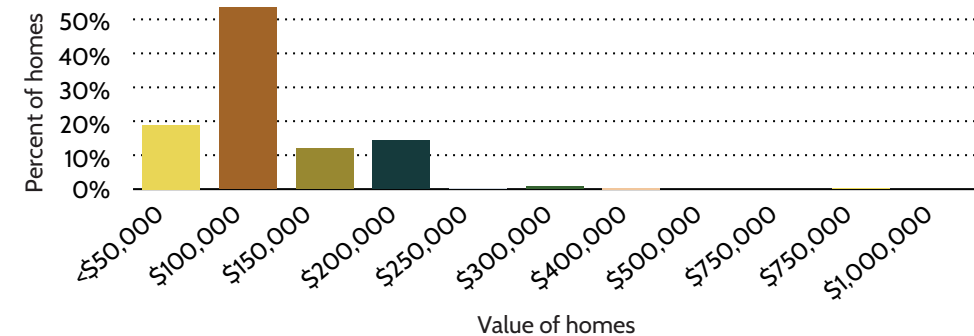


Fig 1.21 Home Values



DEMOGRAPHICS: TRANSPORTATION

Regardless of age, the majority of Creve Coeur residents commute to work alone via a personal vehicle (Fig 1.23). Eight percent of residents carpool to work and 17% of residents work from home and, therefore, don't need transportation to work (Fig 1.23). Over half, 53.6%, of residents commute 15 to 24 minutes to work (Fig 1.22).

Creve Coeur is heavily car-dependent, similar to many of the neighboring communities. 97% of households have access to a personal vehicle and 60% of households possess two or more personal vehicles [3]. Some residents reach their destinations by "active transportation," meaning they walk, bike, or take public transportation; however, Creve Coeur lacks a robust active transportation system. This can limit job opportunities and quality of life for residents without access to personal vehicles. Use of active transportation by those with personal vehicles may be further discouraged because of the current quality of the system.

Active transportation is a strategy to attract and retain young adults. The Federal Highway Administration (FHWA) reports that the number of teenagers with driver's licenses declined from 64% in 1995 to 40% in 2021. Interest in active transportation, easy access to ridesharing services, and the costs of owning a personal vehicle all contribute to a decreasing number of youth seeking drivers licenses. To encourage the migration of young people to the Village, the active transportation system should be improved.

Fig 1.22 Commute Time: Minutes

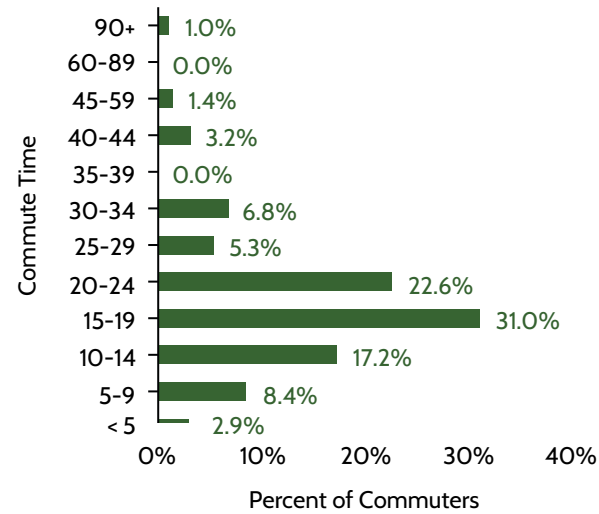
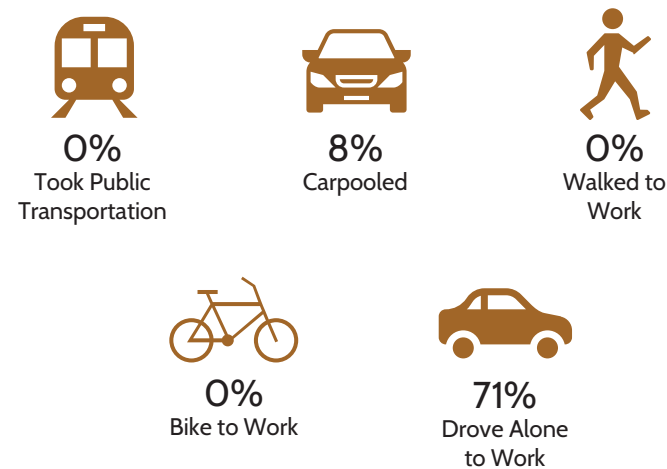


Fig 1.23 Mode of Transportation to Work



DEMOGRAPHICS: ECONOMY + EMPLOYMENT

Poverty

The Department of Health & Human Services, as of 2024, defines an impoverished single-person household as an individual with less than \$15,060 in annual income. Poverty thresholds for households with more than one person are defined as \$15,060 plus \$5,380 for each additional person. As an example, a two-person household is impoverished if their income is less than \$20,440 (\$15,060 + \$5,380). Roughly 8.5%, or 400, of Creve Coeur's residents are impoverished [4]. This is comparable to Tazewell County, where 8.7% of residents fall below the federal poverty line.

Creve Coeur's most impoverished age groups are those under 5 years of age at 24.6% and those aged 18 to 34 at 10.8%. Residents aged 60 years and over have a lower poverty rate at 6.2% compared to the total population of Creve Coeur [4].

Median Household Income

The median household income of Creve Coeur is significantly lower than Tazewell County, falling just over \$20,000 below the county median of \$72,930. This lower median household income has resulted in many households being cost-burdened or severely cost-burdened. Cost-burdened households are defined as households whose housing costs exceed 30% of the monthly income.

Fig 1.24 Household Income

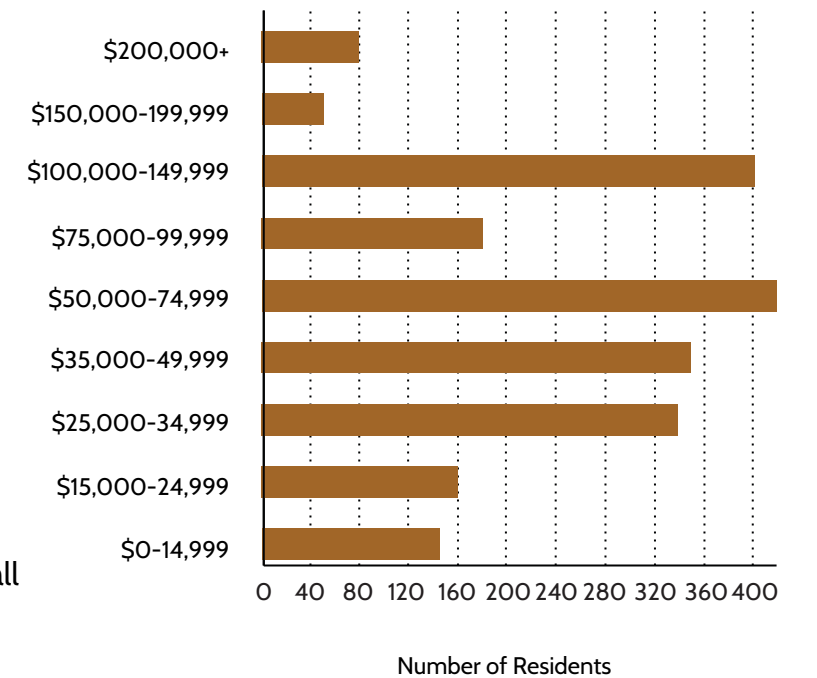
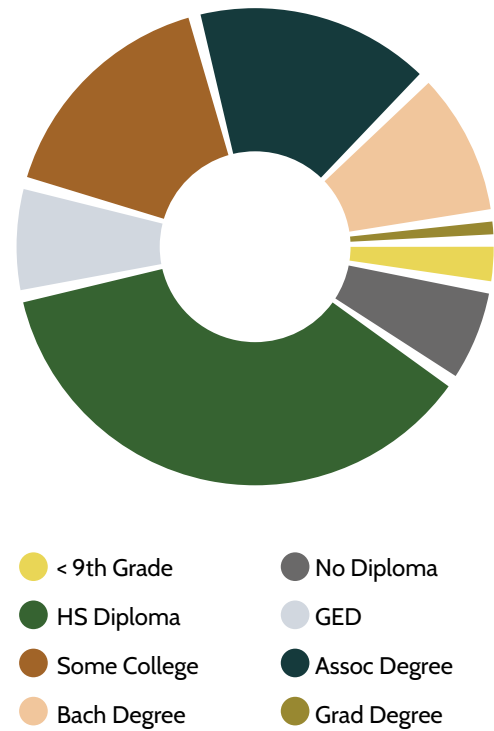


Fig 1.25 Income



Fig 1.26 Educational Attainment



Educational Attainment

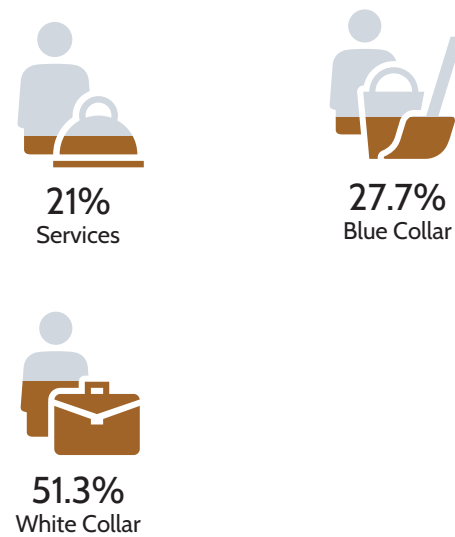
Of Creve Coeur residents, 10% lack a high school diploma or equivalent (Fig 1.26). This is higher than Tazewell County's average, with only 5% of county residents lacking a high school diploma or equivalent. Additionally, 74% of Creve Coeur residents lack a higher education degree such as an Associate's, Bachelor's, or Graduate, or professional. This is significantly higher than the county average of 58%.

The educational attainment of Creve Coeur may factor into a business's decision to move to the Village. Though not all businesses require employees with college degrees, there is a general correlation between educational attainment and higher wages. Educational attainment can be influenced by personal and community factors, including the availability of nearby schools, means of transportation, and socioeconomic status.

Unemployment

The federal government recognizes unemployment rates at and under 5% as "full employment." By this standard, Creve Coeur is considered fully employed, with a current unemployment rate of 3% [4]. The unemployment rate measures the percentage of the population that has looked for work in the last four weeks and does not currently have full-time employment. Residents who have left the workforce and are not currently seeking work are not counted in this measurement. Of the 76 residents currently unemployed, 26 have household incomes below the federal poverty level [4].

Fig 1.27 Types of Employment



Local Businesses

Of Creve Coeur's labor force, nearly 70% work in one of four industries with "Retail Trade" being the largest industry at 22%. This is followed by Health Care, Accommodations/Food, and Manufacturing, each occupying 14-15% of the labor force. Of Creve Coeur's workforce, over half work "white collar" jobs and roughly 30% work "blue collar" jobs.

Fig 1.28 Businesses

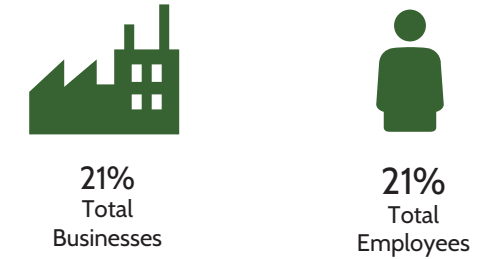
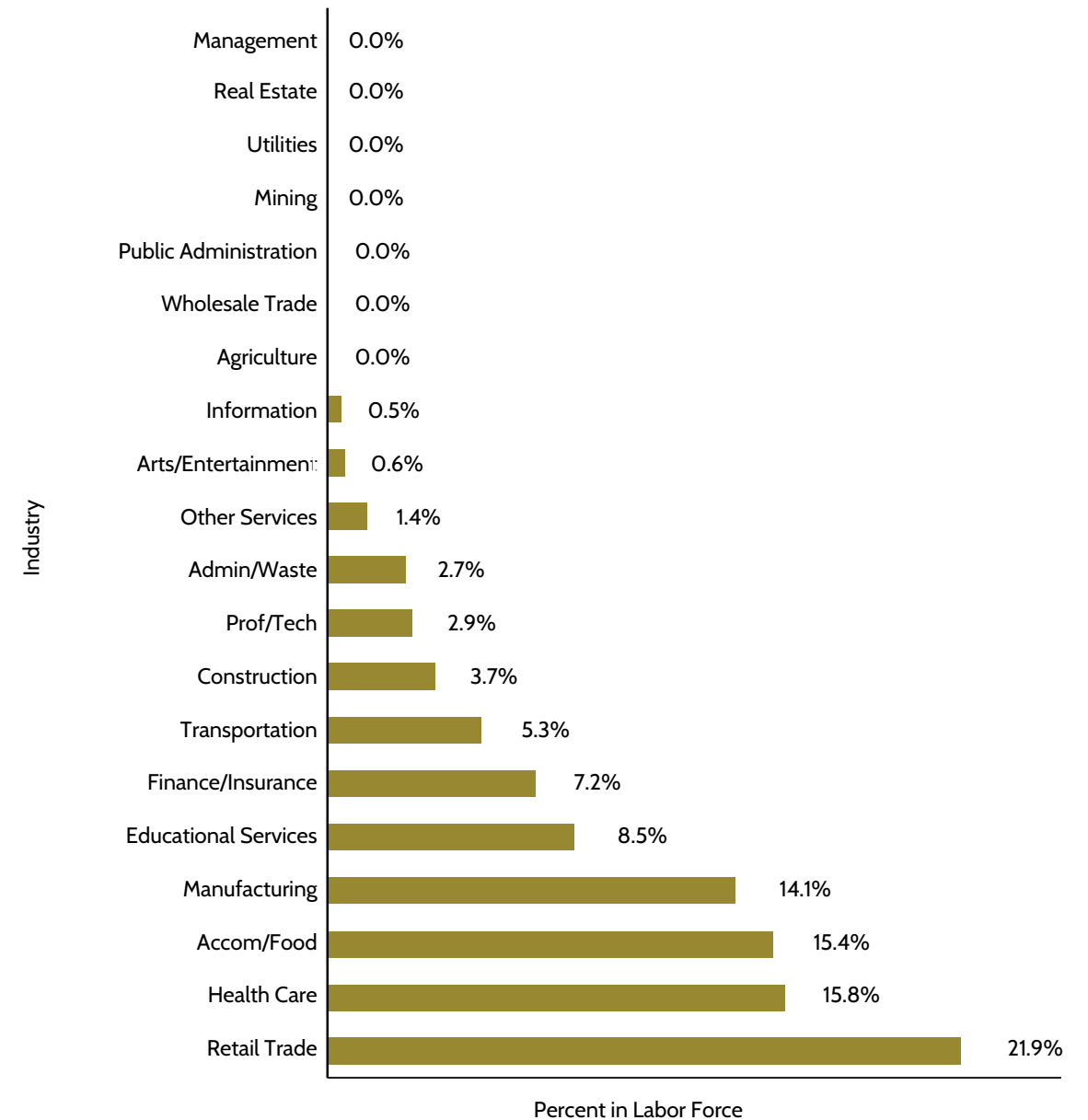


Fig 1.29 Labor Force by Industry

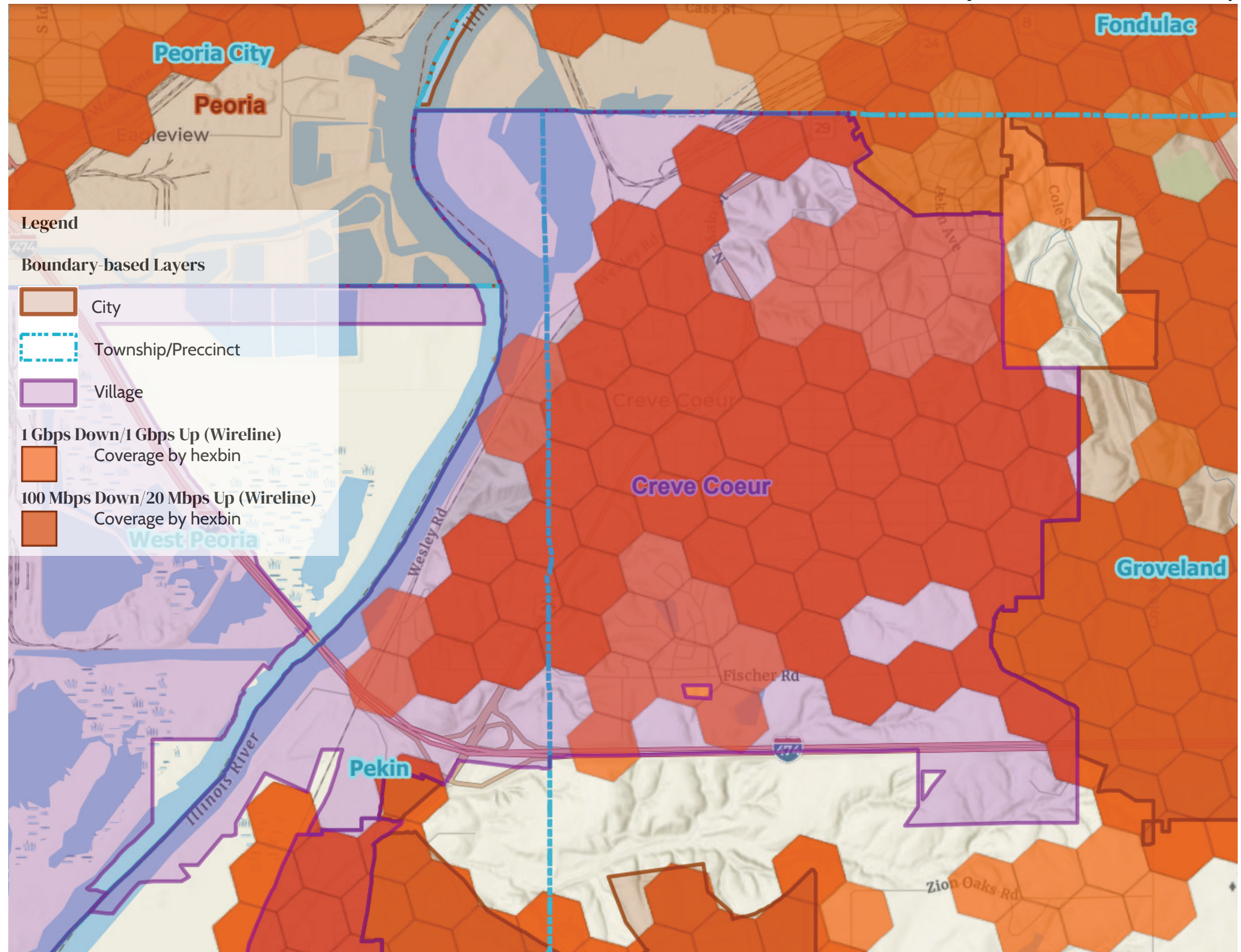


BROADBAND ACCESS

Reliable, fast, and secure broadband access has become an essential aspect of the success and functionality of a community. Broadband supports businesses and individuals, provides access to telehealth, fosters social interactions and communication, and creates domestic amenities like online shopping. Access to the internet and its functions has a direct impact on local educational, economic opportunities, and the health of residents.

According to a recent a Tazewell County Broadband Survey, Creve Coeur residents enjoy relatively strong broadband service. However, the map does not indicate the number of providers or the cost of service. Creve Coeur should continue working with broadband carriers and the Greater Peoria Economic Development Council (GPEDC) to ensure that its residents maintain access to robust, competitive, and affordable broadband services.

Map 1.1 [5] depicts general broadband access in Creve Coeur and across the region. Generally, fixed (wired) connections of over 25 megabits per second (mpbs) are considered broadband. Wireless options, such as satellite and cellular networks, are available in more areas but are not considered reliable or cost effective for economic development purposes.



POLICE DEPARTMENT

The Creve Coeur Police Department acts as first responders and investigates residential or business property crimes, domestic assaults, batteries, and drug-related issues.

The Police Department currently employs eight full-time officers, four part-time officers, one part-time code enforcement officer, and two clerical staff who also provide grant support. Ideally, the Department would expand the force to include two additional full-time officers, one additional part-time officer, and an additional clerical staff member. Additional staffing would allow the Police Department to be more self-sufficient and assign a local police officer to support the Multi-County Narcotics Enforcement Group based out of Peoria. At present, the Department relies on State Police for crime scene processing;

Fig 1.30 (Below) Entrance to the Police Department.



the Tazewell County Sheriff's Office and neighboring municipalities provide support by way of backup and extra officers.

Due to low staffing concerns both in Creve Coeur and surrounding communities, the Creve Coeur Police Department has an intergovernmental agreement (IGA) with the Marquette Heights Police Department. During periods of low staffing or coverage in Creve Coeur, officers from the Marquette Heights Police Department assist on calls and vice versa.

Despite law enforcement efforts, some residents are struggling with addiction to heroin and methamphetamines (meth). Methamphetamines are commonly laced with fentanyl which has heightened the risk and number of accidental overdoses. As a harm reduction practice, the Department offers a fentanyl box for people to get medicine anonymously. Establishing local counseling and treatment services could also support addiction recovery for community members.

FIRE & RESCUE DEPARTMENT

The Creve Coeur Fire & Rescue Department suppresses fires and provides Emergency Medical Services (EMS) within the Village boundary. It also offers CPR and first aid training at Parkview Middle School and fire safety training at LaSalle Elementary School. The Department maintains intergovernmental agreements with East Peoria, Marquette Heights, and North Pekin to provide and receive reciprocal support during emergencies or when the demand for service exceeds a department's capacity to respond in a timely and effective manner.

The Department commonly responds to calls that fit within five main categories: falls of older adults, drug use, building safety, car crashes due to increased traffic along IL-29, and psychiatric evaluations. Psychiatric evaluations and drug-related calls are the most frequent types of calls, followed by requests to evaluate older adults who have fallen in their homes. In recent years, the number of "slip-and-fall" incidents has been increasing, which might be attributed to people choosing to stay in their homes rather than move to assisted living facilities or retirement communities that offer more accessible design features. The number of traffic incidents along IL-29 is also growing, likely caused by increased speeding and distracted driving.

Department staff determine if buildings are safe for occupation. Their assessment includes an evaluation of a building's structural integrity, exits, and condition of its electrical system. Staff also serve as first responders for people suffering from drug use or overdoses. It supports Narcan

distribution efforts and maintains a sharps turn-in container that gives users a safe place to dispose of needles that could otherwise pose a public health threat.

In the future, the Fire & Rescue Department would like to increase its number of staff and state-certified firefighters. To ensure consistent coverage while volunteer firefighters are at their day jobs, the Department would like to hire day staff and double the size of their Duty Crew.

Fig 1.31 (Below) The Fire & Rescue Department hosting a Fire Safety Assembly at LaSalle Elementary School. Photo provided by Kayla Woods



RENTAL HOUSING INSPECTION PROGRAM

In 2012, Creve Coeur adopted an ordinance establishing a housing inspection program to proactively assess the approximately 400 units of rental housing in the Village. The program was created in response to concerns about the declining safety and quality of the local rental housing stock.

While the enabling ordinance requires the inspection of rental properties at a minimum of every five years, the Village strives to inspect properties annually with the goal of proactively resolving health and safety issues before they accumulate or worsen with time.

During inspections, the Village assesses the condition and availability of health and safety features required by State and Federal laws. Among other requirements, the inspection includes a review of smoke alarms, plumbing, windows, kitchens, and locks. To encourage proactive correction of any issues, the Building Inspector shares the inspection checklist with the landlord before the inspection and only charges a fee if a property must be reinspected because a violation was found in the initial assessment. This practice creates a financial incentive for landlords to maintain their rental housing units in good condition.

In addition to proactive inspections, the Village also investigates complaints of unremediated health and safety issues. No matter how recently a housing unit has been inspected, the Village responds to complaints by sending its Building Inspector to follow up on any health and safety complaints and ensure compliance.

property ownership information and notes occupancy changes reported to the Water Department.

The program is widely supported in the community. The Village Clerk, who manages the program, attributes its success to an emphasis on landlord education and a goal of prioritizing compliance before punishment. This program has allowed for regular upkeep and maintenance of properties and ensures that renters in Creve Coeur are protected from common safety issues that would otherwise go ignored.

SIDEWALKS & WALKABILITY

The Village of Creve Coeur is not categorized as transit-dependent, but does have pockets of transit-dependent neighborhoods. Due to an incomplete sidewalk network, some transit-dependent households lack safe pedestrian access to the rest of the Village or the courtesy bus stops along Main Street. Neighborhoods along Fischer Rd are especially disconnected from the rest of the Village if they are transit-dependent. A lack of pedestrian infrastructure along this road makes it especially dangerous for those walking into town.

In recent years Creve Coeur has worked to improve its sidewalk network and has invested in new sidewalks and streetscaping along Main Street. In the past year, Creve Coeur has begun exploring grant opportunities to fund the construction of sidewalks along Fischer Road to improve pedestrian safety.

Fig 1.32 (Below) A mother and child walk on Fischer Road to reach shops on Main Street.



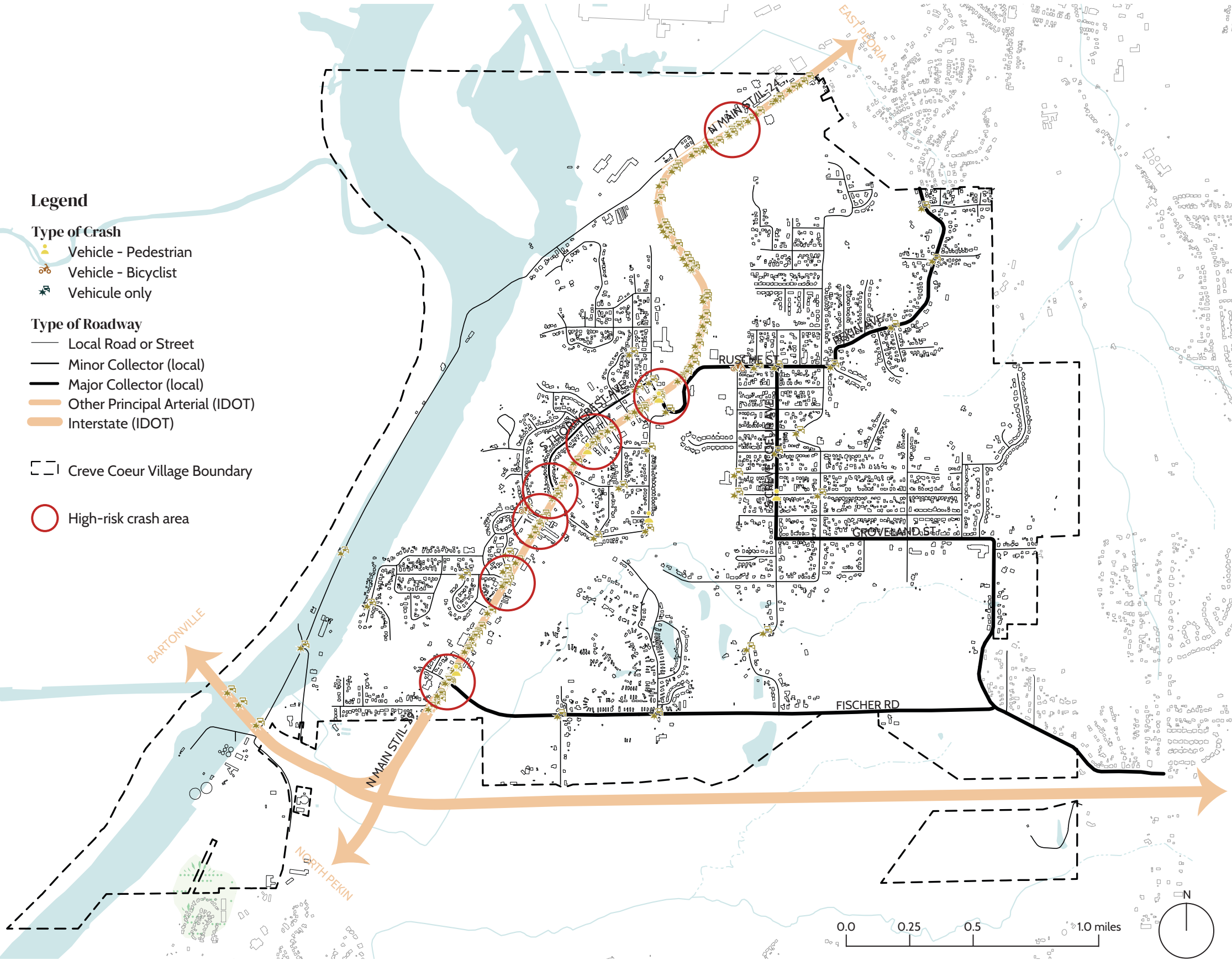
Map 1.2 Roadway Classifications, Ownership, and 2017-2022 Crash Data

ROADWAYS

The N Main Street / US-24 / IL-29 roadway is the Village's primary means of connection to the surrounding Greater Peoria Area. To the north, the road offers access to East Peoria, Peoria, and its many urban amenities. To the south, residents are connected to Interstate 474, Marquette Heights, North Pekin, and Pekin. This critical connection allows for access to businesses, employment opportunities, and recreation, and its high traffic volumes provide economic development opportunities. These aspects of the Village may be attractive to potential residents looking for a small community within reasonable driving distance to more urbanized areas and its amenities.

Due to the high volume of traffic along N Main St, the highest density of crashes occurs along this street in Creve Coeur's "downtown" area, as seen in Map 1.2. In a stakeholder interview, the Creve Coeur Police Department noted that the increasing number of collisions may be attributed to vehicles entering or exiting side streets or businesses along N Main St, as well as increased speeding throughout the Village. These factors, coupled with a hilly topography, limits visibility at some intersections. A lack of pedestrian crossing along N Main St could also contribute to these collision hot spots.

The N Main Street / US-24 / IL-29 roadway is managed by the Illinois Department of Transportation (IDOT) which limits what Creve Coeur can do to manage speed limits or improve pedestrian safety. All other roadways are maintained by the Village and largely funded through the Motor Fuel Tax (MFT).



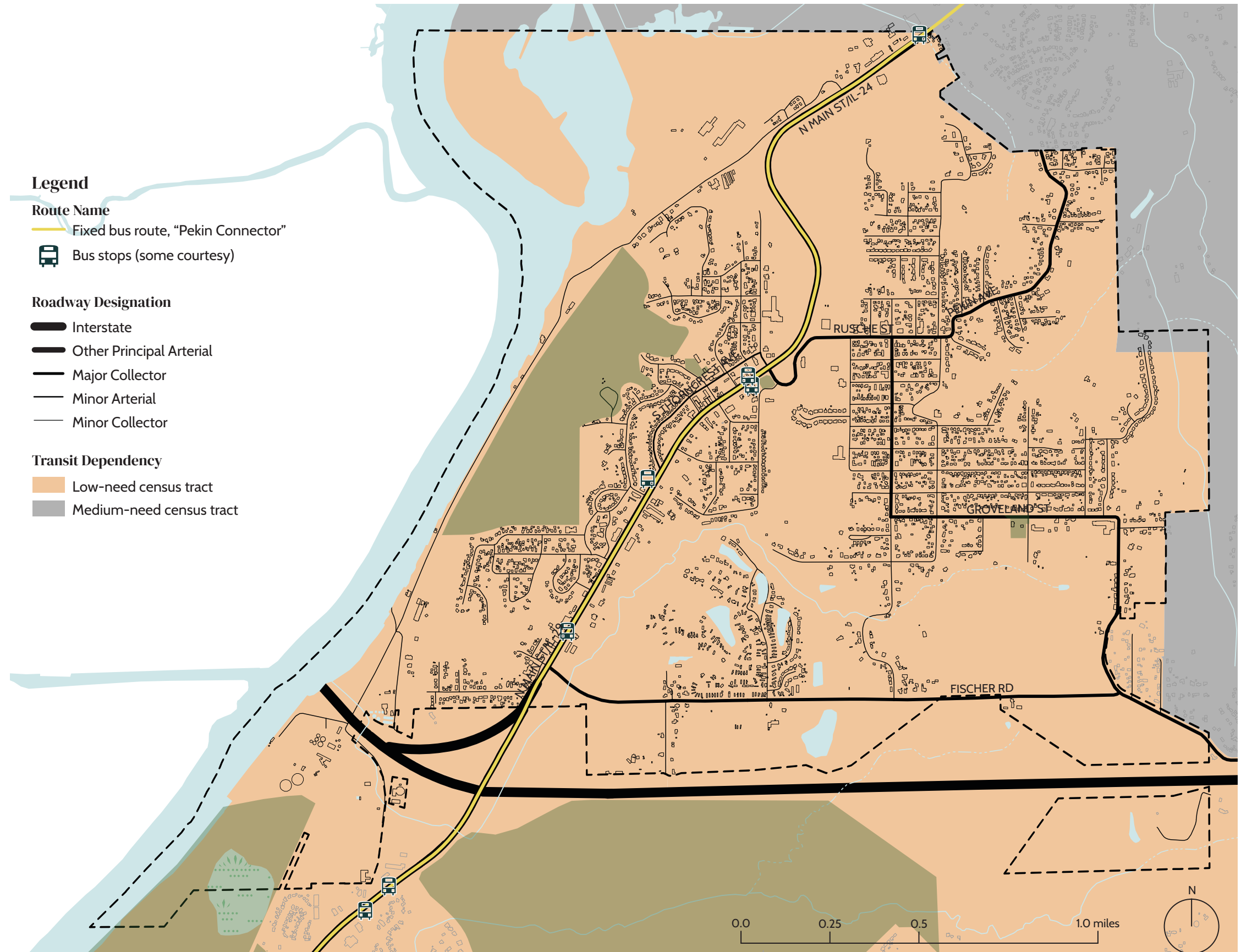
PUBLIC TRANSIT

The Greater Peoria Mass Transit District (GPMTD) operates a fixed-route bus service connecting downtown Peoria, East Peoria, and downtown Peoria. The #23 Peoria Connector Route passes through Creve Coeur along Main Street and serves residents with two courtesy stops.

While the overall census tract is not categorized as transit-dependent, there are pockets of transit-dependent neighborhoods. Despite the presence of these courtesy stops, service to those utilizing these bus stops is not guaranteed. If a bus is full or running behind schedule, these stops may be skipped altogether. This limits the reliability of these stops as a means of transportation for transit-dependent residents of Creve Coeur.

Another limiting factor to the use of public transit is the lack of sidewalk connectivity throughout the Village. A lack of safe and accessible pedestrian and bicyclist infrastructure restricts access and puts active transit users at risk.

Fig 1.37 (Below) CityLink sign on Main Street indicating the location of a courtesy stop.



NATURAL ENVIRONMENT

When developing a comprehensive plan, it is important to consider the natural resources provided by the local ecosystems and landscape. Natural resources support both residents and wildlife through various ecosystem services, such as erosion control, water filtration, recreation, and economic development. This section reviews the main natural resources in the Village of Creve Coeur: the Illinois River, Fort Crevecoeur, and the Crevecoeur Nature Preserve.

The **Illinois River** is the largest natural resource in the region and provides a variety of ecosystem services for residents, the economy, and wildlife. The river serves as an essential resource for Creve Coeur's water supply. Drinking water in Creve Coeur comes from an aquifer which is partially fed by the Illinois River and its tributaries. The river also acts as a vital transportation corridor that annually traffics millions of tons of freight. Barges use the river to transport primarily agricultural products, allowing Central Illinois to be a major player in the agricultural industry. This subsequently brings economy and jobs into the region, supporting both businesses and residents and serving as a major economic driver for the region.

Additionally, the Illinois River provides essential habitat and resources for a dynamic ecosystem. It supports a strong and diverse plant community that aids in erosion reduction and water filtration because of the deep roots holding the soil together. Both soil erosion and water quality are two issues that Creve Coeur and the greater region are struggling with. The river also supports a variety of aquatic and non-aquatic species. Notable aquatic species

include the largemouth and smallmouth bass, channel catfish, and the invasive zebra mussels and Asian carp. However, due to sedimentation, the Illinois River has become less suitable for aquatic species, especially plants, which can impact the presence of migratory waterfowl in the region. The development of roadways and buildings have also decreased the accessibility of the River for non-aquatic wildlife.

Fort Crevecoeur Park and Crevecoeur Nature Preserve is the largest forested region of Creve Coeur with a collective 110 acres. The Fort Crevecoeur Park campgrounds and the unique historic background attracts residents and tourist alike. Aside from its tourism and recreational benefits, this area hosts both prairie and dry-mesic species. The forested area is a mosaic of red oaks and sugar maples, while the prairies provide habitat for numerous native prairie plants such as little bluestems, pale coneflower, and short green milkweed. In an otherwise suburban landscape, the Crevecoeur Nature Preserve offers an essential ecosystem for wildlife habitat and migration.



Fig 1.33 (Opposite) A pusher boat cruises down the Illinois River by Creve Coeur. Fig 1.34 & 1.35 (Immediate below and right) Native flora and larvae at Fort Crevecoeur Park. Fig 1.36 (Bottom of page) A hiker enters a trail at Fort Crevecoeur Park.

PARKS + TRAILS

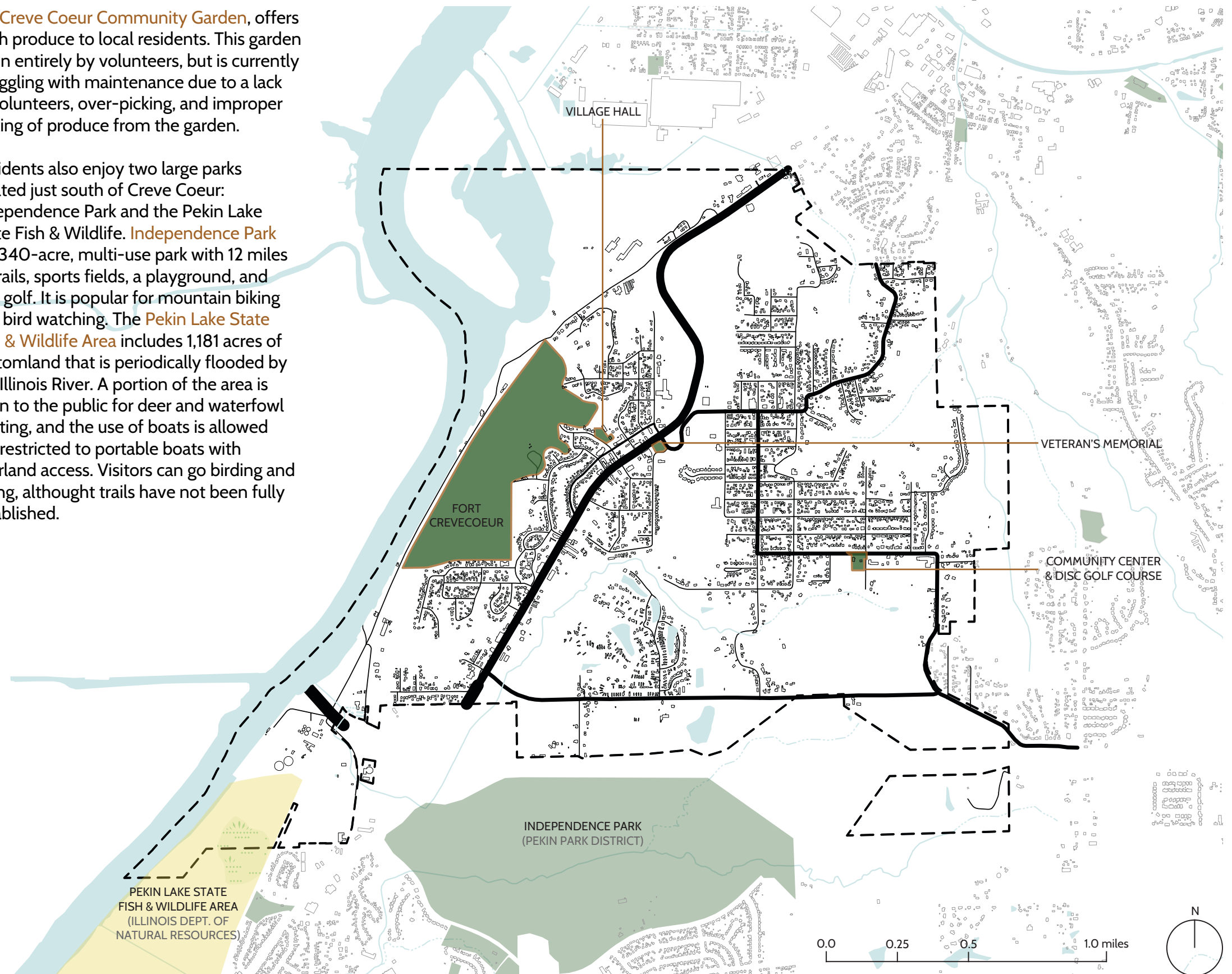
Fort Crevecoeur Park and the connected Crevecoeur Nature Preserve are the largest patches of forested regions in Creve Coeur, with 87 acres at Fort Crevecoeur and 23 acres at the Nature Preserve. Fort Crevecoeur Park offers residents and tourists an opportunity to explore the outdoors in an area rich in history located in an easy distance to most residences and many local restaurants. The Park includes a campground, playground, two pavilions, a museum, and the reconstructed Fort Crevecoeur, which was built to protect the Illiniwek against the Iroquois Nation. Connected to the Park is the Crevecoeur Nature Preserve, which provides visitors with extensive hiking trails along the Illinois River. Both park and preserve provide a great opportunity to observe the native flora and fauna.

The Creve Coeur Community Center has the second largest green space in the Village, with a disc golf course, outdoor pavilion, basketball hoop, and small playground. The community center has seating for up to 100 people and is available for private rentals for celebrations or gatherings. Next to the Community Center is the Disc Golf course, which is 9 holes and open to the public year-round. This greenspace is located on the south end of Creve Coeur within a neighborhood, allowing residents the opportunity to use the space for recreation or events.

Veterans Memorial Park in Creve Coeur is a memorial at the intersection of N Main St and Rusche St to pay respects to veterans from Creve Coeur. This memorial offers ample seating and a patch of greenspace for visitors to utilize. Another greenspace,

the Creve Coeur Community Garden, offers fresh produce to local residents. This garden is run entirely by volunteers, but is currently struggling with maintenance due to a lack of volunteers, over-picking, and improper picking of produce from the garden.

Residents also enjoy two large parks located just south of Creve Coeur: Independence Park and the Pekin Lake State Fish & Wildlife. Independence Park is a 340-acre, multi-use park with 12 miles of trails, sports fields, a playground, and disc golf. It is popular for mountain biking and bird watching. The Pekin Lake State Fish & Wildlife Area includes 1,181 acres of bottomland that is periodically flooded by the Illinois River. A portion of the area is open to the public for deer and waterfowl hunting, and the use of boats is allowed but restricted to portable boats with overland access. Visitors can go birding and hiking, although trails have not been fully established.



SCHOOLS

Creve Coeur School District 76 has two schools, **LaSalle Elementary School** and **Parkview Middle School**, which feeds into East Peoria Community High School. LaSalle Elementary School is a K-4 school located across the street from the Creve Coeur Public Library in northern Creve Coeur; there are currently 270 students enrolled. Parkview Middle School is a grade 5-8 school that educated roughly 220 students and is located in the southeast corner of Creve Coeur.

Fig 1.38 (Below) Second graders from LaSalle Elementary School plant seedlings at the Community Garden. Photo provided by Kayla Woods.



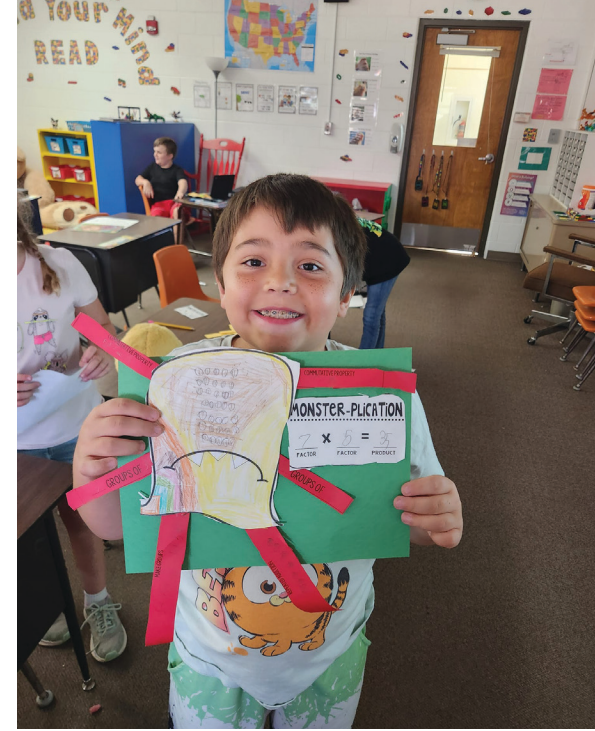
LIBRARY

Centrally located in a residential area and next to the Creve Coeur Community Garden, the Creve Coeur Public Library is easily accessible to members of the community. The library provides Creve Coeur with physical and digital resources, research databases, test prep and summer reading programs, and a home delivery service for home-bound residents.

Fig 1.39 (Opposite, top) Family Math Night at LaSalle Elementary School.

Fig 1.40 (Opposite, middle) Creve Coeur Public Library. Photo provided by Kayla Woods.

Fig 1.41 (Opposite, bottom) Fall Family Festival. Photo provided by Kayla Woods.



SENSE OF COMMUNITY

Residents of Creve Coeur commonly mentioned the strong sense of community as a reason they enjoy and stay in the Village. Creve Coeur's annual community events exemplify this trait.

Easter Egg Hunt

Located at the park behind Village Hall, this event gives children the opportunity to hunt for Easter Eggs that can be redeemed for prizes. This event brings families together to celebrate the Easter holiday.

Christmas at the Park

Christmas at the Park is an annual community gathering at Fort Creve Coeur featuring ceremonial tree lighting, refreshments, and Santa. Residents have the option to sponsor and decorate their own Christmas tree to contribute to the array of Christmas trees and decorations.

Fall Family Festival

Hosted at Fort Creve Coeur, this festival draws in families with its carnival games, bouncy houses, raffles, and food. Festivities begin with a parade leaving LaSalle Elementary School.

Enduro Mountain Bike Race

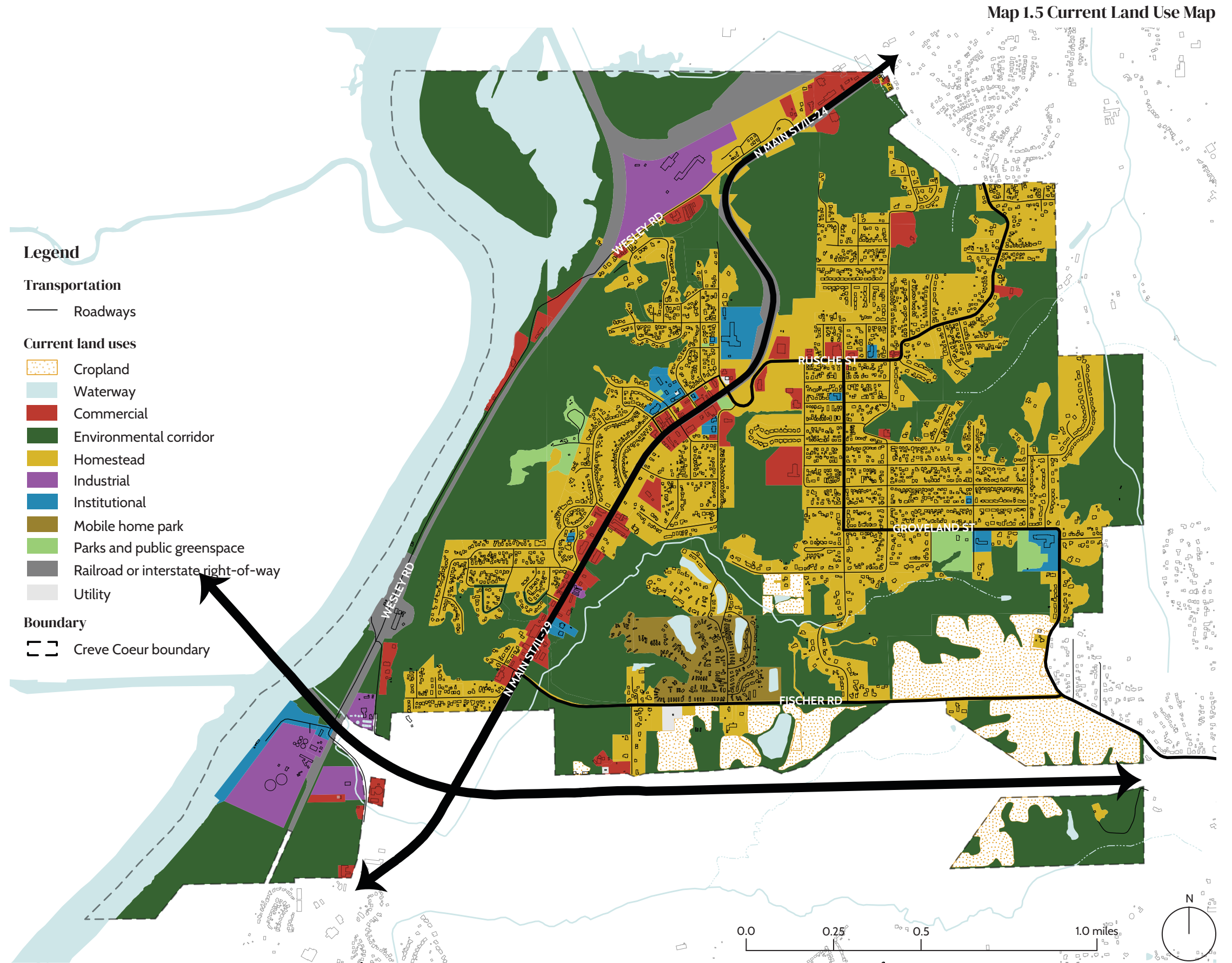
Organized by PAMBA, Enduro invites cyclists of all ages to test their skills on the mountain bike courses at Fort Crevecoeur. This three-day event features races, classes, and a celebratory bonfire.

Fling at the Park

This disc golf tournament, sponsored by UNDERDOG Sports and Fanfare, celebrates 10 years of disc golf in Creve Coeur. Participants get customized gear and can enjoy the grilled foods available.

CURRENT LAND USE

Consistent with a bedroom community, the Village of Creve Coeur largely consists of low-density residential areas with pockets of commercial properties that border the state highway of Main Street and exist in patches along Rushe Street. Below the bluff, several commercial and industrial businesses are located between Wesley Road and the Illinois River, positioned to capitalize upon the river's ready shipping opportunities and water supply.

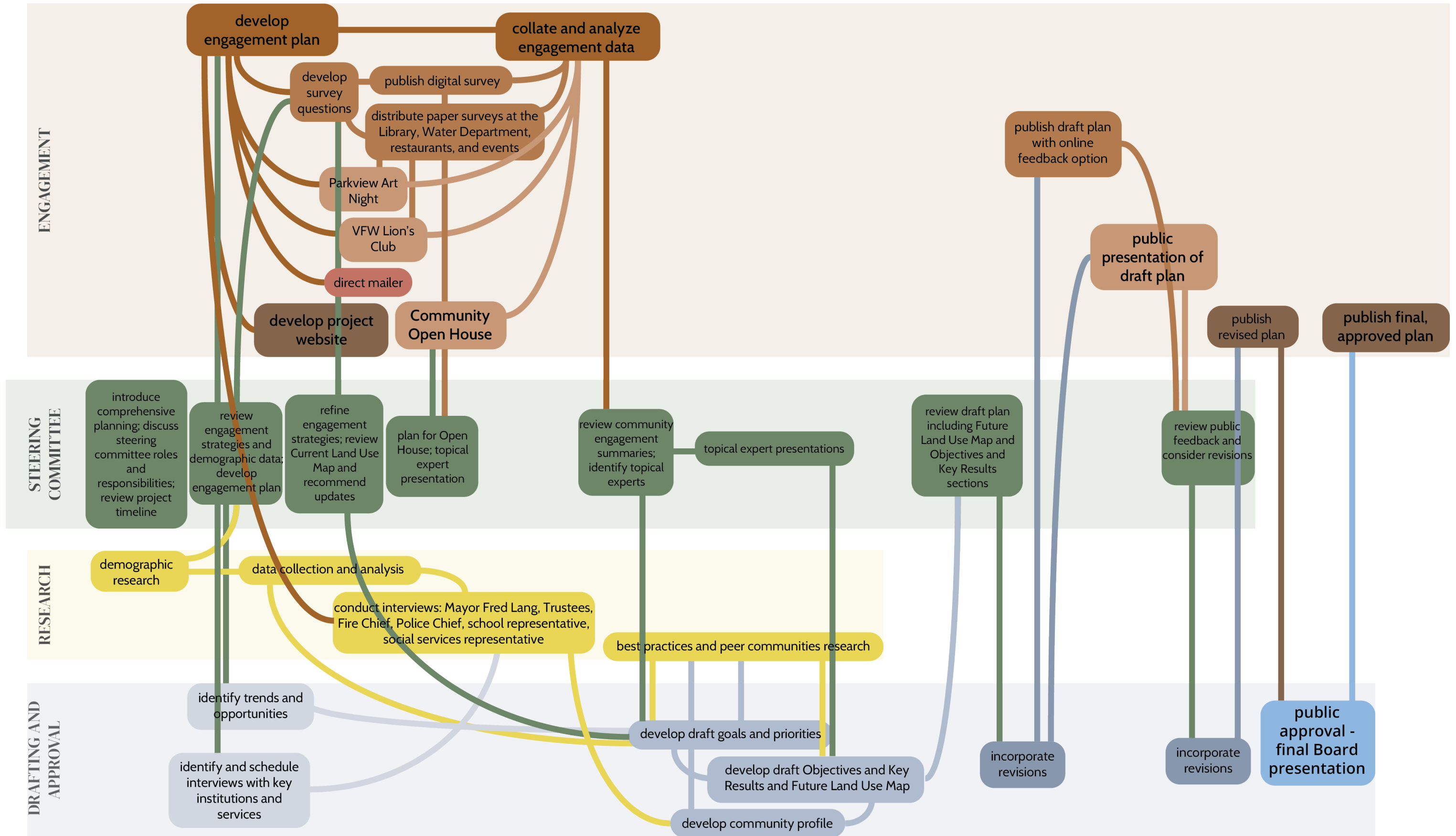


II.
CREVE
COEUR
SPEAKS

PLANNING PROCESS

Fig. 2.1 Planning Process Timeline

2024 2025
 february march april may june july august september october november december january february march



CREVE COEUR SPEAKS

INTRODUCTION

Community input and vision forms the core of any effective and successful comprehensive plan. To ensure equitable representation in the process and final plan, the steering committee planned and implemented a community engagement program that actively sought input from a diverse range of members in the community. To identify groups that have been historically excluded from the planning process, the steering committee analyzed local broadband accessibility data and demographic information, such as race, ethnicity, gender identity, age, and physical abilities. Based on this information, the Steering Committee developed a multi-faceted community engagement plan that accommodated for technical aptitude, work or personal schedules, and comfort or ability to attend public meetings. This community engagement plan included pop-up outreach events, digital and paper surveys, stakeholder interviews, youth engagement, website development, and an open house.

The feedback collected through these engagement strategies was then reviewed by the steering committee to develop a community vision, identify potential



Fig 2.2 (Left) Community members completing surveys at the Open House.

issues, opportunities, and implementation strategies.

Surveys provide an accessible and low commitment option for gathering public opinion. Creve Coeur's survey was published in April and promoted through direct mailers, a pop-up event at LaSalle Elementary School's Art Night, and digital marketing leading up to the open house. The survey was open for six weeks and closed two weeks after the Creve Coeur Comprehensive Plan Open House.

The survey aimed to collect a comprehensive understanding of the public's opinion of various issues pertinent to the Village. It consisted of 20 questions covering a wide range of topics from housing to recreational amenities to the economy.

Attempting to bridge the digital divide, the survey was offered both digitally and as a hard copy. Digital surveys were promoted via QR codes on promotional flyers, Facebook pages, and email distribution lists of local institutions. Information about the survey and Open House was also sent out to all residents via mail. Paper surveys were distributed and collected at the Creve Coeur Comprehensive Open House and the Village Water Department. Some residents chose to print their own copy to be submitted during the Open House.

You're Invited!

Creve Coeur Comprehensive Plan Open House

Thursday, May 23rd • 5:00 - 7:00 p.m.
Parkview School Cafeteria • 800 Groveland Street

The Village of Creve Coeur wants your help to create a long-term vision for the community. The final plan will identify strategies that deal with housing, parks, safety, roadways and so much more. This is a great opportunity to advocate for what matters most to you. Here are two ways to participate:

- 1. Stop by the Open House** on May 23rd any time between 5:00 and 7:00. We'll have snacks for you! Kids welcome.
- 2. Scan the QR code to take the survey!** Paper copies are also available at the Water Department and Library.


SCAN



Fig 2.3 (Top) Copy of the direct mailer that was sent to all Creve Coeur residential addresses before the community Open House.

Fig 2.4 (Above) Trustee Cara Paul helps Open House participants record their ideas at the Mapping Station.



Fig 2.5 (Right) Signage for the Creve Coeur Comprehensive Plan Open House.

SURVEY

Questions from the Creve Coeur Comprehensive Plan Survey covered a variety of topics developed to fully illustrate perceptions local assets and issues. Topics included employment, infrastructure, housing, business, and Village communications. Respondents were asked 20 questions, 3 of which were free response questions. Of the 124 respondents, 85% reside in Creve Coeur (Fig 2.6).

Questions about employment opportunities in and around Creve Coeur were crafted to gauge where residents were employed and whether there are enough employment options within the Village (Fig 2.8 and 2.9). Only 7% of respondents reported that there were enough employment opportunities in Creve Coeur (Fig 2.10); however, 70% of respondents reported there being enough job opportunities within a reasonable distance. This is reflected in survey reports of where Creve Coeur residents work, with only 26% of residents working within the Village.

The majority of respondents also conduct the bulk of their shopping outside of Creve Coeur (Fig 2.11). Respondents reported purchasing or finding almost all of their pharmacy, banking, medical, entertainment, retail, grocery, and park options outside of the Village. Lack of local commerce in these sectors is commonly attributed to both a lack of options within the Village and its the proximity to larger communities that already offer these services.

Fig 2.6 Where do you live?

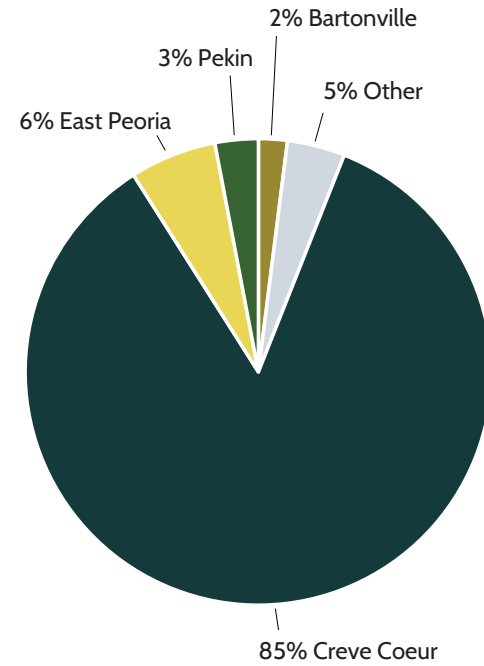


Fig 2.7 What is your age?

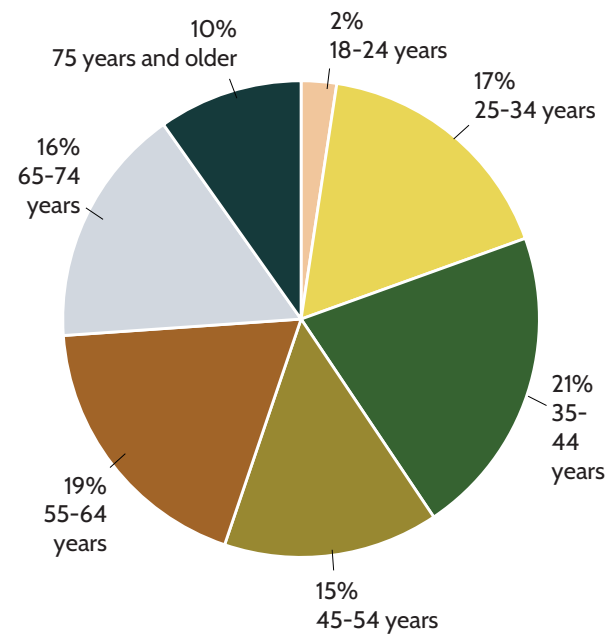


Fig 2.8 Where do you work or attend school?

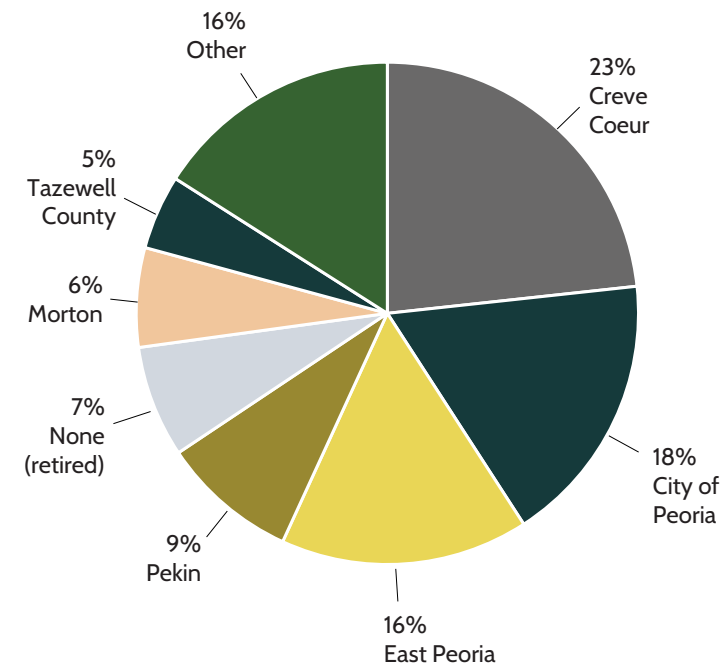


Fig 2.9 Do you work from home?

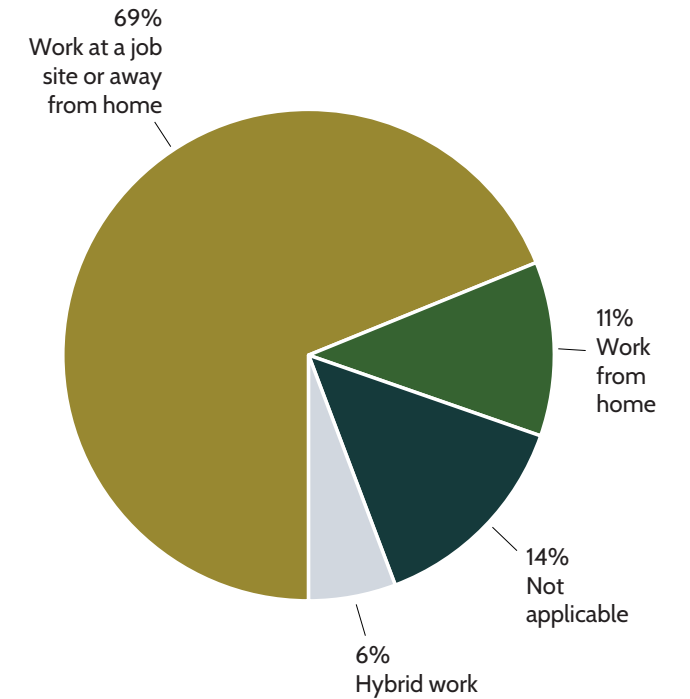


Fig 2.10 Are there enough employment opportunities in Creve Coeur? Or within a reasonable distance of Creve Coeur?

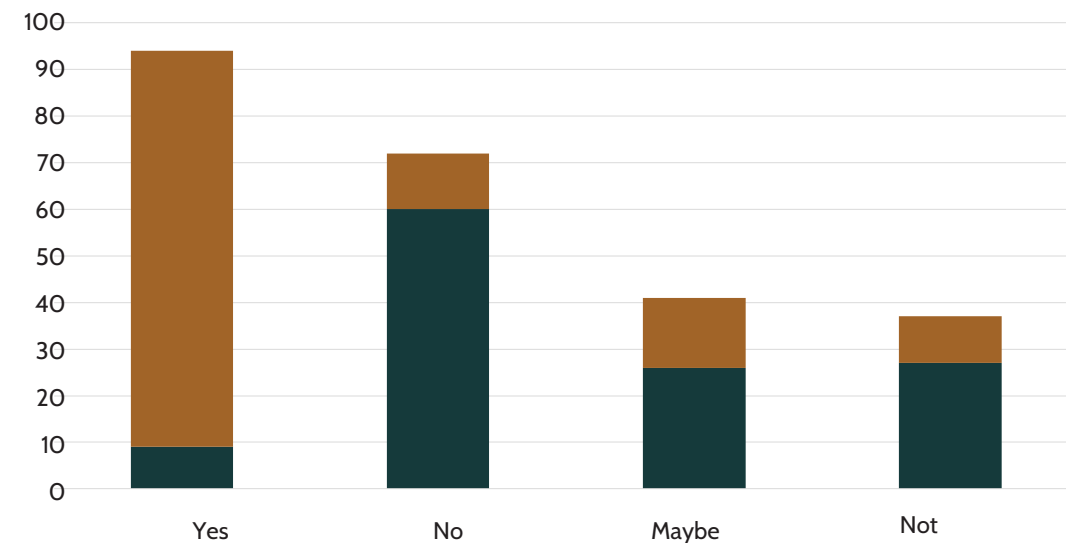
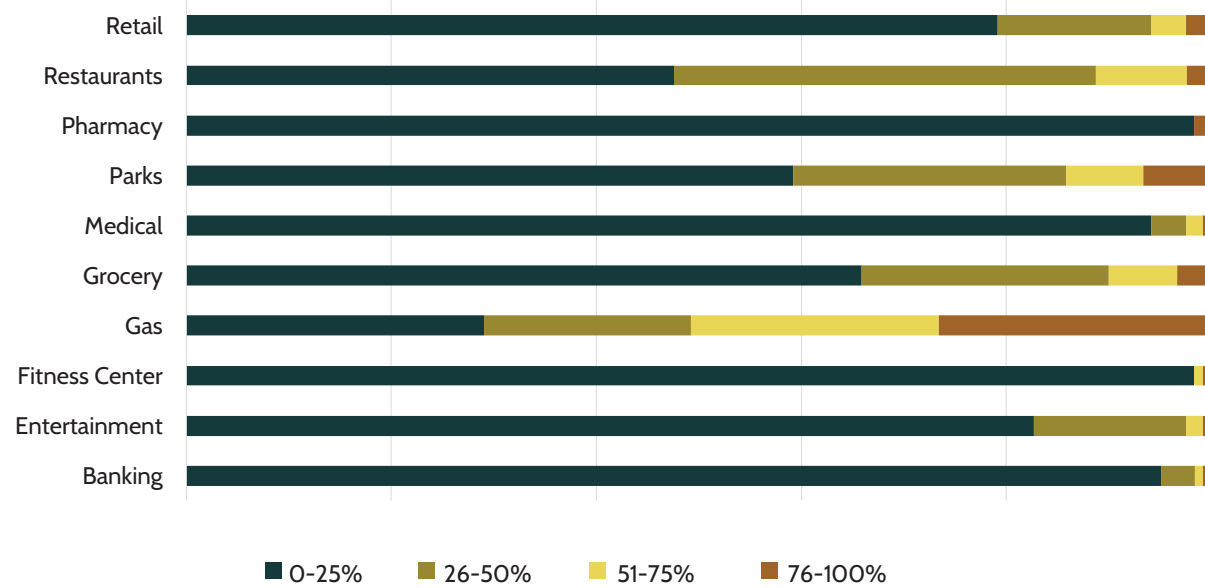


Fig 2.11 What percentage of your purchasing takes place in Creve Coeur?



The survey also asked respondents to gauge their interest in various infrastructure projects. The responses reflected a strong interest in more recreational and greenspace development with an emphasis on a new walking track, improvements to Fort Creve Coeur, and recreational options for

children such as a playground and splash pad (Fig 2.13). There was also a strong interest in the improvement or construction of streets and sidewalks within the Village and a moderate interest in crosswalks and bike lanes (Fig 2.12).

Fig 2.12 Do you support the construction or improvement of the following transportation infrastructure?

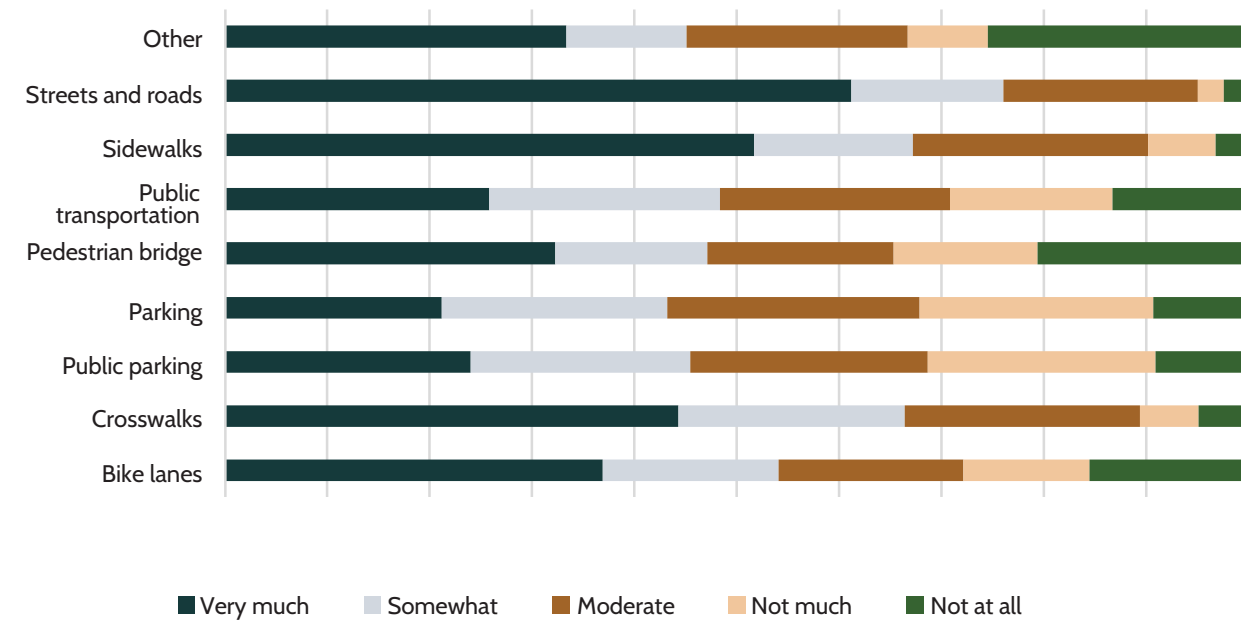


Fig 2.13 Do you support the construction or improvement of the following facilities?

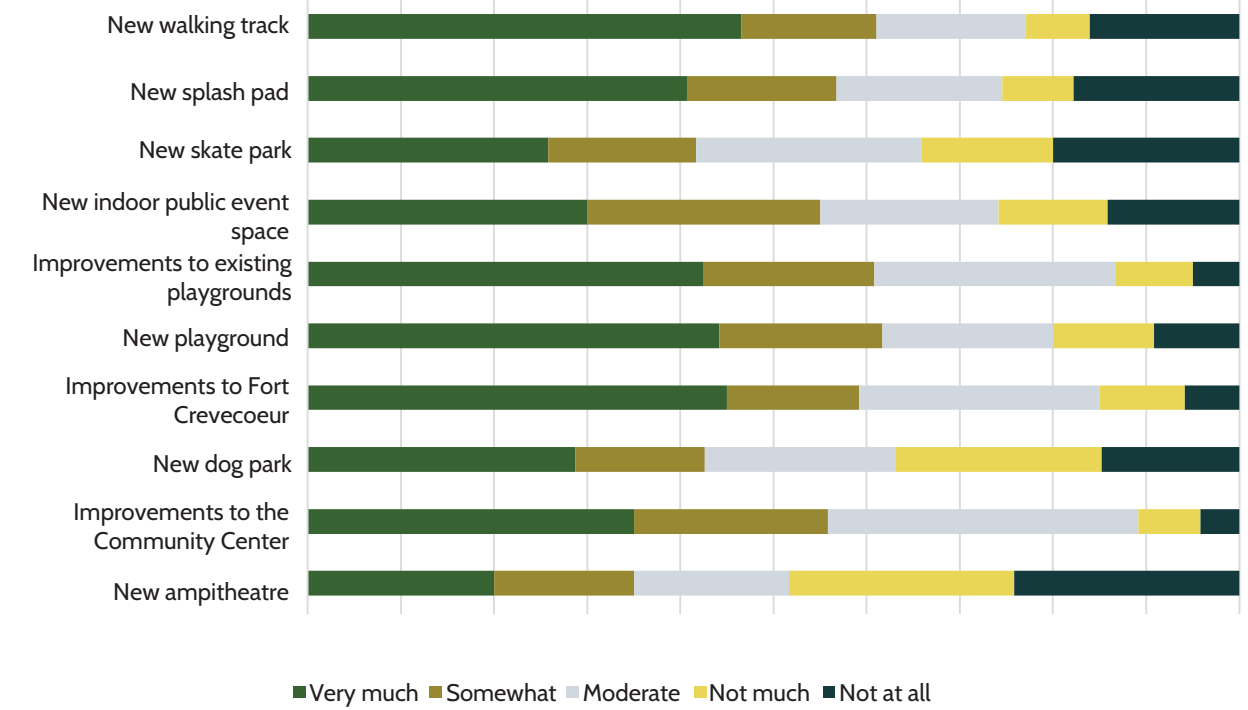


Fig 2.14 How do you rate the quality of the following services in Creve Coeur?

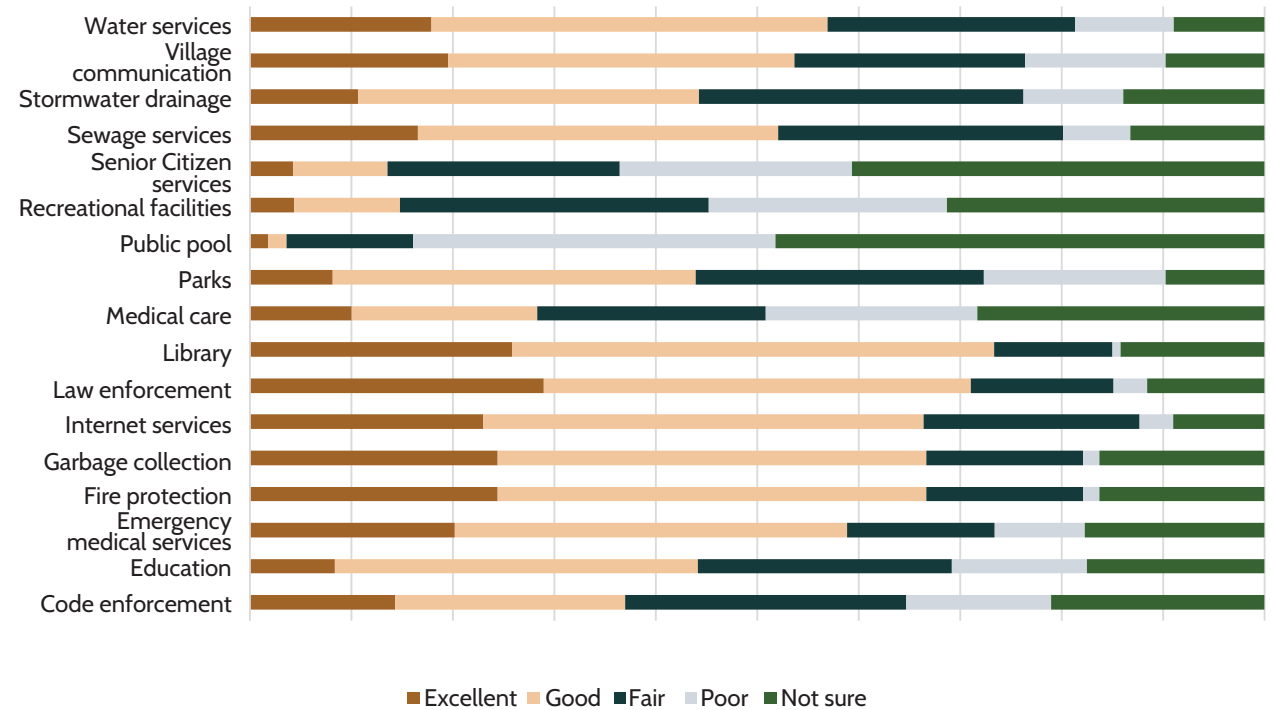


Fig 2.15 Would you like to see more or less of the following types of development in Creve Coeur?

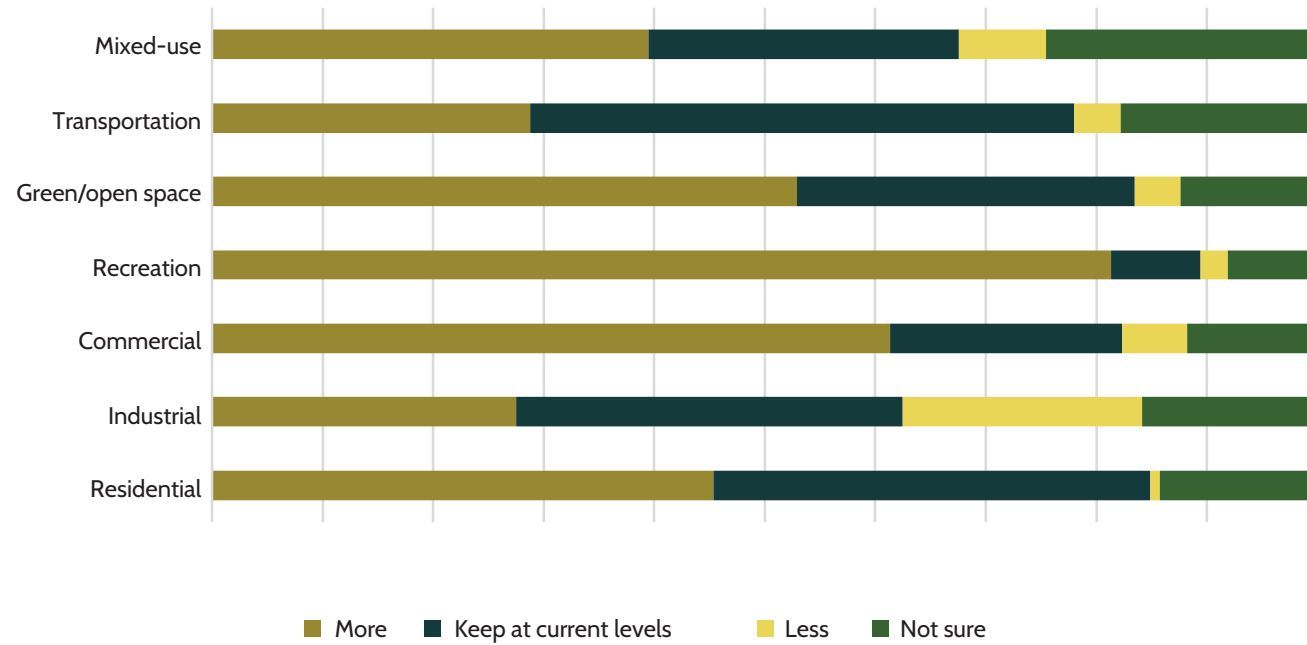
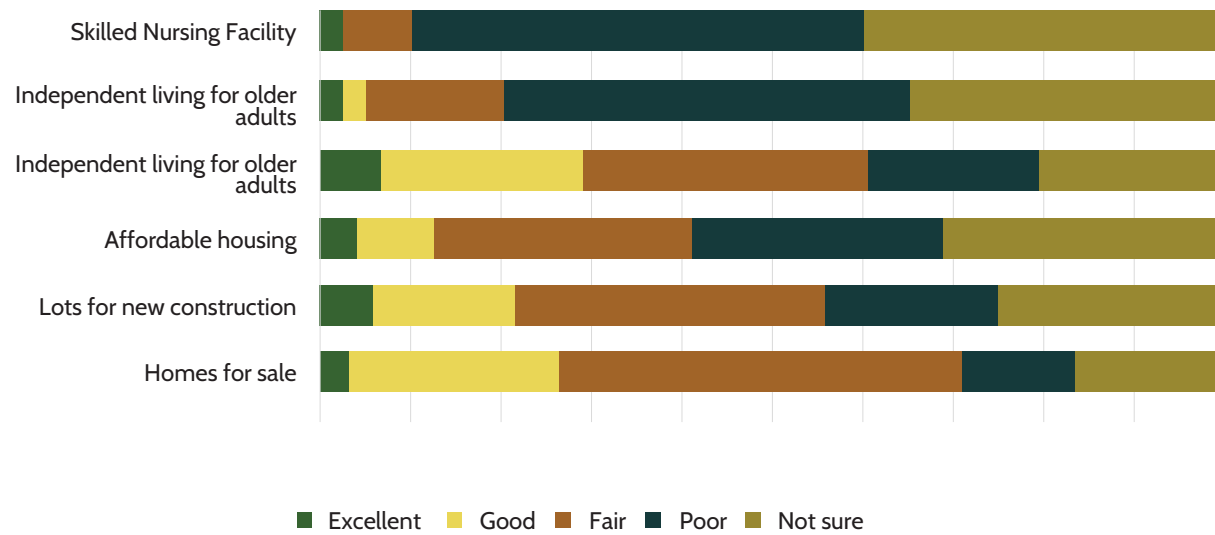


Fig 2.16 How would you rate the availability of the housing supply in Creve Coeur?



The survey also asked residents what types of development they would like to see (Fig 2.15) and if Creve Coeur should look to increase its population (Fig 2.19). For housing, the majority of respondents indicated an interest in single-family housing, particularly 3-bedroom single-

family housing (Fig 2.16-2.18) and many support development of more 2-bedroom apartments (Fig 2.20).

Fig 2.17 Do you support the following types of housing development?

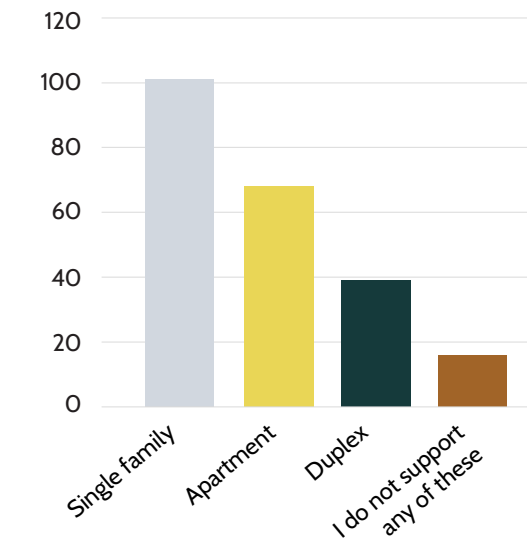


Fig 2.19 The current population of Creve Coeur is approximately 4,695 people. Would you like to see the population increase, decrease, or remain the same?

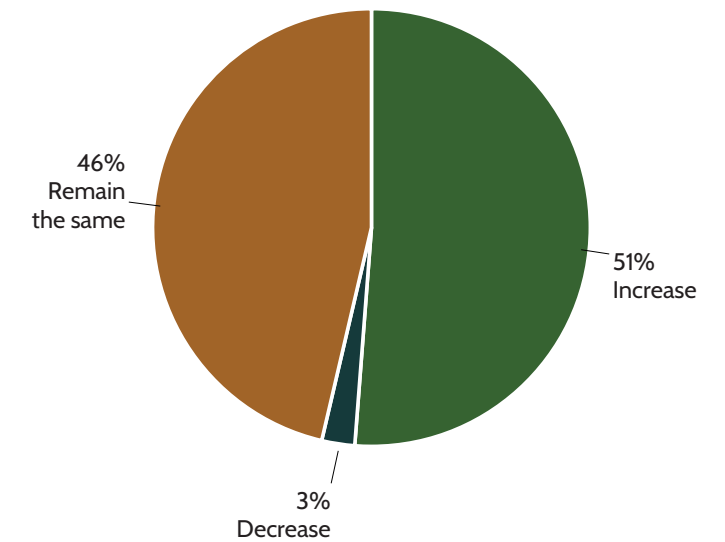


Fig 2.18 If you support the development of single-family homes, how many bedrooms should they have?

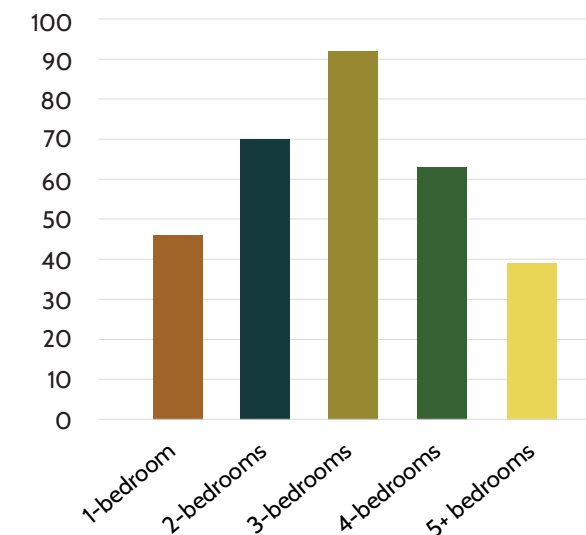


Fig 2.20 If you support the development of apartments, how many bedrooms should they have?

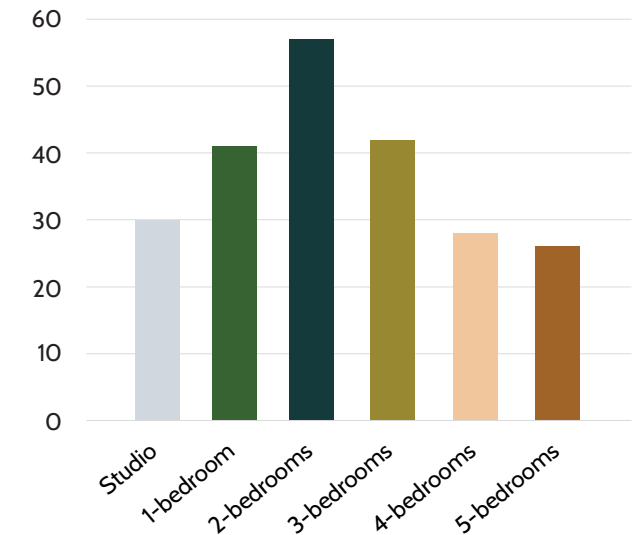


Fig 2.21 How do you receive information about the Village? How would you like to receive information about the Village?

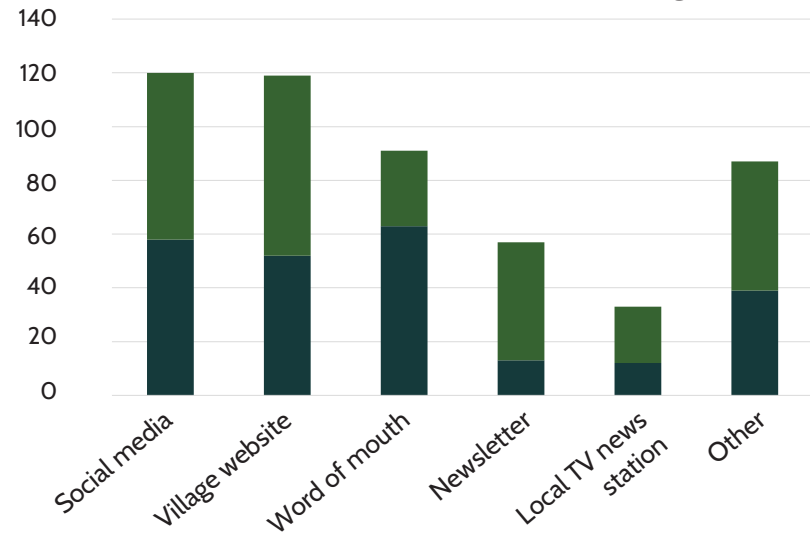
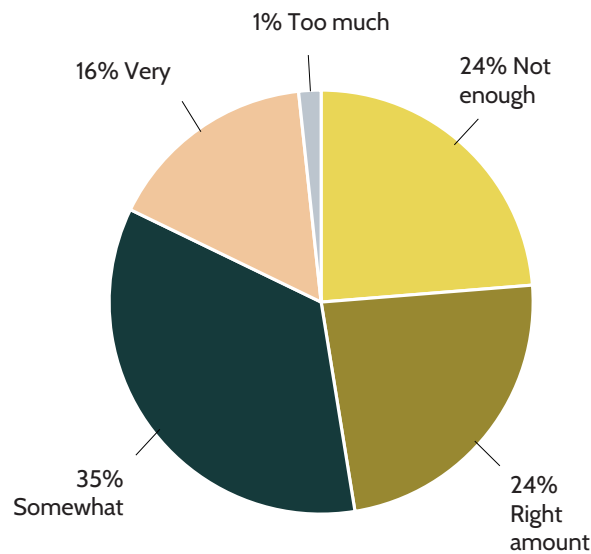


Fig 2.22 How responsive are Creve Coeur's elected officials?



In regards to the Village and its elected officials, only a quarter of respondents reported that Creve Coeur's elected officials were not responsive enough (Fig 2.22). When asked how they typically receive information about the Village, respondents primarily reported that they hear news through word of mouth, social media, and the Village website (Fig 2.21). Respondents

indicated an interest in continuing to receive information through these means. Many residents also indicated an interest in rekindling the Village newsletter.

Additionally, respondents were given the opportunity to provide open-ended responses on what they like and dislike about Creve Coeur, as well as additional comments that did not neatly fit into the previous questions. This qualitative data was tallied based on how many times an issue was mentioned by respondents. Most commonly, respondents shared that they like the Village's "small town feel." Respondents also enjoy Creve Coeur's proximity to larger communities and amenities, the safety and quiet, and the sense of community. Many residents mentioned that they dislike the lack of activities for kids and teenagers. There was also an overwhelming response of individuals expressing concern about the image and general maintenance of the Village with comments emphasizing deteriorating and vacant properties, the Village's image and reputation, street conditions, and alcohol and drug abuse.

What do you like about Creve Coeur?

- +++++ Small town
- +++++ Proximity to larger communities/amenities
- +++++ Quiet
- +++++ Safe (low crime)
- +++++ Sense of community
- +++++ Affordable
- +++++ Board (particularly Trustee Wallace)
- +++++ Events
- +++++ Parks (Fort Creve Coeur)
- +++ Interstate access
- +++ Local businesses
- ++ Schools
- ++ Sidewalks
- ++ Maintenance
- ++ Police department
- ++ Hell would be nicer

What do you dislike about Creve Coeur?

- +++++ Lack of activities for kids/teens
- +++++ Deteriorating/vacant properties (particularly residential)
- +++++ Image/reputation
- +++++ Street conditions
- +++++ Alcohol/drug abuse
- +++++ General maintenance
- +++++ Poor bike/ped infrastructure (particularly pedestrian)
- +++++ Lack of retail/grocery
- +++++ Issues with the Village
- +++++ Water issues
- ++++ Unsupervised children
- ++++ Lack of senior housing/support
- ++++ Lack of police presence and enforcement
- ++++ Inability to bring in new business
- ++++ The community
- +++ Schools
- +++ Dogs on the loose
- ++ Speeding
- ++ Lack of places to socialize
- ++ Inability to own chickens
- + Poor public transportation options
- + Unnecessary mosquito spraying
- + Limited parking
- + Power outages
- + Unable to draw in visitors

Key additional comments

- + Interest in an urgent care in town
- + Need a safe way for kids to cross the highway to reach the park OR a park on both sides of the highway
- + Complete the lights and sidewalks all the way to Taco Bell
- + Want more green space and improvements to FCC park
- + Would like monthly or bi-monthly updates from the planning committee
- + Need more activities for kids on Parkview side of the main road
- + Would like a pharmacy in town
- + Want less bars and slot machines

OPEN HOUSE

On May 23rd, the Steering Committee, Village, and Tri-County hosted an Open House at Parkview Middle School from 5:00 to 7:00 p.m.

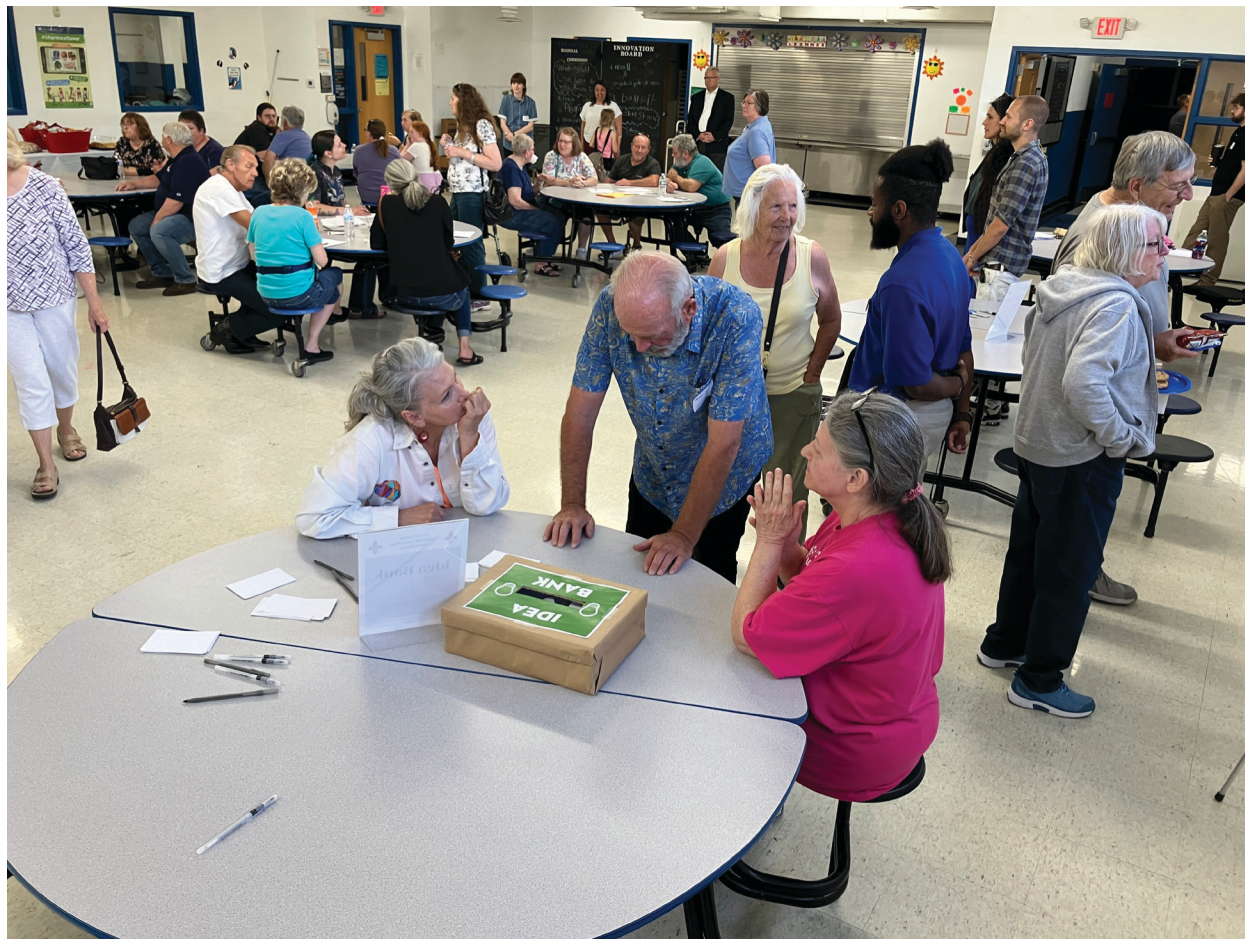
The Open House was designed to engage community members in a variety of interactive stations where participants could share what they would like to see in Creve Coeur. The event aimed to create an opportunity for more nuanced conversations and community connections. The interactive stations were used to evaluate community assets and identify priorities for Creve Coeur. Activities included:

- + The Money Game
- + Idea Bank

- + Mapping Station
- + Strengths, Opportunities, Aspirations, and Results (“SOAR”)
- + Surveys
- + Innovation Station

Stations were managed by Steering Committee members and Tri-County staff; community members were encouraged to meet and talk with their neighbors serving on the Steering Committee. To motivate community members to participate, the Village mailed flyers to residents and provided sandwiches, snacks, and drinks. Approximately 50 community members participated, including young adults and children.

Fig 2.23 (Below) Trustee Terry Keogel and residents discuss opportunities at the Idea Bank station.



Results: Money Game

The Money Game gauges community support for potential Village projects. Designed to encourage participants to consider budgeting constraints, participants were given 700 “dollars” to allocate towards projects of their choice. Participants voted on eight potential projects: residential property cleanup and beautification; curbs, gutters, and sidewalks; Main St building redevelopment; outdoor recreation; playground equipment; Main St streetscape; riverfront/boat ramp development; and outdoor entertainment facilities. Participants could elect to distribute the money any way they chose, putting all their “dollars” towards a single project or distributing it among multiple projects.

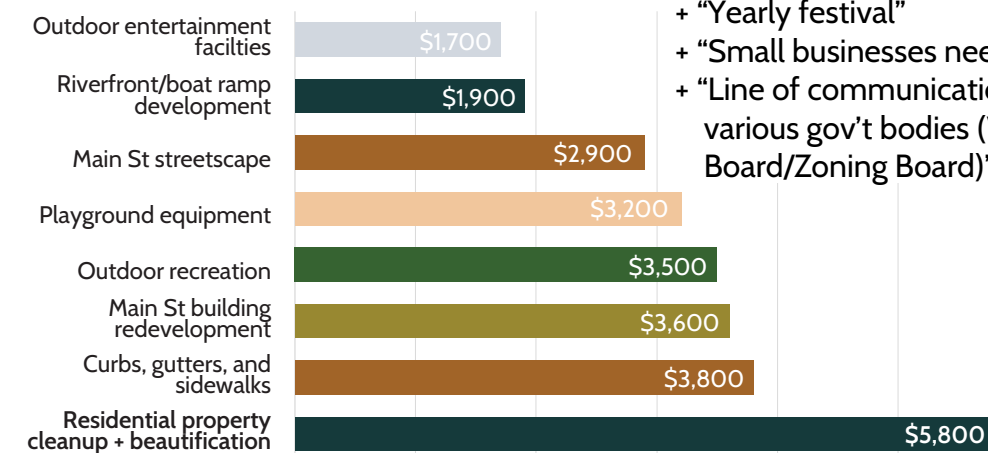
Residential property cleanup and beautification won the Money Game by a significant margin at \$5,800, followed by curbs, gutters, and sidewalks, Main Street building redevelopment, and outdoor recreation (Fig. 2.24).

Results: Idea Bank

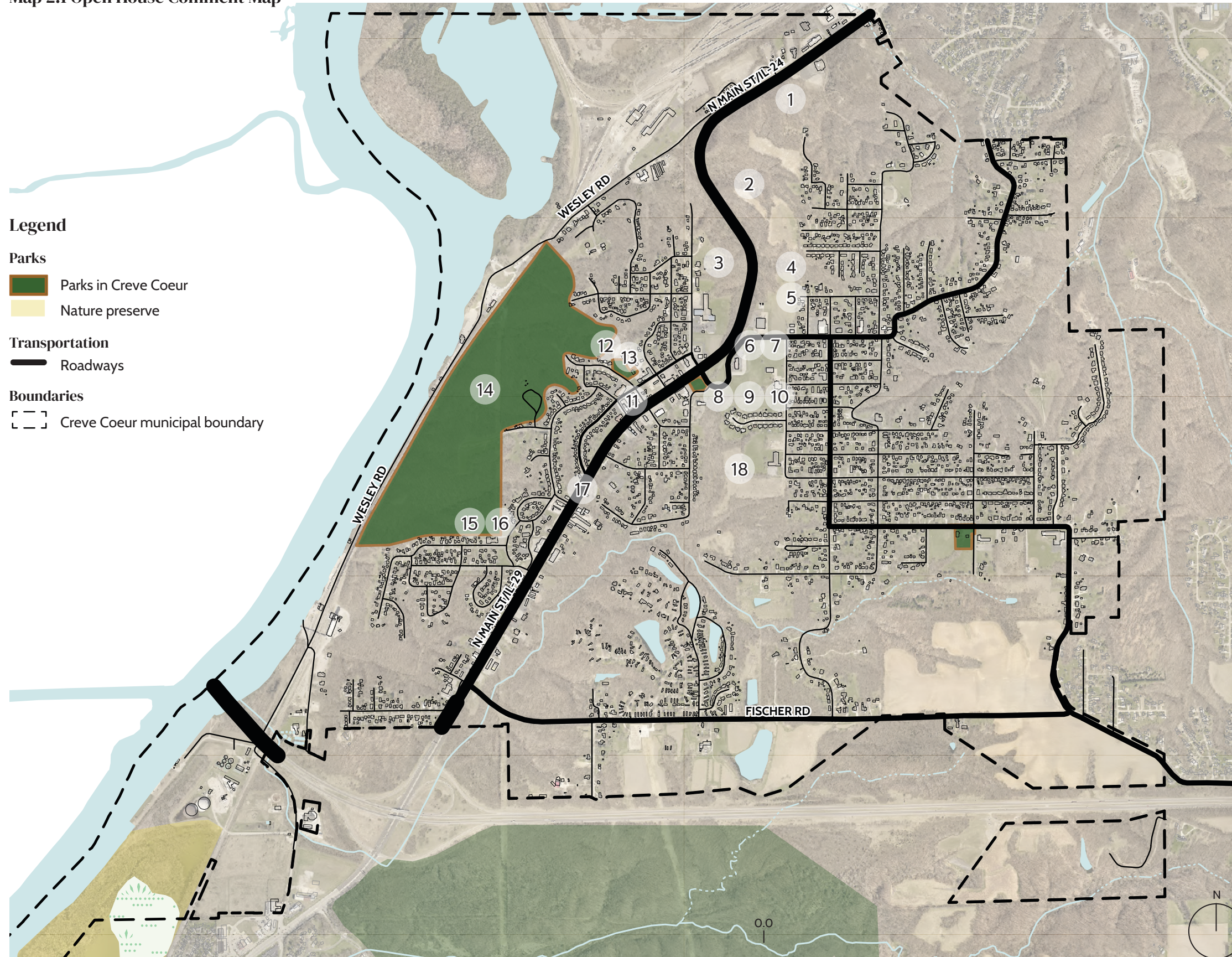
At the Idea Bank, residents anonymously shared ideas, thoughts, and concerns about their community. The following comments were submitted:

- + “Ordinances for pet owners to keep their pets in their yards. The cats are killers!”
- + “We need an arcade. Great place for kids teens to hang year round”
- + “There are several gambling/adult gaming facilities in Creve Coeur/North Pekin Pekin”
- + “Fix Groveland Street”
- + “Better playgrounds”
- + “Roads/sidewalks fixed”
- + “Businesses established not come/go”
- + “Roses daisies everything”
- + “Basketball court or park at old Homewoods Heights Elementary School”
- + “Soccer Field”
- + “Street in front of Casey’s fixed instead of patched”
- + “Daytime Duty Crew for Fire Department”
- + “Fix Groveland Avenue street needs repaved”
- + “Disc Golf”
- + “Bug lite”
- + “Bug lite so it can lite the whole world”
- + “Candy/gum/popcorn store”
- + “Dog park”
- + “Get drug users out of town”
- + “Improve boat ramp & picnic area”
- + “Yearly festival”
- + “Small businesses need incentives”
- + “Line of communication with news from various gov’t bodies (Village Board/Park Board/Zoning Board)”

Fig 2.24 Money Game Results



Map 2.1 Open House Comment Map



Results: Mapping Exercise

Participants recorded what they like, dislike, or want to change in the built environment on two maps of Creve Coeur. This gave residents the opportunity to draw out ideas for the Village.

Comment key:

1. Consider the land above the bingo hall for senior housing; great views of the river
2. Potential to create a giant park
3. Potential park
4. Possible location for senior housing here
5. Available for development? Three people own ten lots
6. Develop another Dollar General
7. Develop another Dollar General
8. Create a dog park
9. Add a band stand + picnic table
10. Develop a movie theater + arcade
11. Tear it down
12. Develop pickleball + volleyball courts
13. Senior housing at Rusche Field
14. Fort Crevecoeur is a major asset
15. Build a basketball park
16. Develop a skate park
17. More restaurants on Main St.
18. Possible location for senior housing
19. Build a playground
20. Community Cener is an asset
21. Possible location for residential or senior living - not a nursing home (think Metamora Condos but affordable!)

Results: Strengths, Opportunities, Aspirations, and Results (“SOAR”)

The SOAR analysis station helps residents to focus on assessing the community’s assets, how these assets can be used for positive change, and the results that residents would like to see come to fruition. This station featured four poster boards, each labeled with the categories of SOAR. Participants were given the opportunity to list their ideas as well as support the ideas of others by adding check marks next to ideas they agree with.

Strengths describe existing community assets, characteristics, or resources that participants appreciate and would like to see continued or grown. These include aspects of the Village that residents are proud of or that can be used to achieve the goals of the comprehensive plan. Creve Coeur’s strengths lie in its small town feel, safe and friendly environment, and great police and fire departments.

Comments received:

- + I feel safe
- + People are friendly
- + Great volunteers
- +++ Police
- ++ Fire department + RMT’s
- ++ Small town
- + Junior police
- + Both schools

Opportunities describe the potential projects, developments, programming, or features of Creve Coeur that could be utilized to improve the Village’s quality of life. The most common sentiment among participants was the opportunity for more child and teen activities such as new playgrounds, skate parks, and arcades. Participants also identified making Creve Coeur a walkable community and creating incentives or providing grants for small businesses.

Comments received:

- + New playground at old Homewood Heights Elementary School
- + New playground equipment at Fort Crevecoeur
- + More for teens to do
- + Skate park
- + Arcade
- + Grants or monetary incentives for small businesses
- + Ice cream (Double D’s)
- + Walkable community
- + Clean up properties

Fig 2.25 (Below) Community members discuss local opportunities at the Mapping Station.



Aspirations describe what residents would like the Village to achieve in the future. This allows for an exploration of what issues residents are passionate about within their community. The majority of respondents identified visual appeal, beautification, and a clean community as aspirations for Creve Coeur, indicating that visual appearance of the Village is currently lacking. Another respondent aspires to have a speed bump on 500 Roosevelt St.

Comments received:

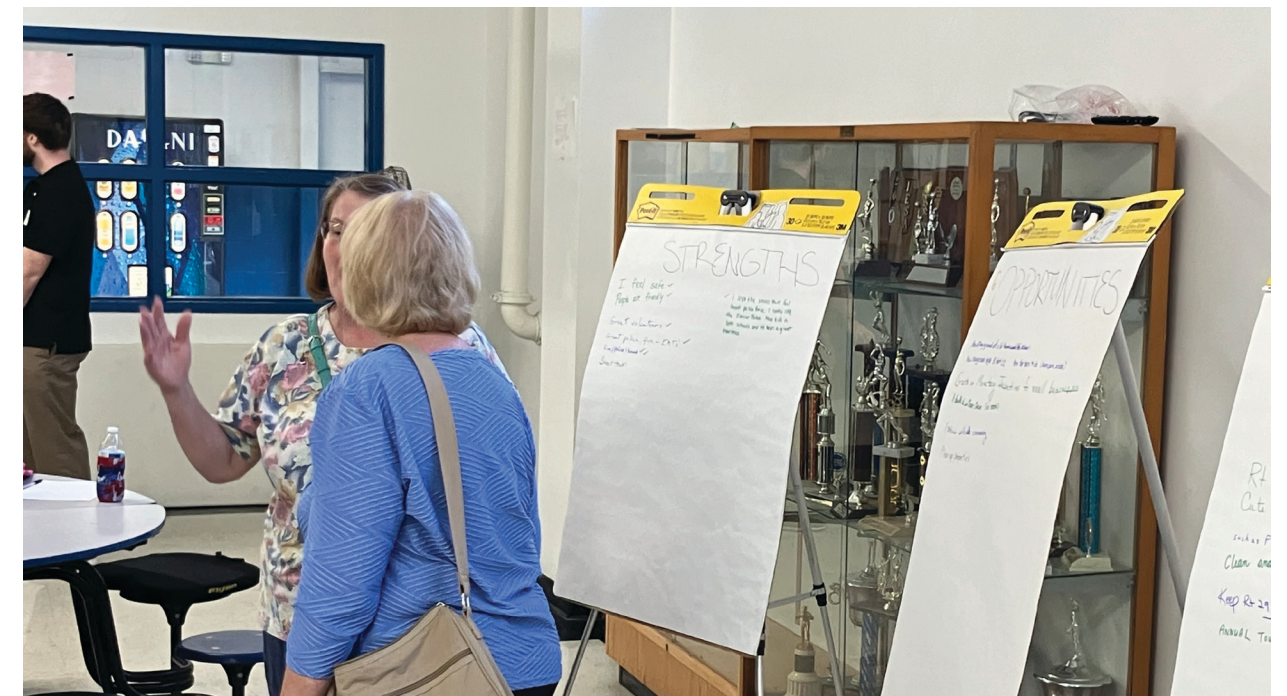
- + Rt. 29 stores should be like Galena or Prospect Avenue
- + Fort Crevecoeur theme
- + Clean and visually appealing
- + Keep Rt. 29 clean
- + Speed bump on 500 Roosevelt Street
- + Cute storefronts & fun shops

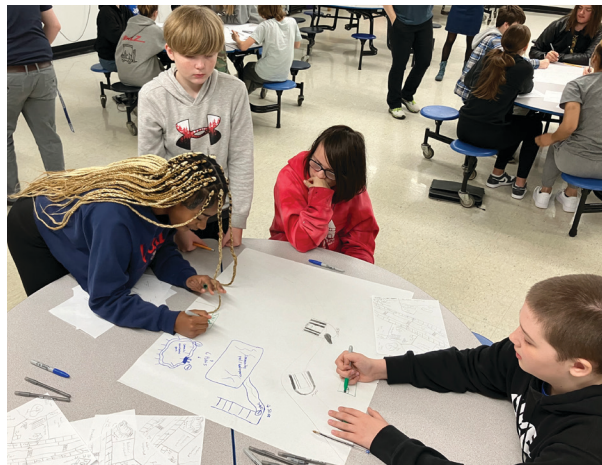
Results refer to the tangible and practical outcomes of the planning process in Creve Coeur. After considering the strengths, opportunities, and aspirations of residents, results gauge how far along Creve Coeur is from achieving its goals. Residents primarily identified results related to businesses in Creve Coeur. These results included increased income, more businesses, and improved storefronts to attract traffic and business to the area. Another participant would like more activities for kids to keep them out of trouble.

Comments received:

- + Cute stores on Rt. 29 to bring more shopping traffic & business
- + Increased monetary income
- + Increased upper middle class
- + Streets are kept clean
- + Kids have more to do to stay out of trouble
- + More businesses

Fig 2.26 (Below) Community members talk through ideas by the “SOAR boards.”





New Roads/Sidewalks - Safety, Access to destinations
 Grocery Store - to get food + supplies
 Parks - recreational
 Trains - health
 Food Places - Food
 Local businesses - economics
 Pools - social
 Water park - entertainment
Track Field!
 More sports
 Add, David, James, Ian, alyssa

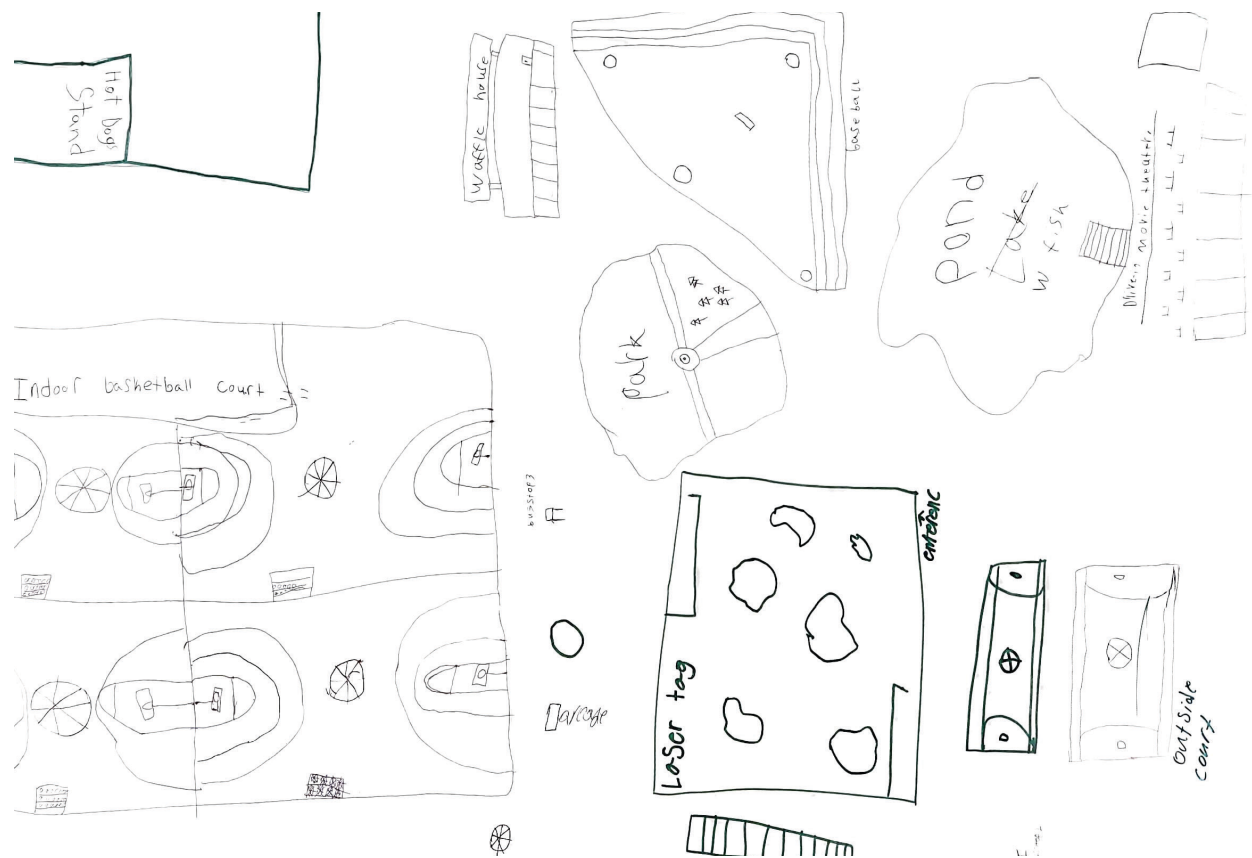


Fig 2.29 (Top left) Middle schoolers decide what they would like to see in their Dream Community.

Fig 2.30 (Top right) One team's list of amenities and infrastructure they would like to have in their community.

Fig 2.31 (Above) One team's Dream Community drawing.

Engagement Results

What similarities does Creve Coeur have with your dream community?

Students mentioned several commonalities with Creve Coeur's current physical and social assets. They identified solar fields, gas stations, restaurants, parks, a community center, and some transportation infrastructure (e.g., sidewalks, roads, and bike trails) as similarities between Creve Coeur and their dream community. Other students focused on the social assets of their community, expressing that they would want the people of Creve Coeur to live with them in their dream community. Another student noted that both communities are affordable.

How is Creve Coeur different from your dream community?

When asked how Creve Coeur differs from their dream community, there was a consensus that Creve Coeur lacks many opportunities that students would like to see in a community. Common responses identified a lack of recreational options (e.g. skate park, basketball court, gym), stores, restaurants, and houses in the Village. Others critiqued the image of Creve Coeur, identifying damaged sidewalks, uneven beautification, unclean air, small yards, and trash as issues that wouldn't occur in their dream community.

What changes in Creve Coeur would you like to see so that it can be more like your dream community?

Responses to this question aligned with the results of the previous question, with answers addressed the local economy, recreational options, infrastructure, and community services. Students identified a tight municipal budget as an issue facing Creve Coeur which has resulted in limited

services and the appearance of a deteriorating town. Students also mentioned a need for more employment opportunities, higher salaries for teachers, and lower taxes. Another student shared that they would like to see more businesses.

In terms of recreational activities, students suggested a variety of new indoor and outdoor options. There was a general interest in more parks with basketball courts, a skate park, dog-friendly areas, a pond for swimming or fishing, a pool with a diving board, and trails. Suggestions for indoor recreational activities included an arcade, skating rink, basketball court, track, and community gym.

The students generally agreed that there are not enough local shopping or restaurant options. One student noted the lack of clothing shops and would like to see more options available, particularly in a mall. Other students suggested a Raising Cane's, Buc-ee's, or hot dog stand.

Students expressed concern for the limited options available to unhoused individuals. They also want to keep Creve Coeur clean and approved of the increasing the number of benches in the community.

Fig 2.32 (Below) Tri-County staff brainstorms ideas with Parkview Middle School



III. VISION AND STRATEGIES

ECONOMIC DEVELOPMENT

Creve Coeur will continue revitalization efforts along its Main Street corridor, create a new town center, and position itself to capitalize on prospective development opportunities at the future intersection of Fischer Road and Veteran's Road.

Objective 1: Develop a corridor plan to create a vision for economic development and beautification along Main Street.

1. Work with the Greater Peoria Economic Development Council (GPEDC), Tri-County, or other agencies to identify funding opportunities.
2. Develop the scope of a Request for Proposals (RFP) for the corridor plan. The final deliverables should include:
 - Identification of priority areas for property acquisition or building rehabilitation;
 - Development recommendations;
 - Identification of target businesses or industries (e.g., a dispensary);
 - Analysis of opportunities to consolidate or eliminate vehicular entrances to Main Street;
 - Identification of opportunities for pedestrian crossings;
 - Overlay and building design guidelines;
 - Plant palette;
 - Conceptual designs and cost estimates for streetscaping (including a bus shelter); and,
 - Other infrastructure improvements as appropriate.

3. Secure a consultant by developing a mailing list of potential consultants who might respond to the RFP, publishing and advertising the RFP, evaluating responses, and contracting a consultant to perform services.
4. Engage the community throughout the planning process.
5. Implement recommendations and strategies identified in the corridor plan; continue efforts to beautify Main Street and create or improve pedestrian facilities.

Objective 2: Create a new "Town Square" around Rusche Field.

1. Develop the scope of a Request for Proposals (RFP) for a consultant to develop a Master Plan for the new town square. The deliverables should include:
 - Formalization of the project area;
 - Programmatic recommendations;
 - Identification of priority areas for property acquisition;
 - Long-term ownership recommendations;
 - Conceptual renderings and site plans;
 - Overlay and building design guidelines;
 - Phasing recommendations;
 - Cost estimates; and,
 - Funding strategies.
2. Secure a consultant by developing a mailing list of potential consultants who might respond to the RFP, publishing and advertising the RFP, evaluating responses, and contracting a consultant to perform services.
3. Engage the community throughout the planning process.

4. Implement recommendations and strategies identified in the master plan.
5. Share and advertise the final master plan with partner agencies, stakeholders, and news outlets.
6. Create a Town Square ambassador's group to support beautification and maintenance.

Objective 3: Develop a subarea plan for lands surrounding the future intersection of Fischer Road and Veteran's Road.

1. Coordinate with the City of Pekin to stay up-to-date on the project details and implementation status.
2. Develop the scope of an RFP for a consultant to develop a subarea plan for the lands surrounding the future intersection of Fischer Road and Veteran's Road. The final deliverables should include:
 - Formalization of the project area;
 - Programmatic and other economic development recommendations, including potential commercial uses;
 - Identification of priority areas for property acquisition;
 - Identification of priority parcels for Enterprise Zone designation;
 - Long-term ownership strategies;
 - Conceptual renderings and site plans;
 - Overlay and building design guidelines;
 - Infrastructure needs, including EV charging;
 - Phasing recommendations;
 - Cost estimates;
 - Development incentives and funding strategies; and
 - Marketing recommendations.

3. Engage the community throughout the planning process.
4. Implement recommendations and strategies identified in the subarea plan.
5. Share and advertise the final subarea plan with partner agencies, stakeholders, and news outlets.

Objective 4: Formalize the Village's economic development strategy.

1. Study the potential opportunities to utilize an enterprise zone to encourage development or redevelopment in priority areas. Collaborate with GPEDC and other area partners to designate priority areas in the Northern Tazewell County Enterprise Zone.
2. Study and consider implementing a Business Development District (BDD) extending along the Main Street corridor and through the new town square around Rusche Field. Study the implications of extending the BDD to include prospective development at the future intersection of Fischer Road and Veteran's Road.
3. Study and consider the potential for establishing new Tax Increment Finance (TIF) districts.
4. Create an economic development page on the Village website to inform businesses, developers, and property owners of available incentives and other development-related resources.
5. Support local businesses in utilizing advertisement opportunities with Discover Peoria.

6. Work with GPEDC and Bradley University's Small Business Development Corporation to establish a business retention, development, and attraction program to create a forum for consistent conversations with businesses. The program would assist the village in proactively learning the challenges and needs of the business community, creating an opportunity for the Village to step in to close gaps, modify policy, or facilitate connections to regional resources.

Objective 5: Encourage redevelopment and rehabilitation of older or deteriorating commercial buildings.

1. Perform a vacancy audit to better understand the underlying causes of commercial property vacancy and deterioration and recommend policy solutions.
 2. Identify funding resources to support building rehabilitation and revitalization.
- Work with the Greater Peoria Economic Development Council (GPEDC) for assistance researching grant opportunities (e.g., HUD Demolition Grant Program, HUD Neighborhood Stabilization Program, HUD Community Development Block Grant).
 - Study the potential for levying a vacancy tax on vacant or abandoned properties to fund building redevelopment, rehabilitation, or other beautification projects. Home rule is a likely a prerequisite.
 - Consider utilizing BDD or TIF funds.

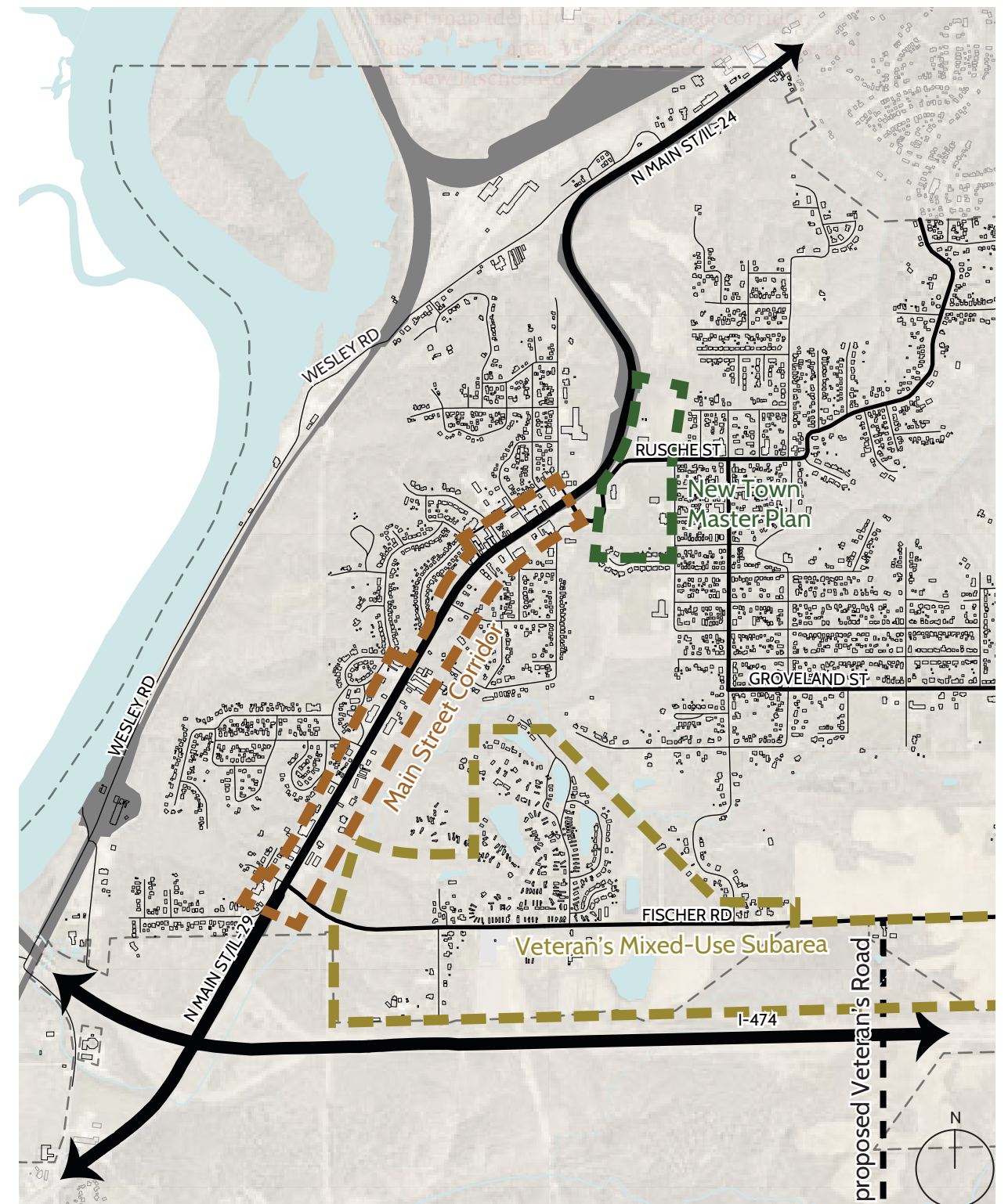
3. Share information on rehabilitation incentives with property owners.

Objective 6: Update land use and zoning policies to ensure transparency and predictability for residents and prospective developers.

1. Complete a high-level study of parking utilization trends in key areas and associated with certain land uses.
2. Update landscaping requirements to specify the types and amount of street trees and native plantings required for commercial developments, residential developments, subdivisions, and in special overlay districts; include maintenance requirements.
3. Review and consider updates to the sign regulations.
4. Update the zoning ordinance to comply with the Future Land Use Map.
5. Update the municipal code by separating special use permits and their permitting process into a separate chapter.
6. Update the municipal code by separating variances and the variance request process into a separate chapter.
7. Create a use matrix to clarify permitted uses, uses permitted with special use permit, and unpermitted uses for each zoning district.
8. Amend the Zoning Code to establish commercial design standards and develop a design review process to accompany any new design guidelines.

9. Provide specific regulations for areas with steep slopes, located by water bodies, or in the floodplain or floodway.

Map 3.1 Areas Identified for Special Studies



PARKS + RECREATION

Creve Coeur will build on its natural resources of the Illinois River and bluff, establishing a reputation as a community with exemplary parks and outdoor recreation. The Village will ensure access to diverse recreational opportunities for all residents.

Objective 1: Create a park comprehensive plan.

The Village could choose to either study and plan for all parks through a comprehensive plan, or focus on specific parks through individual park master plans.

1. Explore potential revenue streams to help fund park planning, capital improvements, and maintenance.
2. Research comprehensive plans and Requests for Proposals (RFP) completed by other communities to understand the typical scope and associated project fees.
3. Establish a budget for the plan.
4. Develop the scope of an RFP for the plan. The final deliverables should include:
 - Needs assessment of existing facilities and programming;
 - Opportunities for future parks and their general location;
 - Park density goals;
 - Community engagement summaries, including a focus on youth;
 - Site plans and select conceptual renderings;
 - Phasing recommendations; and
 - Cost estimates.

5. Secure a consultant by developing a mailing list of potential consultants who might respond to the RFP, publishing and advertising the RFP, evaluating responses, and contracting a consultant to perform services.

6. Implement recommendations and strategies identified in the comprehensive plan.

Objective 2: Create more recreation and entertainment options for residents of all ages.

1. Create a youth summer camp at Fort Crevecoeur.
2. Work with the Creve Coeur Public Library District and Creve Coeur Park District to expand program offerings for older adults, families, and youth.
3. Study the feasibility of converting the old Homewood Heights Elementary School into a recreational asset.
4. Develop indoor recreation opportunities for use during inclement weather and for special events (e.g., birthday parties).
5. Develop recreation and entertainment options for teenagers to safely socialize outside of their homes.
6. Explore opportunities to partner with Pekin Park District or Fondulac Park District to offer reciprocity and allow Creve Coeur residents to utilize their facilities at resident rates.

Objective 3: Create riverfront recreational opportunities.

1. Create a connection between Fort Crevecoeur and the riverfront.
2. Improve recreational access to the river.
3. As part of the parks comprehensive plan, or through an independent study, assess the potential for creating riverfront recreational opportunities. Develop conceptual plans.
4. Preserve and protect water bodies, floodplains, and wetlands.

Objective 4: Encourage tourism related to mountain biking.

1. Support the Peoria Area Mountain Bike Association (PAMBA) in the creation and maintenance of trails in Fort Crevecoeur.
2. Work with PAMBA and Discover Peoria to expand and market mountain bike races in Fort Crevecoeur.
3. Connect Fort Crevecoeur mountain biking trails to a regional bicycle/pedestrian network.
4. Support local bicycle and pedestrian access to Fort Crevecoeur.
5. Expand camping opportunities in Fort Crevecoeur.
6. Revitalize the fort at Fort Crevecoeur.
7. Develop a general store at Fort Crevecoeur (e.g., the Shelby Forest General Store in Millington, Tennessee).

8. Support the creation or attraction of a bike shop, bike repair station, and/or bike rentals at Fort Crevecoeur.

HOUSING

Creve Coeur will encourage continued revitalization of its housing stock, pursue opportunities for senior housing, and promote housing stability for renters.

Objective 1: Attract new development and enhance the quality of the existing housing stock.

1. Collaborate with the Northern Tazewell County Enterprise Zone to amend its boundary to encompass undeveloped land near the future intersection of Fischer Road and Veterans Road.
2. Collaborate with the Northern Tazewell County Enterprise Zone to encourage local participation in Enterprise Zone tax abatements to incentivize residential construction and residential rehabilitation.
3. Host a “roundtable” meeting with local tenants, residential rental property owners, and residential property managers to investigate the causes of rental turnover. Identify any trends and issues and develop policies or programs dependent on findings.
4. Partner with other government entities to identify funding sources to support residential rehabilitation, modernization, and accessibility. Potential funding programs and resources include Habitat for Humanity, HUD’s HOME program, and the Illinois Homeowner Assistance Home Repair Program.

Objective 2: Enhance the aesthetic character of residential neighborhoods.

1. Establish Residential Design Guidelines to clarify expectations and standards for new residential development.
2. Consider hiring a full-time Code Enforcement Officer if the Village establishes a residential occupancy program.
3. Host a Yard of the Month/Yard of the Year Contest to encourage community pride, yard maintenance, and beautification of private property.

Objective 3: Diversify the housing stock to support a variety of household types and lifestyles.

1. Complete a Housing Study to identify market opportunities; determine the type, price, and quantity of new homes needed; and develop policy recommendations to support housing stability.
2. Work with the Fire Department to assess the possibility of amending Multiple Family Residential Districts to allow multi-family development over 2 1/2 stories/25 feet as a Permitted Use instead of requiring a Special Use Permit.
3. Modify the definitions for low-density and medium-density land use classifications and designate areas for medium-density residential development on the Future Land Use Map.
4. Amend the Zoning Code to consolidate the number of residential zoning districts.

5. Allow modular home construction for single-family homes and duplexes in all applicable residential districts.

6. Consider permitting accessory dwelling units (ADUs) on owner-occupied properties as a permitted use in residential districts.

Objective 4: Encourage new senior housing development and facilitate aging-in-place.

1. Commission a site inventory or feasibility study to identify potential locations for senior housing development.
2. Explore funding opportunities and financing tools to support the development of affordable senior housing.
3. Partner with Greater Peoria Economic Development Council (GPEDC) to attract a new senior housing development to Creve Coeur.
4. Require senior housing developments to include recreation or green space amenities.
5. Identify, administer, and/or advertise grant programs that support residential accessibility improvements for older adults and people with disabilities. Educate the public on the types of improvements that can reduce the risk of slips and falls.

Objective 5: Encourage housing stability for renters.

1. Host a “roundtable” meeting with local tenants, residential rental property owners, and residential property managers to investigate the causes of rental turnover. Identify any trends and issues and develop policies or programs dependent on findings.
2. Encourage homeownership, especially first time home owners, by providing tools and resources on the website.
3. Maintain the Village’s rental housing inspection program.

GOVERNMENT SERVICES + COMMUNITY CHARACTER

The Village will boost community pride by improving communications, enhancing services and facilities, and promoting Creve Coeur to residents and throughout the region.

Objective 1: Update the Village website.

1. Consider engaging a local marketing firm to develop and maintain a new Village website that better attracts and supports businesses, entrepreneurs, and residents.
2. Create a consolidated calendar on the Village website that advertises local events and meetings.
3. Establish the Village website as the primary official source for all Village information, including meeting agendas with links to staff reports, draft ordinances, and meeting minutes.

Objective 2: Support the Fire Department.

1. Consider annual bonuses or payments for volunteers with a State Firefighter Certification.
2. Increase Fire Department capacity by contracting Duty Crew fire fighters on weekdays.
3. Consider offering local property tax abatement for volunteer firefighters who respond to a minimum number of calls.

4. Educate people about natural hazards identified in the Hazard Mitigation Plan and teach residents how to protect themselves.

Objective 3: Promote public safety.

1. Identify funding resources to subsidize the procurement of crime reduction equipment.
2. Consider eliminating 4 a.m. liquor licenses and amending the municipal code to allow liquor sales until 4 a.m. only with a special events permit.
3. Collaborate with regional resources such as the Center for Prevention of Abuse, House of Hope, or Dream Center to educate the public and reduce the incidence of domestic batteries and assaults.
4. Collaborate with the Tazewell County Health Department and other regional partners to research local barriers to accessing mental health and substance recovery services. Support community mental health efforts and share resources with residents.
5. Support police department participation in the Multi-County Narcotics Enforcement Group to facilitate prioritization of local cases.
6. Support Police Department participation in the Internet Crimes Against Children Task Force.

Objective 4: Tell Creve Coeur's story.

1. Create a new annual event or reestablish Rendezvous Days for community building and to attract tourists.

2. Finish Main Street beautification and bicycle/pedestrian infrastructure improvements. Consider adding a mural to the back of the police garage, facing Main Street.

3. Create a quarterly newsletter.

4. Host and promote quarterly "Coffee with the Mayor" meetings.

5. Partner with Discover Peoria to promote major public events and local tourism destinations in Creve Coeur.

6. Work with the Illinois River Road National Scenic Byway to highlight Creve Coeur assets and amenities along the byway. Improve wayfinding along the route.

7. Improve wayfinding and signage advertising Fort Crevecoeur.

8. Work with Discover Peoria to develop a new Village logo.

Objective 5: Maintain and improve municipal facilities.

1. Conduct an energy audit and identify grant opportunities to fund capital improvements that increases the Village's resilience to fluctuations in utility prices.

Objective 6: Consider petitioning for Home Rule designation.

1. Study the potential advantages and drawbacks of home rule designation. Present findings to the public and consider submitting it for voter referendum.

Objective 7: Encourage training for Zoning Board or Planning Commissioners.

1. Allocate funding for current and future Zoning Board Commissioners to participate in the American Planning Association Illinois Chapter (APA-IL) Plan Commissioner Training.

2. For new commissioners, develop orientation materials that describe Commission responsibilities, meeting processes and procedures, and relevant municipal code sections.

TRANSPORTATION

Creve Coeur will advocate for and advance transportation infrastructure projects that promote safe and accessible active transportation options for its residents.

Objective 1: Enhance pedestrian walkability and safety.

1. Develop an active transportation plan to design a low-stress network for pedestrians and bicyclists, identify opportunities for regional connectivity, and establish implementation priorities. The active transportation plan should prioritize unimproved routes with existing pedestrian traffic (e.g., Fischer Road and Pekin Avenue).

The plan will strengthen Creve Coeur's applications for grant funding for transportation projects including facilities for pedestrians and bicyclists.

2. Estimate costs of converting the ditch system to curb and gutter. Consider breaking down cost estimates by neighborhood, roadway, or likely project phases. Identify potential funding sources for right-of-way acquisition, engineering, and construction. Explore the potential for special tax assessments to subsidize or fund improvements in residential areas.

3. Apply the Vision Zero Safe Systems approach to address problem intersections. Collaborate with Tri-County to identify potential planning or implementation funding opportunities.

4. Collaborate with the Illinois Department of Transportation (IDOT) to identify potential locations for pedestrian islands on Main Street. Include IDOT in any corridor study of Main Street

5. Work with IDOT to reduce driving speeds on Main Street and encourage traffic enforcement by the Police Department.

6. Reduce speeding on residential streets through traffic enforcement or roadway design.

7. In collaboration with Tri-County, identify funding opportunities for safety enhancement projects.

8. Update the municipal code to require sidewalks in all new residential developments (Subdivision Ordinance) or during significant residential rehabilitation projects.

Objective 2: Promote public transit.

1. Engage the Greater Peoria Mass Transit District (GPMTD or "CityLink") to study public transit demand in Creve Coeur and investigate opportunities to establish additional transit options.

2. Collaborate with Tri-County and CityLink to explore microtransit options.

3. Work with Tri-County to advertise existing paratransit options.

Fig. 3.1 Conceptual Improvements Along Fischer Road



PLAN IMPLEMENTATION

Creve Coeur will advance the Objectives and Key Results identified in this comprehensive plan, create and share annual progress reports on the status of each goal, and update the workplan as needed.

Objective 1: Monitor the progress of Objectives and Key Results.

1. Create a system for each Department/ Responsible Party to track the progress of the objectives and key results they are primarily responsible for leading.
2. Department Heads: Annually report on the status of objectives and key results by the Primary Responsible Parties to the Mayor.
3. Mayor: Annually report on the status of objectives and key results to the Board of Trustees.

Objective 2: Update the Objectives and Key Results as need to account for changing conditions.

1. Host an annual work session among Primary Responsible Parties to evaluate progress, discuss changing conditions, and decide on necessary changes to the Objectives and Key Results to reflect new challenges or opportunities.

Objective 3: Incorporate recommended projects into the annual municipal budget.

1. Identify comprehensive plan projects in the annual budget.

2. Include major capital and infrastructure projects in the Village's Capital Improvement Program (CIP).

Objective 4: Seek State and Federal grant funding to support plan implementation.

1. Include large projects in Tri-County's Long-Range Transportation Plan (LRTP).
2. Include major projects as Regional Priorities in Tri-County's annual prioritization process.
3. Attend Tri-County Full Commission and Technical Committee meetings to ensure that the Village is aware of funding opportunities.
4. Regularly research potential grant sources and funding opportunities for Village projects.

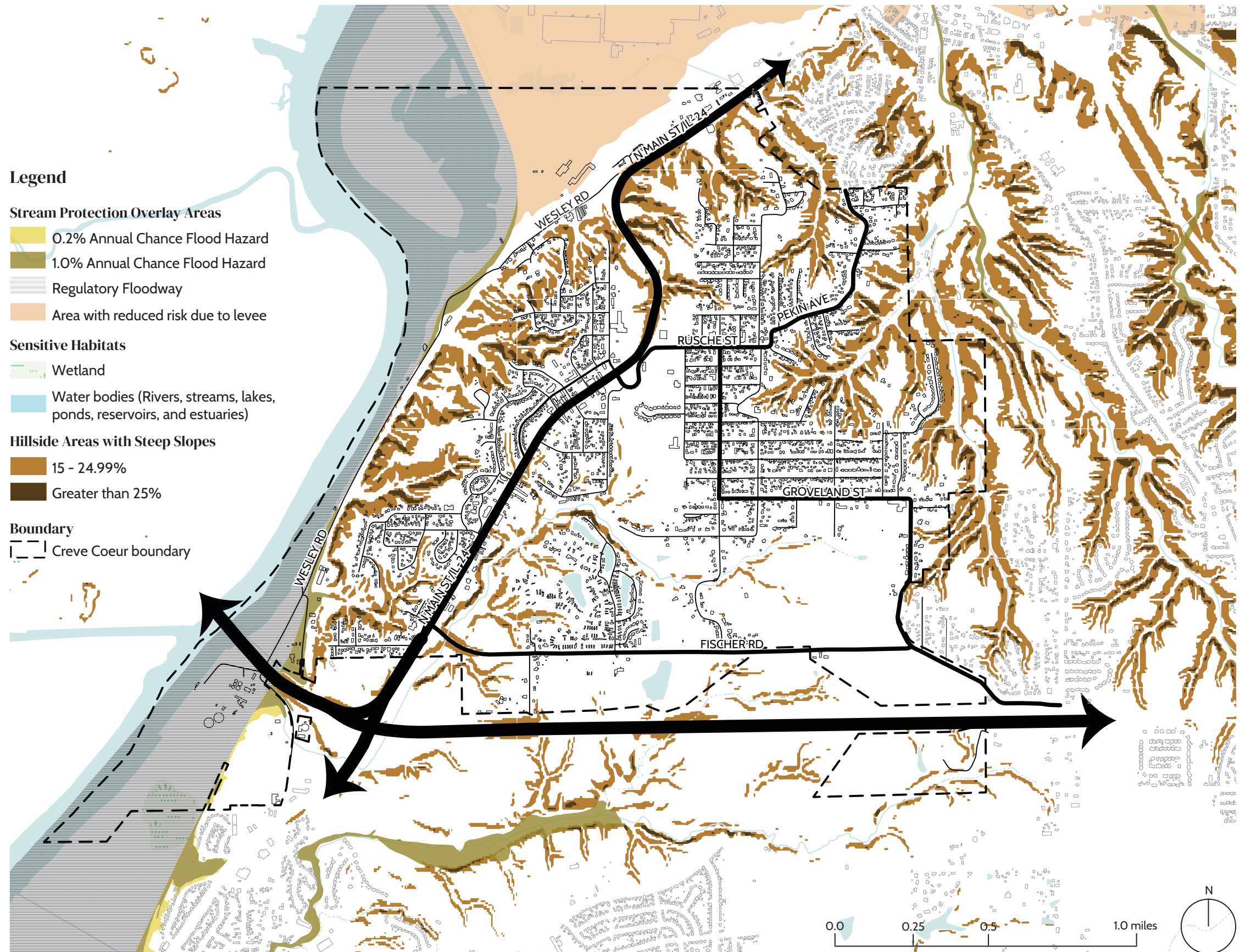
IV. FUTURE LAND USE

INTRODUCTION

The Future Land Use Map (Map 4.2) defines permissible land uses for future development or redevelopment within the Village. It also guides development decisions in the Village's Extra-Jurisdictional Planning Area (EJPA), defined as 1.5 miles outside the Village except in places already incorporated into villages and cities.

The map utilizes land use definitions that permit greater flexibility for mixed-use and residential developments. In anticipation of the extension of N Veteran's Road north across I-474 and connecting to Fischer Road, the map prescribes the creation of a special district, "Veteran's Mixed-Use District" that shall be further developed with a subarea plan. The map also reinforces Creve Coeur's resilience to natural hazards such as flooding and hillside erosion. To avoid or mitigate the risks of developing sensitive areas, the map establishes a Stream Protection Overlay in areas with documented flood risk; lands with slopes exceeding 15% have been reclassified as Other Open Space.

To implement this map, the Village will update its Zoning Code. That update should include an analysis of slopes and sensitive habitats (e.g., floodplains and wetlands) and prescribe development densities that protect Creve Coeur's natural resources.



LAND USE DEFINITIONS

AG Agriculture

This is rural / agricultural in character and includes farms and large tracts of undeveloped land.

CI Civic/Institutional

Land used for major public and quasi-public institutions, including schools, colleges and universities, churches, correctional facilities, hospitals, utilities, and similar uses.

HI Heavy Industrial

Typically consists of older industrial areas used for the heavy manufacturing and assembling of goods. Heavy industrial uses include processes used in the production of steel, automobiles, chemicals, cement, and animal byproducts and are viewed as not compatible with areas designated for residential, institutional, office and retail uses. Substantial landscaped buffers are expected between Heavy Industrial sites and uses of lesser intensity, particularly residential, office and agricultural uses.

HDR High-Density Residential

This land use is residential in character with a density greater than 24 units per acre. Primary land uses included in this class are medium-rise attached multi-family developments. There should be an emphasis on aesthetics, open space, and recreational amenities in such developments.

LDR Low-Density Residential

This land use is primarily residential in character at a density of less than 6 dwelling units per acre. This type of development includes detached single-family dwellings and duplexes. The primary residential pattern should be neighborhoods. The main neighborhood form should be detached residential development that is of sufficient size and design to promote neighborhood formation and land use stability.

MDR Medium-Density Residential

This land use is primarily residential in character with a density ranging from 6 to 24 dwelling units per acre. Primary land uses within this class include detached single-family dwellings, duplexes, townhouses and attached multi-family dwellings.

MU-NC Mixed-Use Commercial/ Neighborhood Center

This land use is the least intense of the mixed-use classifications. It is intended for medium-density mixed-use development with housing densities of 6 to 12 dwelling units per acre. Businesses typically serve one or a few neighborhoods and might include small shops, restaurants, drugstores, small markets, salons, or convenience stores. The buildings of these centers should be designed with a residential character and scale to serve as a complement to the surrounding neighborhoods.

MU-CLI Mixed-Use Commercial/ Light Industrial

A wide range of commercial and industrial uses can join to make complementary employment centers, including offices, light industrial, services, general business, retail, and restaurants.

MU-UC Mixed-Use Urban Corridor

This land use consists of urban streets that have potential for redevelopment and vertical mixed uses such as shops on the ground level and apartments above. Commercial cores or nodes should be created along these corridors. Nodes should not be more than 4 blocks.

MU-V Veteran's Mixed-Use District

This district envisions the creation of medium- or high-density housing with a mix of businesses that serve residents and thru-traffic, such as restaurants and electric vehicle charging. This district will maintain Creve Coeur's character by prioritizing public access to open and green spaces. Design guidelines should emphasize comfortable and safe pedestrian and bicycle facilities and include vegetative buffering of I-474 and other high-traffic roadways to mitigate the impacts of air and noise pollution.

OS Other Open Space

Primary uses include cemeteries, private golf courses, and similar uses. Open space areas should serve as buffers or conservation and recreation areas.

PP Public Park and Refuges

This classification contains existing parks, wildlife refuges or similar public or quasi-public parks, open spaces and greenways.

SPO Stream Protection Overlay

Areas subject to flooding as indicated by their location in the floodplain or the 100-year or 500-year flood fringe.

W Water

These are areas designated to protect river and creek channels, lakes, or ponds from development.

FUTURE LAND USE MAP

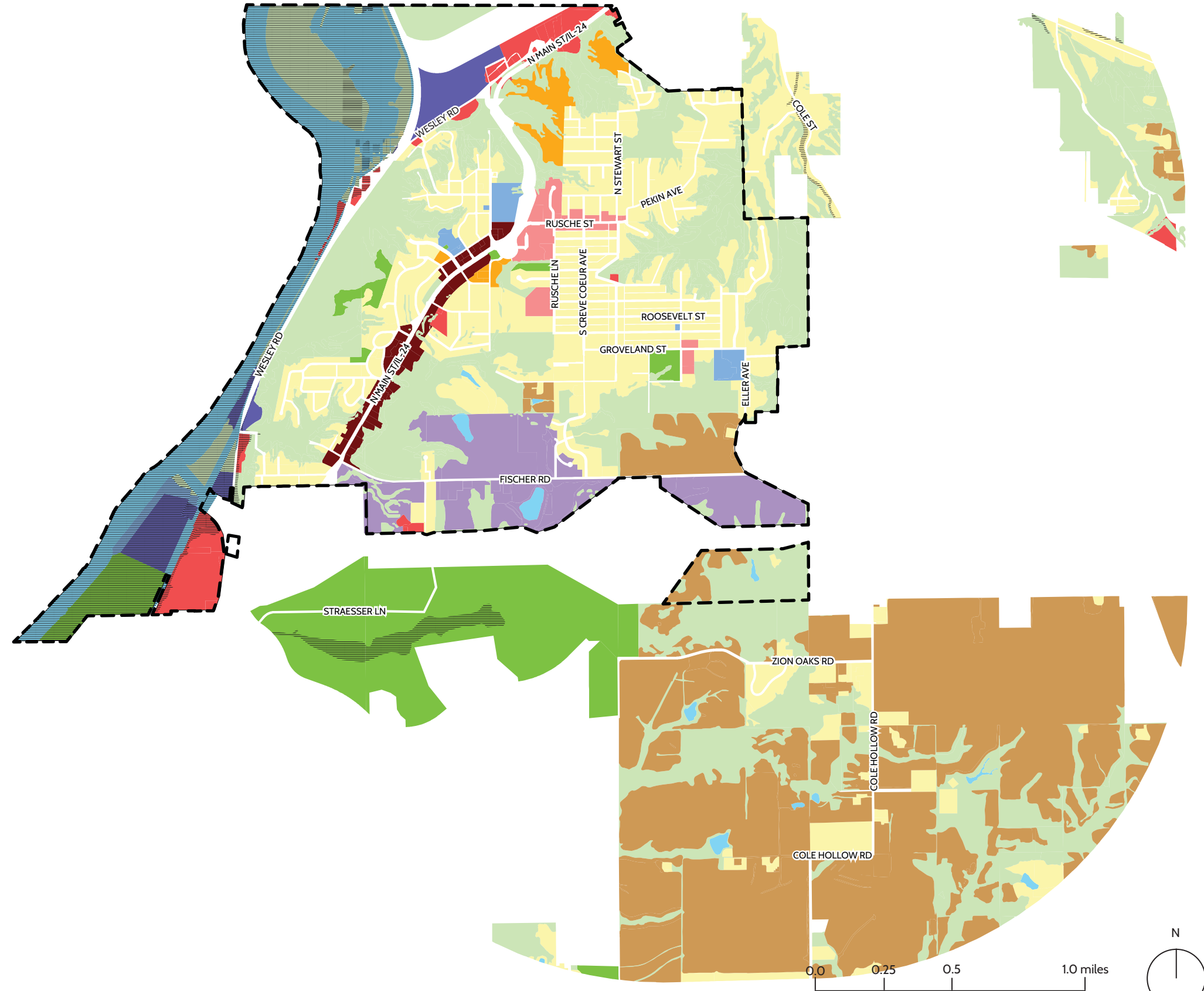
Legend

Land Uses

- AG Agriculture
- CI Civic / Institutional
- HI Heavy Industrial
- LDR Low-Density Residential
- MDR Medium-Density Residential
- MU-NC Mixed-Use Neighborhood Commercial
- MU-CLI Mixed-Use Commercial / Light Industrial
- MU-UC Mixed-Use Urban Corridor
- MU-V Veteran's Mixed-Use District
- OS Other Open Space
- PP Public Parks and Refuges
- SPO Stream Protection Overlay
- W Water

Boundary

- Creve Coeur boundary



Map 4.2 Future Land Use Map

IV. APPENDIX

Appendix A:

References

- [1] V. Hidgon, *Pieces From Our Past: Creve Coeur 1680-1998*.
- [2] U.S. Census Bureau. "Physical Housing Characteristics for Occupied Housing Units." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2504, 2022, [https://data.census.gov/table/ACSST5Y2022.S2504?q=Creve Coeur village, Illinois/S2504&d=ACS 5-Year Estimates Subject Tables](https://data.census.gov/table/ACSST5Y2022.S2504?q=Creve%20Coeur%20village,%20Illinois/S2504&d=ACS%205-Year%20Estimates%20Subject%20Tables). Accessed on March 19, 2024.
- [3] U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022, [https://data.census.gov/table/ACSDP5Y2022.DP04?q=Creve Coeur village, Illinois/DP04](https://data.census.gov/table/ACSDP5Y2022.DP04?q=Creve%20Coeur%20village,%20Illinois/DP04). Accessed on March 19, 2024.
- [4] U.S. Census Bureau. "Poverty Status in the Past 12 Months." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1701, 2022, [https://data.census.gov/table/ACSST5Y2022.S1701?q=Creve Coeur village, Illinois/S1701&d=ACS 5-Year Estimates Subject Tables](https://data.census.gov/table/ACSST5Y2022.S1701?q=Creve%20Coeur%20village,%20Illinois/S1701&d=ACS%205-Year%20Estimates%20Subject%20Tables). Accessed on March 19, 2024.
- [5] Illinois Department of Commerce. "Illinois Broadband Map." 2024, <https://experience.arcgis.com/experience/9eaa0908b32142b89efec99ed430a590>
- * Demographic infographics provided by Esri (2024). Esri pulled data from the following sources: ACS (2018-2022),

Appendix B: Survey Questionnaire

Community Survey • Creve Coeur Comprehensive Plan • Spring 2024

1. Where do you live? Check all that apply.

- Bartonville
- Bloomington-Normal
- Creve Coeur
- East Peoria
- Marquette Heights
- Morton
- North Pekin
- Pekin
- Peoria (City)
- Peoria County
- Peoria Heights
- Tazewell County
- Woodford County
- Not applicable
- Other: _____
- Other: _____

2. Where do you work or attend school? Check all that apply.

- Bartonville
- Bloomington-Normal
- Creve Coeur
- East Peoria
- Marquette Heights
- Morton
- North Pekin
- Pekin
- Peoria (City)
- Peoria County
- Peoria Heights
- Tazewell County
- Woodford County
- Not applicable
- Other: _____
- Other: _____

3. Do you work from home?

- Yes
- No
- Hybrid
- Not applicable

4. Are there enough employment opportunities in Creve Coeur?

- Yes
- No
- Maybe
- Not applicable

5. Are there enough employment opportunities within a reasonable distance of Creve Coeur?

- Yes
- No
- Maybe
- Not applicable

6. How much of your purchasing or patronage takes place in Creve Coeur? Select one box for each row.

	0-25%	26-50%	51-75%	76-100%
Banking				
Entertainment				
Fitness center				
Gas				
Grocery				
Medical				
Parks				
Pharmacy				
Restaurants				
Retail				

7. How do you rate the quality of the following services in Creve Coeur?

	Excellent	Good	Fair	Poor	Not sure
Code enforcement					
Education					
Emergency medical services					
Fire protection					
Garbage collection					
Internet services					
Law enforcement					
Library					
Medical care					
Parks					
Public pool					
Recreational facilities					
Senior citizen services					
Sewage services					
Stormwater drainage					
Village communication					
Water services					

8. How do you receive information about the Village? Select all that apply.

- | | |
|--|--|
| <input type="checkbox"/> Local TV news station | <input type="checkbox"/> Social media |
| <input type="checkbox"/> Newsletter | <input type="checkbox"/> Village website |
| <input type="checkbox"/> Newspaper | <input type="checkbox"/> Word of mouth |
| <input type="checkbox"/> Radio | <input type="checkbox"/> Other: _____ |

9. How would you like to receive communication from the Village? Select all that apply.

- | | |
|--|--|
| <input type="checkbox"/> Local TV news station | <input type="checkbox"/> Social media |
| <input type="checkbox"/> Newsletter | <input type="checkbox"/> Village website |
| <input type="checkbox"/> Newspaper | <input type="checkbox"/> Word of mouth |
| <input type="checkbox"/> Radio | <input type="checkbox"/> Other: _____ |

10. Do you support the construction or improvement of the following facilities?

	Not at all	Not much	Moderate	Somewhat	Very much
Amphitheater (new)					
Community center (improvements)					
Dog park (new)					
Fort Creve Coeur Park (improvements)					
Playground (new)					
Playground (improvements)					
Public event space – indoor (new)					
Skate park (new)					
Splash pad (new)					
Walking track (construction)					
Other: _____ _____					
Other: _____ _____					

11. Do you support the construction or improvement of the following transportation infrastructure?

	Not at all	Not much	Moderate	Somewhat	Very much
Bike lanes					
Crosswalks					
Public parking					
Parking					
Pedestrian bridge					
Public transportation					
Crosswalks					
Sidewalks					
Streets and roads					
Other: _____					
Other: _____					

12. Would you like to see more or less of the following types of development in Creve Coeur?

	More	Keep at current levels	Less	Not sure
Residential				
Industrial				
Commercial				
Recreational				
Green/open space				
Transportation				
Mixed use				

13. The current population of Creve Coeur is approximately 4,695 people. Would you like to see the population increase, decrease, or remain the same?

- Increase
- Remain the same
- Decrease

14. Do you support the development of the following types of housing? Check all the housing types that you support.

- Single-family dwellings
 - 1-bedroom
 - 2-bedrooms
 - 3-bedrooms
 - 4-bedrooms
 - 5+bedrooms
- Duplex
- Apartments
 - Studio
 - 1-bedroom
 - 2-bedrooms
 - 3-bedrooms
 - 4-bedrooms
 - 5+-bedrooms
- I do not support any of these

15. How do you rate the availability of the housing supply in Creve Coeur?

	Excellent	Good	Fair	Poor	Not Sure
Homes for sale					
Rentals					
Lots for new construction					
Affordable housing					
Independent living for older adults					
Skilled nursing facility					

16. How responsive are Creve Coeur's elected officials? Circle one.

Not enough	Right amount	Somewhat	Very	Too much
------------	--------------	----------	------	----------

17. What do you like about Creve Coeur?

18. If any, what are the biggest issues that Creve Coeur has?

19. What age group do you fall into?

- | | |
|--------------------------------|--------------------------------------|
| <input type="checkbox"/> 0-9 | <input type="checkbox"/> 35-44 |
| <input type="checkbox"/> 10-14 | <input type="checkbox"/> 45-54 |
| <input type="checkbox"/> 15-17 | <input type="checkbox"/> 55-64 |
| <input type="checkbox"/> 18-24 | <input type="checkbox"/> 55-64 |
| <input type="checkbox"/> 25-34 | <input type="checkbox"/> 75 and over |

20. Do you have any other comments to contribute to the comprehensive plan process?