

DRAFT

# Germantown Hills Comprehensive Plan 2026-2046

Approved on MONTH DAY, 2026





# 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.

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## Special Thanks to Residents of Germantown Hills

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# Executive Summary

In late 2024, the Village of Germantown Hills partnered with Tri-County Regional Planning Commission (TCRPC or “Tri-County”) to develop an updated comprehensive plan. This plan serves as a holistic planning document that reflects the needs of the community and emphasizes resident and stakeholder input. Tri-County led engagement strategies, reviewed and refined recommendations, and offered critical insights into plan implementation while being guided by an appointed steering committee. This steering committee was composed of community members with diverse perspectives and insights into the needs of the community and were appointed to this position by the Village.

Prior to launching public engagement efforts, Tri-County staff conducted stakeholder interviews, reviewed census and economic data, and began developing a community profile to capture the current conditions and assets of Germantown Hills (Section I: Community Profile). With a foundational understanding of the Village, Tri-County and the steering committee sought residents’ input to develop a long-term vision for Germantown Hills. Throughout winter and into spring, residents of diverse age groups and backgrounds contributed their ideas and concerns for the Village through surveys, one-on-one conversations, an open house, and in middle school classrooms (Section II: Germantown Hills Speaks).

Tri-County synthesized the input gathered from these engagement efforts, collaborating with the steering committee and PGAV Planners to translate findings.

Results were synthesized into objectives, goals, short- and long-term strategies (Section III: Vision + Strategies) and a Future Land Use Map (Section IV: Future Land Use). Community objectives and goals were categorized by theme: Economic Development, Transportation + Infrastructure, Housing, Community Facilities, Plan Implementation, and Special Use Permit Suggestions. Each goal and strategy includes a proposed timeline for project execution, an entity responsible for implementation, and potential partners to support the Village in achieving its vision.



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# List of Acronyms

|   |  |
|---|--|
| <b>ADA</b> Americans with Disabilities Act                          | <b>MU-CLI</b> Mixed-Use Commercial / Light Industrial        |
| <b>AG</b> Agricultural  | <b>MU-NC</b> Mixed-Use Neighborhood Center                   |
| <b>BDD</b> Business Development District                            | <b>MU-TrODD</b> Trail-Oriented Development District          |
| <b>CBD</b> Central Business District                                | <b>OKR</b> Objectives + Key Results                          |
| <b>CI</b> Civic / Industrial  | <b>OS</b> Other Open Space                                   |
| <b>CIP</b> Capital Improvement Program                              | <b>P</b> Permitted by right                                  |
| <b>CPD</b> Commercial Planned Development                           | <b>PGAV</b> PGAV Planners                                    |
| <b>CTPWD</b> Caterpillar Trail Public Water District                | <b>PP</b> Public Parks + Refuges                             |
| <b>EJPA</b> Extra-Jurisdictional Planning Area                      | <b>PD</b> Planned Development District                       |
| <b>EMA</b> Emergency Management Agency                              | <b>PPUA</b> Peoria-Pekin Urbanized Area                      |
| <b>EMS</b> Emergency Medical Services                               | <b>ROW</b> ROW Right-of-Way                                  |
| <b>EZ</b> Enterprise Zone   | <b>S/SUP</b> Special Use Permit                              |
| <b>FHWA</b> Federal Highway Administration                          | <b>SOAR</b> Strengths, Opportunities, Aspirations, + Results |
| <b>GHAA</b> Germantown Hills Athletic Association                   | <b>SPO</b> Stream Protection Overlay                         |
| <b>GHSD</b> Germantown Hills School District #69                    | <b>STEM</b> Science, Technology, Engineering, Math           |
| <b>GPEDC</b> Greater Peoria Economic Development Council            | <b>SWMP</b> Stormwater Management Plan                       |
| <b>GPMTD</b> Greater Peoria Mass Transit District                   | <b>TCRPC</b> Tri-County Regional Planning Commission         |
| <b>HI</b> Heavy Industrial  | <b>TIF</b> Tax Increment Financing                           |
| <b>HO</b> Hillside Overlay  | <b>USDA</b> U.S. Department of Agriculture                   |
| <b>HMP</b> Hazard Mitigation Plan                                   | <b>W</b> Water   |
| <b>IDOT</b> Illinois Department of Transportation                   |  |
| <b>IDCEO</b> Illinois Department of Commerce + Economic Opportunity |  |
| <b>LDR</b> Low-Density Residential                                  |  |
| <b>IGA</b> Intergovernmental Agreement                              |  |
| <b>LRTP</b> Long-Range Transportation Plan                          |  |
| <b>MDR</b> Medium-Density Residential                               |  |
| <b>MSA</b> Metropolitan Statistical Area                            |  |
| <b>MTHS</b> Metamora Township High School                           |  |
| <b>MU-CBD</b> Mixed-Use Central Business District                   |  |



# I. COMMUNITY PROFILE



## INTRODUCTION

The Village of Germantown Hills is a medium-sized bedroom community situated just six miles from the City of Peoria, on the western edge of Woodford County near the Illinois River. The area began attracting settlers in the 1850s with the establishment of Worth Township, drawn by the rich prairie land, abundant timber, and the proximity of creeks that provided fertile farmland and high-quality lumber.

Today, Germantown Hills maintains a population of just under 3,500. It is part of the Peoria Metropolitan Statistical Area (MSA) and is conveniently bisected by IL-116, offering direct access to the City of Peoria to the southwest and Metamora to the northeast. Residents appreciate the Village's ideal location, which combines the comforts of suburban living, the tranquility of rural life, and the proximity to Peoria's urban amenities and employment centers.

Germantown Hills is highly valued for its family-friendly nature, supported by a strong school system and the variety of opportunities available to students. Its quiet, small-town charm and sense of community continues to attract individuals and families alike.





# HISTORY

## Indigenous American Beginnings

Prior to the migration of settlers into the region, the land was occupied by the Meskwaki (Fox), Sauk, and Ottawa indigenous tribes. The Sauk and Fox tribes were closely related to one another with similar and near indistinguishable dialects. The two tribes regularly intermarried and were often viewed as one tribe; however, the two nations maintained their individual identities and established separate villages.

Their presence was evident in the arrows, axes, beads, and skeletons that were unearthed during the plowing of prairie land by settlers for farmland. Native Americans prospered in the region because of the protection offered by the wooded lands, the proximity to the streams, and the abundance of food from the prairies, woods, and streams. They primarily lived off deer, rabbits, prairie chickens, wild turkey, and fish.

## Early Colonial Period

Germantown Hills, then known as Oak Grove Park, began in 1852 with the organization of Worth Township. This township consisted of prairie and timbered land, high bluffs and brakes, and two creeks: Partridge and Ten Mile. The prairie land made for excellent farming land and the high-quality timber allowed for the creation of houses and wagons for early settlers. The soils were well watered due to the proximity of creeks and well drained due to the sloped land.

Beginning in 1831, a log cabin was built by Mr. Soward and Rev. Zadack Hall, a Methodist Minister. Later in 1850, the

Germantown House was built, providing a tavern, grocery store, and lodging for residents and visitors. This house stood until 1932, becoming a dance hall in its later years. The Union House was another multi-use building that hosted a tavern, grocery store, and was the location of many meetings. A sawmill operated by Mr. Hoshor, a blacksmith shop established in 1860 and operated by Henry Schwing, and a brick yard operated by Peter Wiltz which produced 800,000 bricks annually, was responsible for the building materials of many local houses. During this time, a saloon, post office, grocery store, and shoe repair shop were also established. By 1887, Worth Township flourished with immigrants from Germany, Alsace, England, Ireland, and France.

In 1836, the first school in Worth Township, Germantown School, was established. This building was soon replaced by a larger one-room building that operated for nearly 50 years before it was destroyed by a fire in 1953. A brick building near to this school was quickly established as the new location and had an enrollment of 200 students. Within 15 years the enrollment size had more than doubled to 450 students. Another school was Lourdes School, established in 1840, which had 100 students by 1870.

Prior to the construction of a bridge across the Illinois River, a ferry was used by residents to transport people and goods to Peoria near the Ten Mile Creek. The installation of a bridge in 1888 allowed for the ease of passage to Peoria and the import of goods to the Village.

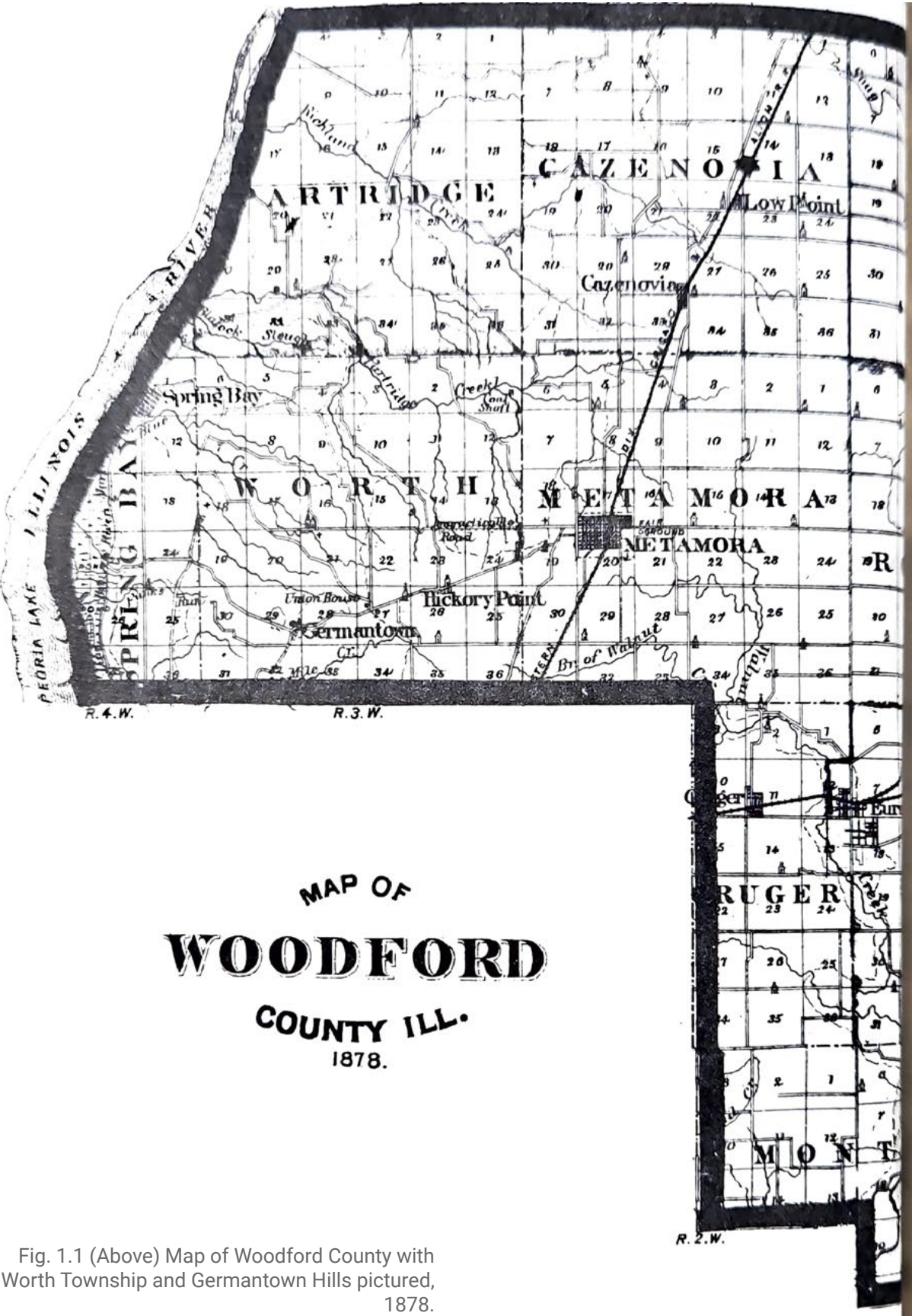


Fig. 1.1 (Above) Map of Woodford County with Worth Township and Germantown Hills pictured, 1878.



20th Century Germantown Hills

According to a census done in 1920, Worth Township had a population of 844 people. Despite a dip in population in the 1930s, the population exceeded 2,500 residents by 1960.

Wooded land was primarily zoned as residential, while prairies were used for farming. The primary crops in 1877 were corn (4,000 acres), wheat (2,500 acres), oats (800 acres), and orchards (290 acres). At this time, 13,000 acres were wooded. By the 1920s and 30s, berry, apple, peach, apricot, and cherry orchards were abundant.

Due to the bluffs and slopes in the west end of Worth Township, developing roads and bridges was difficult and expensive. Dirt roads in the early years were challenging to navigate. As automobiles became more common, graveled or black-topped roads came into use. It was was

not until the 1920s that a paved highway was constructed, connecting Oak Grove Park to Peoria.

In 1954, the Village was incorporated, and in 1967, the community’s name was changed from Oak Grove Park to Germantown Hills. This change paid homage to the historic Germantown House and the Village’s German-American heritage. By 1968, the main industries were Roanoke Concrete Products Plant and the Caterpillar Proving Grounds. Public water services were offered by three privately owned utilities: Caterpillar Trail Water Works, providing water for 1,000 people with a 100,000-gallon tank; Tuck-a-way Trailer Park, servicing 94 families from a 5,500 gallon water tank; and Timberlan Water Works, with a 1,000 gallon water tank. Sewer facilities were also offered, serviced by the former Oak Grove Park and Tuck-a-way Trailer Park.



Village Clubs

Clubs have historically played a pivotal role in supporting and sponsoring projects and improvement in the Village. Up until 1961, Germantown Hills was serviced by the Metamora and Spring Bay fire stations. Germantown Hills citizens and the Civic Club pushed for a fire station in Germantown Hills, and in 1961 construction began on a station adjacent to Germantown Hills. Another club, Community Club, was organized in 1934 by Col. George Wernsman as a way to stay active in the community. This club was responsible for the sponsoring of various community events and projects. Following 1968, the club was known as the Germantown Hills Civic Club.

Modern Germantown Hills

Despite its start as a predominantly agricultural community, rapid development since its incorporation into the Peoria Metropolitan Area and its ideal location has enticed new residents. While Germantown Hills retains its small-town feel and amenities, it also acts as a bedroom community for Peoria-based employment centers.

Fig. 1.2 (Left) Aerial of early Germantown Hills and the greater Worth Township circa the 1950s.



## POWERS OF THE VILLAGE

Germantown Hills operates under a village government structure, with one president and six village trustees elected by the community's vote. The village clerk and treasurer are appointed by the president with the consent of the Board of Trustees. The Village trustees are placed on various committees to oversee and advise on Germantown Hills' core functions and responsibilities, including finance, streets, parks, police, and others. Like many villages of its size, Germantown Hills is a non-home rule municipality. This means the Village government only has the powers granted to it by the Illinois Constitution and applicable state laws. For example, the power to levy taxes for services, make local improvements, and determine terms and selection methods for village officers (Ill. Const. art. VII, § 7). Using the powers granted to it by the state, the Village can provide for the general welfare of its residents.

Fig. 1.3 (Right) Germantown Hills Village Hall off of Holland Rd.





# RELATED PLANNING ACTIVITIES

## Germantown Hills Comprehensive Plan (2014)

Germantown Hills last updated their Comprehensive Plan in 2014. This plan sought to update the objectives established in the 2004 plan according to residential growth and potential infrastructure development at the time. This document also sought to include a disaster planning component, something that was lacking in the prior Comprehensive Plan.

## Woodford County Multi-Jurisdictional Multi-Hazard Mitigation Plan Update (2023)

Every year, natural disasters such as tornadoes, flooding, or severe storms threaten lives and damage property. While unavoidable, plans like the Woodford County Multi-Jurisdictional Multi-Hazard Mitigation Plan (HMP) 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 hazards and designing ways in which the region can tackle issues when they occur. This HMP Update was developed by the American Environmental Corporation and should be updated every five years to ensure the plan remains topical and effective for the region.

The 2023 HMP identified tornadoes, thunderstorms with damaging winds, hazmat incidents during transportation, heavy rain, and winter storms as the top five hazards to Germantown Hills.



Fig. 1.4 (Above) Cover of the 2014 Germantown Hills Comprehensive Plan update.

## ESDA Committee

The Village of Germantown Hills maintains a dedicated committee responsible for reviewing and updating its Emergency Operations Plan. Composed of key representatives from the Woodford County Emergency Management Agency, the fire department, school district, water district, Village, and the Township, the committee coordinates preparedness and response efforts for hazards and natural disasters affecting the community.

## Woodford County Broadband Status (2022)

In 2022, the Illinois Broadband Lab through the Illinois Department of Commerce & Economic Opportunity (IDCEO) updated the status of wireline broadband availability across the county. The Village of Germantown Hills falls within the served population of the county with at least 100/20 Mbps. Residents within the municipal boundary have broadband accessibility; however, this is less reliable outside the Village limits within the 1.5 mile Extra-Jurisdictional Planning Area (EJPA), particularly south and southeast of the Village.

## Grey Area Mobility Enhancement and Expansion Study (2021)

As a result of the State of Illinois’ transit apportionments, rural and urban funds have distinct, separate budgets. While this ensures that both rural and urban areas receive transit dollars, this method of allocating funds sometimes results in geographical funding gaps, called “grey areas.” The Grey Area Mobility Enhancement and Expansion Study (“Grey Area Study”) identifies pockets of residents with low mobility in the Peoria-Pekin Urbanized Area (PPUA), as well as jurisdictions that do not have access to transit service.

The study highlighted Germantown Hills as a region within the Grey Area that lacks public transportation services. Prior to the inclusion of Germantown Hills into the urbanized area based on the 2010 U.S. Census, the Village was serviced by We Care, a rural public transportation service specific to Tazewell and Woodford Counties. Because We Care is restricted from providing service to urban areas, the Village is not officially listed as a part of We Care’s service area. Greater Peoria Mass Transit District (GPMTD) has expanded its services to include more of the PPUA but does not currently cover Germantown Hills.

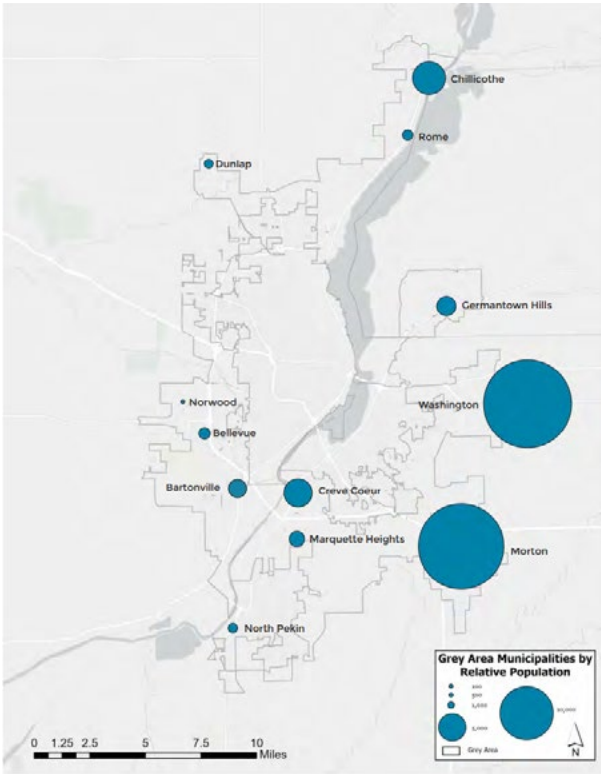


Fig. 1.5 (Above) Figure of municipalities in grey areas from the Grey Area Mobility Enhancement and Expansion Study.

## Long-Range Transportation Plan 2050

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, economy, safety, security, and connectivity. The Village and other municipalities in the PPUA are required to submit descriptions of future, regionally significant transportation projects for inclusion in the LRTP to maintain a project’s eligibility for federal funding. The current LRTP includes projects planned through 2050.

Fig. 1.6 (Left) Cover of the LRTP 2050 Plan Update (2025).



DEMOGRAPHICS:  
POPULATION

Germantown Hills’ population is unevenly distributed across generations. Generation Z, those born between 1999 and 2016, represents the largest demographic group and makes up nearly a quarter of the Village’s population (Fig. 1.7). This is followed by Generation X, those born between 1965 and 1980, which comprises 22% of the Germantown Hills’ population. The smallest generational groups are the Greatest Generation and Generation Alpha.

Since 2010, Germantown Hills’ population has remained relatively stable, fluctuating slightly between 3,300 and 3,500 residents. In the early 2000s, however, the population was closer to 2,300 residents. The current stability in population differs from the trend seen in Woodford County, which saw a spike in 2014 before a sustained period of decline.

Fig. 1.7 Population by Generation

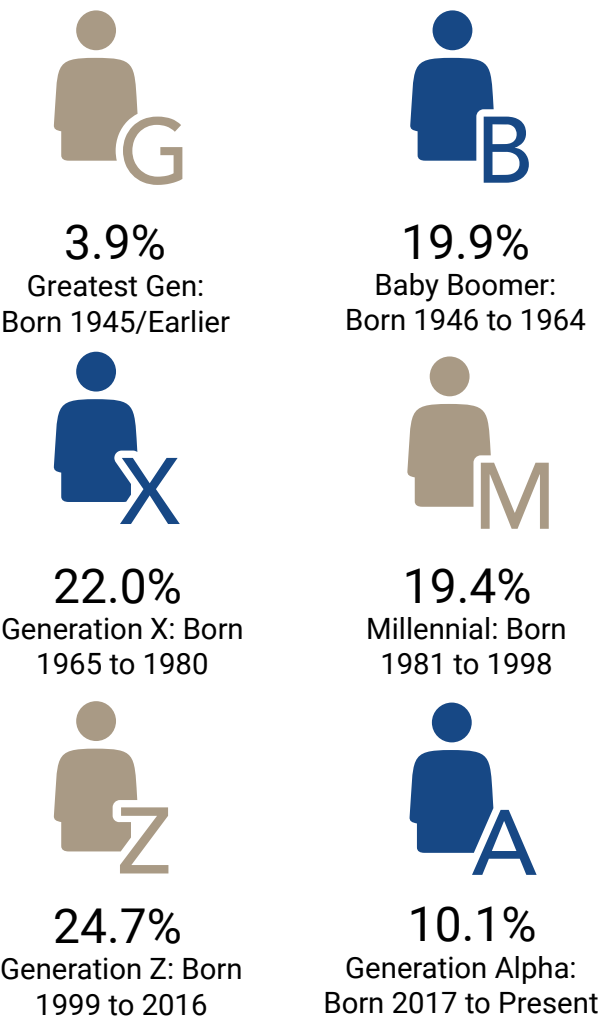


Fig. 1.8 Diversity Index

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).

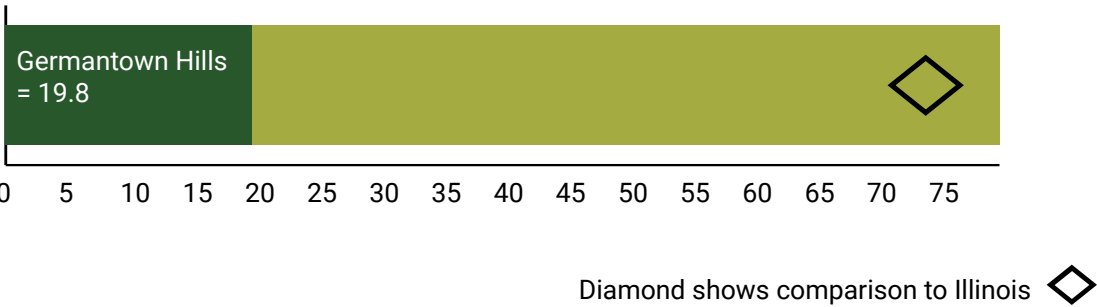
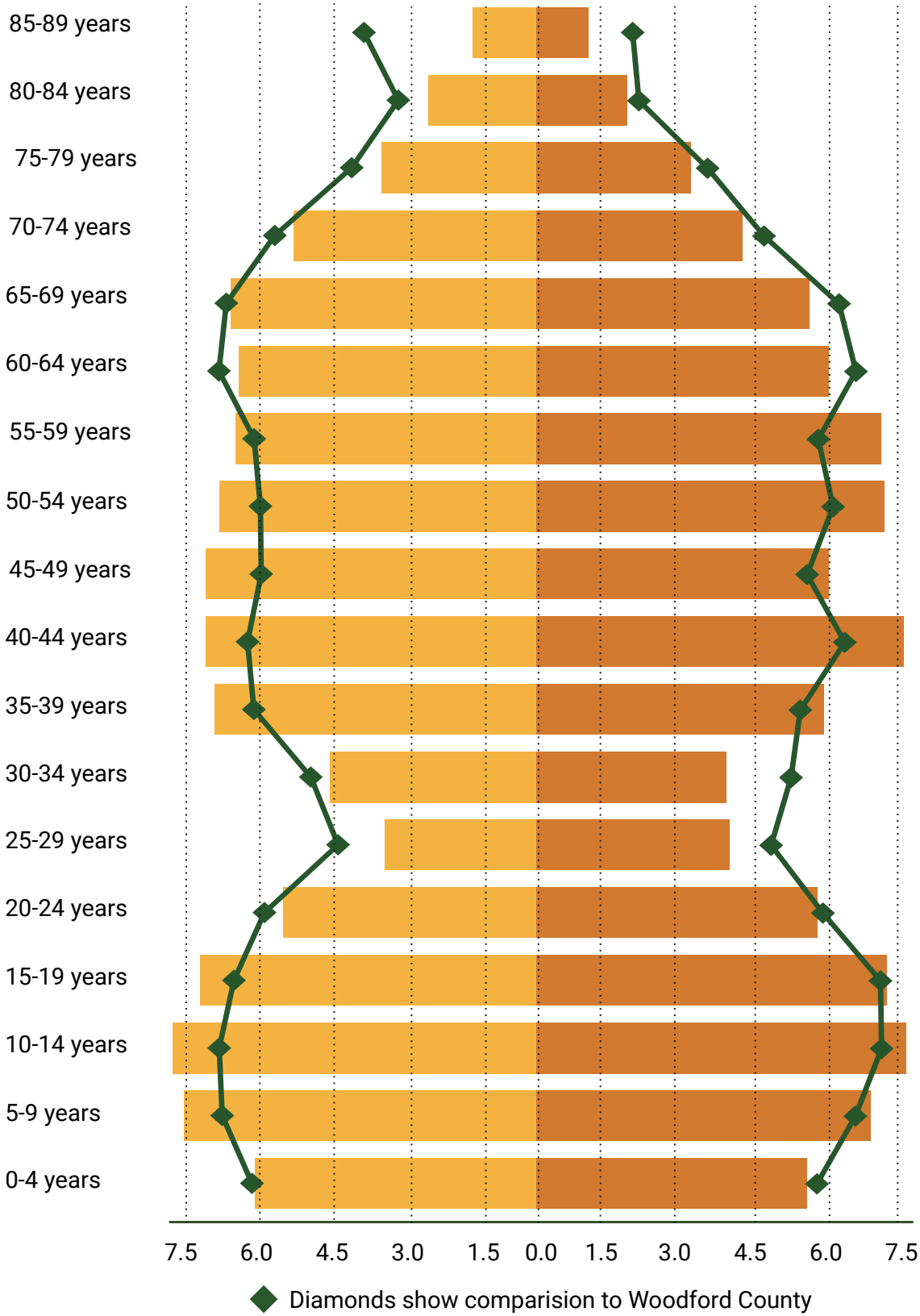


Fig. 1.9 Age Profile

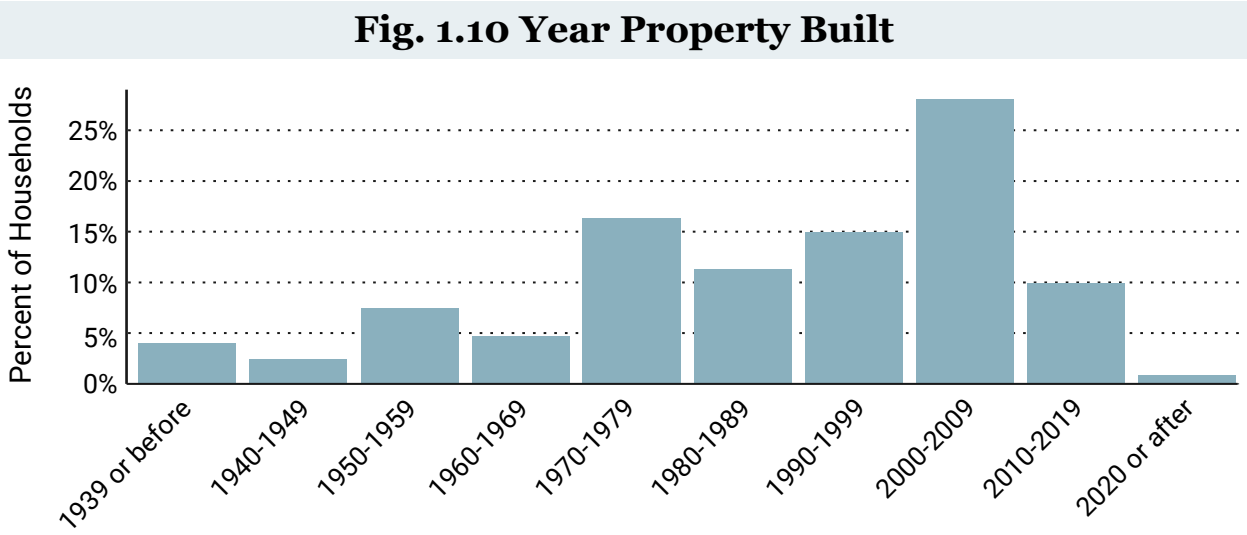
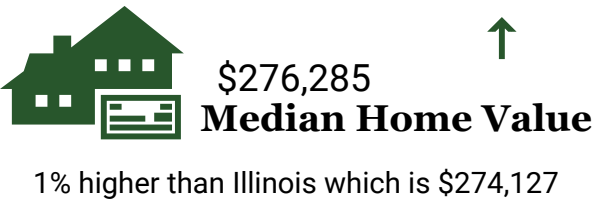


DEMOGRAPHICS:  
HOUSING

Housing Stock

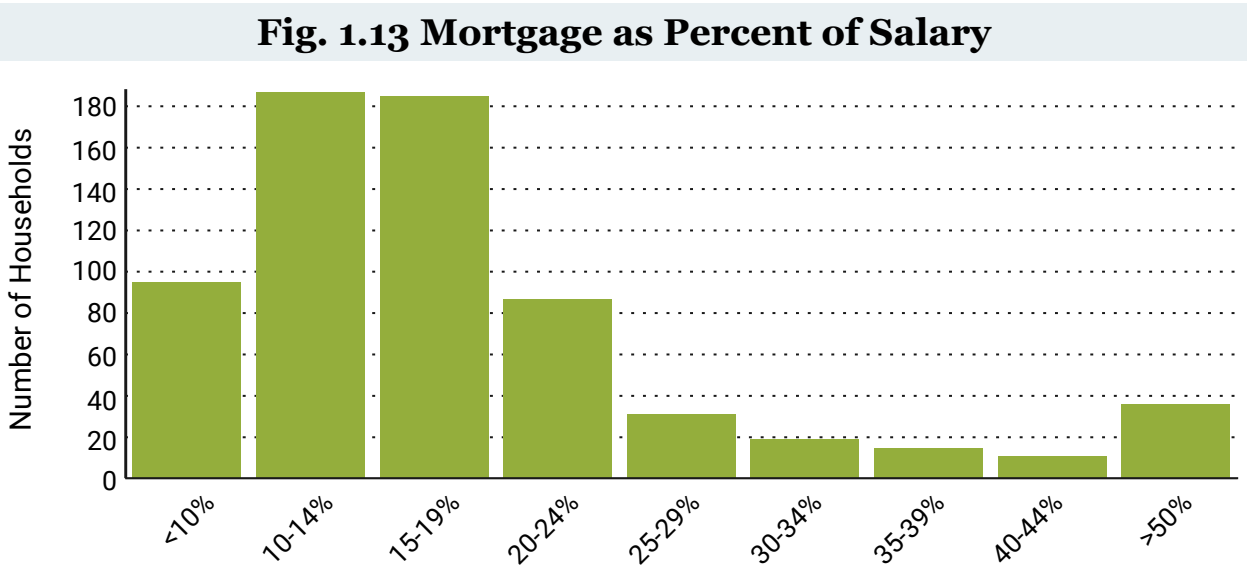
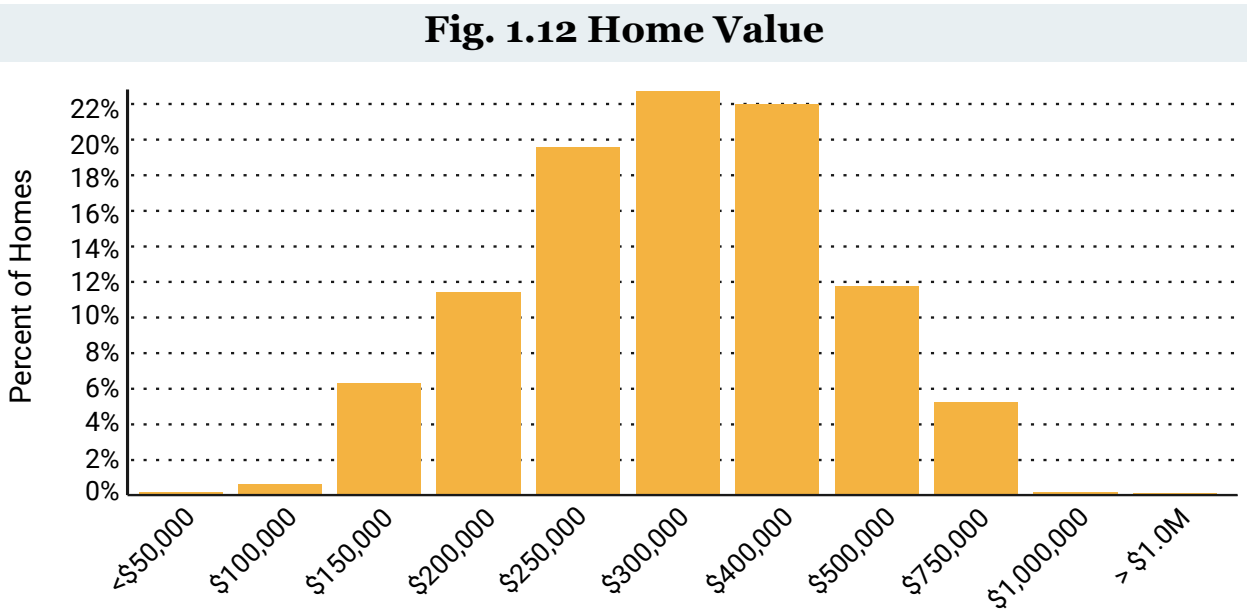
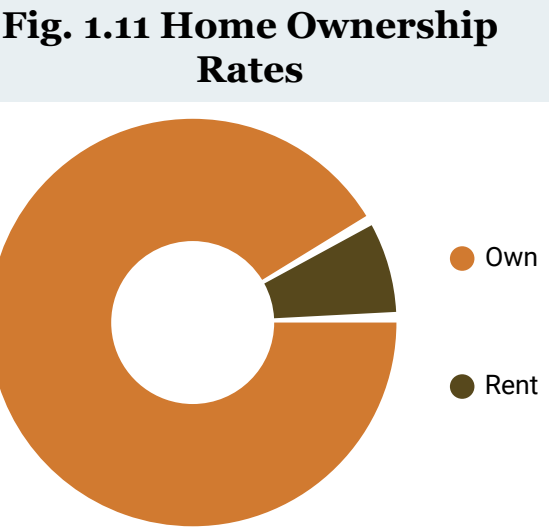
The modernization of building codes in the 1970s improved energy-efficiency and accessibility, rendering homes built before the 1980s as “aging.” However, as seen in Figure 1.10, the majority of housing in Germantown Hills was built after 1980, with roughly 65% of housing being built since then. These newer builds are more likely to have the desirable features that homebuyers look for in today’s housing market, such as ample garage space and multiple bedrooms and bathrooms. Newer builds are also less likely to have lead paint hazards, as the federal government banned lead paint in 1978.

Despite the majority of homes lacking the aforementioned issues, it is still important to consider how lead paint hazards and smaller housing size may affect the desirability and safety of homes built prior to 1980. Several federal and state programs are available to subsidize the modernization and remediation of Germantown Hills’ older homes.



Occupancy Rates

Germantown Hills’ homeowner-occupancy rate is higher than Woodford County, at 90% and 83% respectively. While communities often prize high owner-occupancy rates for the residential stability and sense of community, it can limit the attraction and retention of those looking for diverse housing options, particularly young professionals and older adults looking to downsize.



DEMOGRAPHICS:  
TRANSPORTATION

Regardless of age, the majority of Germantown Hills residents commute to work alone via a personal vehicle, while just over 5% of residents carpool (Fig. 1.14). Given that Germantown Hills is a bedroom community with many commuting to employment centers in Peoria, it is unsurprising that the average commute time is 22 minutes, with a third of residents commuting 20 to 24 minutes to work (Fig. 1.15).

Like many neighboring communities, Germantown Hills is heavily car-dependent. Active transportation infrastructure, which allows for walking, biking, or the use of public transportation, is limited in the Village. While a promising alternative, existing infrastructure may discourage residents due to concern for safety or accessibility. Additionally, this restricted mobility can limit job opportunities and the quality of life for those without access to a personal vehicle.

Active transportation is a common strategy to attract and retain young people. 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 cost of owning a personal vehicle all contribute to a decreasing number of young people seeking drivers' licenses. To encourage the migration of young professionals into Germantown Hills, a robust active transportation system should be available.

Fig. 1.14 Mode of Transportation to Work

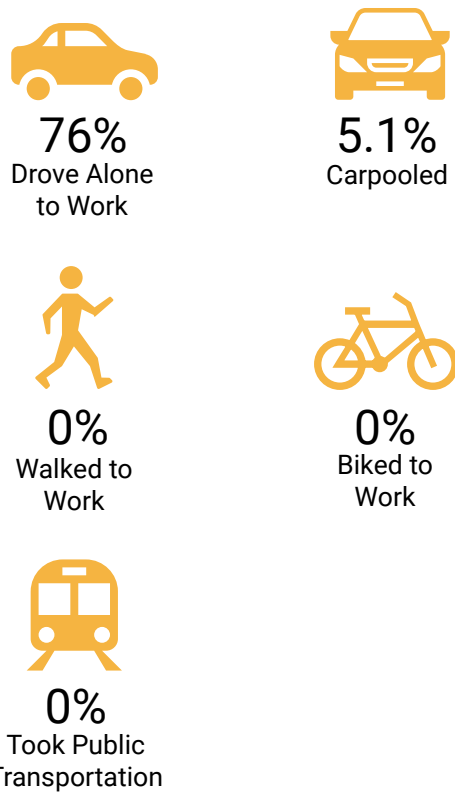
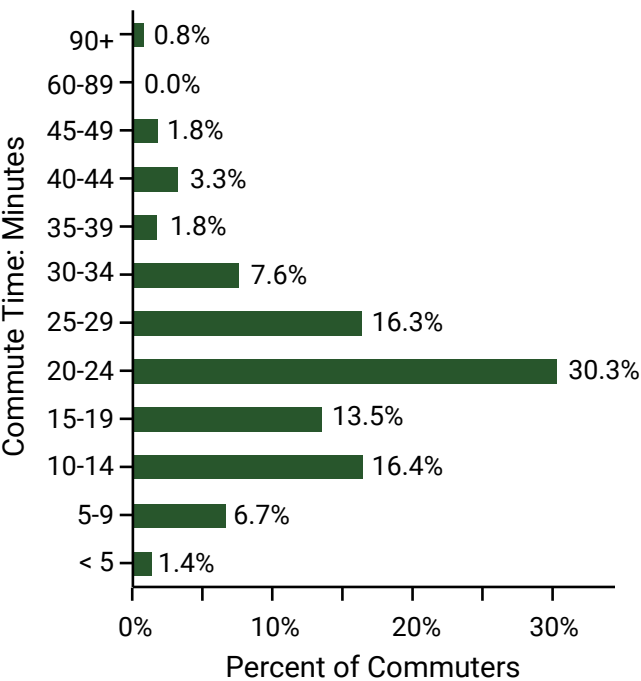


Fig. 1.15 Commute Time



DEMOGRAPHICS:  
ECONOMY +  
EMPLOYMENT

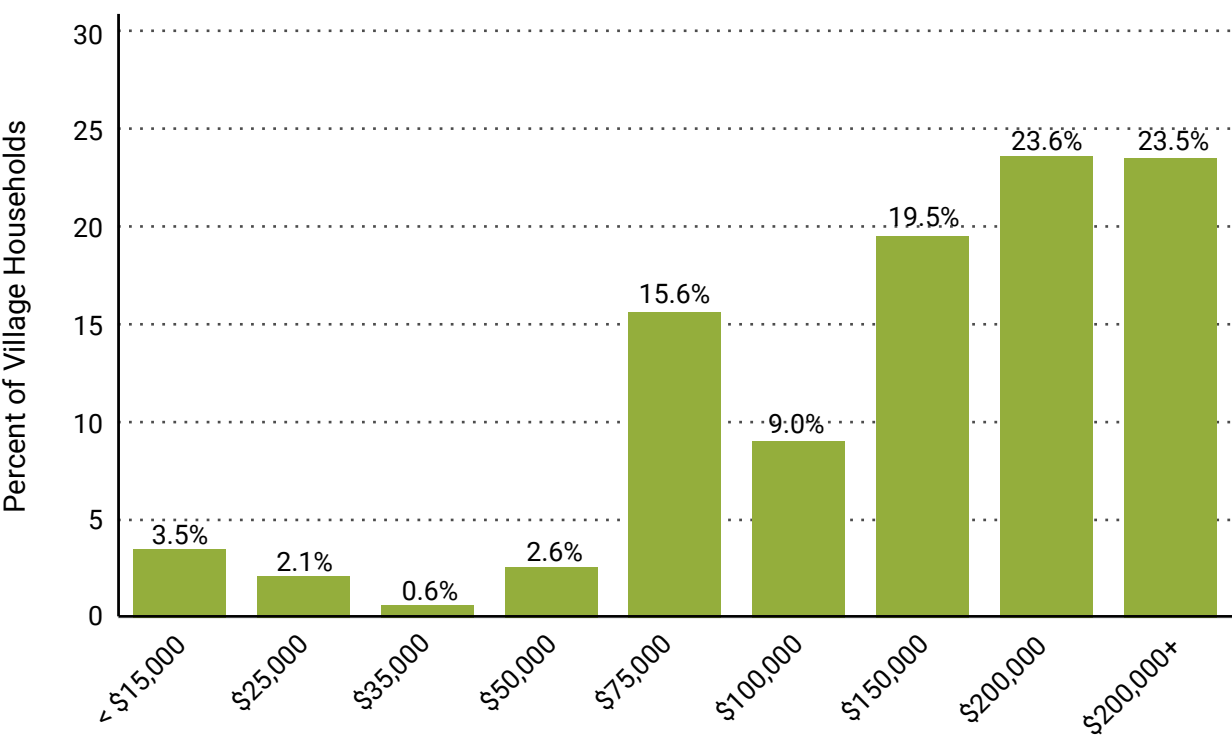
**Median Household Income**  
The median household income of Germantown Hills is \$139,760, significantly higher than Woodford County or the PPUA median income. Nearly 50% of households in the Village have an income of \$200,000 or greater as opposed to the 8.8% that make \$50,000 or less. While the majority of households in Germantown Hills may not be cost-burdened, it is important to consider. Cost-burdened households are defined as households whose housing costs exceed 30% of their monthly income.

Fig. 1.16 Income



**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 and an additional \$5,380 for each additional person. This is important to consider given the percentage of households below \$15,000 in income and the unknown size of households below \$50,000 in income.

Fig. 1.17 Household Income





DEMOGRAPHICS:  
ECONOMY +  
EMPLOYMENT

**Educational Attainment**  
Of all Germantown Hills residents, fewer than 2% lack a high school diploma or equivalent, which is significantly lower than the PPUA at 7%. The percentage of those in Germantown Hills with a degree is also higher than the PPUA with 75% of residents having a degree (associate's, bachelor's, graduate, or professional degree) compared to 68% in the urbanized area. An additional 12% of residents have some college education with no degree.

The educational attainment of residents can be influenced by personal and community factors, including the availability of nearby schools, means of transportation to school, and socioeconomic status. Based on the median household income, poverty rates, and high quality of education in Germantown Hills, it can be assumed that there are fewer socioeconomic barriers to attaining higher education.

Germantown Hills' status as a bedroom community also contributes to the educational attainment of residents. While not all businesses and jobs require higher education, there is a general correlation between educational attainment and higher wages. The higher-than-average income of residents correlates with the higher-than-average degree attainment, which opens opportunities for higher-paying jobs in the PPUA.

Fig. 1.18 Educational Attainment

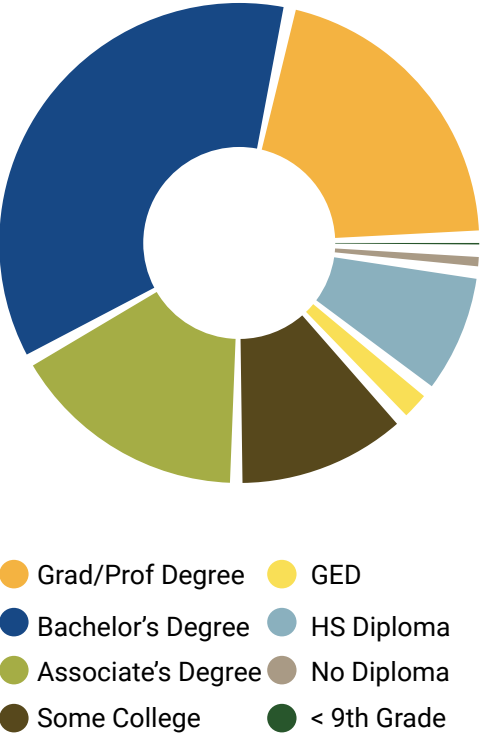


Fig. 1.19 Types of Employment

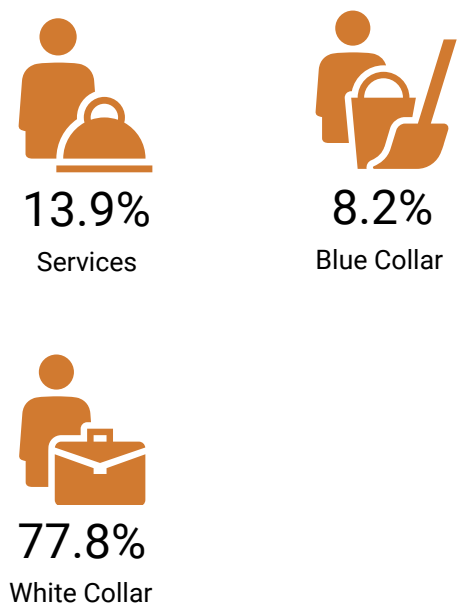
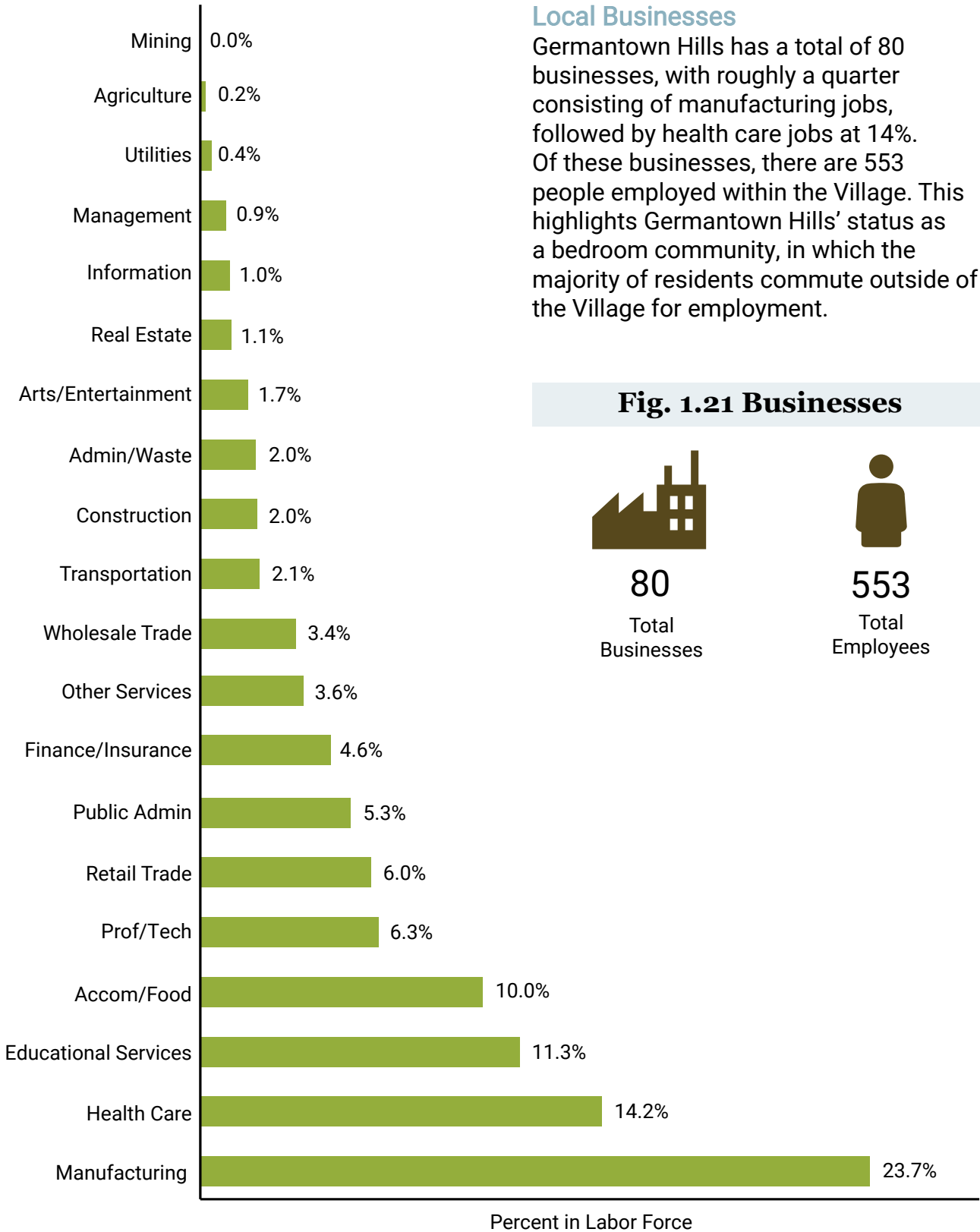


Fig. 1.20 Labor Force by Industry



**Local Businesses**  
Germantown Hills has a total of 80 businesses, with roughly a quarter consisting of manufacturing jobs, followed by health care jobs at 14%. Of these businesses, there are 553 people employed within the Village. This highlights Germantown Hills' status as a bedroom community, in which the majority of residents commute outside of the Village for employment.

Fig. 1.21 Businesses

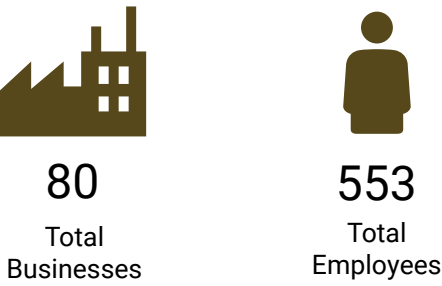




Fig. 1.22 (Above) Germantown Hills Fire Department.

## FIRE DEPARTMENT

The Germantown Hills Fire Department is dedicated to providing fire protection and Emergency Medical Services (EMS) to all residents within and surrounding the Village. Established in 1963, the department is made up of professionals and volunteers.

The department maintains intergovernmental agreements with neighboring communities to provide and receive support during emergencies or events in which the capacity of the department is insufficient.

In addition to protection, the Fire department hosts community education events, offering workshops and training on fire prevention and general safety. For those looking to be more involved, the department also offers volunteer roles,

allowing residents to give back to their community directly.

To provide rapid, high-quality coverage, the Germantown Hills Fire Department continues to invest in their equipment and facilities and ensures that all staff have the most up-to-date training.

## WOODFORD COUNTY SHERIFF

The Village utilizes the services of the Woodford County Sheriff for patrol and traffic enforcement in Germantown Hills. The Village and County have formed an intergovernmental agreement (IGA) where Woodford County provides police services out of Eureka and a substation at the Germantown Hills Fire Department. The County is responsible for addressing speeding and collisions that occur on IL-116 or any other concerns that may arise in the community.

## EMERGENCY PREPAREDNESS

Woodford County Emergency Management Agency (EMA) is responsible for the coordination of planning and operations in the event of a disaster. While Germantown Hills is in a relatively safe area, the Village should be prepared in the event of natural disasters, such as severe weather, tornadoes, flooding, or derechos.

Emergency communications within Germantown Hills is managed by Woodford County Woodcom and can utilize STARCOMM and VHF radios as needed. In the event of an emergency, EMA would establish an Emergency Operations Center at the EMA building in Roanoke to coordinate aid and needed resources.

For more information on natural hazards and preparedness in Woodford County, reference the Woodford County Multi-Jurisdictional Multi-Hazard Mitigation Plan Update.

Fig. 1.23 (Below) Coffee with a First Responder Event, 2025.

Fig. 1.24 (Lower right) Coffee with a Cop Event, 2025. Photos provided by Janet Velling of Germantown Hills Chamber of Commerce.





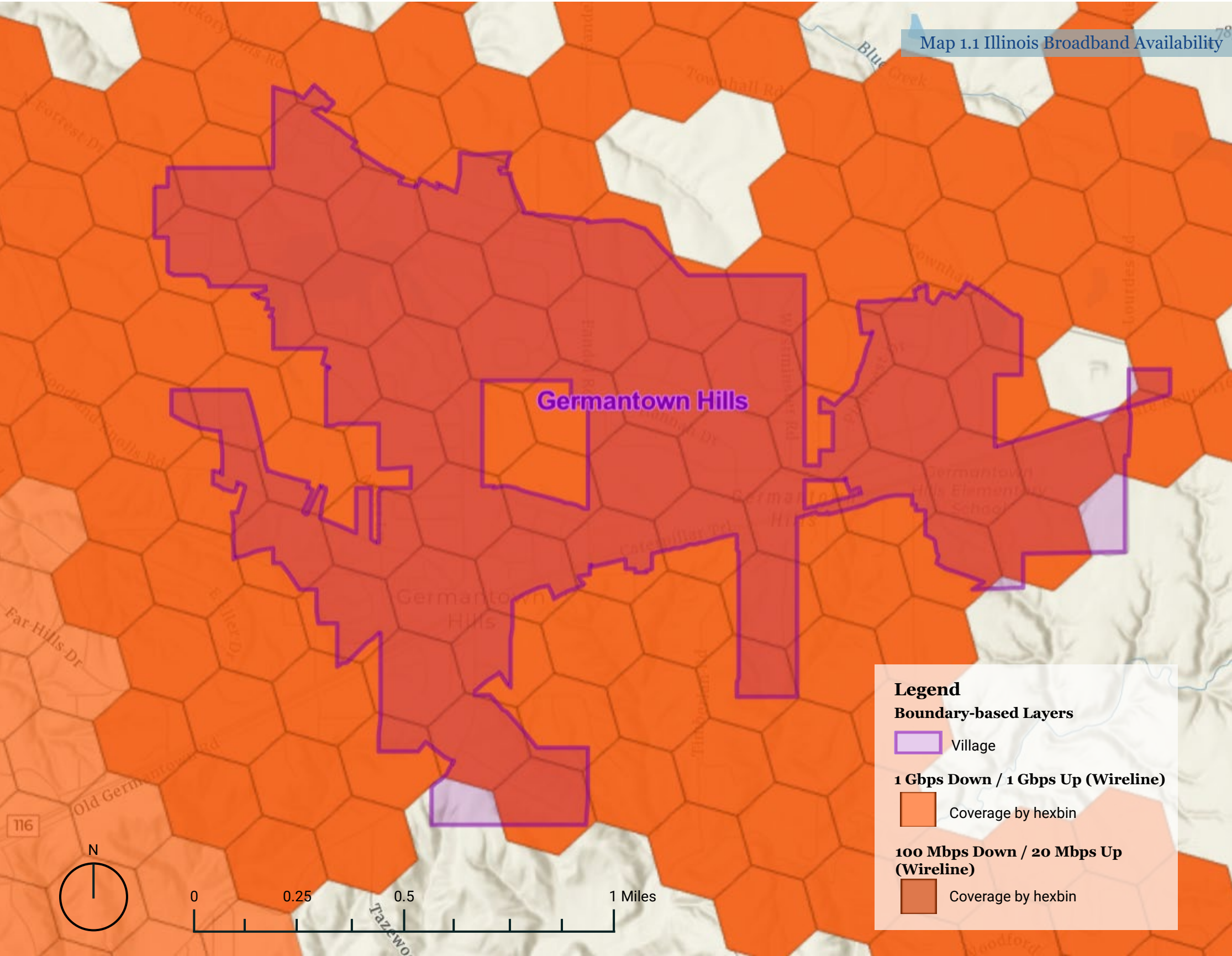
BROADBAND ACCESS

Reliable, fast, and secure broadband access has become essential for the functionality of community infrastructure. Broadband supports businesses and individuals working and learning from home, provides access to telehealth, fosters social interactions, and creates domestic amenities like online shopping.

According to the Illinois Broadband website, as seen in Map 1.1, Germantown Hills residents enjoy relatively strong broadband service except for pockets of neighborhoods outside of the municipal boundary, as reported by residents in the Community Survey. This map also does not indicate the number of providers or the cost of service. Germantown Hills 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, and those outside of the municipal boundary have reliable access to broadband.

Map 1.1 depicts general broadband access in the Village and across the region. Generally, fixed (wired) connections over 25 megabits per second (mbps) 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.

Fig. 1.25 (Right) Map of Illinois Broadband Availability taken from the Illinois Broadband website. Access across Germantown Hills is consistant compared to the rest of the region.





# WATER

## Drinking Water

Germantown Hills’ drinking water is supplied by Caterpillar Trail Public Water District (CTPWD). Water quality is regularly tested at the treatment plant and via tap sampling to comply with EPA standards and ensure public health.

CTPWD has the capacity to supply all of Germantown Hills residents with clean drinking water and anticipates maintaining capacity for the foreseeable future.

Fig. 1.26 (Below) Pond off of E Town Hall Rd.



## Stormwater

Germantown Hills has a mix of open ditch drainage systems and closed stormwater management systems. While the Village is not pursuing retroactive improvements to existing open ditch systems due to the financial burden, new developments require the installation of closed systems.

There is some concern around the effectiveness of existing stormwater infrastructure and its capability to handle intense rain. Uncontrolled stormwater runoff has caused minor flooding and siltation issues in White Oak Lake in the past. Flooding has also been reported on Fandel and Holland roads.

# SANITARY NETWORK

Germantown Hills’ sanitary network is maintained by the Village’s Public Works Department, with oversight from the Sewer Committee and engineering staff. Public Works oversees the collection and treatment of wastewater using two sewer plants within the Village. Plant 1, constructed in 1976 on Woodland Knolls Road, and Plant 2, completed in 1997 off of Timberlan Rd, together provide capacity for approximately 4,000 residents and are expected to meet the community’s long term service needs.

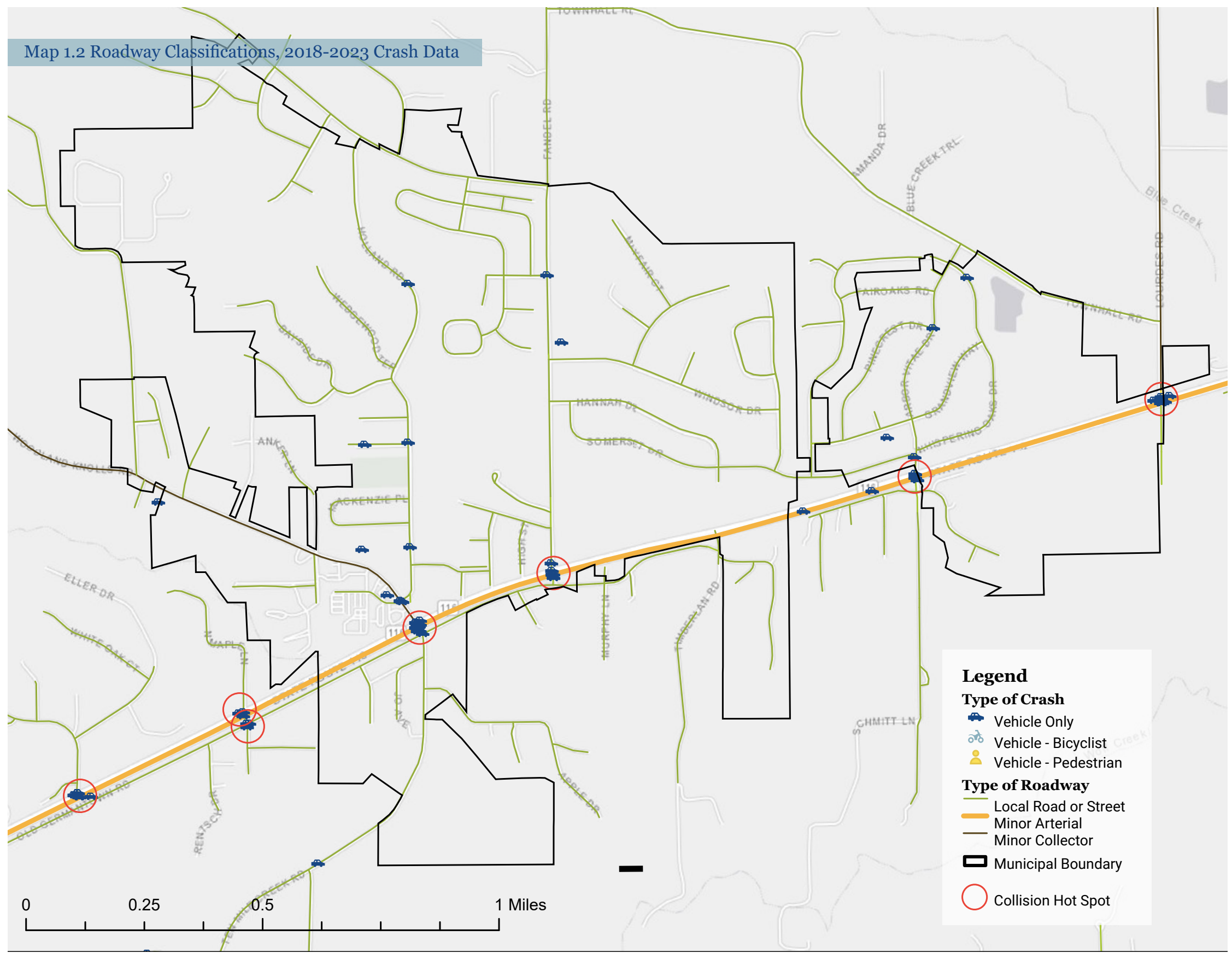
Because of Plant 1’s age, Public Works anticipates gradually redirecting a portion of its flow to Plant 2 over time. Planned upgrades will allow Plant 1 to remain functional for another 10–15 years. The Sewer Committee regularly evaluates system performance, maintenance priorities, and equipment costs to guide these decisions.

In 2023, the Village updated its Sanitary Sewer Facility Plan, outlining recommended improvements throughout Germantown Hills. Priority projects include infrastructure repairs in the Whispering Oaks subdivision, as well as upgrades to the Coventry Farm and Thornridge pump stations. These updates position the Village to maintain reliable service and plan proactively for future needs.

## ROADWAYS

IL-116 is the connector from Germantown Hills to the Greater Peoria Area, providing critical connections to the City of Peoria and East Peoria to the southwest, and Metamora to the northeast. It is also the main arterial road for travel around the Village; however, due to IL-116 being a high-volume roadway, speeding and collisions are an issue for the community. Out-of-town traffic and ignorance to the various intersections along the road has resulted in numerous crash “hot spots,” causing residents to feel unsafe making certain turns in Germantown Hills.

Residents have mentioned the limited visibility at some intersections which increases the danger of those driving, walking, or biking in the region. While there have not been any pedestrian or cyclist collisions in recent years, the frequency of crashes at intersections is apparent in Map 1.2. Collisions are most likely to occur on one of the following intersections with IL-116: E Far Hills Dr, Woodland Knolls Rd / Ten Mile Creek Rd, Fandel Rd, and Lourdes Rd.







## SAFETY + ACTIVE TRANSPORTATION

Active transportation infrastructure, which allows for walking, biking, or the use of public transportation, is currently lacking in the Village. Children walking to school or residents enjoying a recreational walk are often required to walk on the street due to a lack of pedestrian infrastructure, raising concerns for safety in the Village.

Due to this concern, there has been a push in recent years to enhance regional connectivity, safety, and active transportation in Germantown Hills. The Village has been actively seeking funding to improve safety and accessibility through the construction of sidewalks, multi-use paths, ADA-compliant ramps, and high-visibility crosswalks.

Fig. 1.27 (Above) Germantown Hills Community Garage Sale, 2023. Photo provided by Janet Velling of Germantown Hills Chamber of Commerce.

### Germantown Hills to Metamora Trail

This project aims to enhance the connectivity of Germantown Hills and Metamora, constructing pedestrian and bicycle accommodations along the north side of IL-116. This project would include the development of a 10-foot-wide multi-use path between the two communities and ADA-compliant ramps and crosswalks for improved accessibility and safety. This infrastructure would improve multimodal access for both Germantown Hills and Metamora, reducing car-dependency for the Village.

### IL-116 Pedestrian Bridge

Preliminary engineering for a pedestrian bridge along IL-116 is underway. The priority of this project is to improve safety and accessibility for students walking to the school district or MTCO Park; therefore, the overpass has been proposed to go in front of the schools, just north of the IL-116 / Arbor Vitae Dr / Schmitt Ln intersection.

Conceptual plans of the overpass include ramps on either side of IL-116, shared-use paths connecting to Arbor Vitae Dr, MTCO Park, and Schmitt Ln, and a connection from the southern path to the school district. This project is being coordinated between the engineering consultants, Village of Germantown Hills, Germantown Hills School District, and IDOT.

### Oak Grove Park Extension

In collaboration with a consultant, the Village of Germantown Hills has developed a conceptual plan of trail and park improvements for Oak Grove Park. Phase I, the parking lot and first portion of the trail, was completed in 2025. Funding for Phase 2 has been approved, which includes a second portion of the trail, creating a loop around the park, installing a dog park, restrooms, and an improved crosswalk.

Future concepts for the park include extensions to the established walking path, with a path to Holland Rd and an additional hiking and biking path. While these paths are currently only conceptual, a walking path from Holland Rd to Fandel Rd and Oak Grove Park would greatly improve Village connectivity and provide a safe means of active transportation to a neighborhood park.

### Public Transit

Prior to Germantown Hills inclusion in the PPUA, the Village was serviced by We Care, a rural public transit service for Woodford County. Since the loss of this service, the Village has been classified as a “grey area”, a region with low mobility in the PPUA that lacks access to public transit services. This has left Germantown Hills highly car-dependent and limits the opportunities or amenities accessible for those without a personal vehicle.



Fig. 1.28 (Middle left) A view of IL-116 from MTCO Park which highlights safety and access concerns for pedestrians, particularly students attempting to cross IL-116.

Fig. 1.29 (Lower left) A neighborhood in Germantown Hills with a notable lack of pedestrian infrastructure.



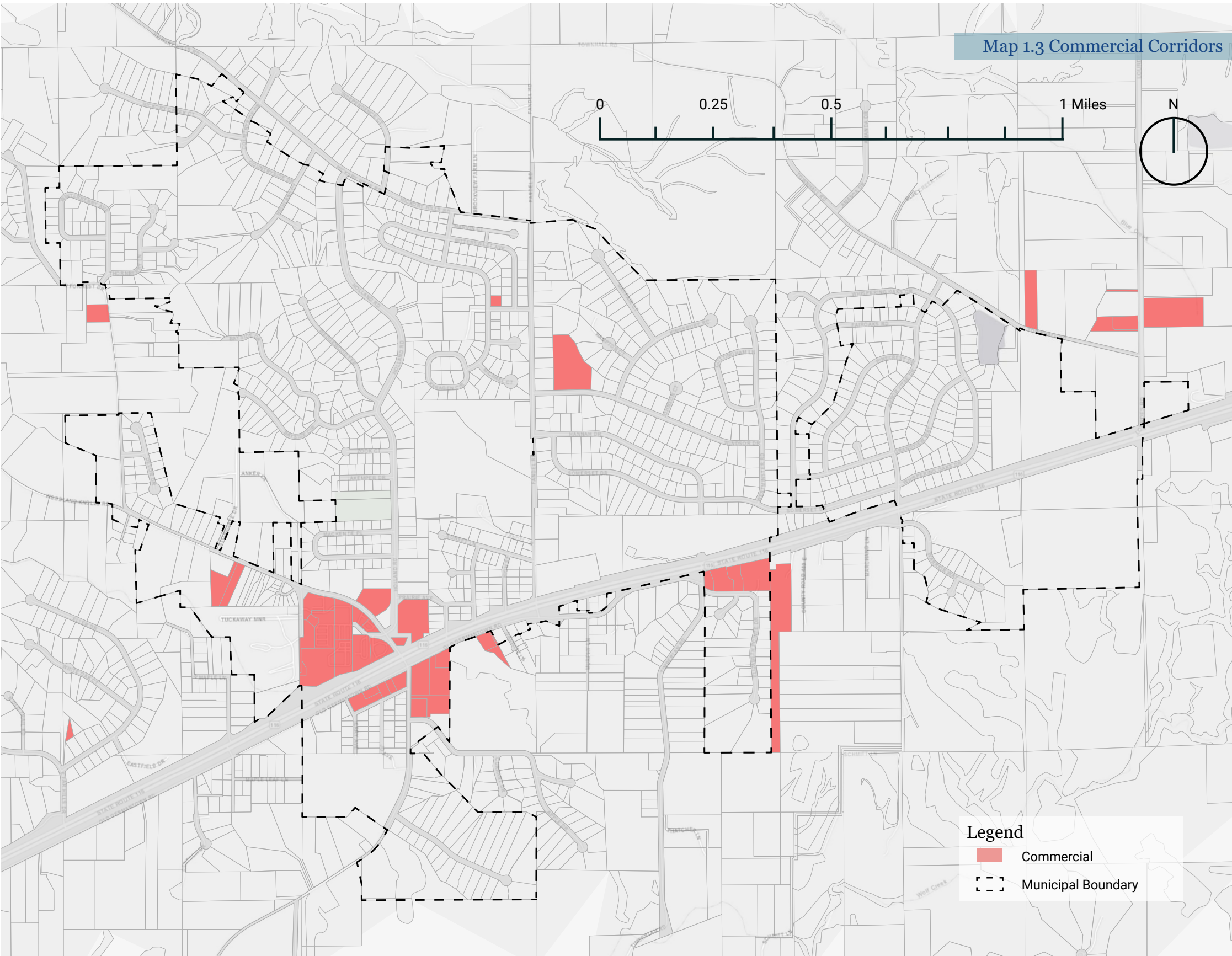
# COMMERCIAL CORRIDORS

As seen in Map 1.3, Germantown Hills’ commercial corridors are concentrated along the IL-116 thoroughway. However, due to the Village’s small size and the high speeds along IL-116, attracting business remains a challenge.

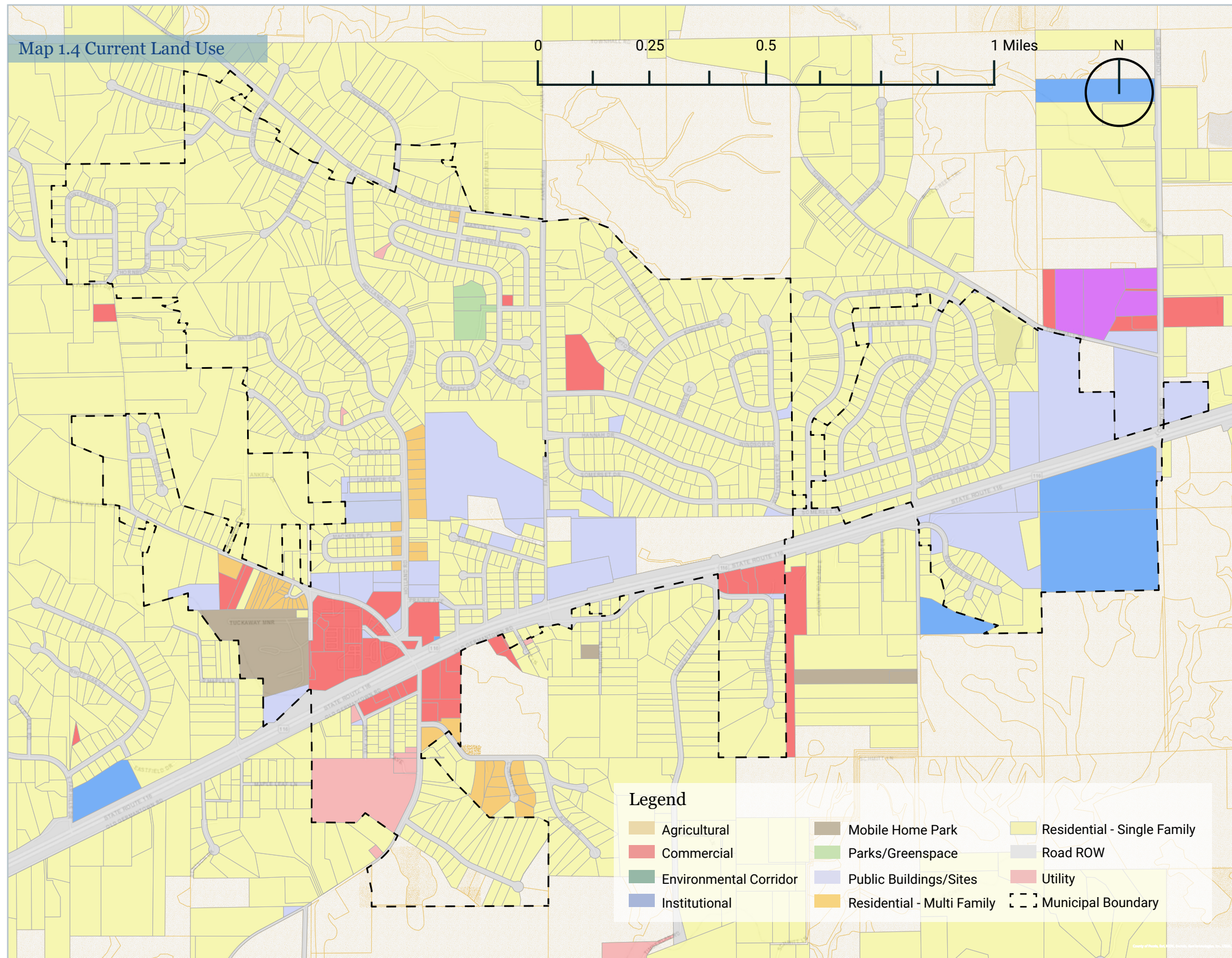
Historically, there was a push for the Village to remain small and quiet, preserving its rural character. In recent years, Germantown Hills has adopted a more pro-business stance and is actively working to attract commercial opportunities to the area. Despite this shift, efforts are constrained by budget limitations and a lack of commercial properties within the municipal boundary.

To counteract these challenges, the Village will seek to designate a Central Business District (CBD) and Town Square. These goals, alongside other objectives outlined in Section III: Vision + Strategies, will aid in the diversification of Germantown Hills’ economic base and help to attract and retain local businesses. Additionally, improved zoning, expanded commercial space within the Village or EJPA, and increased housing to accommodate population growth would all strengthen an increased commercial base within the Village.

Germantown Hills’ ongoing commitment to enhancing active transportation will also support commercial development efforts, fostering an inviting and walkable community that is not car-dependent.







## CURRENT LAND USE

The Germantown Hills Future Land Use Map has not been updated since the adoption of the 2014 Comprehensive Plan. Map 1.4 shows current land uses in the Village and its EJPA, which extends 1.5 miles beyond the Village's current municipal boundary, excluding incorporated areas.

Consistent with a bedroom community, the Village of Germantown Hills is largely composed of single-family residential areas with pockets of commercial and public properties along IL-116. Commercial properties are primarily clustered along the west end of IL-116 while the institutional properties and schools are clustered on the eastern edge.



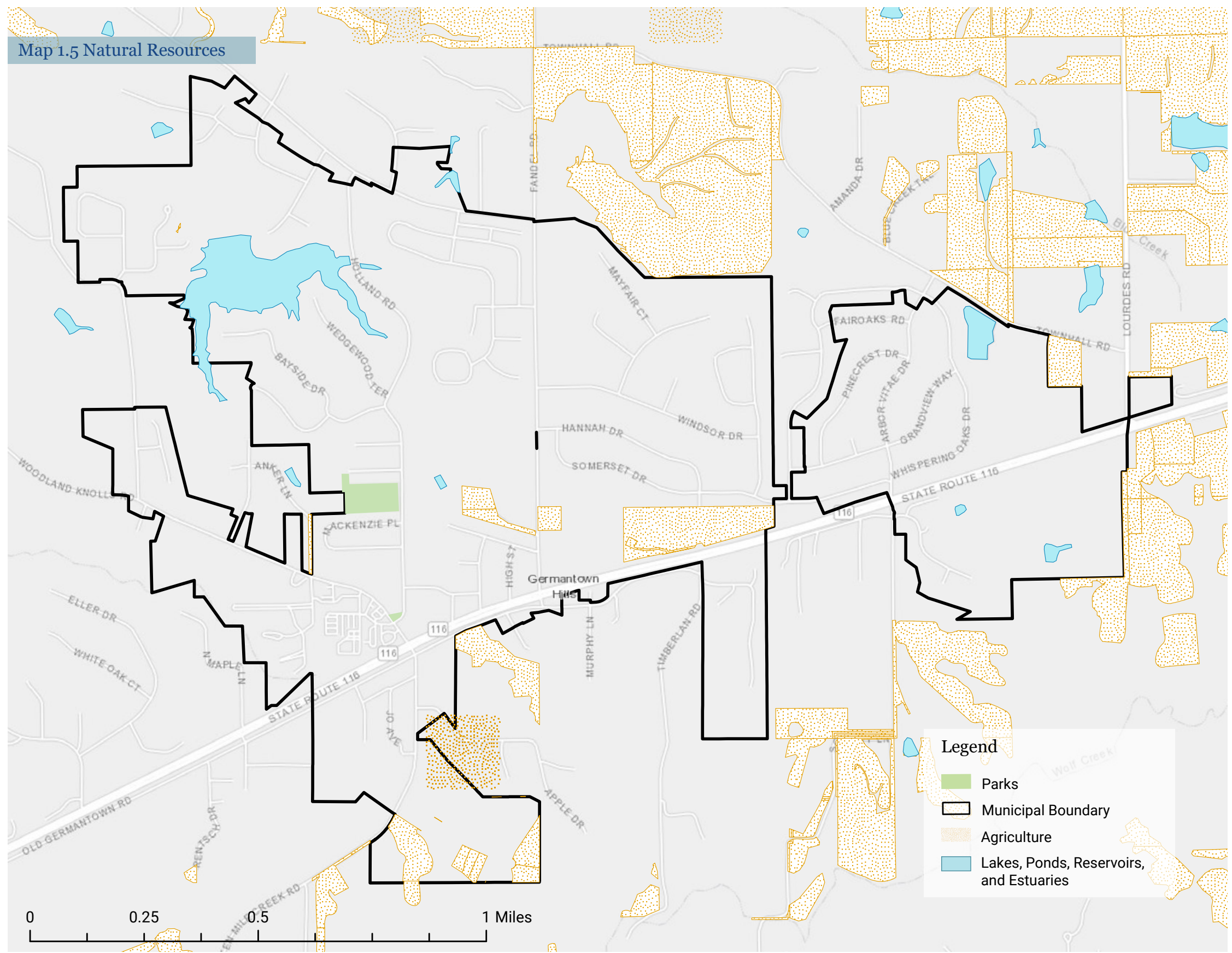
# NATURAL RESOURCES

Natural resources are an essential aspect of any community. Commonly, natural resources provide ecosystem services that improve air and water quality, increase the rate of groundwater recharge, provide recreational opportunities for residents, and make a community a more attractive and inviting place to live. With consideration for the natural resources present in Germantown Hills, the community can continue to develop while preserving vital resources and ecosystem services.

Due to Germantown Hills' advantageous location on the bluffs of the Illinois River, the Village is centrally located to a variety of habitats including woodlands, wetlands, lakes, and streams. Residential development, roads, and commercial development have encroached on natural resources, but these resources can still be seen throughout and surrounding the Village.

Germantown Hills has ample green space and residential parks. Oak Grove Park, J.R. White Park, and MTCO Park offer opportunities for residents to enjoy outdoor recreation and amenities. For more information on parks in the Village, see Parks & Recreation.

The largest water body in the Village is White Oak Lake, a private lake located in the northwest corner of the Village boundary. The lake provides residents with the opportunity to swim, boat, kayak, and fish. The White Oak Lake Association also hosts boat parades, potlucks, and 4th of July celebrations to utilize the waterbody and its beaches.





## PARKS + RECREATION

**First Responders Park** is a small memorial park located in the heart of Germantown Hills to honor the Village's police, fire, and first responders. It provides a patch of open green space, benches, and a leisurely walking path.

Located off Holland Rd, **JR White Memorial Park** is a multi-use neighborhood park that is perfect for all ages. Amenities include multiple playgrounds, a pavilion, two sports fields, and green space. This park is perfect for sporting events, parties, or a day at the park with children.

**MTCO Park** is the outdoor athletic complex developed along IL-116 between Illinois State Police District 8 and the Whispering Oaks neighborhood. It features three baseball fields, a softball field, two soccer fields, pickleball courts and batting cages, a playground, and a walking path around the complex. The school district plans to develop a pedestrian overpass and sidewalk along IL-116 to improve safety and accessibility to the park, specifically for the school district.

**Oak Grove Park** is a conveniently accessible neighborhood park, with its larger section located off Fandel Road and a smaller portion on Sunset Lane. An easement connecting the two areas is scheduled to be paved in 2026. The park currently features a playground, swing set, picnic tables, and open green space for children and families. Ongoing improvements will add an ADA-compliant walking path, dog park, restrooms, expanded hiking areas, and additional parking.

## PUBLIC LIBRARY

As part of the Illinois Prairie District Public Library, the Germantown Hills Branch serves the residents of the Village and surrounding communities. Located off Woodland Knolls Rd, the library is centrally located to Village Hall, many of the businesses, and is a short walking distance from multiple neighborhoods. The library provides Germantown Hills residents with physical and digital resources, programming, educational opportunities, technology, and delivery services.

The Germantown Hills Branch offers a diverse array of programming to accommodate a range of ages and interests. Youth programming includes story times, art workshops, and studying sessions. Adult programming includes fiber arts classes, book clubs, and health and wellness programs. Additionally, the library offers free vision screening for all ages and is provided by Illinois Eye Center.

Fig 1.30 (Opposite, upper left) Students working on landscaping, 2025. Photo provided by GHSD #69.

Fig 1.31 (Opposite, middle left) Baseball field at MTCO Park.

Fig 1.32 (Opposite, lower left) JR White Memorial Park.



Fig. 1.33 (Above) Inside the Illinois Prairie District Public Library - Germantown Hills Branch.

Fig. 1.34 (Below) Residents entering the library.







Fig. 1.35 (Above) Eighth grade students at a STEM event, 2025.  
 Fig. 1.36 (Below) Germantown Hills Middle School cheerleaders at the Homecoming Parade, 2025.  
 Fig. 1.37 (Opposite, top) Student Council Executive Board, 2025.  
 Fig. 1.38 (Opposite, middle) GHSD Homecoming Parade, 2025.  
 All photos provided by GHSD #69.



## SCHOOL DISTRICT #69

Germantown Hills School District #69 is a primary draw for families moving into the Village. With strong support from the community and a high value placed on public education, the school district has strong academics and an array of extracurricular activities.

High praise is given to the school district teachers, support staff, and administrators that make this quality of education possible. Staff are dedicated to supporting the students' social and educational growth and are aided by the support of families and board members. A large portion of the student body is involved in extracurriculars – chess club, athletics, school play, speech club – and chronic absenteeism has improved over the years. The school district also has a strong working relationship with the Village, regularly communicating and ensuring that the goals of the Village and school district are aligned.

Looking forward, District #69 would like to maintain its status as a leading school district in the state and improve the safety of student pedestrians that cross IL-116.

## K-12 SCHOOLS

Germantown Hills Elementary and Middle School are located in the same building along IL-116. The district has a strong teacher retention rate at 93% and a low absenteeism rate at 4.5% compared to the state rate of 26%. District #69 is predominantly white at 90%

**Germantown Hills Elementary School** serves roughly 470 student grades K-4 and has 29 full-time teachers on staff. They have a student-teacher ratio of 16:1 and are ranked in the top 100 of Illinois Elementary Schools.

**Germantown Hills Middle School** serves roughly 370 students grades 5-8. They have 26 full-time teachers and a smaller student-teacher ratio at 14:1. The Middle School is ranked in the top 50 of Illinois Middle Schools and feeds into Metamora Township High School.

**Metamora Township High School** is located in Metamora off Madison St. It provides services to students from Germantown Hills District #69, Riverview District #2, and Metamora District #1. It is ranked in the top 100 of Illinois High Schools and has a graduation rate of 95%.

While not a part of District #69, the **Germantown Hills Athletic Association (GHAA)** is an independent organization that works to provide recreational activities for the youth of Germantown Hills. GHAA works closely with District #69, providing capital improvements to school facilities and giving students the opportunity to get involved in soccer, baseball, tee ball, softball, and basketball.



Fig. 1.39 (Above) Middle School students at a STEM event, 2025. Photo provided by GHSD #69.



SENSE OF COMMUNITY

Germantown Hills is known for its strong sense of community and active school involvement. This spirit is reflected in the numerous local events such as school sports, seasonal markets, faith-based gatherings, and community-oriented events.

Community Garage Sale

Every spring and fall, the Germantown Hills Chamber of Commerce hosts a community-wide garage sale, providing residents an opportunity to declutter, socialize, and strengthen connections to their neighbors. With approximately 50 sales occurring across the Village, the event fosters community spirit and draws interest from outside Germantown Hills.

Athletics

Sports events serve as a cornerstone for the Village, fostering a strong sense of community and bringing people together in support of local athletes. Competitions featuring students from local schools and the many GHAA programs contribute to a vibrant, year round athletic culture. The soccer fields at Black Partridge School and Germantown Hills Middle School are especially active through the spring, the basketball courts remain busy during the winter months, and the baseball fields at MTCO Park and J.R. White Park are filled with families all summer. These athletic programs not only provide recreation for all ages but also reinforce the social bonds that define the Village.

Fig. 1.40 (Top right) Coffee with a First Responder Event, 2025. Photo provided by Janet Velling.  
Fig. 1.41 (Middle right) Community Garage Sale, 2025. Photo provided by Janet Velling.



Redbird Community Kickoff

Hosted by Metamora Township High School, the Redbird Community Kickoff is a celebration of MTHS athletes. Featuring food trucks, inflatables, and soccer and football scrimmages, the event brings families together to support student athletes and enjoy a vibrant fest.

Church Events

The churches in Germantown Hills are pillars of the community, bringing people together for various faith-based events. Churches host camps for children and families alike, retreats for adults, and bible studies, offering events dedicated to fellowship. Community cookoffs and brunches further support connection, often celebrating holidays or sporting events.

Fig. 1.42 (Opposite, bottom) A family at the Village's Truck or Treat Halloween celebration, 2024. Photo provided by Janet Velling.  
Fig. 1.43 (Below) Prayer breakfast at a local church, 2023. Photo provided by Janet Velling.



## II. GERMANTOWN HILLS 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. Demographic information and accessibility was considered to ensure that responses accurately reflected the race, ethnicity, gender, age, and physical abilities of residents in Germantown Hills. Based on this information, a multi-faceted community engagement plan was developed to accommodate for technical aptitude, work or personal schedules, and comfort levels attending public meetings. This community engagement plan included digital and paper surveys, youth engagement, pop-up events, stakeholder interviews, website development, and an open house.

Surveys provide an accessible and low commitment option for gathering public opinion. Germantown Hills' survey was published in early January and closed roughly six weeks later in mid-February. The survey and open house were promoted through flyers, digital marketing, and pop-up events leading up to the open house.

The survey aimed to develop a comprehensive understanding of the opinions of residents in Germantown Hills. This survey collected opinions and concerns of various issues pertinent to the future of the Village. It consisted of 23 questions covering a range of topics from housing and recreational amenities to

transportation and the economy. To bridge the digital divide, digital and hard copies of the survey were made available to the community. Digital surveys were promoted via QR codes on mailers, promotional flyers, social media pages, and email distributions. Paper surveys were distributed and collected at the Germantown Hills Open House, as well as offered at Village Hall and the Illinois Prairie District Public Library - Germantown Hills Branch. To ensure adequate youth representation, Tri-County hosted youth engagement events at the Germantown Hills Middle School in May 2024.

Feedback collected through these engagement strategies was reviewed by the steering committee and used to develop a community vision and identify potential issues, opportunities, and implementation strategies.

Of Note: During the analysis of surveys, 20 paper surveys and 5 electronic surveys were flagged as potential duplicates. Due to the local political tension at the time of the survey, it is believed that certain individuals stuffed the ballot to sway results. Three analyses of the surveys were presented to the steering committee and the members chose to use the analysis of results with the 25 duplicate surveys removed. This brought the total number of viable surveys to 313.

Fig. 2.1 (Right) Open House promotional flyer.



YOU'RE INVITED!  
The Village of Germantown Hills' Comprehensive Plan Open House

Thursday, February 13th • 4-6 PM  
Germantown Hills Fire Department • 313 Prairie Ave

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



1. Stop by the Open House on February 13th any time between 4:00 and 6:00 p.m. Attend for as little or as long as you like. Food and activities for kids will be available.



2. Scan the QR code to take the survey! Paper copies will also be available at the Open House and the Library.





SURVEY RESULTS

The Germantown Hills Comprehensive Plan Survey offered an easily accessible and low-commitment option for residents to share their opinions on a variety of topics essential to understanding the assets and issues of the Village. Respondents were given multiple choice, ranking, and free response questions for a total of 23 questions. The questions were designed to allow for a comprehensive understanding of different aspects of Germantown Hills, including demographics, employment, housing, infrastructure, development, and the Village and its elected officials.

There was a total of 313 viable surveys, of which 92% of respondents live in Germantown Hills and an additional 4% live in Woodford County. These numbers highlight a strong representation of local voices in and around Germantown Hills. The age distribution of respondents also reflects a robust response from all age groups with the exception of those aged 24 and younger. The lack of responses from young people was balanced out by youth engagement activities that were conducted separately (see Youth Engagement). Of respondents, those aged 35-44 and 45-54 years old were the most responsive at 29% and 25% of the total survey submissions, respectively.

Questions regarding employment were used to gauge commute patterns and primary employment centers for Germantown Hills residents. 25% of respondents reported they are not currently working, whether this is because of retirement or other reasons. The remaining 75% of respondents reported

Fig. 2.2 Where do you live?

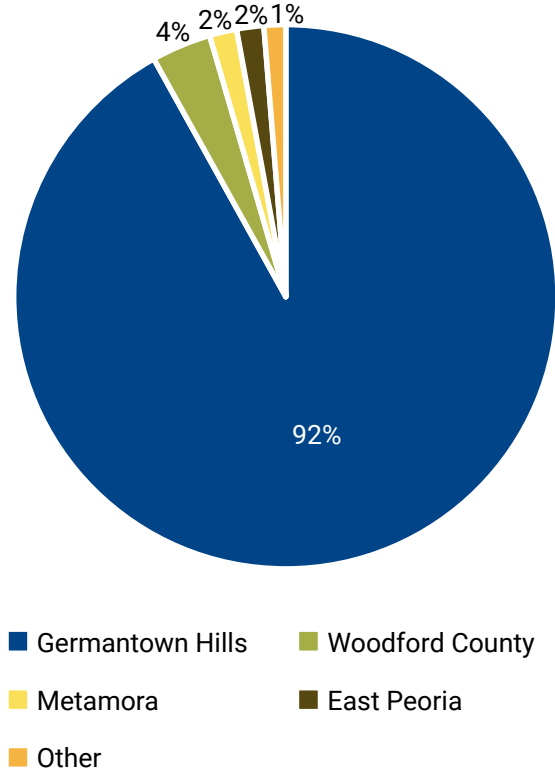


Fig. 2.3 What age group do you fall into?

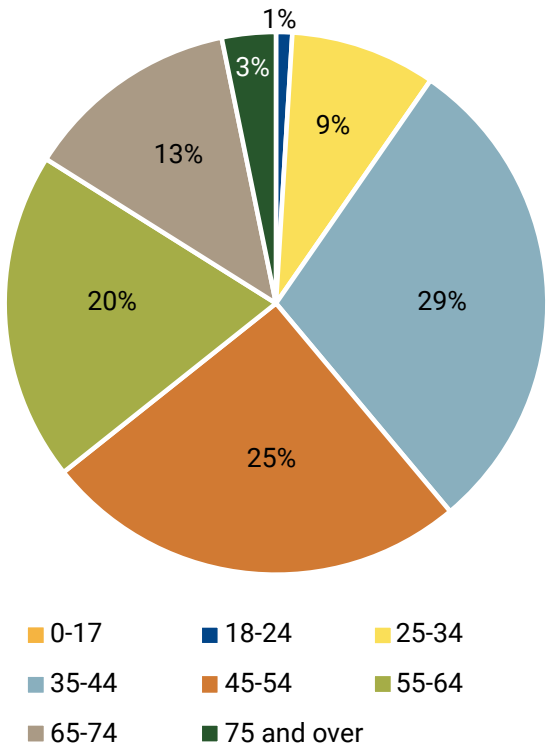


Fig. 2.4 Where do you work?

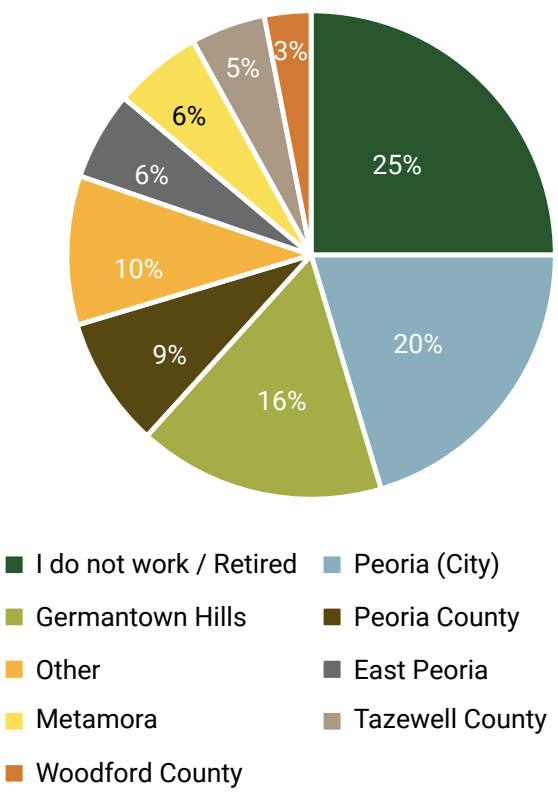
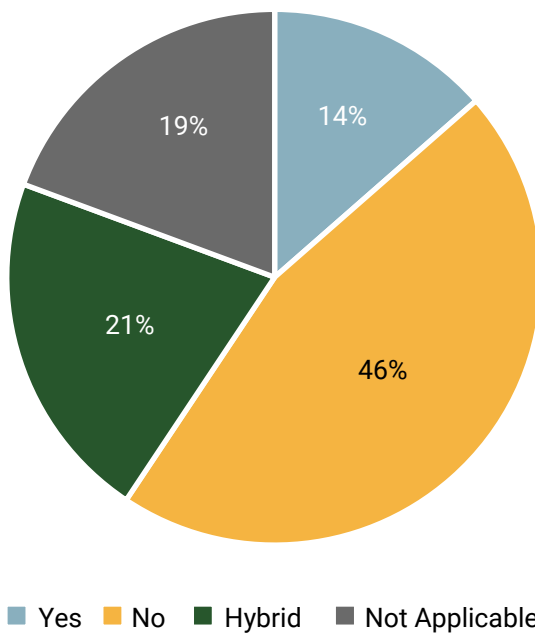


Fig. 2.5 Do you work from home?



primarily working and commuting to the City of Peoria (20%), Germantown Hills (16%), or Peoria County (9%). Additionally, the majority of respondents in the workforce do not work remote or hybrid. This emphasizes the Village’s role as a bedroom community and the importance of robust connection between the Village and the broader regional economy.

Of those surveyed, 22% of respondents attend school, of which 13% attend a school in Germantown Hills.



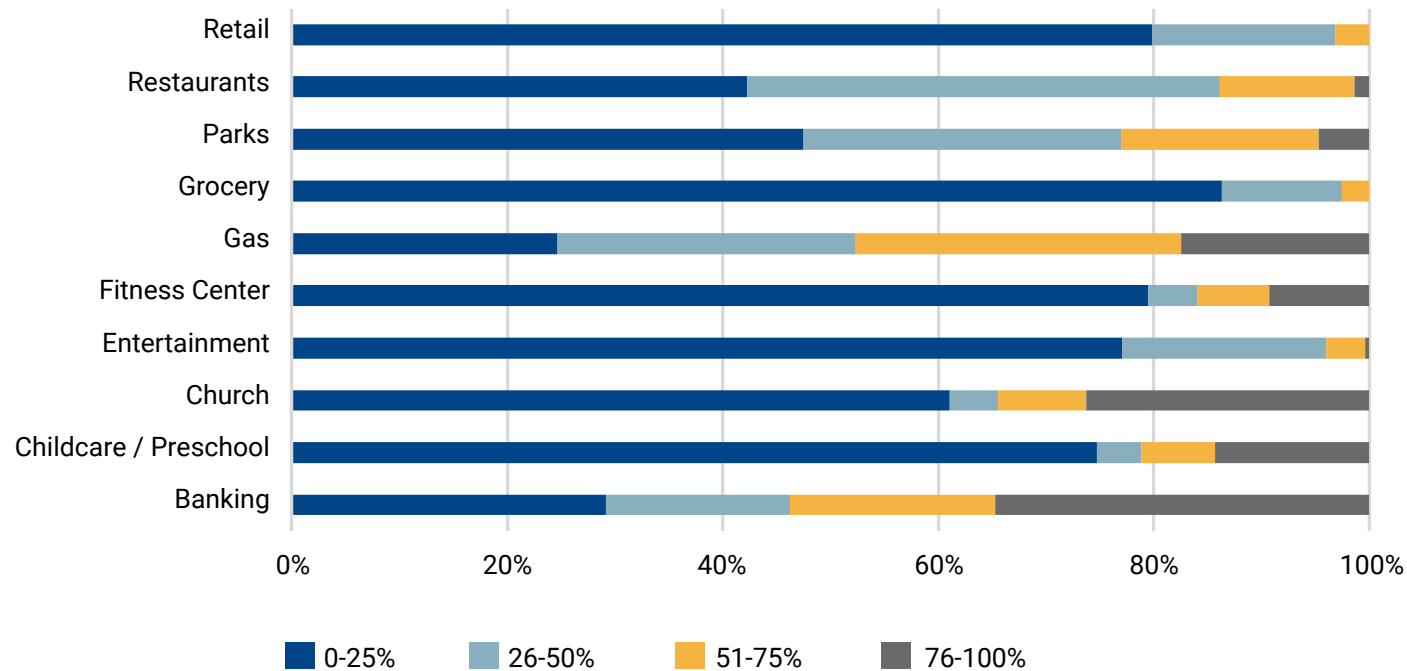
The rating of services in Germantown Hills varies significantly. The highest rated services in the Village include education, library, fire protection, internet services, water utility services, and law enforcement. For each of these, more than 75% of respondents reported the quality as excellent or good. The strong ratings for educational services are unsurprising given that many families are drawn to Germantown Hills for its schools and the associated athletics programs.

In contrast, paratransit, senior citizen services, entertainment, and sidewalks received the lowest ratings. Less than 10% of respondents rated paratransit service as excellent or good, likely due to the lack of options available to residents. Just over 10% of respondents reported that senior citizen services and entertainment in the Village as excellent or good.

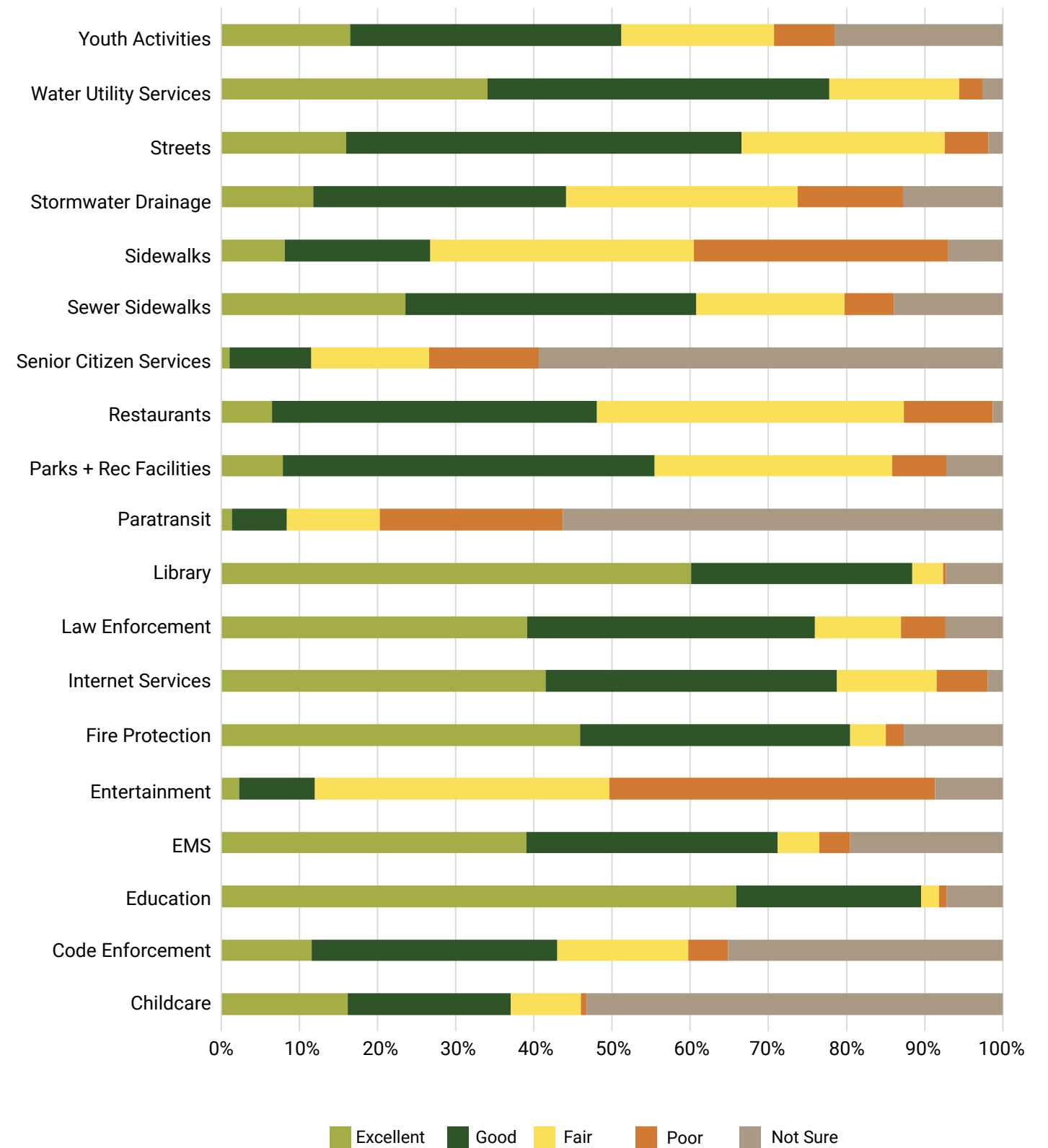
Sidewalks fared slightly better, yet over 70% of respondents still reported sidewalk infrastructure as fair or poor. Despite these low ratings, the improvement of senior services, active transportation infrastructure, and entertainment remain possible and could greatly enhance the desirability of the community.

Service usage in the Village is also quite low, with the majority of respondents reporting to use Germantown Hills' grocery, retail, fitness, entertainment, and childcare less than 25% of the time. Overall, residents are more likely to seek goods and services from neighboring communities. Of the services offered locally, banking and gas are the most consistently utilized.

**Fig. 2.6 How much of your purchasing or use takes place in Germantown Hills?**

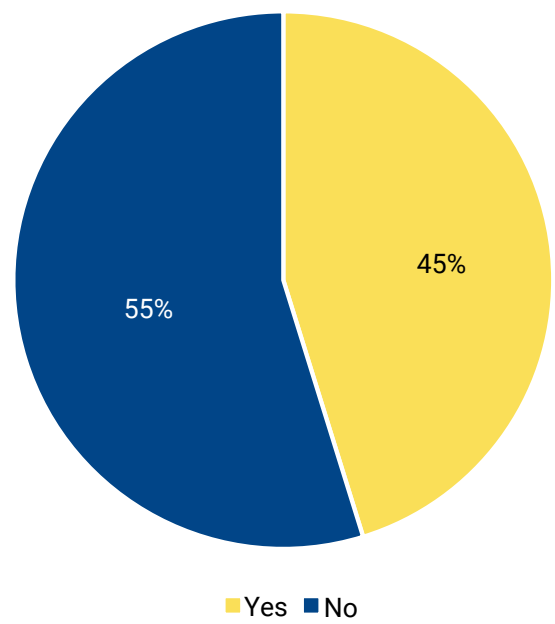


**Fig. 2.7 How do you rate the quality of the following services in Germantown Hills?**





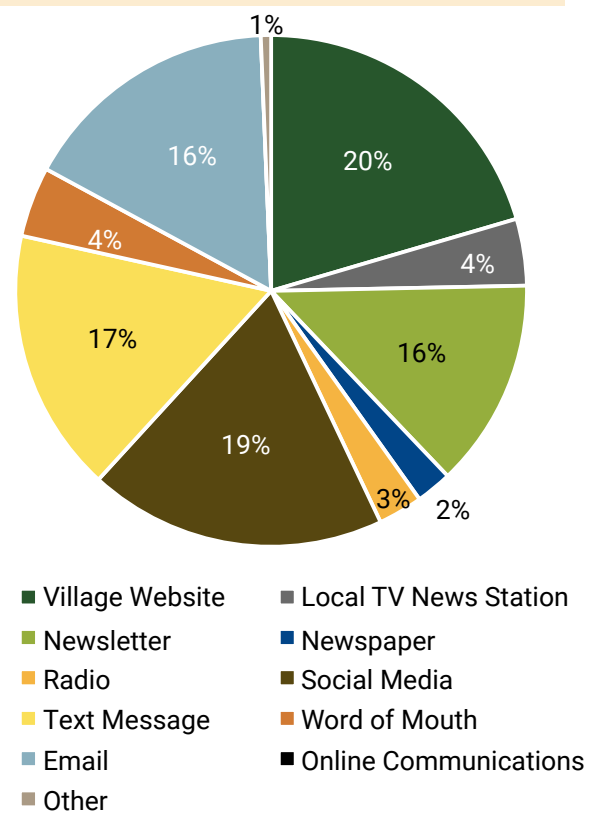
**Fig. 2.8 Do you receive enough information about the Village or community events?**



During the development of the Community Survey, steering committee members noted that communication between the Village and its residents was a point of contention. Established methods of communication between the Village and its residents currently include maintaining an up to date Village website, distributing mass text notifications for timely updates and reminders, and providing printed reminders and occasional informational flyers sent with monthly sewer bills. Further communication is conducted through social media updates and informational emails sent to new residents.

Despite these methods, there is a perceived lack of communication between the Village and residents. To better understand this issue, the survey asked respondents whether they receive enough information about the Village and how they would prefer to receive information in the future. These questions helped to gauge the attitudes of residents and determine how to best improve communication going forward.

**Fig. 2.9 How would you like to receive information about the Village?**



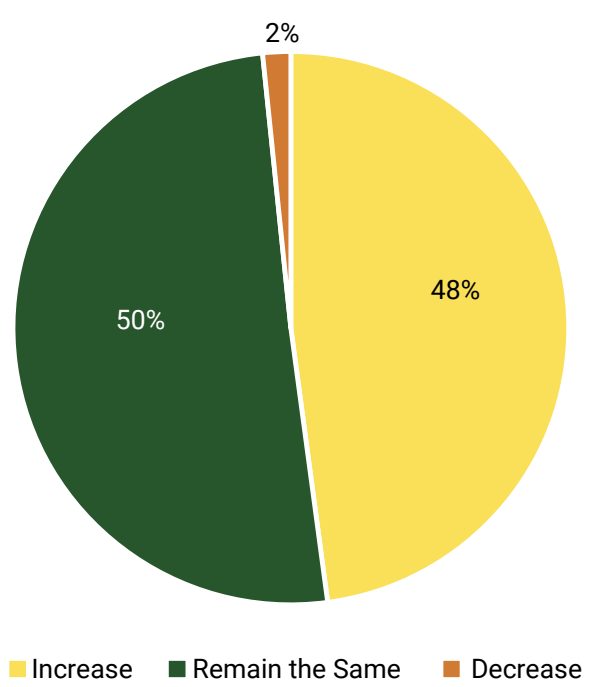
More than half of respondents (55%) reported not receiving enough information about the Village or community events. While this finding is unsurprising given the feedback from the steering committee, it highlights an opportunity for improvement.

As for preferred methods of communication, the Village website ranked the highest, followed closely by social media, text messages, email, and newsletters. In contrast, physical and audio methods of communication were the least preferred.

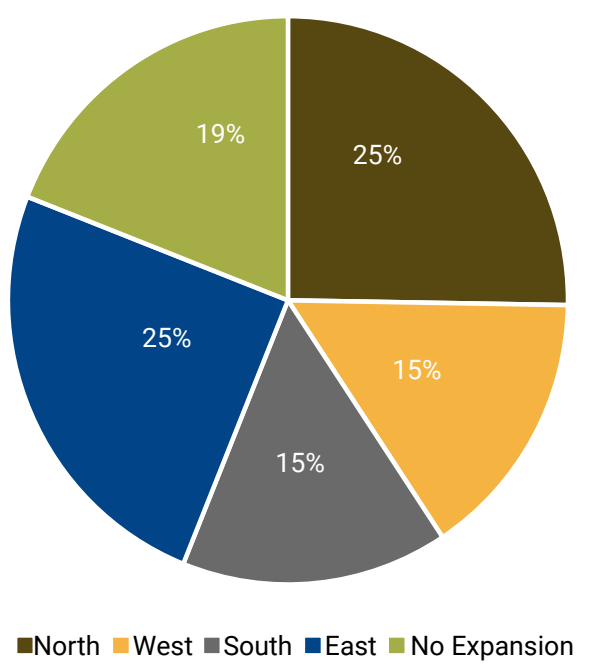
Essential to a comprehensive plan is understanding how, or if, a community would like to grow. When asked about population growth, respondents were divided between those who would like to see Germantown Hills' population increase or remain the same, with a slight bias towards keeping the population at its current levels. Notably, only 2% of respondents expressed interest in population decrease.

As for the direction of physical growth, there was equal support for northward and eastward growth at 25% each. Northeast growth would occur along IL-116 towards Metamora and would enhance the existing corridor between the two communities. However, 19% of respondents would prefer no expansion, which aligns with the previous 50% of respondents who are opposed to population growth.

**Fig. 2.10 Would you like to see the population increase, decrease, or remain the same?**



**Fig. 2.11 In which direction would you like to see the Village of Germantown Hills grow?**



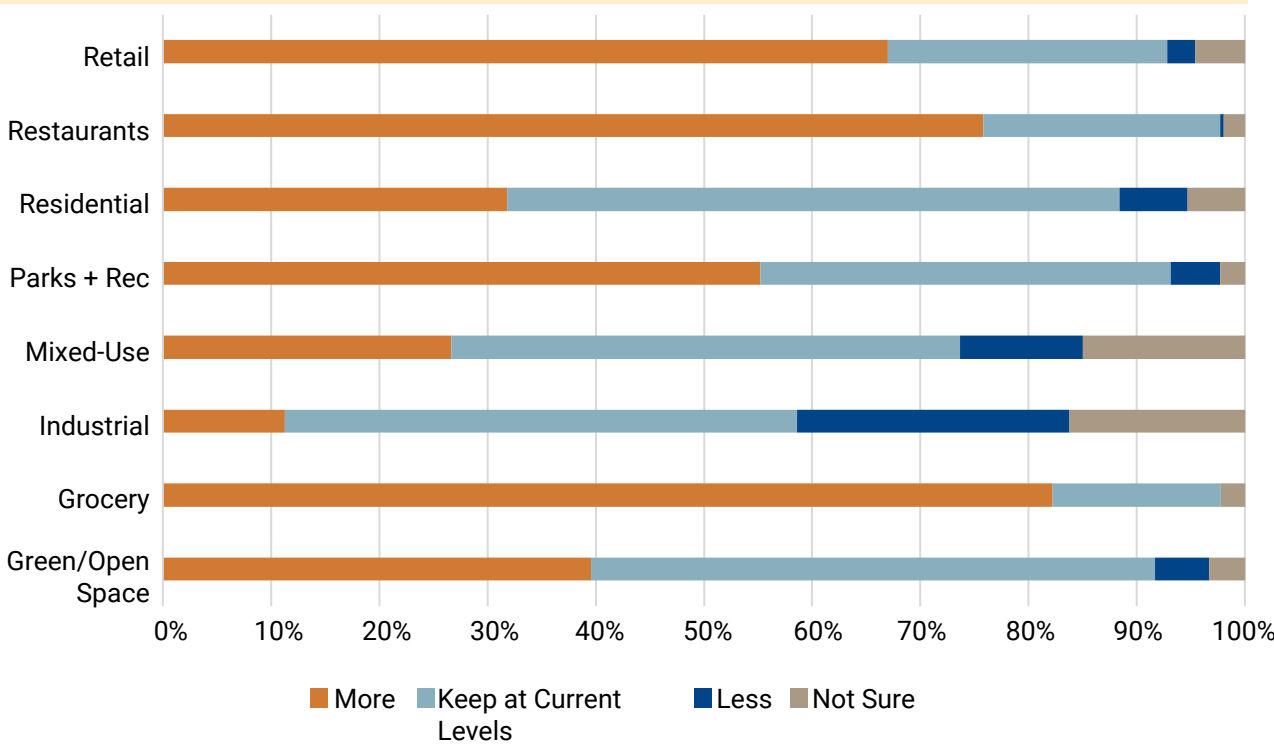
In addition to examining population and directional growth, this survey aimed to understand the types of development supported by the community. Respondents expressed the greatest interest in expanding grocery, restaurant, retail, and parks + recreation facilities. They also indicated a preference for maintaining current levels of residential, green/open space, mixed-use, and industrial development. Of the development types shown in Fig. 2.12, respondents were most opposed to further industrial expansion in Germantown Hills.

Figures 2.13 and 2.14 were used to gauge community interest in construction and improvement projects related to facilities and transportation infrastructure. As illustrated in Fig. 2.13, respondents reported strong support for a pedestrian crossing over IL-116 and park development. There was also

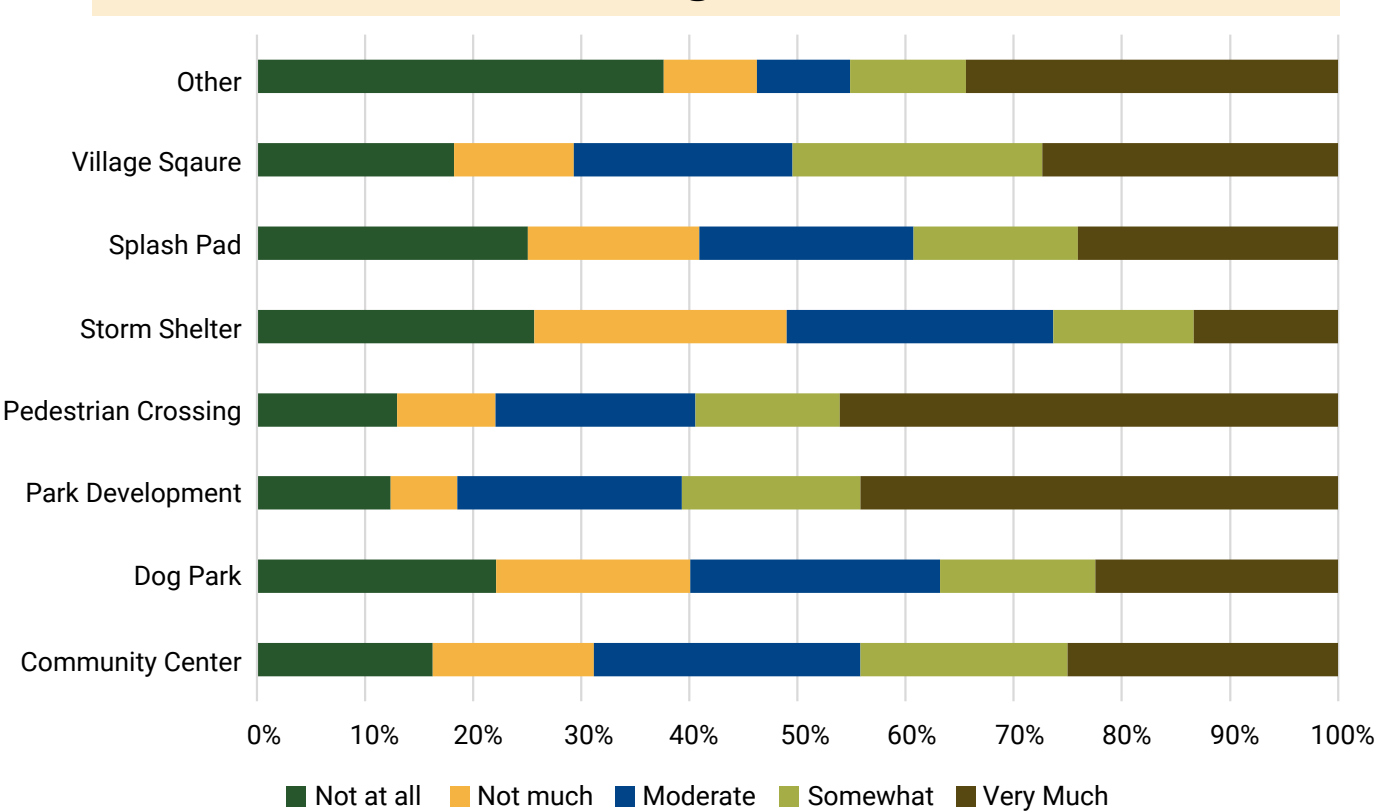
moderate to strong support for creating a Village Square, community center, dog park, and splash pad. Notably, Phase II of Oak Grove Park’s Site Development Plan includes a small dog park. Funding through Illinois Department of Natural Resources has already been approved, and Phase II development is set to begin in 2026. Among the facilities listed in Fig. 2.13, a Village storm shelter received the least support, with nearly 50% of respondents reporting little to no interest in its construction. Despite this, there is ongoing conversations about the need of a storm shelter for the safety of residents.

For transportation infrastructure projects, respondents expressed moderate to strong support for improvements to streets and roads, crosswalks, and sidewalks. In contrast, additional parking in the Village received the lowest level of support.

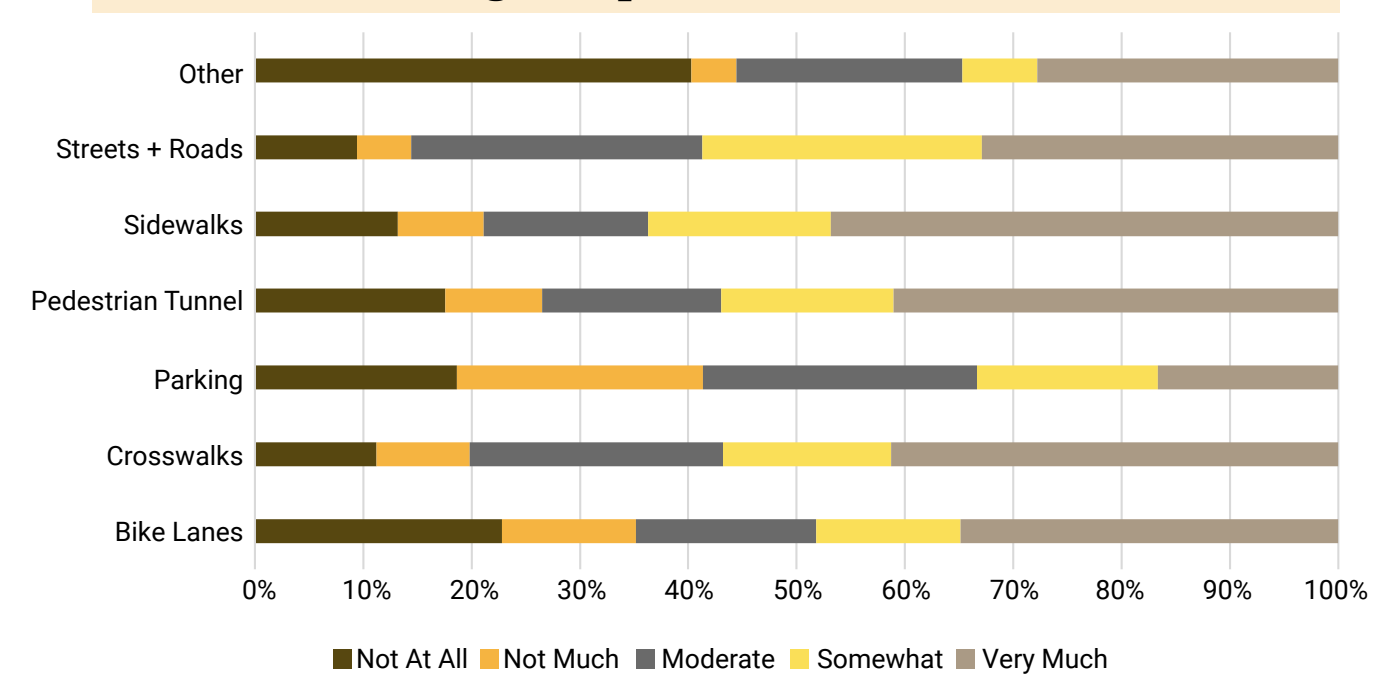
**Fig. 2.12 Would you like to see more or less of the following types of development in Germantown Hills?**



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



**Fig. 2.14 Do you support the construction or improvement of the following transportation infrastructure?**

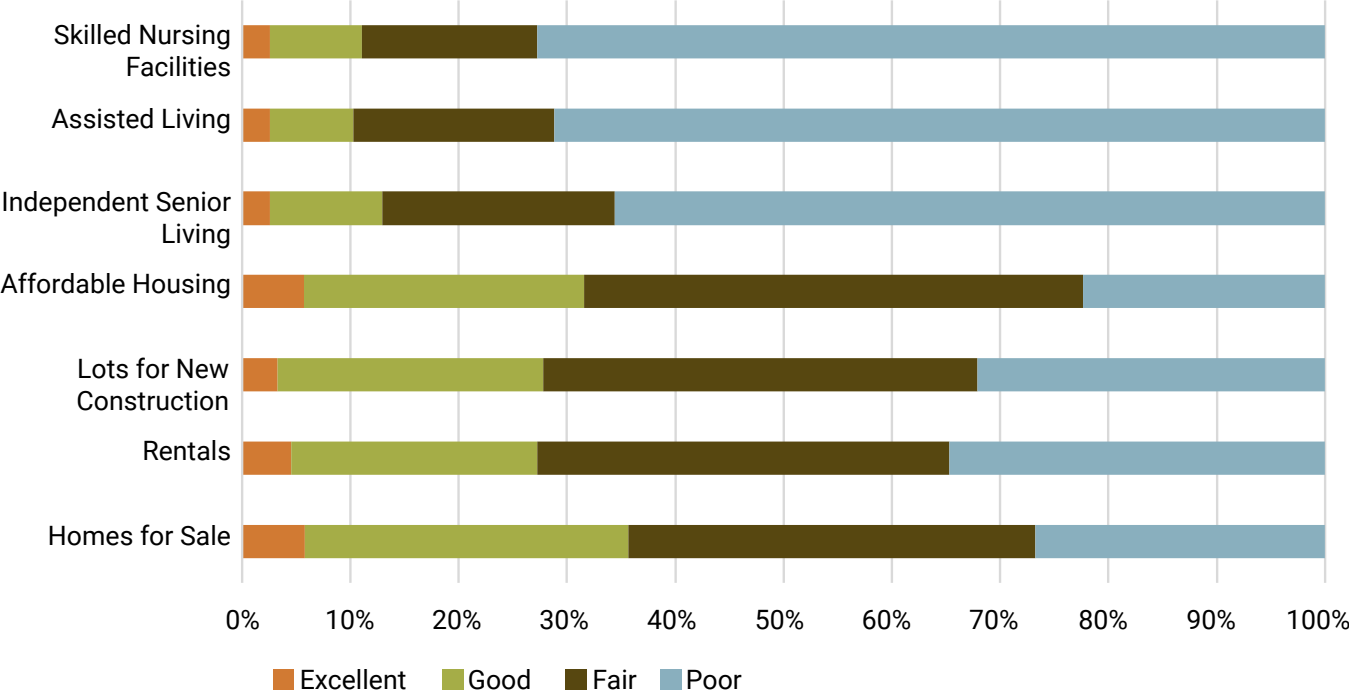




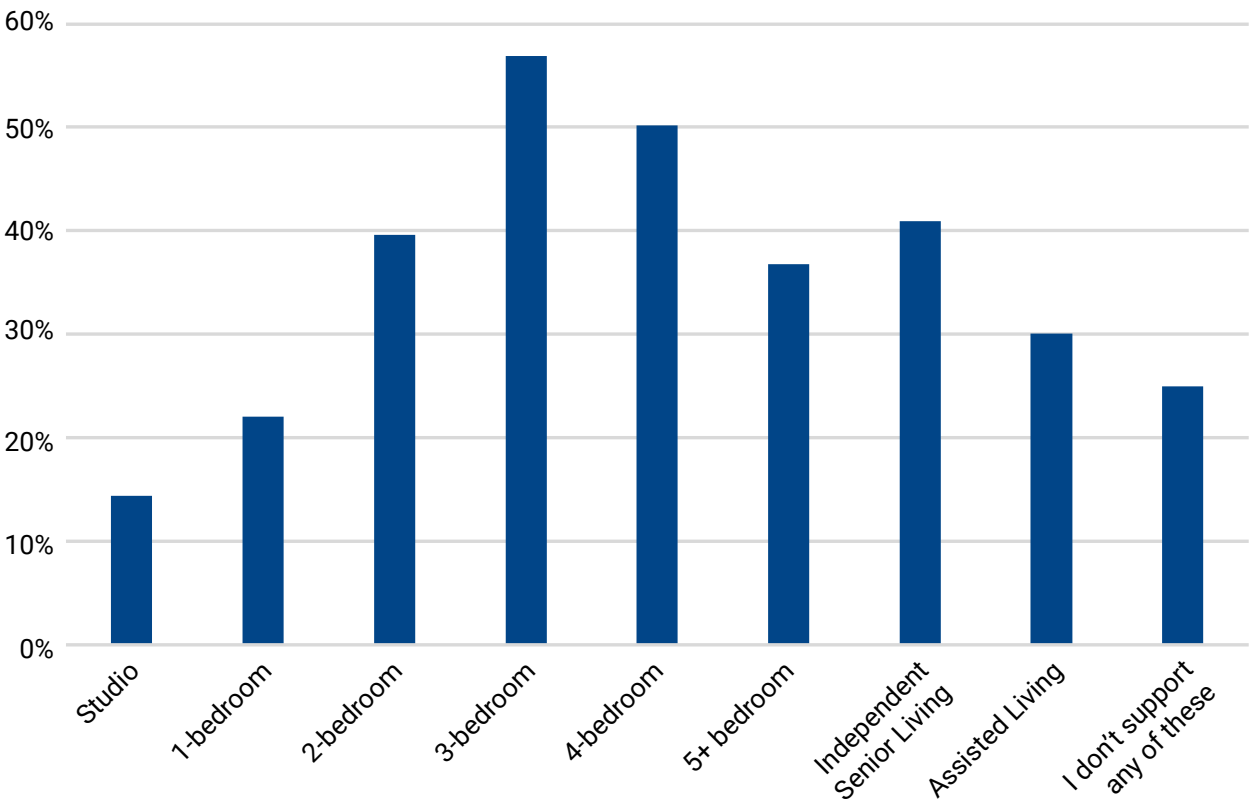
As shown in Fig. 2.15, the housing supply in the Village could be strengthened. Assisted and senior living options received the lowest ratings, with roughly 70% of respondents reporting poor availability of skilled nursing facilities, assisted living, and independent senior living. Similarly, the supply of affordable housing, lots for new construction, rental units, and homes for sale was rated as fair or poor by about 70% of respondents.

Regarding housing preferences, more than 80% of respondents expressed interest in for-sale housing compared to rental housing. In particular, 3-bedroom and 4-bedroom homes, along with independent senior living, were the most supported housing development types. These findings highlight a gap in the market for housing that meets the needs of both families and senior citizens.

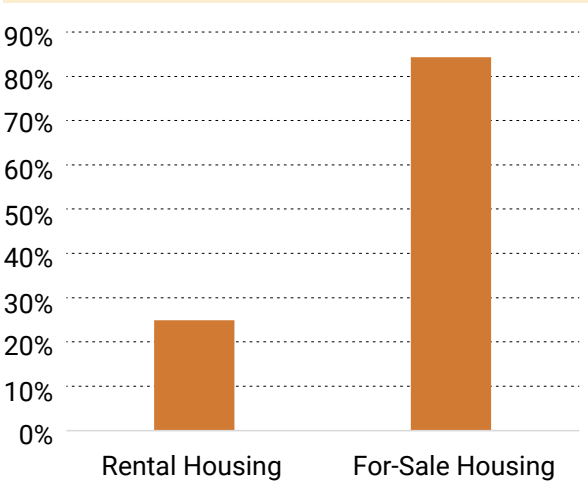
**Fig. 2.15 How do you rate the availability of the housing supply in Germantown Hills?**



**Fig. 2.16 Do you support the development of the following types of housing for sale?**



**Fig. 2.17 Do you support the development of the following housing types in Germantown Hills?**



What do you like about Germantown Hills?

- 91x Schools
- 71x Small-Town Feel
- 57x Sense of Community
- 50x Safe
- 38x Quiet
- 31x Distance from Peoria
- 14x Family-Friendly
- 14x Neighborhoods
- 13x Low Crime Rates
- 11x Resources / Amenities
- 11x Location
- 10x Maintenance / Cleanliness
- 9x Opportunities for Youth
- 8x Nature / Parks / Greenspace
- 7x Water Quality
- 7x Lack of Congestion
- 5x Lot Sizes
- 5x Short Commute
- 4x Restaurants
- 4x Law Enforcement
- 4x Fire Department
- 3x Community Pride
- 3x Rural
- 3x Active Community
- 3x Churches
- 3x Quality of Life

What do you dislike about Germantown Hills?

- 54x No Grocery Store
- 54x Lack of Sidewalks
- 28x Lack of Bike Infrastructure
- 27x Lack of Restaurants
- 23x High Cost + Taxes
- 18x Lack of Transparency / Communication
- 18x Kid Safety / Pedestrian Safety
- 15x Lack of Retail
- 14x Wasteful Spending
- 13x Poor Village Board
- 11x Not Enough Business
- 11x Lack of Community Representation
- 11x Local Politics
- 11x Not Accessible without Car
- 11x Walking Paths / Sommerset Path
- 10x Lack of Entertainment
- 8x Lack of Diversity
- 8x No Village Square
- 8x Unsafe Streets
- 7x Village Debt
- 6x Stagnant Growth
- 6x Lack of Dog Park
- 5x Don't Want Sidewalk Development
- 5x No Sense of Community
- 4x Lack of Robust Parks / Rec
- 4x No Curb / Gutter
- 4x Exclusive / Close-Minded
- 4x IL-116 Pedestrian Crossing

What motivated you to move to Germantown Hills?

- 132x Schools
- 25x Small Community
- 24x Proximity to Peoria
- 16x Safety
- 18x Family
- 18x Housing
- 15x Quiet
- 14x Lot Sizes
- 14x Good Community
- 14x Proximity to Work
- 11x More Affordable
- 8x Rural Feel
- 7x Family-Oriented
- 7x Hometown
- 7x Location
- 6x White Oak Lake
- 5x Low Crime
- 5x Quality of Life
- 5x Church
- 3x Not Over-Developed

Additional Comments

An open ended question invited residents to share any additional thoughts, resulting in 123 responses. They largely reinforced themes seen throughout the survey, particularly regarding development, accessibility, and communication.

Residents expressed a deep appreciation for the character of Germantown Hills and a strong desire to preserve its small-town identity while also encouraging economic development and regional connectivity. Some suggested new commercial amenities such as grocery stores, restaurants, and a Village Square, while others urged a reuse of existing vacant buildings.

Respondents emphasized the need for improved communication from the Village, clearer schedules, and greater transparency in budgeting and long term planning. Concerns about stormwater management, spending priorities, and the rising cost of services appeared frequently, alongside calls for more consistent and accessible information.

Most residents advocated for expanded sidewalks, safer walking routes for children, and improved connectivity through bike lanes and multi use paths. Others strongly opposed multi use paths, viewing them as unnecessary and negatively impacting the community's character.

Ultimately, residents expressed a desire for balanced, well planned growth that supports residents and maintains the community's quality of life.



OPEN HOUSE

On February 13th, 2025, Tri-County and the steering committee hosted an open house at the Germantown Hills Fire Department from 4:00 to 6:00 p.m.

The open house was designed to engage the Germantown Hills residents in interactive stations to better understand the changes they would like to see implemented in Germantown Hills. This gave the community the opportunity to ask questions about the planning process, expand on their responses from the survey, and provide further context for their ideas. The stations were used to evaluate various aspects of the community and identify priority areas for the Village.

Fig. 2.18 (Below) Participants of the Open House at the Mapping Station with steering committee members.



- Activities included:
- + The Money Game
  - + Idea Bank
  - + Mapping Station
  - + Strengths, Opportunities, Aspirations, and Results ("SOAR")
  - + Survey

Tri-County staff and members of the steering committee managed the stations, allowing participants the opportunity to meet and speak with those guiding the planning process. This also gave participants the opportunity to inquire further about the stations, proposed projects, and aspects of how the Village functions. To advertise the event, flyers were shared through social media groups, posted at local businesses and organizations, and promoted through pop-up events. Mailers were also sent to residents of the Village leading up to the open house. Approximately 65 community members attended and participated.

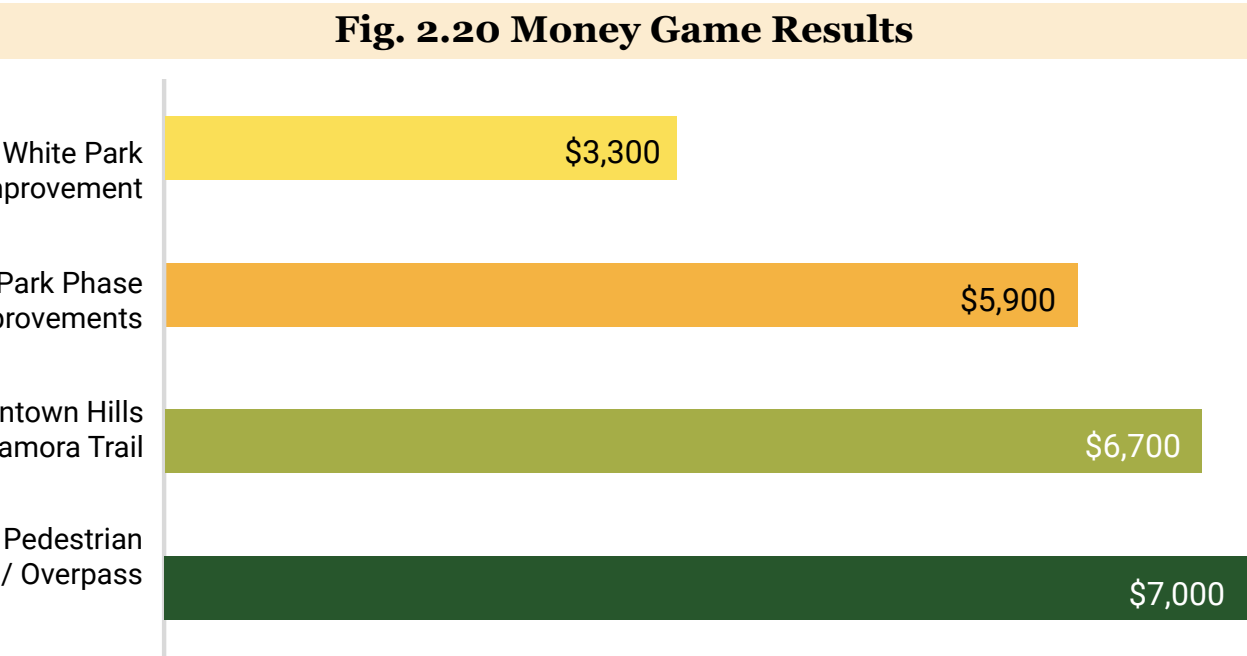
Results: Money Game

The Money Game is designed to gauge support for potential or aspirational projects in the Village, giving participants 400 "dollars" to allocate towards projects of their choice. This is done to encourage the consideration of budgeting constraints. With the help of the steering committee, four potential projects were identified related to pedestrian and park improvements: Oak Grove Park Phase II Development, JR White Park Redevelopment, a pedestrian crossing at IL-116, and a recreational trail from Germantown Hills to Metamora. Participants were given the freedom to distribute the money in any way they saw fit, putting all their "dollars" towards a single project or distributing it among multiple projects.

A pedestrian crossing at IL-116 won by a narrow margin at \$7,000 "dollars", followed closely by the Germantown Hills – Metamora Trail at \$6,700 and Oak Grove Park Phase II Improvements at \$5,900.



Fig. 2.19 (Above) Attendees at the Comprehensive Plan Open House.



Results: Idea Bank

The Idea Bank is designed to capture miscellaneous ideas or concerns that were not identified in other stations. This allowed for anonymous and independent responses to be submitted.

Submitted Comments:

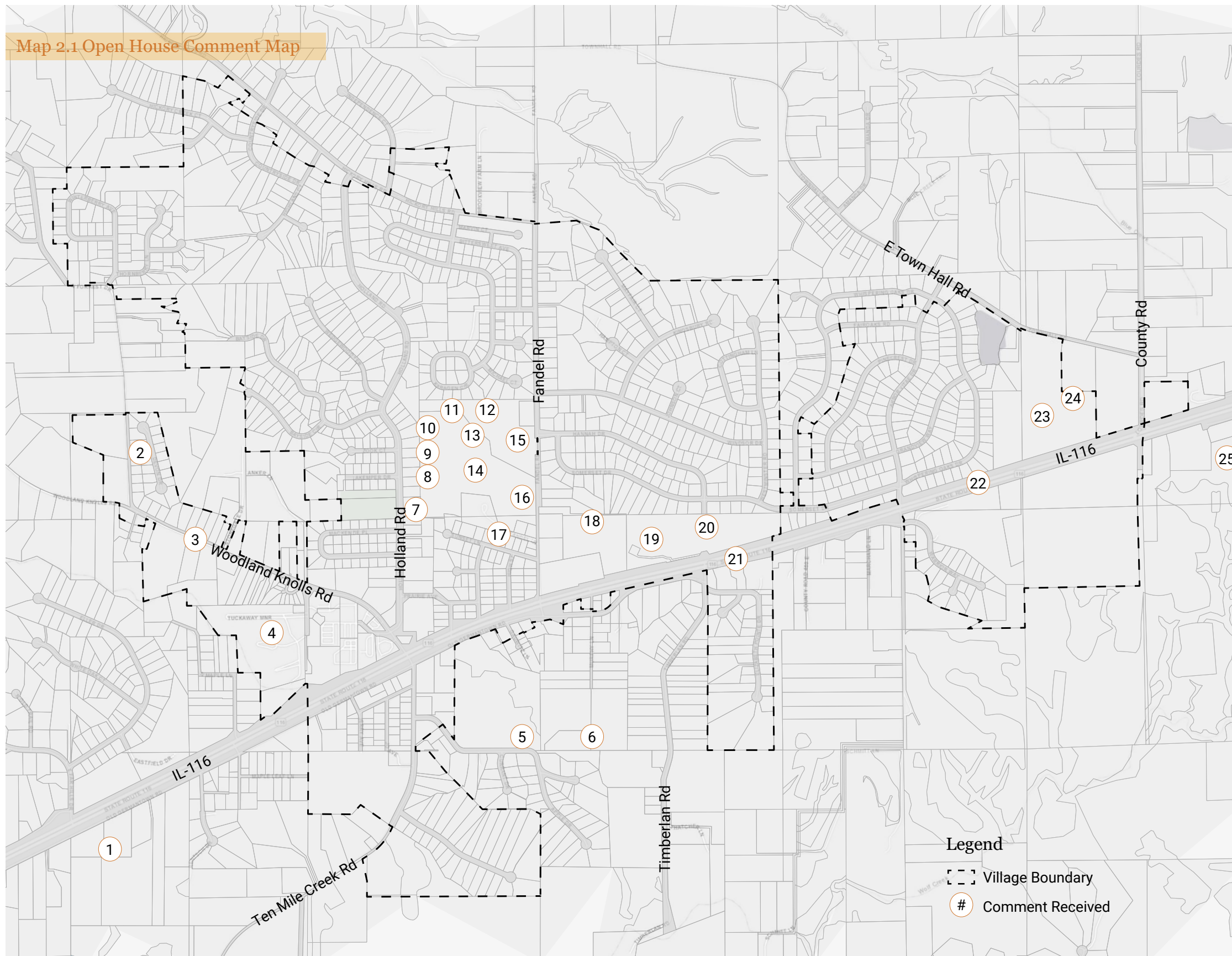
- + "Plant trees"
- + "Improvements on storm water management would make a big difference on many of our neighborhoods along with sidewalks"
- + "Buy the property along 116 across from Blue Margaritas + turn into bike path, basket ball court, + nature area"
- + "Better utilization of JR White. Move playground to opposite end, move baseball field away from parking, better utilize existing green space"
- + "Connect Highland to Thornberry across dam with pedestrian path"
- + "Water park"
- + "Swimming pool"
- + "Pavillion in new park, festivals, music"
- + "Sidewalks + bike paths are important"
- + "Plow the sidewalks"
- + "Aldi / grocery store"

- + "Better field maintenance for softball / baseball + soccer"
- + "No bike paths, sidewalks instead"
- + "Sidewalk on Holland"
- + "Email communications on board meeting, agenda + conclusion"
- + "Remove trailer park, make into nature park"
- + "Community pool"
- + "Several options for parks – but parks don't generate property tax / revenue. What about planning for business options?"
- + "Grocery store"
- + "Love the Rec. options, need more business options"
- + "A weakness is some people do see an nice place to live in Germantown Hills, but there is little about population don't care what happens with it. Rarely is there something that would be seen as something of the culture, like having events that all of the town are proud about because there isn't something proud, many don't care, so they don't care how people live."
- + "Drainage from school under Fandel + Fandel Park needs silt ponds and/ or dams at various points to slow down flow of water to White Oak Lake. We need to stop eroding the sides of the creek."
- + "More community events"

- + "Bring in more businesses"
- + "Texting to notify residents of Village Board + Committee meetings, school board meetings, have board be more open and hold town hall meetings where it is possible to have a conversation with elected officials."
- + "Germantown Hills needs to annex land along Rt 116 to the east and zone it commercial. Providing sewer and water will encourage development either commercial, retail, or office. We can't support only on residential tax"
- + "Would have been nice if the new pickle ball courts would have been tennis courts that could have been multipurposed for pickle ball."
- + "Apartment building"
- + "Dog park"
- + "More sidewalks"
- + "Need to listen to village residents more"
- + "Keep our community as is. We do not need growth or sidewalks / parks. Waste of taxpayer money"
- + "A pond for fishing and water retention in Oak Grove Park"
- + "Water sewer prices are way too high. Please lower?"
- + "Love the park, Oak Grove Park. Keep it a park with music, grass, paths"

- + "Need jobs – industrial if possible. Also retail, Aldi grocery store would be nice. No more rental housing. Keep G.Hills small, quiet."
- + "Are you prepared for the increased traffic on Arbor Vitae after the ball games? Will there be traffic calming devices on Arbor Vitae? Is there adequate parking at the ball fields? Is the cage for pickle ball locked? If so, who has the key? Is it first come or some kind of registration? You can build a sidewalk on my side of Arbor Vitae any time you want."
- + "I would prefer a bridge vs a tunnel crossing 116."





## Results: Mapping Exercise

Participants recorded what they like, dislike, or would like to see changed in the built environment on two maps of Germantown Hills, one with the municipal boundary and the other with the EJPA. This gave residents the opportunity to draw out ideas for the Village and suggest updates to the current Land Use Map.

### Map Comment Key:

1. Trail Metamora to bridge to access Peoria Trails
2. Drainage issues
3. Bike trail
4. Make into a nature park
5. More bike / recreation trails around GH + connecting to Metamora + East Peoria
6. Sidewalks connecting neighborhoods to schools / village center for kids would be great
7. Connect to Holland
8. Great ideas here
9. Don't duplicate MTCO park facilities at Oak Grove Park
10. Use park to connect Holland + Fandel
11. Dam
12. Trees + benches
13. Silt dam
14. Pond
15. Dog park
16. Pavillion
17. Connect
18. Silt dam
19. Track
20. Purchase / Park
21. Connect
22. Ped Bridge
23. Needs parking
24. Needs pedestrian access
25. Blighted

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

The SOAR analysis station helps residents to focus on assessing aspects of the Village, identifying how they 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 and support the ideas of others by adding a green dot next to comments.

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. According to the feedback received, Germantown Hills’ strengths lie in its safety, fire and EMS services, and opportunities for children.

Comments received:

- +++++ Schools
- +++++
- +++++
- +++++
- +++++ Safety
- +++++
- +++++
- +++++
- ++
- +++++ Peace + Tranquility
- +++++
- +++++ Fire Dept
- +++
- +++++ Community + Churches
- ++
- +++++ EMS services
- +++++ Lots of kids sports
- +++ Live music

Opportunities describe the potential projects, developments, programming, or features of Germantown Hills that could be utilized to improve the Village’s quality of life. A common sentiment among participants was the interest in better connections between roads and communities, as well as better bike and pedestrian infrastructure.

Comments received:

- +++++ Better foot + bicycle travel about town
- +++++ Large community events
- +
- ++++ Connect Fandel to Holland
- ++++ Reduce 116 speed limit through town
- +++ Better connect Thornberry to rest of Village
- +++ Encourage light industrial manufacturing to improve tax base
- ++ Keep commercial growth on outskirts of Village

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. Respondents identified a variety of aspirations, including grocery store options, bike and pedestrian infrastructure, a dog park, and more restaurant options.

Comments received:

- +++++ Grocery store
- +++++
- +++++
- +++
- +++++ Village-wide bike trails
- +++++
- +++++
- ++
- +++++ Build a Trader Joes and they will come, or Aldi
- +++++ Dog park
- +++++
- +++++ Sidewalks
- ++
- +++++ Restaurant(s)
- ++
- +++++ Maintain + grow property value
- +
- +++++ Pay off Village debt
- +++++ Bike trail to Metamora
- +++++ Hen laying chickens
- +++ Walgreens / CVS
- ++ Water park
- + Remove ugly properties on 116

Results refer to the tangible and practical outcomes of the planning process in Germantown Hills. After considering the strengths, opportunities, and aspirations of residents, results gauge how far the Village is from achieving its goals. Unfortunately, no comments were made in this category.



## YOUTH ENGAGEMENT

Successful comprehensive plans require well-rounded community feedback from a variety of perspectives. Including the perspectives of the youth in a comprehensive plan is especially important as they are who will be assuming leadership roles and starting families in 20 years. Younger generations interact with a community differently from adults and often seek different qualities in a community or future home. Youth engagement in Germantown Hills encouraged students to voice their opinions and ideas, allowing them to take ownership of their community's future.

Fig. 2.21 (Below) and Fig. 2.22 (Bottom right) Student designing their dream community.



On May 21st, 2024, 7th and 8th grade students at Germantown Hills Middle School participated in an interactive workshop organized by Tri-County. Students worked in groups to design what they would consider their dream community. Students were given poster paper, markers, and examples of other students' dream communities. They were given no constraints on what they could include in their dream community. After students had finished their community map, they were asked a series of questions designed to have them reflect on the similarities and differences between their dream community and Germantown Hills.

Fig. 2.23 (Right) Example of dream community.

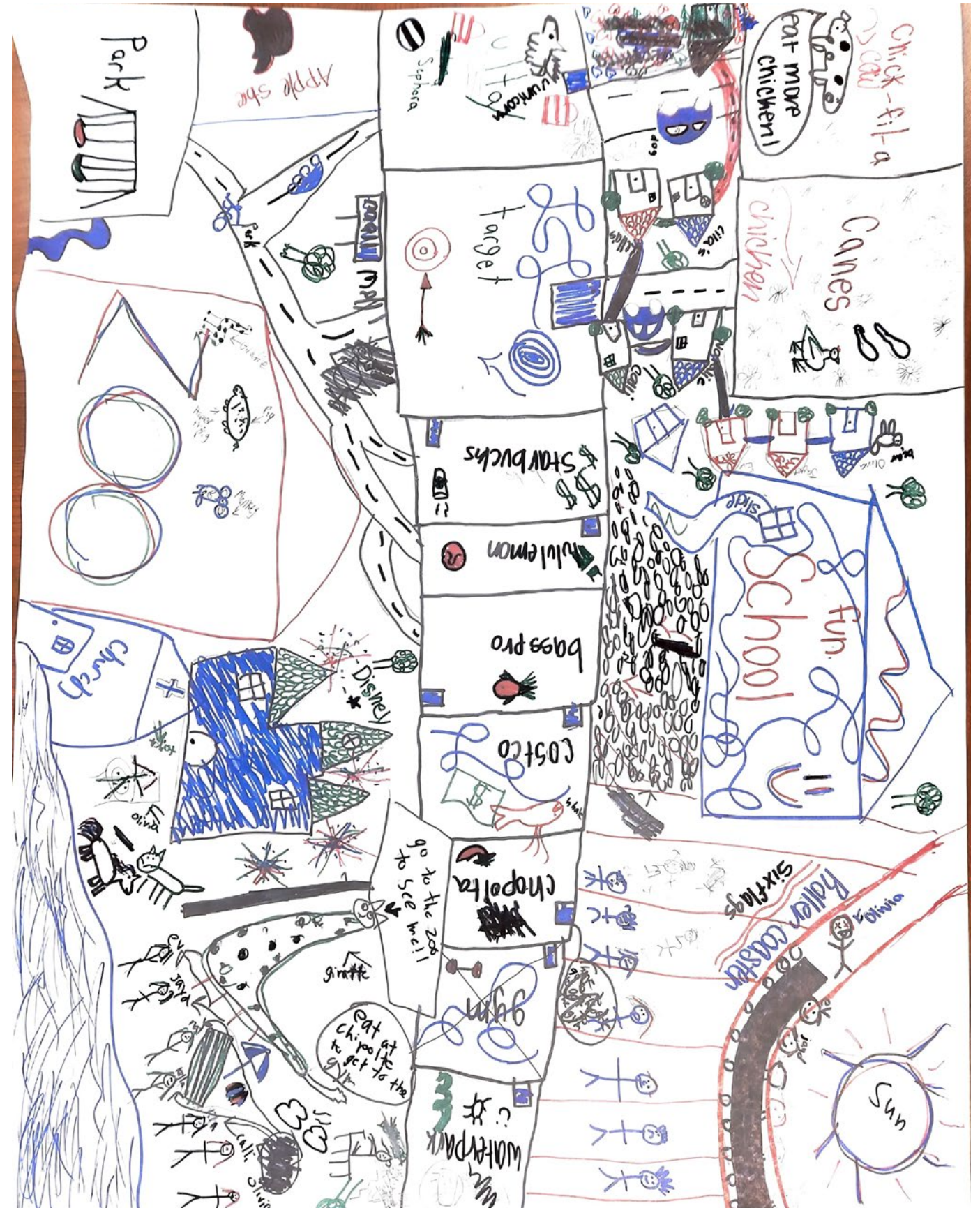






Fig. 2.24 (Above) Dream community example from youth engagement.  
Fig. 2.25 (Left) Groups of students designing their dream community.

## Engagement Results

### What similarities does Germantown Hills have with your dream community?

Students commonly mentioned the restaurants, sports opportunities, and the parks and natural resources, such as White Oak Lake. Students brought up the sports complex, baseball fields, basketball courts, and playgrounds that are available in the Village. Students also noted the similarity of people and neighborhoods with their dream community, indicating the strong social assets of Germantown Hills.

### How is Germantown Hills different from your dream community?

There was a consensus that their dream community has more entertainment and restaurant options compared to Germantown Hills. Specifically, students mentioned Raising Cane's, Jimmy John's, and Pancake House as restaurants that would be in their dream community. Fairs, carnivals, and a community pool were also suggested. Other students shared the need for more practical services, like more grocery store options. A lack of pedestrian and bike infrastructure in the Village was also brought up, specifically mentioning a lack of sidewalks, bike lanes, and streetlights.

### What changes in Germantown Hills would you like to see so that it can be more like your dream community?

Responses to this question aligned with what had been mentioned in previous questions, with answers addressing recreation, entertainment, and active transportation needs in the community. Students would like more opportunities for entertainment in the Village, noting that there is a lack of activities to do. Students showed interest in a community pool, improved parks, more sports-related facilities and activities, and more employment opportunities. Football fields, go-kart tracks, roller rinks, and golf courses were all suggested as recreational opportunities for the future.

In terms of transportation and safety, students mentioned wanting railroads, sidewalks, streetlights, and speed bumps in the Village, all of which would improve safety and accessibility for residents.

Others expressed interest in bringing more small businesses into Germantown Hills, fixing the Farmers' Market building, hosting more community events, and developing a musical arts and dance scene within the Village.



Fig. 2.26 (Right) Students present their dream community to the class.



# III. VISION + STRATEGIES

ECONOMIC DEVELOPMENT

Germantown Hills seeks to designate a Central Business District and Town Square to enhance economic development and attract diverse businesses.

Objective 1: Promote Balanced Growth by Diversifying the Economic Base and Strengthening the Local Tax Base

- 1. Require all properties requesting Village sewer service to be annexed into the Village or sign a pre-annexation agreement so that such properties are automatically annexed to the Village once contiguous.
- 2. Conduct an annexation study to identify parcels for annexation or pre-annexation agreements based on the Village's infrastructure, service capacities, and prime development opportunities sites.
- 3. Identify areas with the Village's 1.5-mile Planning Area which should be preserved as prime agricultural land, limit premature development outside of the Village boundary, and promote the efficient utilization of Village infrastructure and services.

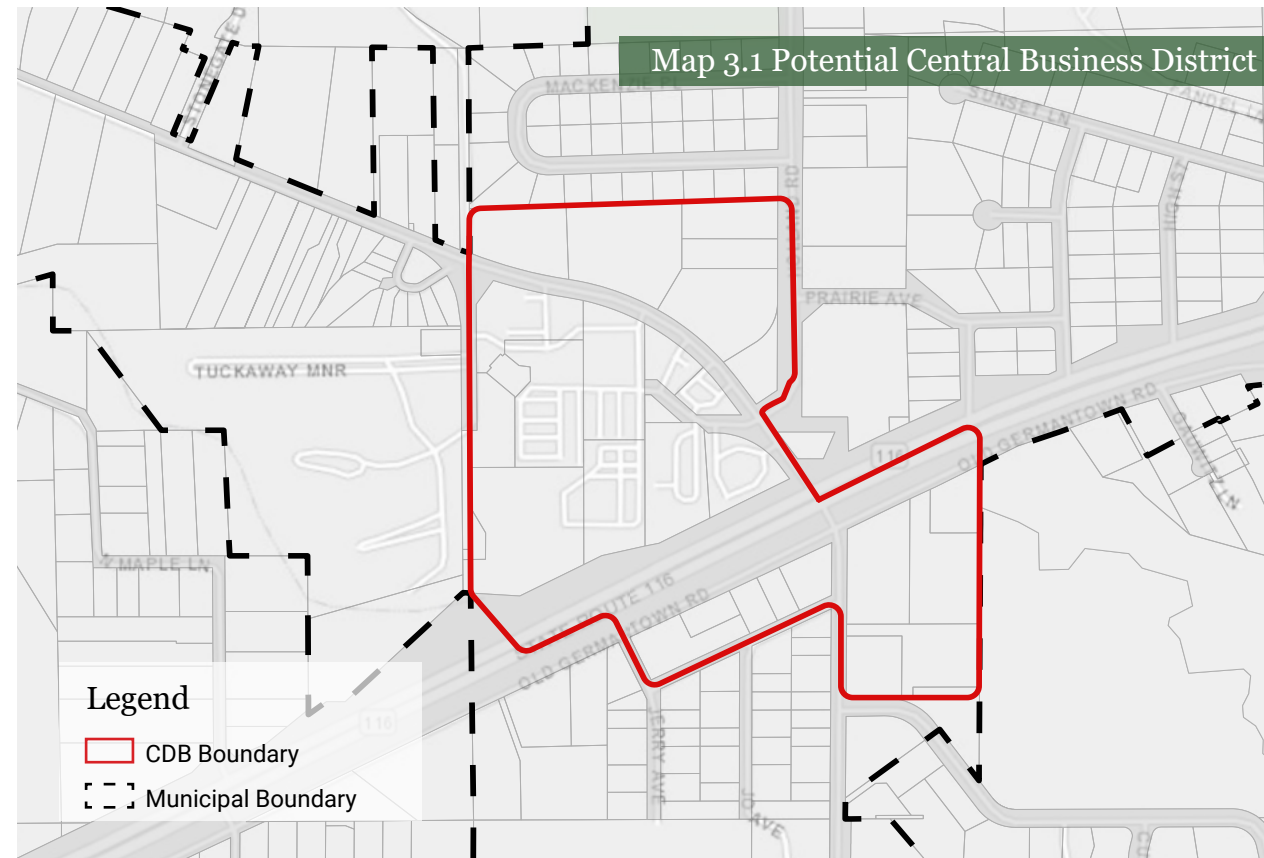
Objective 2: Retain, Expand, and Attract Local Businesses

- 1. Utilize Business Development District (BDD) incentives layered with the existing Enterprise Zone to provide means to generate revenues that can fund public and private reinvestments in commercial areas.
- 2. Conduct a conditions survey of commercial buildings to identify properties that are eligible for the Business Community Improvement Grant Program to better align program guidelines with improvement needs.
- 3. Collaborate with local businesses and community organizations to promote the Shop Local 365 program in Germantown Hills to elevate awareness about the benefits of shopping locally and attract visitors.
- 4. Consider the use of Tax Increment Financing (TIF) incentives layered with the Business District incentives along IL-116 east of Lourdes Road to provide means to generate revenues that can fund public and private reinvestments in new commercial and industrial areas.

Objective 3: Designate a Central Business District (CBD)

- 1. Define the Boundary Area for a Central Business District.
- 2. Create a Pop-up Shop Market at the new Village Square including leasable permanent pop-up shop spaces and indoor/outdoor public gathering spaces as a means to adding commercial space to the market and being an incubator for small businesses.
- 3. Partner with regional economic development agencies to connect small businesses with available resources including access to capital, guidance to starting a resilient business, etc.

- 4. Create a Sub Area Plan to define the vision and priorities for redevelopment of the area, desired land uses and improvements, funding strategies, and conceptual site plans and renderings.
- 5. Identify areas for future commercial and industrial development on the Future Land Use Map, prioritizing areas that align with Enterprise Zone opportunities, TIF, and BDD.





**Objective 4: Create a Village Square in the Central Business District**

1. Formalize the location and boundary of a Village Square, and acquire land for development activities.
2. Update the existing conceptual designs of a Village Square and estimate development costs.
3. Partner with Illinois Prairie District Public Library and MTCO to program events at the new Village Square.
4. Establish a permanent home for the Germantown Hills Farmer's Market to support local farmers, food vendors, craft makers, businesses, and artists year-round.

**Objective 5: Modernize the Village's Zoning Regulations to Attract and Facilitate Desired Commercial and Industrial Development**

1. Provide flexibility in building uses in commercial zoning to allow for small-scale manufacturing, including microbreweries, artisanal foods, and skilled crafts when a retail sales or dining component is included.
2. Amend Chapter 7 - Commercial Districts to permit Mixed Use Zoning in Commercial Districts as a Planned Development District rather than requiring a Special Use Permit.
3. Amend Zoning Regulations Sec. 9-3B-6: Enumeration of Special Uses to make

the following uses permitted in the appropriate zoning district.

4. Amend Chapter 7 - Commercial Districts to reduce maximum lot coverage from 80% to 50%.
5. Establish commercial and industrial development design guidelines to protect, preserve, and further the local character; establish identity; and allow for modern development approaches.
6. Amend Chapter 7 - Commercial Districts to remove auto-oriented land uses from the list of permitted uses for Mixed Use Zoning in Commercial Districts.
7. Amend Article B. CPD Commercial Planned Development District to establish a Planned Development District procedure rather than having Commercial Planned Development District as a unique zoning district.
8. Amend Article B. CPD Commercial Planned Development District to permit mixed-use development in commercial districts via the Planned Development procedure rather than as a Special Use Permit.

TRANSPORTATION +  
INFRASTRUCTURE

Germantown Hills will advocate for increased safety and infrastructure for various modes of transportation to improve connectivity.

Objective 1: Increase Safety for All Modes of Transportation

- 1. Construct a pedestrian bridge across IL-116 to improve connectivity between the school and MTCO Park.
- 2. Pass a resolution adopting the Vision Zero Safe Systems as the Village’s fundamental approach to designing and constructing safe transportation facilities.
- 3. Collaborate with IDOT to analyze local crash data and intersection improvements needed to achieve Vision Zero along IL-116.
- 4. Identify high-priority locations for new crosswalks and other pedestrian/bicycle safety improvements in key areas.
- 5. Partner with the School District to create a Safe Routes to Schools (SRTS) Plan that identifies projects within a 2-mile radius of local schools that create safe connections to schools.
- 6. Create community events and install safe routes demonstrations to build support for permanent investments, educate the community about the impacts of safe walking and biking connections, and encourage youth to walk and bike to school.

7. Apply for grant funding from the Illinois Safe Routes to School Program to support the local SRTS Plan.

8. Collaborate with IDOT to encourage shared parking, shared curb cuts, and cross-access agreements for developments along IL-116 to promote curb access management and pedestrian safety.

Objective 2: Invest in Bicycle and Pedestrian Infrastructure to Enhance Connectivity and Access throughout the Village

- 1. Create a Sidewalks and Trails Master Plan / Active Transportation Plan for the construction and maintenance ADA-compliant routes to create a complete walking and biking network throughout the village that prioritizes connections to public places and commercial areas.
- 2. Work with IDOT and Village of Metamora to construct a bike trail along IL-116 between McClugage Bridge and Metamora.
- 3. Partner with local transit agencies to study interest in specialized shuttles to high-demand locations in the region
- 4. Partner with local transit agencies to pursue state, federal, and private funding opportunities to support the expansion of public transit services, including paratransit.
- 5. Partner with local transit agencies and Tri-County to update the 2021 Grey Area Mobility Enhancement and Expansion Study to include public transit service needs and long-term solutions for closing the mobility gap in the Village.

Objective 3: Plan for Other Long-term Infrastructure and Utility Projects

- 1. Partner with broadband service providers to expand wireline services to areas in the 1.5-mile area where future development is envisioned.
- 2. Update Title 10 - Subdivisions Sec.10-5-6 Stormwater Drainage and Detention to include a Stormwater Management Plan (SWMP) that complies to extent feasible with the federal Clean Water Act, to describe procedures and practices that the Village will implement and those that development must comply with to effectively reduce the discharge of pollutants within stormwater runoff.
- 3. Include regionally-significant projects in Tri-County’s Long-Range Transportation Plans (LRTP).
- 4. Establish a Stream Protection Overlay to protect sensitive areas and mitigate development risks.
- 5. Coordinate with IDOT to identify allowable streetscape improvements to enhance the vibrancy and aesthetic character of IL-116.
- 6. Identify local roads where streetscape improvements are desired to promote area/district/corridor sense of place and improve the aesthetic character.



HOUSING

The Village will encourage the diversification of its housing stock to provide affordable and accessible housing options for current and future residents.

Objective 1: Amend Title 9 - Zoning Regulations to Promote a Diverse Housing Stock.

- 1. Allow modular home construction for single-family homes and duplexes in all applicable residential districts.
- 2. Amend the Zoning Ordinance to include an Appendix Map that identifies parcels that are or are not serviced by public water and/or public sewer.
- 3. Amend Chapter 6 - Residential Districts to remove multifamily residential as Special Use in the R-2 Residential District, and add a new R-3 Residential District regulating the development of multifamily residential (5 or more units).
- 4. Amend the Zoning Code to establish lot and building regulations applicable to attached single family dwellings to promote the development of “villa”-style residential developments.
- 5. Amend Zoning Regulation Sec. 9-4-10: Trailer Coaches to establish use and development standards for Manufactured Home Parks for general compliance with State and Federal laws related to Manufactured Homes.
- 6. Amend Zoning Ordinance Chapter 6 - Residential Districts to repeal minimum lot standards for properties outside of the Village and using Village water and/or sewer service.

Objective 2: Promote a Mix of Housing Policy and Incentive Strategies to Facilitate the Development of Affordable, Safe, and Quality Housing

- 1. Promote USDA Section 504 Home Repair program, especially for older adults needing home repairs.
- 2. Utilize Enterprise Zone property tax abatement incentives to incentivize new housing development.
- 3. Identify areas on the future land use map where medium density, multifamily, and senior housing are supported.
- 4. Identify priority parcels for targeted annexation to support future housing development.
- 5. Promote the development of housing with universal design standards that accommodate aging-in-place.
- 6. Consider performing a nexus analysis to evaluate the suitability of current parks impact fees to help fund parks and recreation projects.

COMMUNITY FACILITIES

The Village will proactively improve community facilities, providing accessible communication, mitigation preparedness, and continued improvement of park facilities.

Objective 1: Practice Proactive and Transparent Public Communication by Using Accessible Community Engagement Tools

- 1. Use a mix of print and digital media to keep the community informed of Village projects, events, major changes, and other information important to the general public.
- 2. Update the Village website to include all contact information, procedures, and associated forms related to all Village permits and licenses.

Objective 2: Build Community Resilience through Strategies that Integrate Public Health and Emergency Preparedness to Mitigate Impacts of Various Threats

- 1. Collaborate with TCRPC to implement recommended actions identified in the Woodford County Hazard Mitigation Plan to reduce potential impacts of natural and manmade hazards for which Germantown Hills has a high hazard rating.
- 2. Partner with local agencies focused on mental health services and resources to support crisis prevention and crisis intervention, particularly among youth.

- 3. Create a long-range strategy for upgrading a Village’s buildings, equipment, and operations to reduce energy consumption and associated costs.

Objective 3: Provide Accessible Parks and Recreation Facilities to Promote Physical Activity and Social Connections

- 1. Collaborate with property owners in the Central Business District to create a shared parking program to First Responders Park.
- 2. Improve Oak Grove Park with a public restroom and pavilion.
- 3. Improve JR White Memorial Park to include more outdoor amenities.
- 4. Work with the Germantown Hills Athletic Association and Public Library to identify, implement, and market new programs for adults and seniors.
- 5. Create a Parks and Recreation Master Plan to guide future investments in park spaces, facilities, and programs.

PLAN  
IMPLEMENTATION

Germantown Hills will advance comprehensive goals, share annual progress reports, and actively seek funding that supports plan implementation.

Objective 1: Monitor the Progress of Objectives and Key Results (OKRs).

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

Objective 2: Update OKRs as Needed to Account for Changing Conditions.

- 1. Host an annual work session among Primary Responsible Parties to evaluate progress, discuss changing conditions, decide on necessary changes to the OKRs 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 Local, State, and Federal Grant Funding to Support Plan Implementations.

- 1. Include regionally-significant projects in Tri-County’s Long-Range Transportation Plans.
- 2. Submit major projects as Regional Priorities in Tri-County’s prioritization processes.
- 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.

Objective 5: Amend the Village’s Code of Ordinances to Align with the Comprehensive Plan.

- 1. Complete a comprehensive review of the Zoning Ordinance to implement comprehensive plan vision and recommendations, and incorporate modern planning and zoning trends.
- 2. Complete a comprehensive review of the Subdivision Ordinance to implement comprehensive plan vision and recommendations, and incorporate modern planning and zoning trends.
- 3. Update other relevant chapters of the Code of Ordinances to implement comprehensive plan vision and recommendations, and incorporate modern planning and zoning trends.



SPECIAL USE PERMIT  
SUGGESTIONS

|                              |    |
|------------------------------|----|
| Not Permitted                |    |
| Permitted by right           | P  |
| Special Use Permit           | S  |
| Planned Development District | PD |

| Uses Currently Requiring a Special Use Permit  | Suggest Use Permissibility |     |     |     |    |     |    |
|--|----------------------------|-----|-----|-----|----|-----|----|
|  | A                          | R-1 | R-2 | R-3 | C  | CPD | I  |
| Cemeteries   | S                          | S   |     |     |    |     |    |
| Churches or similar places of worship, parish houses, Sunday school, rectory, or parsonage   | P                          | P   | P   | P   | P  | P   | P  |
| Clubs, private clubs, private lodges, country clubs, golf courses, and lakes   | S                          | S   | S   | S   | P  | PD  | PD |
| Daycare centers  |                            | S   | S   | S   | P  | P   |    |
| Electric and/or gas substations  | PD                         | PD  | PD  | PD  | PD | PD  | PD |
| Public waterworks and appurtenant structures, telephone exchanges, police stations, fire stations, and governmental administration buildings | P                          | P   | P   | P   | P  | P   | P  |
| Hospitals, nursing homes   |                            |     |     |     | PD | PD  |    |
| Doctor clinics and veterinarian clinics  |                            |     |     |     | P  | P   |    |
| Junk dealers   |                            |     |     |     |    |     | S  |
| Livestock  | S                          |     |     |     |    |     |    |
| Mixed-Use Districts in C commercial districts  |                            |     |     |     | PD | PD  |    |
| Multi-family dwelling in the R-2 residential district with public water supply and public sanitary sewer                                     |                            |     |     | P   |    |     |    |
| Personal wireless service facilities   |                            | S   | S   |     |    |     |    |
| Planned unit development which may consist of one of more permitted uses in the R-1 and R-2 residential districts                            |                            | PD  | PD  |     |    |     |    |
| Public libraries, museums, art galleries, community centers, and park  | P                          | P   | P   | P   | P  | P   | P  |
| Public, parochial, or private schools (which may include a convent or teacherage)  | P                          | P   | P   | P   | P  | P   | P  |
| Sanitary landfill  | S                          |     |     |     |    |     | S  |
| Sewage treatment plants  | S                          |     |     |     |    |     | S  |
| Topsoil removal  |                            |     |     |     |    |     |    |
| Trailer coach parks  |                            |     |     | S   |    |     |    |
| Adult-Use Cannabis Dispensing Organization   |                            |     |     |     | S  | S   | S  |
| Adult-Use Cannabis Craft Grower Center or Infuser Organization   | S                          |     |     |     |    |     | S  |

## IV. FUTURE LAND USE



# LAND USE DEFINITIONS

## AG – Agricultural

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, universities, 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 by-products, and are viewed as clearly not compatible with areas designated for residential, institutional, office, and retail uses. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office, and agricultural uses.

## HO – Hillside Overlay

This designation includes areas with slopes that exceed 15%. Development within or including these areas will be subject to additional regulations that mitigate risks such as erosion, landslides, sedimentation, and wildfire. Development regulations should promote regional resiliency.

## LDR – Low-Density Residential

This land use is primarily residential in character at a density of less than 6 dwelling units per acre, including 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 include detached single-family dwellings, duplexes, townhouses and attached multi-family dwellings.

## MU-NC – Mixed-Use 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. Buildings should be designed with a residential character and scale that complements the surrounding neighborhoods.

## MU-CBD – Multi-Use Central Business District

This district envisions the creation of a mixed-use area to lead economic development in the Village. It is intended as a dense hub for commercial, light industrial, retail, residential, and restaurant opportunities for the Village and should prioritize vertical redevelopment, business attraction, and retention. Medium density housing is encouraged to support the influx of businesses to the district.

## 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-TrODD – Trail-Oriented Development District

The organizing principle for this district is comfortable and safe bicycle and pedestrian connectivity to a regional, multi-use trail for recreational purposes and daily commuting. This district promotes the creation of nodal, mixed-use areas that include new low- and medium-density residential and commercial development, green spaces, and some preservation of agricultural areas. Businesses typically serve one or a few neighborhoods and trail users. Some businesses clustered along IL-116 may serve a regional customer base. New development should include vegetative buffering along high-traffic roadways, such as IL-116, 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 Parks and Refuges

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

## ROW – Right-of-Way

Land used for local, state, or federal roadways and transportation easements.

## 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. Development within these areas will be subject to additional regulations that mitigate flood risk and promote regional resiliency.

## W – Water














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

# FUTURE LAND USE MAP - EJPA BOUNDARY




## Legend

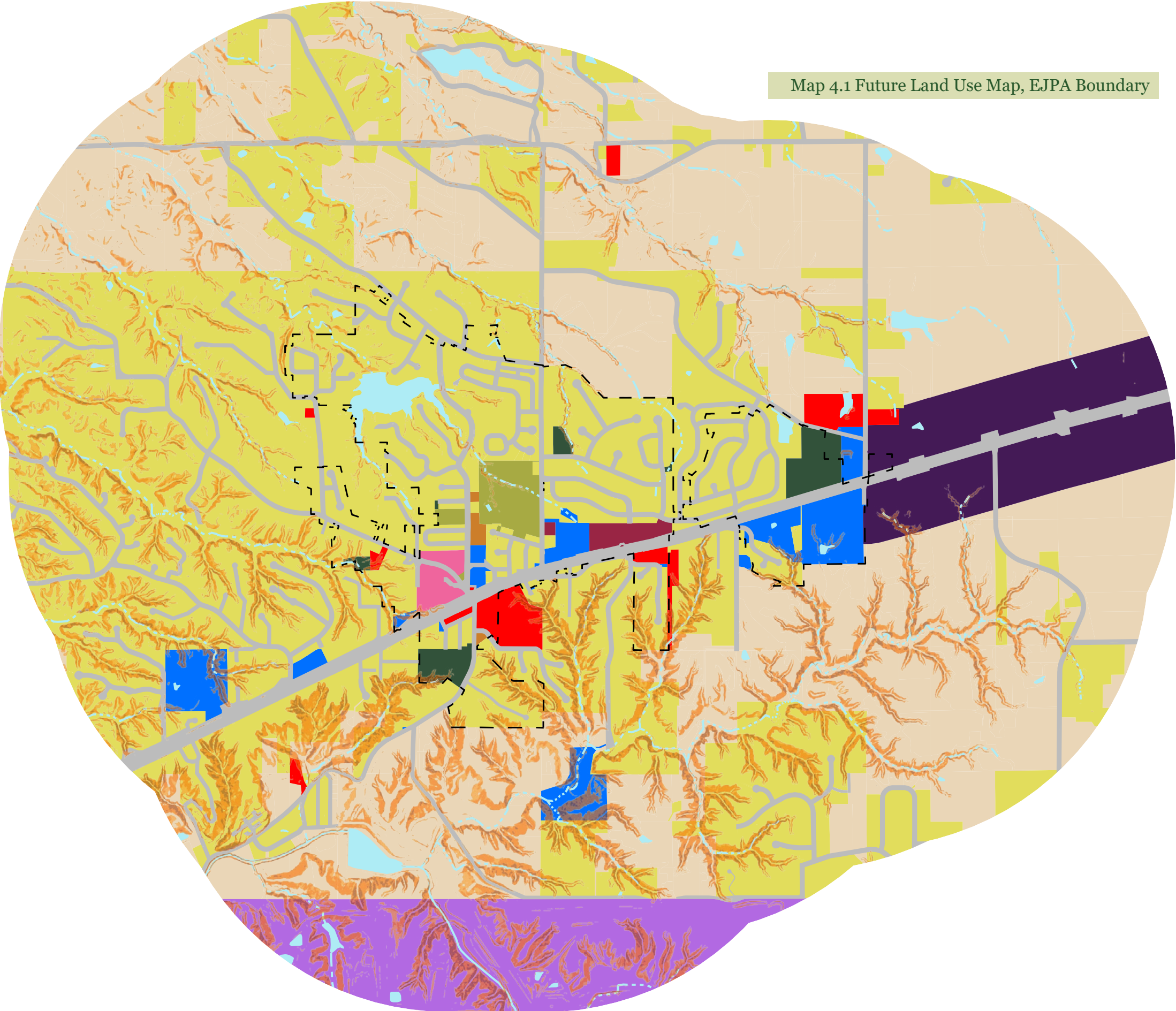
-  Germantown Hills Municipal Boundary
-  1.5 Mile Extra-Jurisdictional Planning Area

## Land Uses

-  **AG** Agricultural
-  **CI** Civic/Institutional
-  **HI** Heavy Industrial
-  **LDR** Low-Density Residential
-  **MDR** Medium-Density Residential
-  **MU-NC** Mixed-Use Neighborhood Center
-  **MU-CBD** Central Business District
-  **MU-CLI** Mixed-Use Commercial/Light Industrial
-  **MU-TrODD** Trail-Oriented Development District
-  **OS** Other Open Space
-  **PP** Public Parks and Refuges
-  **ROW** Right-of-Way
-  **W** Water

## Environmental Conditions

-  **HO** Hillside Overlay (Moderately steep slope, 16°-20°)
-  **HO** Hillside Overlay (Steep slope, 21°-30°)
-  **HO** Hillside Overlay (Very steep slope, 31°-90°)





Map 4.1 Future Land Use Map, EJPA Boundary

FUTURE LAND USE



# FUTURE LAND USE MAP - MUNICIPAL BOUNDARY




## Legend

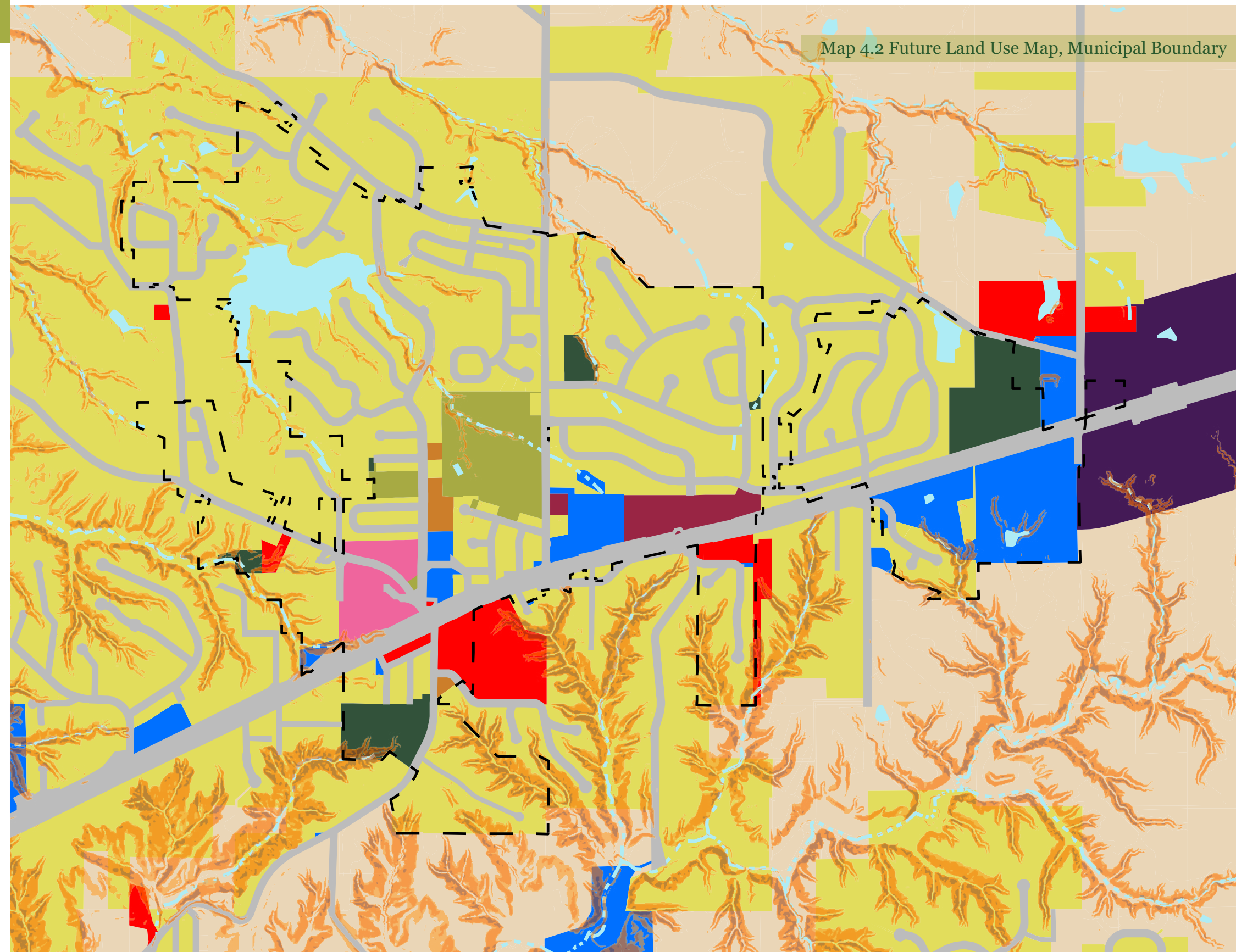
-  Germantown Hills Municipal Boundary
-  1.5 Mile Extra-Jurisdictional Planning Area

## Land Uses

-  **AG** Agricultural
-  **CI** Civic/Institutional
-  **HI** Heavy Industrial
-  **LDR** Low-Density Residential
-  **MDR** Medium-Density Residential
-  **MU-NC** Mixed-Use Neighborhood Center
-  **MU-CBD** Central Business District
-  **MU-CLI** Mixed-Use Commercial/Light Industrial
-  **MU-TrODD** Trail-Oriented Development District
-  **OS** Other Open Space
-  **PP** Public Parks and Refuges
-  **ROW** Right-of-Way
-  **W** Water

## Environmental Conditions

-  **HO** Hillside Overlay (Moderately steep slope, 16°-20°)
-  **HO** Hillside Overlay (Steep slope, 21°-30°)
-  **HO** Hillside Overlay (Very steep slope, 31°-90°)



# V. APPENDICES



# Appendix A: References

- [1] Drury, J. (1955). This is Woodford County, Illinois. <https://archive.org/details/thisiswoodfordco00drur/mode/2up>
- [2] Community History Archive. Illinois Prairie District Public Library. <https://illinoisprairielibrary.advantage-preservation.com/>
- [3] Illinois Department of Commerce. "Illinois Broadband Map." 2025, <https://experience.arcgis.com/experience/9eaa0908b32142b89efec99ed430a590>
- \* Demographic information provided by Esri (2024). Esri pulled data from the following sources: ACS (2018-2022).

# Appendix B: Community Survey

Community Survey • Germantown Hills Comprehensive Plan •  
Winter 2025

1. Where do you live? Check one box.

- |   |  |
|---|--|
| <input type="checkbox"/> Germantown Hills           | <input type="checkbox"/> Woodford County (area not listed) |
| <input type="checkbox"/> Metamora                   | <input type="checkbox"/> Other: _____                      |
| <input type="checkbox"/> Bay View Garden/Spring Bay |  |

2. Where do you work? Check one box.

- |  |   |
|--|---|
| <input type="checkbox"/> I do not work/Retired | <input type="checkbox"/> Peoria County      |
| <input type="checkbox"/> Germantown Hills      | <input type="checkbox"/> Tazewell County    |
| <input type="checkbox"/> Metamora              | <input type="checkbox"/> Woodford County    |
| <input type="checkbox"/> East Peoria           | <input type="checkbox"/> Bloomington-Normal |
| <input type="checkbox"/> Peoria (City)         | <input type="checkbox"/> Other: _____       |

3. Do you work from home? Check one box.

- ☐ Yes
- ☐ No
- ☐ Hybrid
- ☐ Not applicable

4. Where do you attend school? Check one box.

- |   |   |
|---|---|
| <input type="checkbox"/> I do not attend school | <input type="checkbox"/> Peoria (City)      |
| <input type="checkbox"/> Germantown Hills       | <input type="checkbox"/> Eureka             |
| <input type="checkbox"/> Metamora               | <input type="checkbox"/> Bloomington-Normal |
| <input type="checkbox"/> Roanoke                | <input type="checkbox"/> Online School      |
| <input type="checkbox"/> Washington             | <input type="checkbox"/> Other: _____       |
| <input type="checkbox"/> East Peoria            |   |



5. How much of your purchasing *OR* use takes place in Germantown Hills? Check one box for each row.

|                         | 0-25% | 26-50% | 51-75% | 76-100% |
|-------------------------|-------|--------|--------|---------|
| Banking                 |       |        |        |         |
| Childcare/<br>Preschool |       |        |        |         |
| Church                  |       |        |        |         |
| Entertainment           |       |        |        |         |
| Fitness center          |       |        |        |         |
| Gas                     |       |        |        |         |
| Grocery                 |       |        |        |         |
| Parks                   |       |        |        |         |
| Restaurants             |       |        |        |         |
| Retail                  |       |        |        |         |

6. How do you rate the quality of the following services in Germantown Hills? Check one box for each row.

|                               | Excellent | Good | Fair | Poor | Not sure |
|-------------------------------|-----------|------|------|------|----------|
| Childcare                     |           |      |      |      |          |
| Code enforcement              |           |      |      |      |          |
| Education                     |           |      |      |      |          |
| Emergency medical<br>services |           |      |      |      |          |
| Entertainment                 |           |      |      |      |          |
| Fire protection               |           |      |      |      |          |
| Internet services             |           |      |      |      |          |

|   | Excellent | Good | Fair | Poor | Not sure |
|---|-----------|------|------|------|----------|
| Law enforcement   |           |      |      |      |          |
| Library   |           |      |      |      |          |
| Paratransit (public<br>transportation that<br>provides door-to-door<br>rides) |           |      |      |      |          |
| Parks and recreational<br>facilities  |           |      |      |      |          |
| Restaurants   |           |      |      |      |          |
| Senior citizen services   |           |      |      |      |          |
| Sewage services   |           |      |      |      |          |
| Sidewalks   |           |      |      |      |          |
| Stormwater drainage   |           |      |      |      |          |
| Streets   |           |      |      |      |          |
| Water utility services  |           |      |      |      |          |
| Youth activities  |           |      |      |      |          |

7. Do you receive enough information about the Village or community events?

- ☐ Yes
- ☐ No

8. How would you *like to* receive communication from the Village? Check all that apply.

- ☐ Village website
- ☐ Social media
- ☐ Local TV news station
- ☐ Text message
- ☐ Newsletter
- ☐ Word of mouth
- ☐ Newspaper
- ☐ Email
- ☐ Radio
- ☐ Other: \_\_\_\_\_

9. Do you communicate with your Elected Officials (Village President and/or Trustees)? Circle one.

|     |    |
|-----|----|
| Yes | No |
|-----|----|

10. If you answered yes to question 9, how responsive are the Elected Officials?

|            |              |          |      |                |
|------------|--------------|----------|------|----------------|
| Not enough | Right amount | Somewhat | Very | Too responsive |
|------------|--------------|----------|------|----------------|

11. Do you support the construction OR improvement of the following facilities? Check one box for each row.

|                     |            |          |          |          |           |
|---------------------|------------|----------|----------|----------|-----------|
|                     | Not at all | Not much | Moderate | Somewhat | Very much |
| Community Center    |            |          |          |          |           |
| Dog Park            |            |          |          |          |           |
| Park Development    |            |          |          |          |           |
| Pedestrian Crossing |            |          |          |          |           |
| Storm Shelter       |            |          |          |          |           |
| Splash Pad          |            |          |          |          |           |
| Village Square      |            |          |          |          |           |
| Other: _____        |            |          |          |          |           |

12. Do you support the construction OR improvement of the following transportation infrastructure? Check one box for each row.

|                                 |            |          |          |          |           |
|---------------------------------|------------|----------|----------|----------|-----------|
|                                 | Not at all | Not much | Moderate | Somewhat | Very much |
| Bike lanes                      |            |          |          |          |           |
| Crosswalks                      |            |          |          |          |           |
| Parking                         |            |          |          |          |           |
| Pedestrian tunnel across IL-116 |            |          |          |          |           |
| Sidewalks                       |            |          |          |          |           |
| Streets and roads               |            |          |          |          |           |
| Other: _____                    |            |          |          |          |           |

13. Would you like to see more or less of the following types of development in Germantown Hills? Check one box for each row.

|   |      |                        |      |          |
|---|------|------------------------|------|----------|
|   | More | Keep at current levels | Less | Not sure |
| Green/open space                                      |      |                        |      |          |
| Grocery   |      |                        |      |          |
| Industrial  |      |                        |      |          |
| Mixed-use (combination of residential and commercial) |      |                        |      |          |
| Park and Recreation                                   |      |                        |      |          |
| Residential   |      |                        |      |          |
| Restaurants   |      |                        |      |          |
| Retail  |      |                        |      |          |

14. The current population of the Village of Germantown Hills is approximately 3,426 people. Would you like to see the population increase, decrease, or remain the same? Check one box.

- ☐ Increase
- ☐ Remain the same
- ☐ Decrease

15. In what direction would you like to see the Village of Germantown Hills grow? Circle all that apply.

|      |       |      |       |              |
|------|-------|------|-------|--------------|
| East | North | West | South | No expansion |
|------|-------|------|-------|--------------|



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

- ☐ Studio
- ☐ 1-bedroom homes/apartment
- ☐ 2-bedroom homes/apartments
- ☐ 3-bedroom home/apartment
- ☐ 4-bedroom home/apartment
- ☐ 5+bedroom home/apartment
- ☐ Independent Senior Living
- ☐ Assisted Living
- ☐ I don't support any of these

17. Do you support the development of the following housing types in Germantown Hills?

- ☐ Rental Housing
- ☐ For-Sale Housing

18. How do you rate the availability of the housing supply in Germantown Hills? Check one box for each row.

|                            | Excellent | Good | Fair | Poor | Not Sure |
|----------------------------|-----------|------|------|------|----------|
| Homes for sale             |           |      |      |      |          |
| Rentals                    |           |      |      |      |          |
| Lots for new construction  |           |      |      |      |          |
| Affordable housing         |           |      |      |      |          |
| Independent Senior Living  |           |      |      |      |          |
| Assisted Living            |           |      |      |      |          |
| Skilled Nursing Facilities |           |      |      |      |          |

19. What motivated you to move to Germantown Hills, if applicable?

20. What age group do you fall into?

- ☐ 0-9
- ☐ 10-14
- ☐ 15-17
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65-74
- ☐ 75 and over

21. What do you like about Germantown Hills?

22. What are the biggest issues that Germantown Hills has, if any?

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