

Village of Princeville Community Plan

August 2014

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INTRODUCTION

Why plan for a community's future?

The purpose of community planning, quite simply, is to improve the community. Local units of government such as the Village of Princeville must serve many functions and address many different issues to become vibrant, attractive places and help residents attain a high quality of life. Planning is necessary to achieve these outcomes. Thus, community plans are developed to address a variety of community topics and concerns and put forth recommendations for community improvement.

Community plans typically address future land use by identifying desired changes in land development in and around the community, and while future land use is an important topic for a community to address, it is just one topic. A community plan can address a variety of issues, and it should address the issues that are of greatest concern to an individual community. Therefore, a “one size fits all” approach to community planning does not work; a useful, well developed community plan addresses a community’s most pressing issues in order to reflect the unique situation of that community.

Because a community plan is a document focused on community improvement, specific tasks need to be identified that, when accomplished, will help improve the community. The specific tasks that result in community improvement are action items. The action items are individual steps that Princeville can pursue to improve the community.

Why did Princeville pursue this community plan?

The genesis of this community plan was Princeville’s effort to learn more about possible funding sources for a downtown streetscape improvement project. Princeville and Tri-County Regional Planning Commission (TCRPC) communicated about this topic, and it was decided that TCRPC would facilitate this planning process to identify actions to strengthen downtown Princeville and to stand alongside of the Vision and Action Plan that was completed for Princeville in 2009.

The 2009 Princeville Vision and Action Plan is organized around five community goal areas:

Arts, Recreation, and Leisure

Community Development

Downtown Revitalization/Economic Development

Infrastructure

Princeville Pride

For each goal area the Plan identified broad goals, measurable objectives for achieving each goal, and action items to achieve each measurable objective. This framework served to promote implementation of the plan, and while some of the measurable objectives were achieved, other measurable objectives – such as developing empty downtown buildings – still require work. Therefore, this community plan stands alongside of the 2009 Vision and Action Plan by identifying other action items that can be pursued to improve the village.

This plan is being developed five years after the completion of the Vision and Action Plan. Princeville is engaging in regular planning, and this is a sound practice for improving the community. Communities and the forces that impact a community are always changing. Thus it is important for a community to regularly assess itself and the forces that are impacting its well being in order to identify new goals and action items as appropriate to strengthen the community and its quality of life.

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

How was this community plan developed?

Princeville decided in November of 2013 to develop a community plan using the Hurricane Ike funding and TCRPC assistance. A committee comprised of village officials, residents, and the superintendent of Princeville Community Unit School District 326 was formed to oversee the planning process. The committee held monthly meetings with TCRPC staff from November 2013 through July 2014. While the committee’s primary interests were downtown revitalization and the development of senior housing, the plan was developed to address other topic areas such as transportation and disaster recovery and mitigation.

The first phase of the planning process consisted of collecting baseline information to determine existing conditions in Princeville. TCRPC staff collected population data, housing data, and income data. TCRPC staff also obtained the input of committee members at the monthly meetings and developed two community surveys: one for village residents and one for downtown business owners. The survey for village residents was completed by 101 respondents and provided residents’ opinions on community issues and services, community assets, community challenges, and the downtown area. The survey for downtown business owners was completed by nine respondents and provided the opinions of business owners on the advantages and challenges of having a business in Princeville, desired businesses to attract to downtown, desired activities and events to attract more customers, and desired physical improvements.

The second phase of the planning process consisted of identifying the plan’s action items. Using the baseline information, the committee identified action items for the following topic areas:

Downtown Revitalization and Economic Development	Transportation
Infrastructure	Environmental Preservation
Housing	Disaster Recovery and Mitigation

The surveys for village residents and downtown business owners were used to obtain community input during this planning process. Obtaining input from the community helped the committee to

identify important challenges facing Princeville and identify ways of addressing those challenges. In addition, obtaining input from the community helps to build capacity and support for implementing the plan's action items. Engagement efforts should be continued in the future as the plan is implemented to continue to build capacity and support.

How is the community plan organized?

The comprehensive plan is divided into different sections based on topic area. A description of Princeville and baseline information pertaining to population and housing are presented in the first three sections. The next six sections pertain to primary topic areas and present baseline information and suggested action items. Baseline information consists of data collected by TCRPC staff, information provided by committee members, and the results of the surveys. The synthesis of this information describes the existing conditions and trends affecting Princeville. The action items were developed based on the baseline information and the unique perspectives and expertise of the committee members.

DESCRIPTION OF PRINCEVILLE

The area that today is the Village of Princeville was inhabited by the Potawatomi and Kickapoo peoples when Daniel Prince, believed to be the first European settler to live in the area, arrived in 1821. He built his home near stands of trees that stood among the prairie. This area became known as Prince's Grove. In 1837, William C. Stevens, Benjamin Clark, and Jesse M. McCuthen filed a plat of Princeville, and the village was incorporated in 1874.¹

Princeville is located in north-central Peoria County about 3 miles south of the Peoria County-Stark County line. Princeville is a rural community located approximately 15 miles from the northwest edge of Peoria and approximately 25 miles from downtown Peoria. The communities located nearest to Princeville are Dunlap in Peoria County (9 miles), Wyoming in Stark County (10 miles), Brimfield in Peoria County (13 miles), and Chillicothe in Peoria County (15 miles). Princeville encompasses approximately 1,068 acres, or 1.67 square miles.

The Village is organized around its downtown commercial core, with residential areas surrounding the commercial core and industrial and recreational uses located along the edges of the community. Stevens Square Park is located in the center of the village adjacent to the downtown area. Illinois Route 90 from the west and Illinois Route 91 from the north merge in the center of Princeville, and Illinois Route 90/91 traverses through the village to the east.

Seneca Foods Corporation operates a facility at the southern edge of Princeville along the Burlington Northern-Santa Fe Railroad, and Cutter's Grove Park is located adjacent to this facility. Princeville High School and Princeville Elementary School are located to the east of downtown and farther east is the Princeville Heritage Museum, a facility that exhibits displays about the history of Princeville and includes Akron Townhouse School, a former one-room school open for field trips and tours. Troutman Park is located in the northern portion of the village along Route 91 across from the former Alcoa facility that is now vacant. Aten Acres, an area targeted for residential development in the future, is located northeast of the school facilities.

Princeville is located along the former Chicago, Rock Island and Pacific Railroad. This stretch of railroad is now the Rock Island Trail, a public trail operated by the State of Illinois. The trail enters Princeville from the south, follows Walnut Avenue and Towne Avenue north through the village, and exits Princeville at the north along Route 91. The Rock Island Trail Prairie Nature Preserve, a site featuring native grasses and flowering perennials, lies along the Trail north of Princeville.

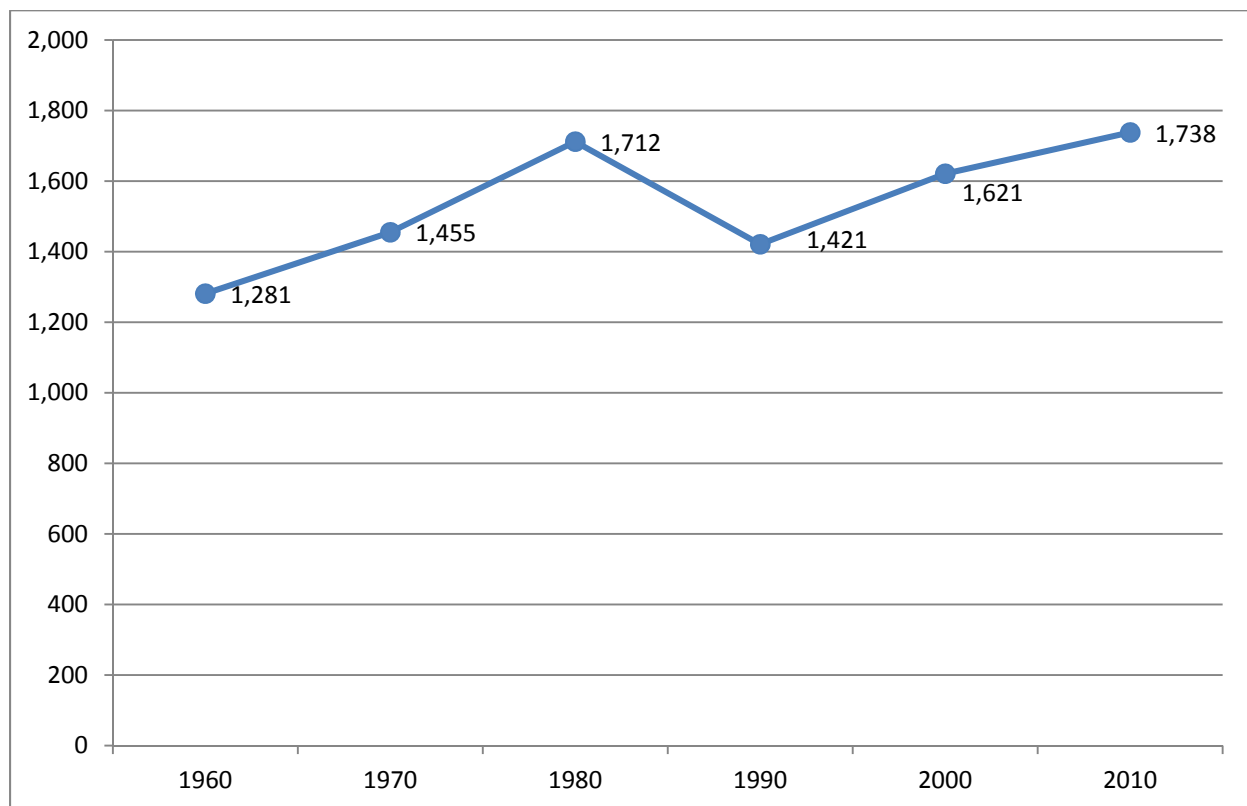
¹ The History of Princeville. Village of Princeville Website. <http://www.princeville.org/history.html>. Accessed May 7 2014.

POPULATION DATA

Recent Changes

Over the last 50 years the population of Princeville has grown from 1,281 residents in 1960 to 1,738 residents in 2010. This growth has not been steady, however. As shown in Chart 1 below, Princeville's population grew steadily from 1960 to 1980 but then dropped sharply during the 1980s. The village has grown steadily since 1990, and by 2010, Princeville's population had exceeded the 1980 population, which previously had been the highest population recorded by the U.S. Census Bureau.

Chart 1. Princeville Population, 1960 – 2010



The population decrease that occurred during the 1980s was the result of an economic recession that affected the entire region; Peoria County's population fell from 200,466 residents to 182,287 residents between 1980 and 1990, and the population of the Tri-County region fell from 365,864 residents to 339,172 residents during the same period.

Princeville's population grew faster than Peoria County's population from 1990 to 2010. Princeville's population grew by 22 percent compared to 2 percent growth in Peoria County. Between 2000 and 2010, Princeville's population grew relatively fast compared to other nearby communities. Table 1 below shows the percentage change in population for other Peoria County communities and Peoria County between 2000 and 2010.

Table 1. Population Change in Selected Peoria County Communities, 2000 – 2010

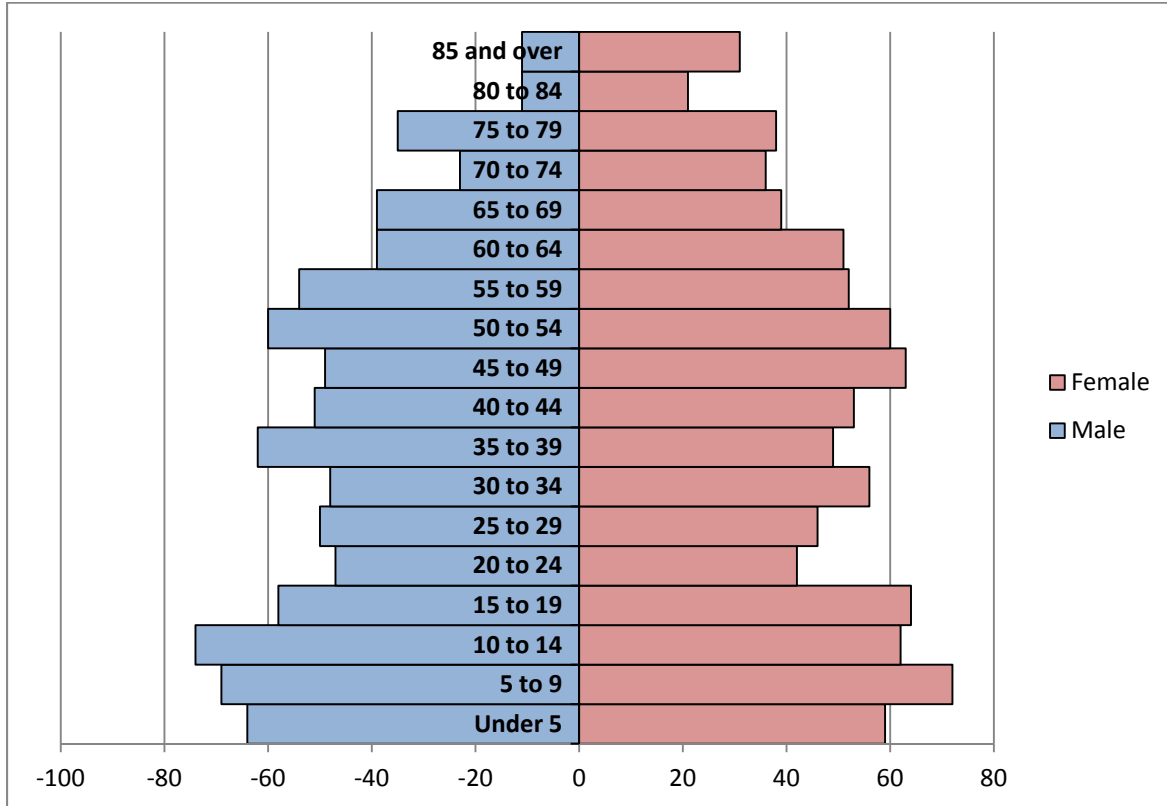
	2000	2010	Percentage Change
Princeville	1,621	1,738	7.2%
Dunlap	926	1,386	49.7%
Chillicothe	5,996	6,097	1.7%
Farmington	2,601	2,448	-5.9%
Elmwood	1,945	2,097	7.8%
Peoria County	183,433	186,494	1.7%

There are two reasons that may explain why Princeville is enjoying steady population growth today. First, as land development in the City of Peoria has occurred farther to the north and northwest, Princeville has become closer to services and amenities in Peoria, so individuals may be more willing to live in Princeville because of the shorter drive time to access services and amenities in Peoria. Second, Princeville Community Unit School District 326 appears to enjoy a sound reputation, so the schools may attract families with children to live in Princeville.

Age

A common means of showing the age of a community's population is a population pyramid. Chart 2 below shows the population pyramid for Princeville in 2010, which breaks down the population by age and gender for five-year age cohorts.

Chart 2. 2010 Population by Age and Gender for Five-Year Cohorts



The population pyramid shows the most populous age groups for each gender. The most populous male age groups in 2010 were the 5 to 9, 10 to 14, and 35 to 39 groups while the most populous female age groups in 2010 were the 5 to 9, 15 to 19, and 45 to 49 age groups.

When examining the age of a community's population it is most helpful to examine the change in age over time in order to identify trends that are impacting the community. Table 2 below shows the five most populous age groups in Princeville in 2000 and 2010. These age groups are not broken down by gender, so the entire population of the age group is included in the table.

Table 2. Most Populous Age Groups, 2000 and 2010

Age Group	2000 Population	Age Group	2010 Population
15 to 19	124	5 to 9	141
40 to 44	121	10 to 14	136
35 to 39	118	Under 5	123
5 to 9	116	15 to 19	122
10 to 14	116	50 to 54	120
Under 5	114		

This comparison indicates an increase in the youth population in Princeville between 2000 and 2010. In 2000 the most populous age groups were the 15 to 19, 40 to 44, and 35 to 39 age groups. In 2010 the most populous age groups were the 5 to 9, 10 to 14, and Under 5 age groups.

Table 3 below shows the change in population for each age group from 2000 to 2010. The majority of age groups increased in population, with the 50 to 54, 60 to 64, and 5 to 9 age groups having the largest total increase. The age groups with the largest total decreases were the 40 to 44, 80 to 84, and 25 to 29 age groups.

Table 3. Changes in Age Group Populations, 2000 – 2010

Age Group	2000 Population	2010 Population	Change
Under 5	114	123	9
5 to 9	116	141	25
10 to 14	116	136	20
15 to 19	124	122	-2
20 to 24	77	89	12
25 to 29	105	96	-9
30 to 34	101	104	3
35 to 39	118	111	-7
40 to 44	121	104	-17
45 to 49	98	112	14
50 to 54	91	120	29
55 to 59	96	106	10
60 to 64	64	90	26
65 to 69	77	78	1
70 to 74	62	59	-3
75 to 79	61	73	12
80 to 84	49	32	-17
85 and over	31	42	11

When examining the change in age groups, two notable trends stand out: The increase in the Under 5, 5 to 9, and 10 to 14 age groups; and the increase in the 45 to 49, 50 to 54, 55 to 59, and 60 to 64 age groups. The population 14 years and younger increased by 54 individuals and the population between the ages of 45 and 64 increased by 79 individuals between 2000 and 2010. These were the segments of Princeville's population that grew the most between 2000 and 2010.

An important question to consider is: What are the factors most responsible for the increase in these age groups? In other words, are the increases in these age groups being driven by new births, residents aging in place, or residents moving to Princeville? While precise answers to these questions cannot be ascertained, educated guesses as to why certain age groups are increasing can be identified.

National demographic trends help explain some of the population increase. The “Baby Boomer” generation, defined as individuals born between 1946 and 1964, is one of the largest segments of the national population. In 2010, Baby Boomers were between the ages of 46 and 64, so not surprisingly, this age segment increased in Princeville between 2000 and 2010.

Demographic trends also partially explain the increase in the population 14 years and younger. The “Millennial” or “Echo Boomer” generation, which can be defined as the group of individuals born between 1982 and 2004, is another large segment of the national population. This group was between the ages of 6 and 28 in 2010, so the increase in young children could be the result of Millennials having children.

The extent to which residents moving to Princeville may be driving the increase in population will be discussed later in this section.

The change in median age of a community provides a snapshot of whether the population is growing older, younger, or holding steady. The median age of Princeville’s population essentially held steady from 2000 to 2010, increasing only from 37.2 to 37.4. This is in contrast to other communities in which the median age either increased by a larger amount or decreased by a larger amount. Table 4 below presents the change in median age for Princeville and other nearby communities.

Table 4. Change in Median Age, 2000 – 2010

Median Age	2000	2010	Change
Princeville	37.2	37.4	0.2
Dunlap	34.8	37.4	2.6
Chillicothe	38.4	40.0	1.6
Farmington	39.8	38.1	-1.7
Elmwood	39.0	37.7	-1.3
Peoria County	36.0	36.8	0.8

Race and Ethnicity

The population of Princeville became more racially and ethnically diverse between 2000 and 2010. Table 5 below presents the change in the white and persons of color populations for Princeville and nearby communities from 2000 to 2010. Princeville’s population is diversifying at about the same rate as Chillicothe, Farmington, and Elmwood. The populations of Peoria County and Dunlap are diversifying at a faster rate.

Table 5. Change in Population – White and Persons of Color, 2000 – 2010

Percentage of Population - White	2000	2010	Change in Percentage
Princeville	97.6%	96.7%	-0.9
Dunlap	97.5%	92.0%	-5.5
Chillicothe	97.4%	96.9%	-0.5
Farmington	98.6%	97.7%	-0.9
Elmwood	98.7%	98.0%	-0.7
Peoria County	79.4%	74.4%	-5.0
Percentage of Population - Persons of Color	2000	2010	Change in Percentage
Princeville	2.4%	3.3%	0.9
Dunlap	2.5%	8.0%	5.5
Chillicothe	2.6%	3.1%	0.5
Farmington	1.4%	2.3%	0.9
Elmwood	1.3%	2.0%	0.7
Peoria County	20.6%	25.6%	5.0

The racial composition of Princeville’s population is presented in Table 6. Individuals identifying themselves as “some other race” or “two or more races” account for the majority of Princeville’s persons of color population.

Table 6. Princeville Population by Race, 2010

Race	Total	Percentage
White	1,681	96.7%
Black or African American	6	0.3%
American Indian and Alaska Native	4	0.2%
Asian	5	0.3%
Native Hawaiian and other Pacific Islander	0	0.0%
Some other race	21	1.2%
Two or more races	21	1.2%
Total	1,738	100.0%

The population of Princeville is also becoming more ethnically diverse. Hispanic or Latino residents accounted for 3.2% of the village’s population in 2010, up from 2.7% of the village’s population in 2000. Table 7 below presents the change in the Hispanic or Latino population for Princeville and other nearby communities from 2000 to 2010. The share of the population that is Hispanic or Latino increased in all comparison geographies except Dunlap and Farmington.

Table 7. Change in Hispanic or Latino Population, 2000 – 2010

Percentage of Population - Hispanic Or Latino	2000	2010	Change
Princeville	2.7%	3.2%	0.5
Dunlap	1.5%	1.2%	-0.3
Chillicothe	3.5%	4.1%	0.6
Farmington	1.0%	0.9%	-0.1
Elmwood	0.8%	1.9%	1.1
Peoria County	2.1%	3.8%	1.7

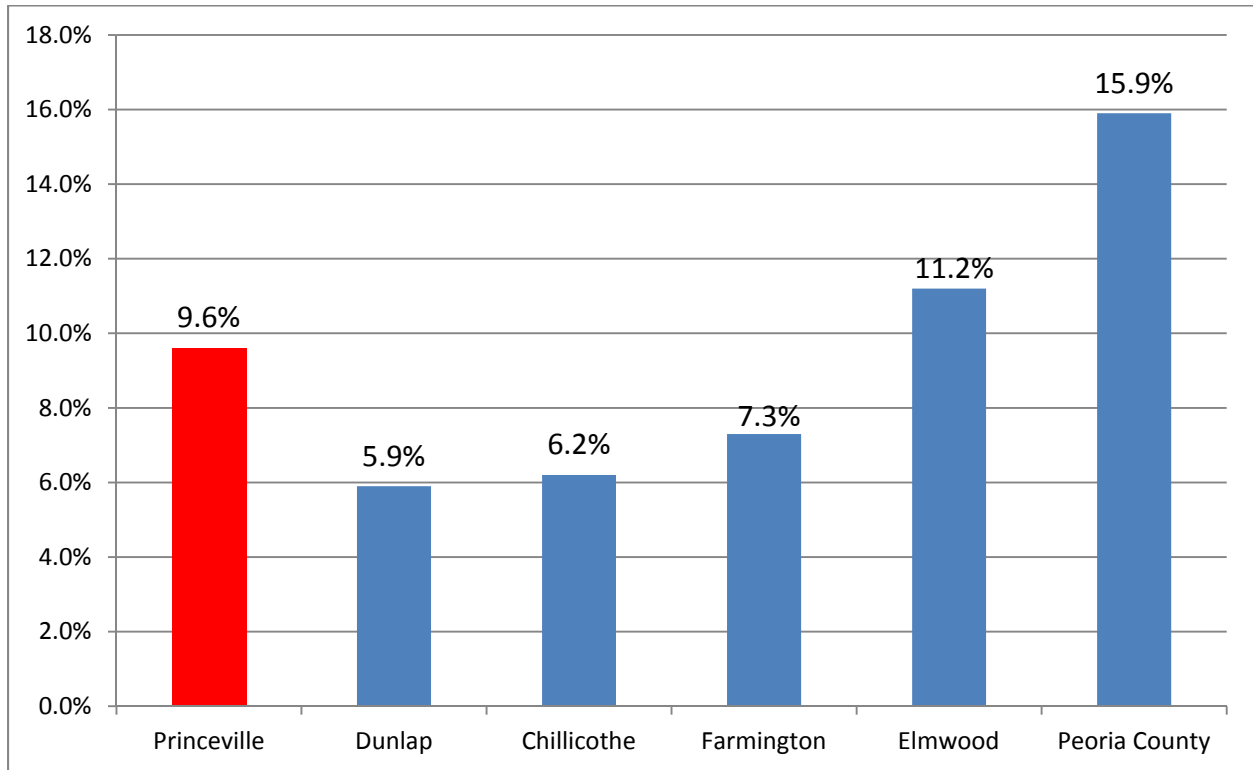
Princeville’s population – like that of the entire nation – is becoming more racially and ethnically diverse. Because this trend is a national trend, it can be expected that Princeville’s population will continue to become more racially and ethnically diverse.

Mobility

The United States Census Bureau provides data about where a community’s residents were living one year ago. This data can be used to determine the extent to which residents are moving to a community from other areas.

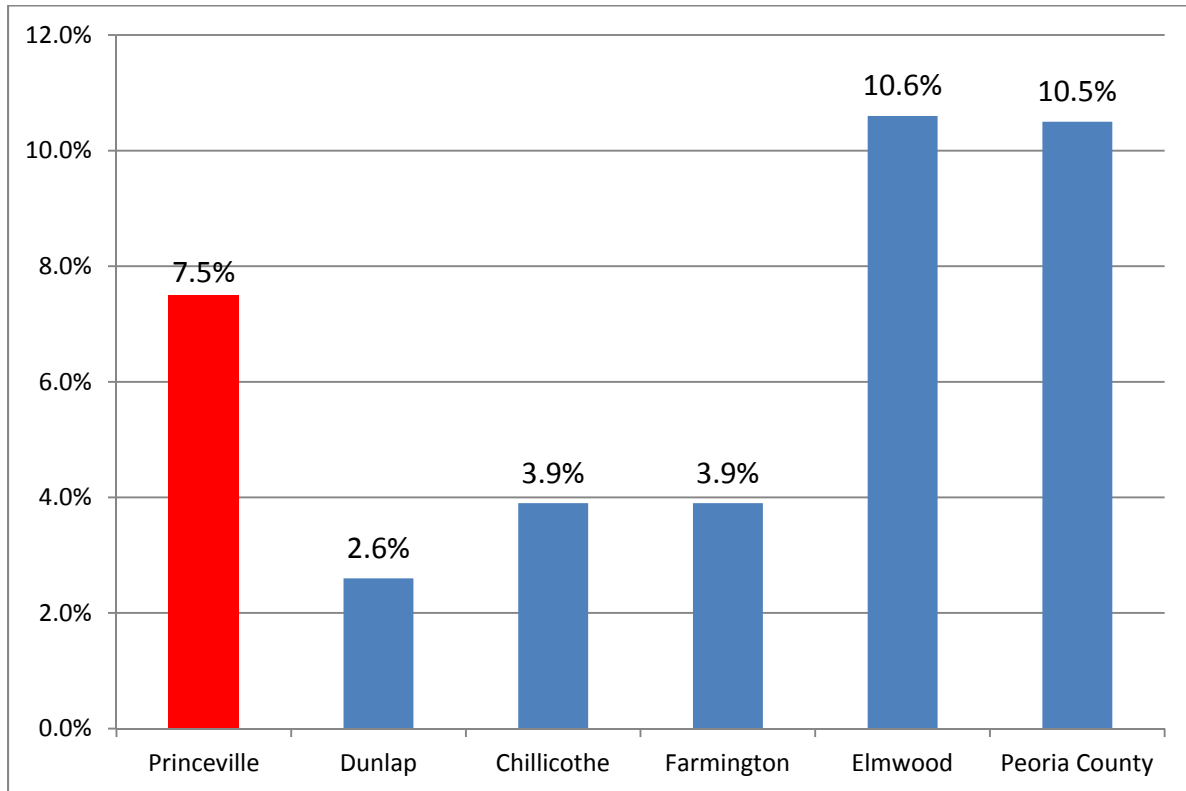
According to five-year estimates from the 2012 American Community Survey (ACS), nearly 10 percent of Princeville residents lived in a different house in the United States one year ago. This percentage is higher than all other comparison geographies except Peoria County and Elmwood, as shown in Chart 3 below.

Chart 3. Percentage of Residents that Lived in a Different House in the United States 1 Year Ago



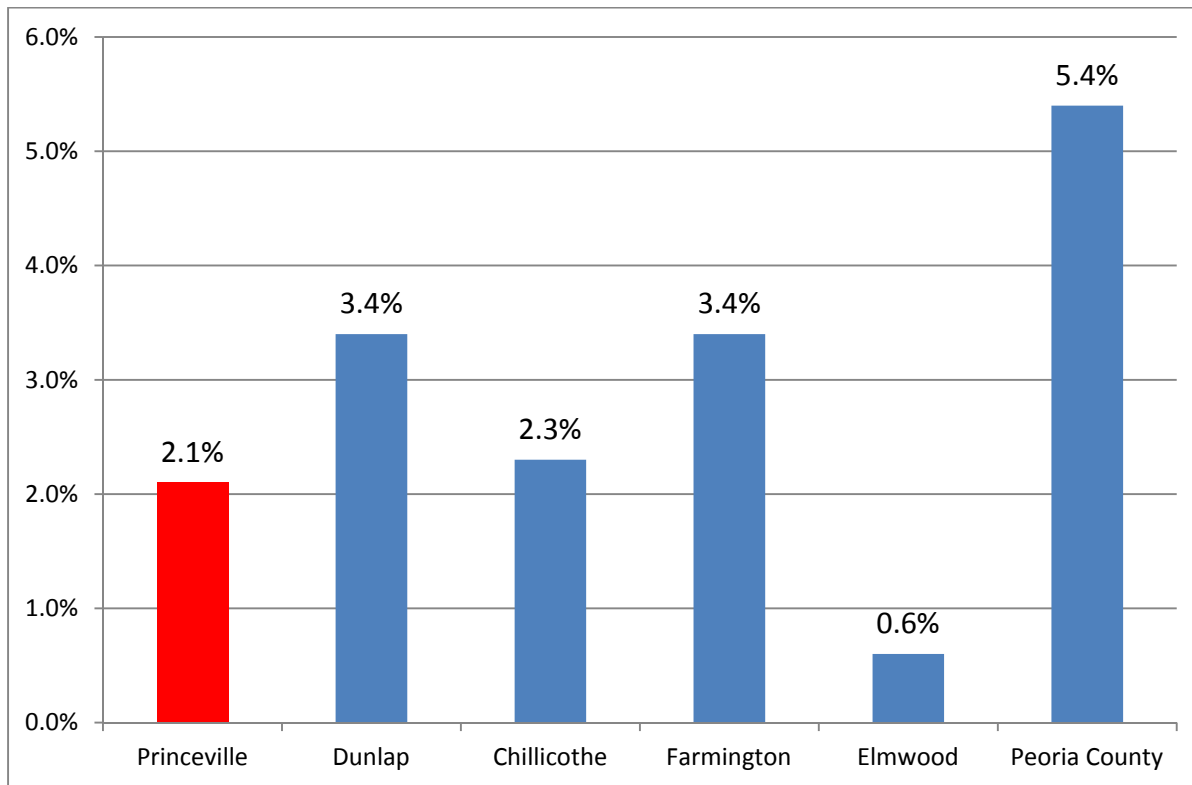
Reaching a conclusion from this data is difficult because the data does not specify where these residents moved from – it could have been elsewhere in Princeville, nearby areas, or areas farther away. Chart 4 below shows the percentage of residents who lived in a different house in the same county (Peoria County) one year ago. Again, the percentage of Princeville residents is higher than all comparison geographies except Peoria County and Elmwood.

Chart 4. Percentage of Residents that Lived in a Different House in the Same County 1 Year Ago



While this data begins to provide more specificity about where residents moved from, it is still difficult to reach a conclusion because residents in this category could have moved from anywhere in Peoria County, including within Princeville. Chart 5 below shows the percentage of residents that lived in a different house in a different county one year ago. Just over 2 percent of Princeville residents lived in a different county one year ago; this is one of the lower percentages in comparison to the other geographies as shown in Chart 5 below.

Chart 5. Percentage of Residents that Lived in a Different House in a Different County 1 Year Ago



The ACS estimates that just 0.1 percent of Princeville residents lived in a different state 1 year ago. This is the lowest percentage of the comparison geographies as shown in Chart 6 below. Also, no Princeville residents lived abroad one year ago, as shown in Chart 7 below. Of the comparison geographies, Dunlap is the only community in which at least 1 percent of residents lived abroad one year ago.

Chart 6. Percentage of Residents that Lived in a Different House in a Different State 1 Year Ago

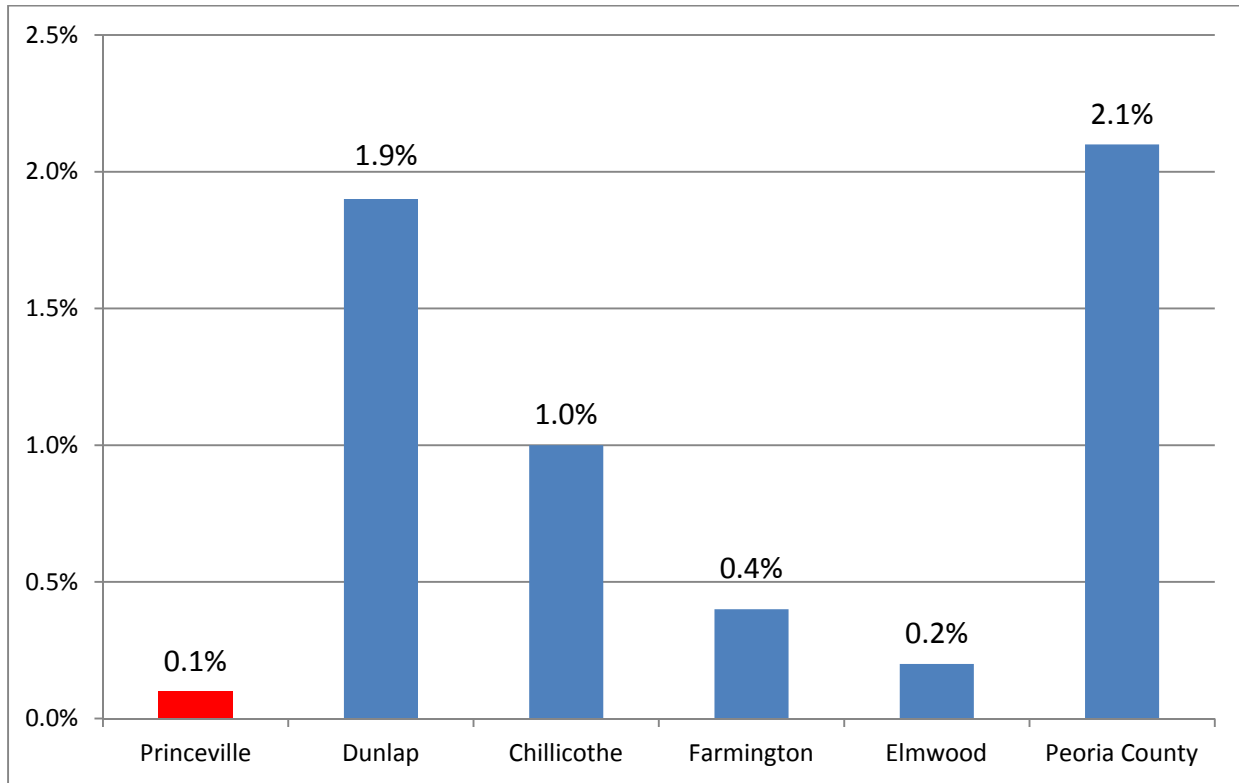
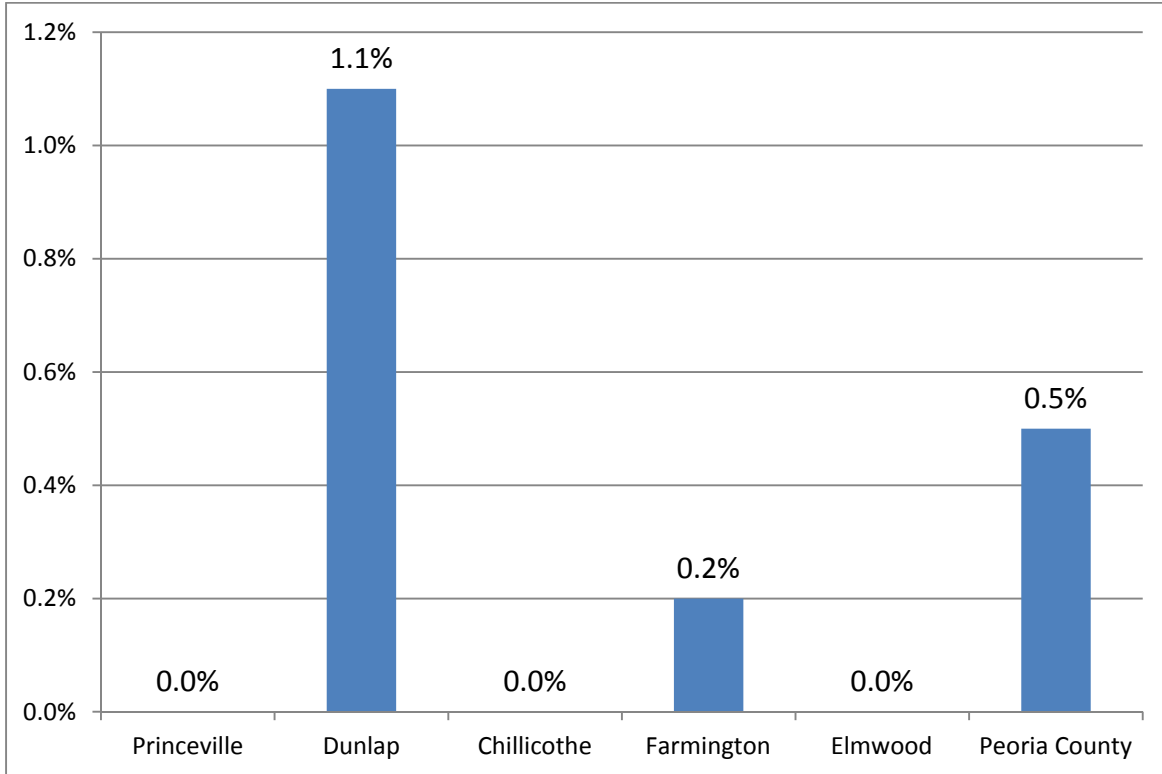


Chart 7. Percentage of Residents that Lived Abroad 1 Year Ago



This data suggests the following conclusions pertaining to migration to Princeville:

- Princeville may be a popular destination for residents seeking to relocate within Peoria County;
- Princeville is not experiencing a significant influx in residents from other counties;
- Princeville is not experiencing a significant influx in residents from other states and nations.

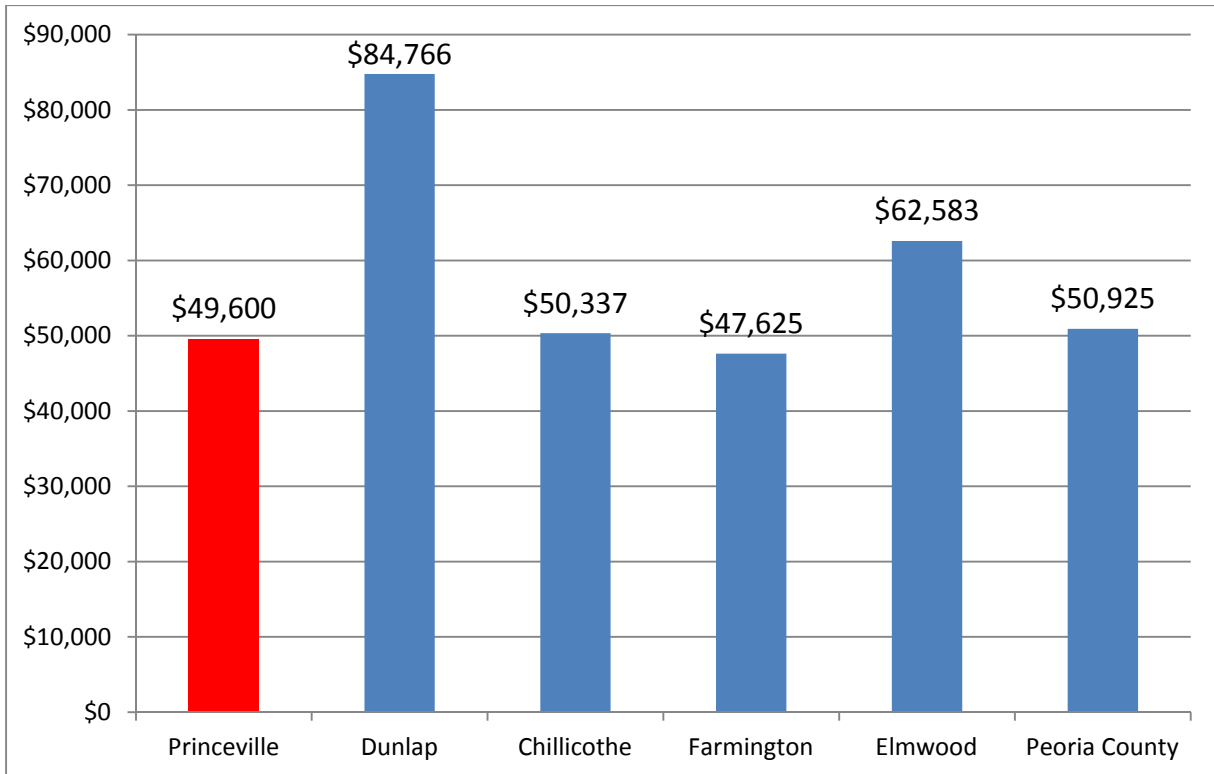
Income

Assessing the income of a community's population can help a community understand the purchasing power of residents and identify businesses that may be successful in the community. The median household income – the income level at which half of the community's households earn a higher amount and half of the community's households earn a lesser amount – is commonly used to provide a snapshot of household income in a community. According to five-year estimates from the 2012 ACS, the median household income of Princeville is \$49,600.² This is slightly lower than the figure for Peoria County and notably lower than the figures for Dunlap

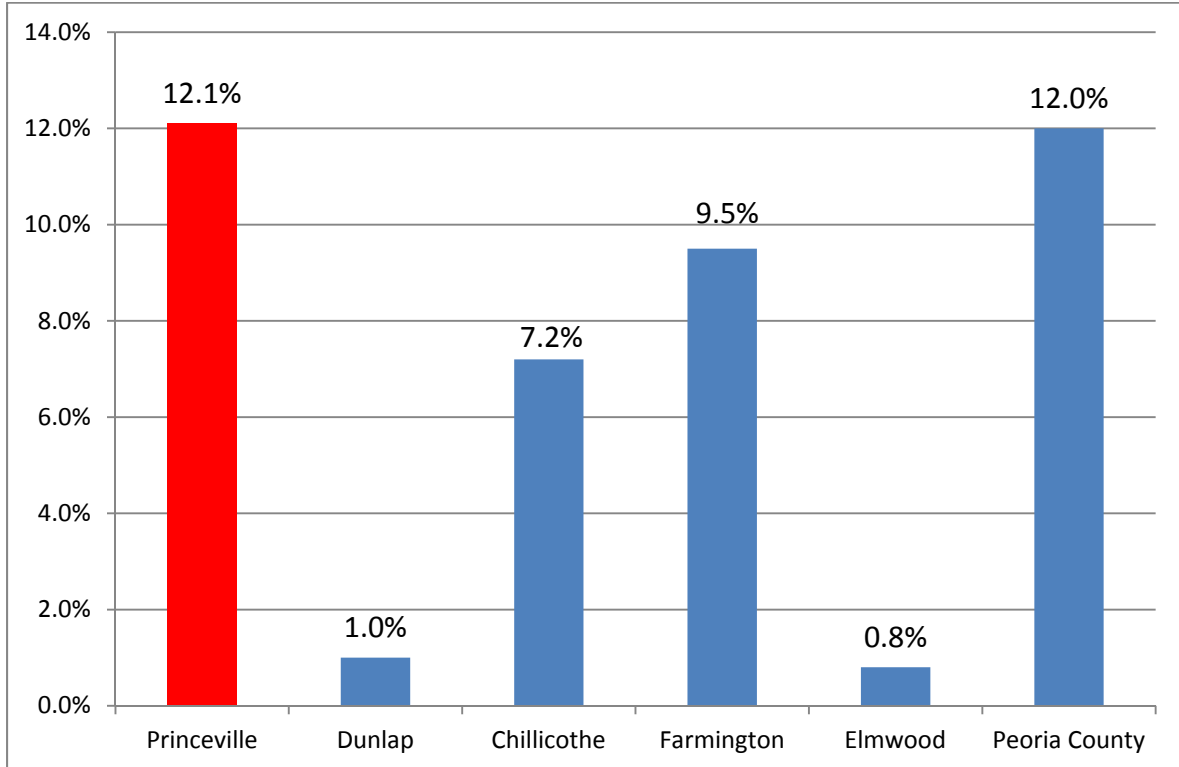
² Data from the 2012 American Community Survey five-year estimates is based on a sample of the population conducted in 2008, 2009, 2010, 2011, and 2012. It is not based on a complete count of the village as was done for some categories for the 2010 Census. Therefore, caution should be exercised when interpreting this data and comparing it to other data sources such as the 2010 Census.

and Elmwood. Chart 8 below shows the 2012 median household income for Princeville and comparison geographies.

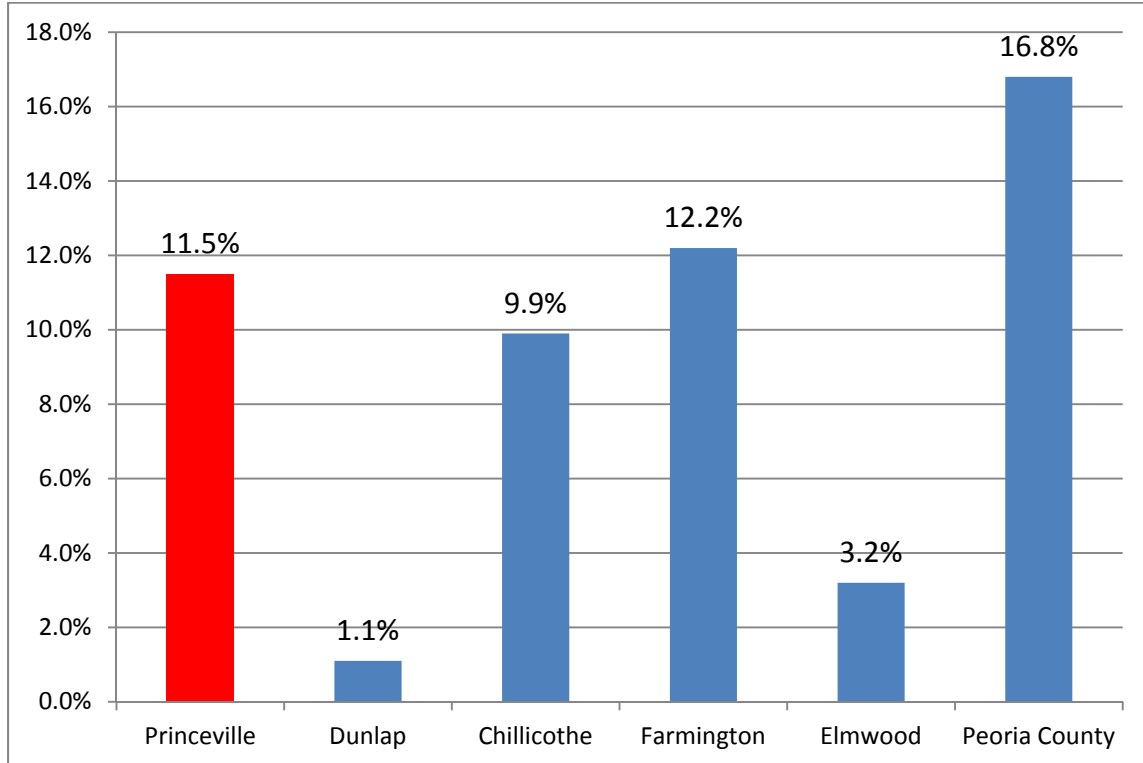
Chart 8. Median Household Income, 2012



According to the 2012 ACS five-year estimates, just over 12% of families in Princeville have an income that is below the poverty level. This percentage is essentially the same as the percentage for Peoria County but is higher than the percentage for comparison communities. Chart 9 shows this data for Princeville and comparison geographies.

Chart 9. Percentage of Families Whose Income is Below the Poverty Level, 2012

The percentage of Princeville residents whose income is below the poverty level is 11.5 according to the 2012 ACS five-year estimates. This figure is comparable to the figures for Farmington and Chillicothe and is notably lower than the figure for Peoria County. Chart 10 shows this data for Princeville and comparison geographies.

Chart 10. Percentage of People Whose Income is Below the Poverty Level, 2012

This data suggests that incomes in Princeville are neither very high nor very low. Therefore, with respect to economic development, this data suggests that retail businesses that provide basic goods and services could be successful in Princeville.

HOUSING DATA

The housing stock of a community is very important. In addition to providing the basic human need of shelter, a community's housing stock can impact the migration of residents and businesses to and from a community and impact a community's quality of life. An assessment of Princeville's housing stock is important in order to identify any ways that the housing stock can be improved.

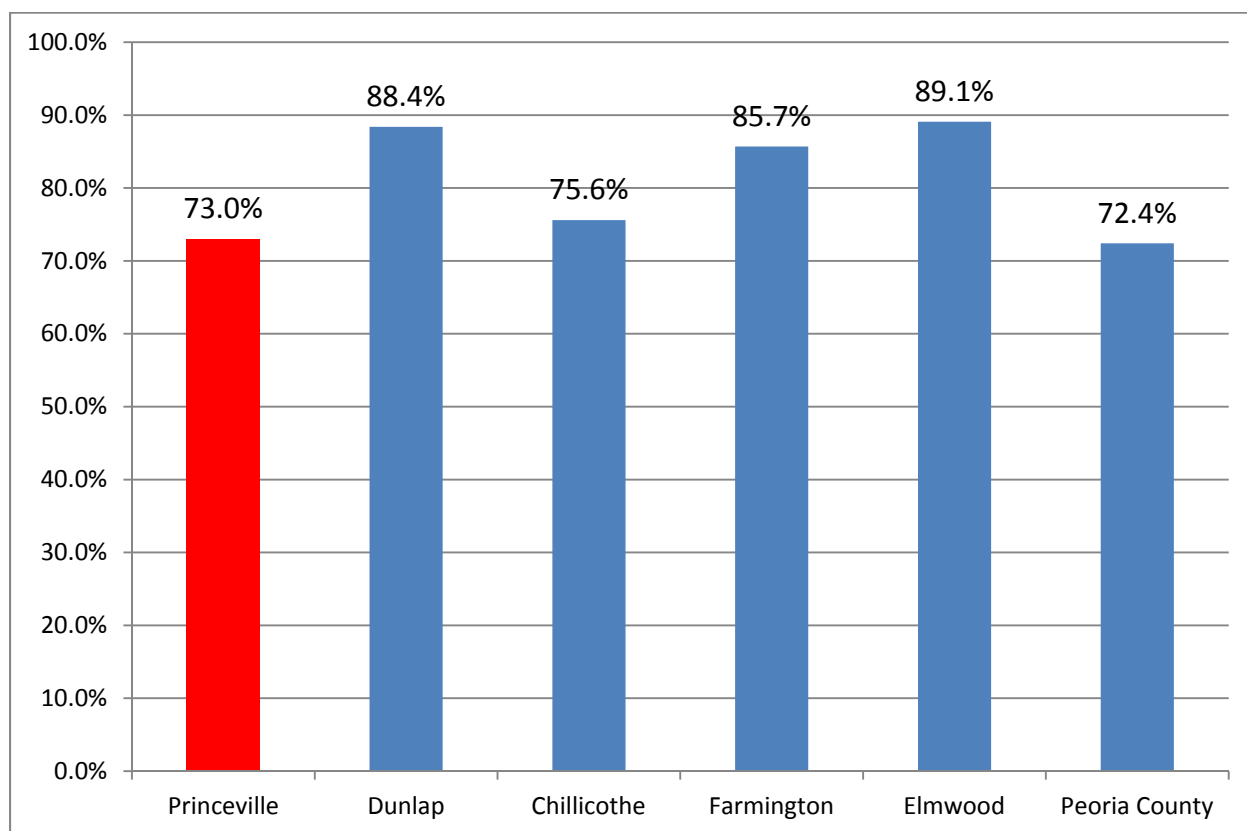
According to the 2010 Census, Princeville had 729 housing units. This is the most recent complete count of housing units in Princeville because data from the 2011 and 2012 ACS are based on a sample of the population. As a result, caution must be used when comparing data from the 2010 decennial census – which is based on a complete count – to ACS data, which is based on a sample of the population.

To illustrate this point, the 2012 ACS estimates that there are 862 housing units in Princeville. A comparison of this total to the 2010 total from the decennial census shows an increase of 133 housing units – or 18 percent – in Princeville in just 2 years. This is not accurate as there was not significant housing development in Princeville between 2010 and 2012. Therefore, for the purposes of this analysis, the 2012 ACS data will be used to compare Princeville to other communities, with the understanding that the 2012 ACS data is based on a sample and therefore is subject to some error.

The most recent data pertaining to number of housing units in a structure is from the 2012 ACS. The last time a complete count of this data was completed was 2000. According to the 2012 ACS, 73 percent of Princeville housing units are single-family detached residences. Table 8 below lists the different housing types by number of units in a structure and Chart 11 below compares the percentage of Princeville housing units that are single-family detached residences to comparison geographies. Princeville has a relatively lower percentage of single-family detached dwellings than comparison geographies.

Table 8. Housing Type by Units in Structure, 2012

Housing Type	Total Units	Percentage
1-unit, detached	629	73.0%
1-unit, attached	28	3.2%
2 units	60	7.0%
3 or 4 units	33	3.8%
5 to 9 units	28	3.2%
10 to 19 units	59	6.8%
20 or more units	0	0.0%
Mobile home	25	2.9%
Boat, RV, van, etc.	0	0.0%
Total housing units	862	100.0%

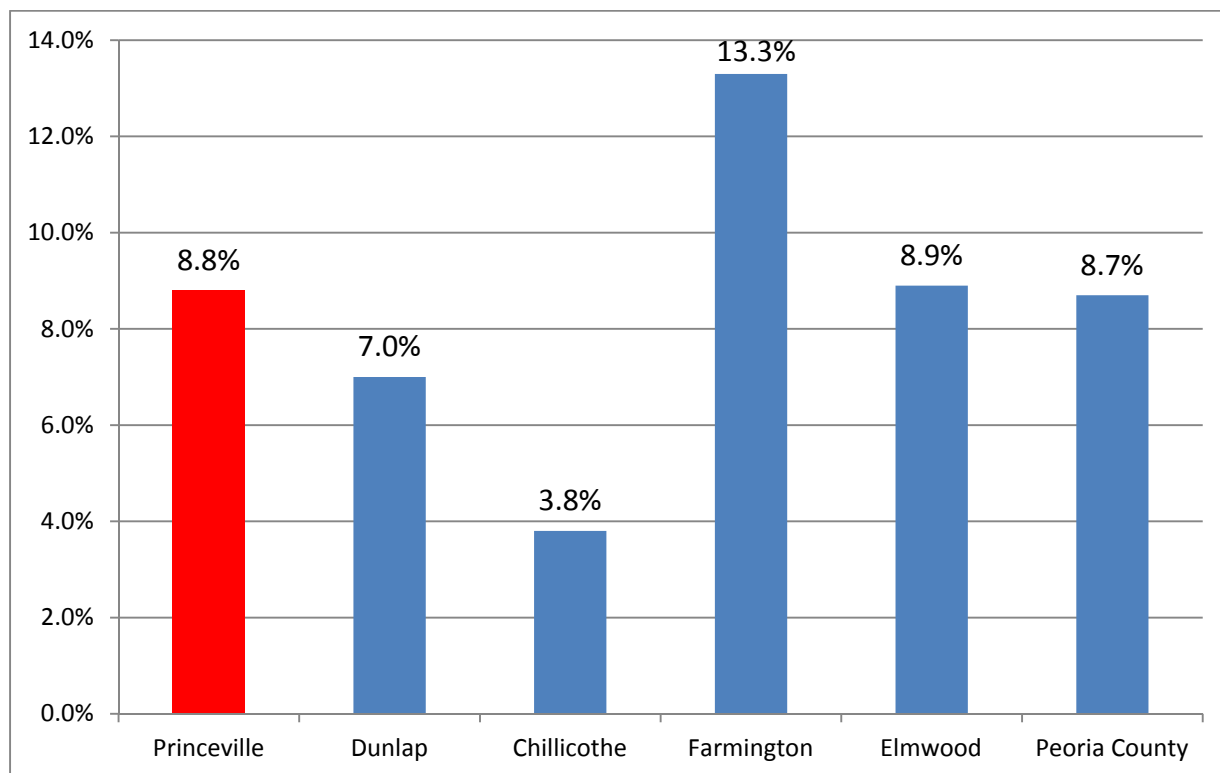
Chart 11. Single-Family Detached Residences, 2012

The issue of vacant residences has been a major concern of communities nationwide in the wake of the 2008 housing crisis that resulted in numerous foreclosures across the country. Based on data from the US Census, Princeville did not sustain a vacancy increase as a result of the housing crisis. A complete count of vacant housing units occurred in 2000 and 2010, and the number of vacant units and percentage of vacant units declined during this 10-year period as shown in Table 9 below. The vacancy rate in Princeville in 2012 is generally similar to that of comparison geographies as shown in Chart 12 below.

Table 9. Vacancy in Princeville, 2000 and 2010

	2000	Percentage	2010	Percentage
Occupied housing units	656	87.2%	675	92.6%
Vacant housing units	96	12.8%	54	7.4%
Total housing units	752	100.0%	729	100.0%

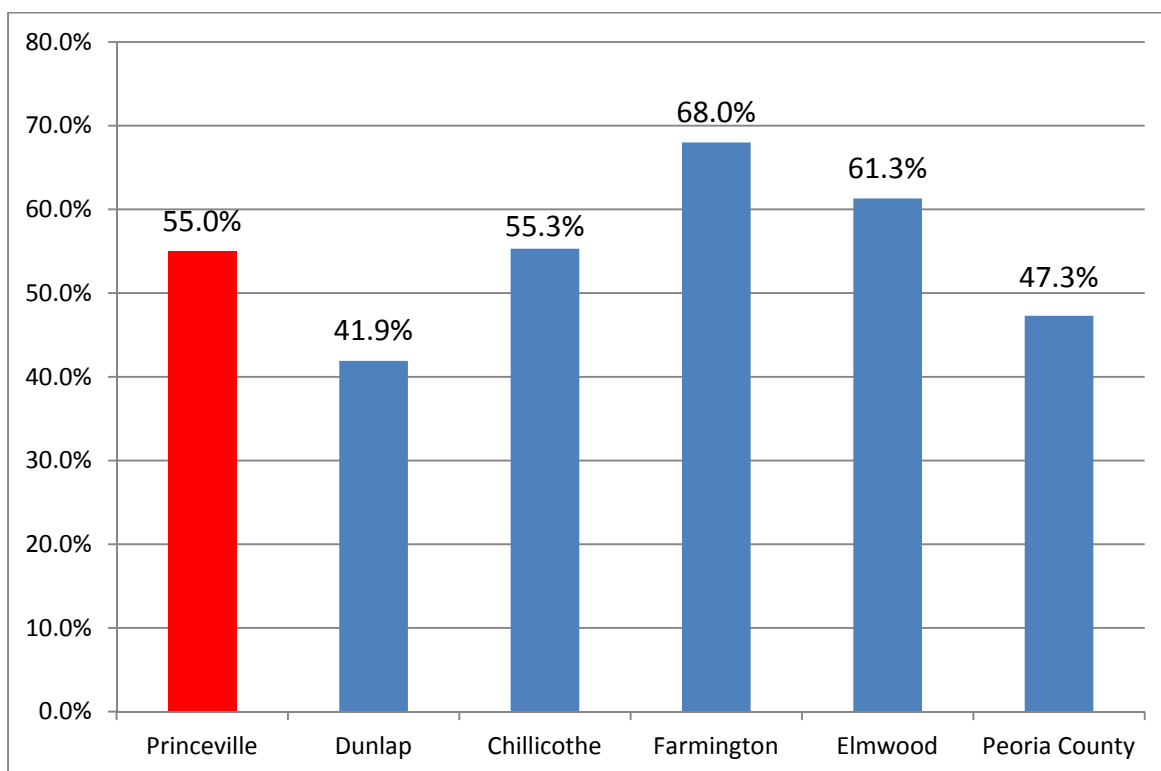
Chart 12. Vacancy Rate in Princeville and Comparison Geographies, 2012



The age of a community's housing stock can impact the desirability and affordability of a community. The ACS provides data about the age of Princeville's housing stock. It is important to note that the occupant may not necessarily know when his or her housing unit was built, so because the census questions pertaining to age of housing are answered by the occupant, caution should be exercised when assessing this data.

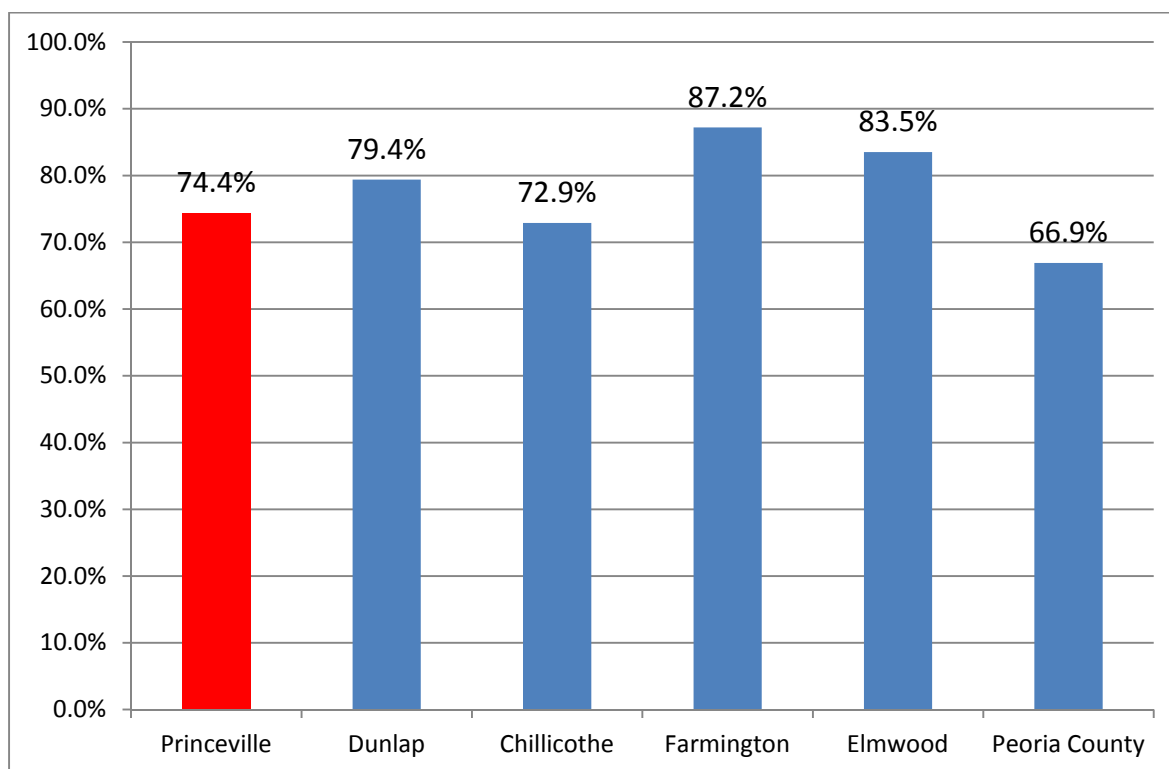
According to the 2012 ACS data, 55 percent of Princeville's housing units were built in 1959 or earlier. Data for Princeville and comparison geographies is shown in Chart 13 below. The percentage of older housing stock in Princeville falls between the percentages of comparison geographies, suggesting a mix of older and newer housing stock exists in the village.

Chart 13. Housing Units Built 1959 or Earlier in Princeville and Comparison Geographies, 2012



Princeville has a lower percentage of owner-occupied housing units in relation to comparison geographies according to the 2012 ACS. About three-fourths of housing units in Princeville are owner-occupied. The comparison data is shown in Chart 14 below.\

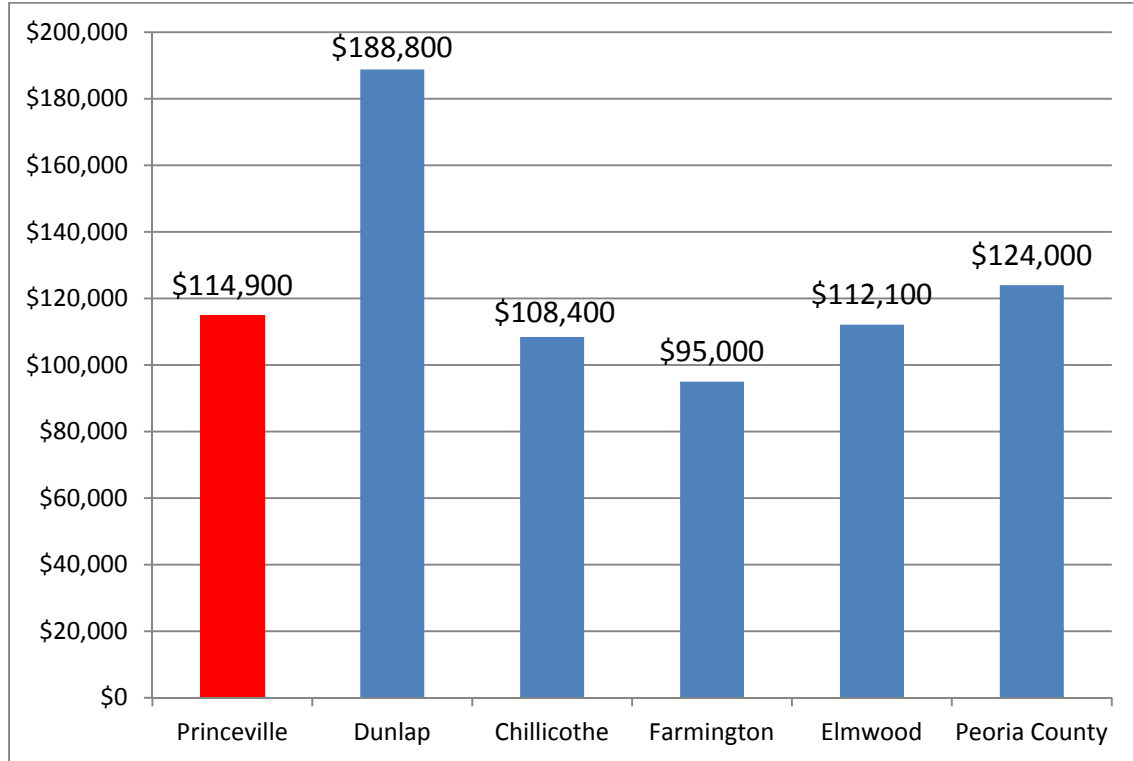
Chart 14. Percentage of Owner-Occupied Housing Units in Princeville and Comparison Geographies, 2012



The most recent complete count of owner-occupied housing units occurred as part of the decennial census in 2010. According to this data, 78 percent of Princeville housing units were owner-occupied. As a result, it would seem that the percentage reported by the 2012 ACS is generally accurate.

The affordability of a community's housing stock is also an important housing metric. Housing costs that are too high can negatively impact the purchasing power of households and, subsequently, the local economy. One dataset that provides a snapshot of the affordability of a community's housing stock is median housing value. Chart 15 below shows the median housing value of Princeville and comparison geographies according to the 2012 ACS. The median housing value in Princeville is similar to other comparison geographies, with Dunlap as an outlier.

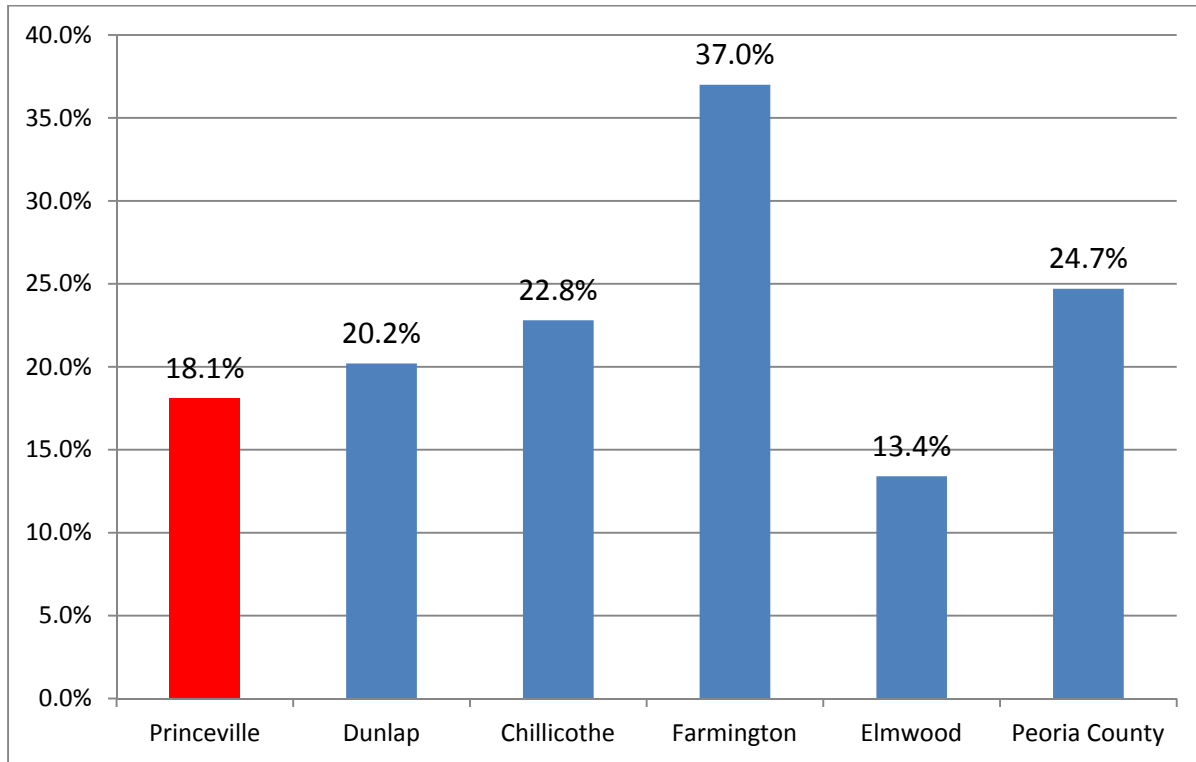
Chart 15. Median Housing Value in Princeville and Comparison Geographies, 2012



Another way to assess the affordability of Princeville’s housing stock is by examining data that compares household income to costs of home ownership. The US Census provides data on the number of households for which selected monthly ownership costs as a percentage of income (SMOCAPI) is greater than 30 percent. The threshold of a household spending no more than 30 percent of its income on housing is generally accepted as the affordability threshold; that is, generally speaking, a household that spends more than 30 percent of its income on housing may have difficulty affording other necessities.

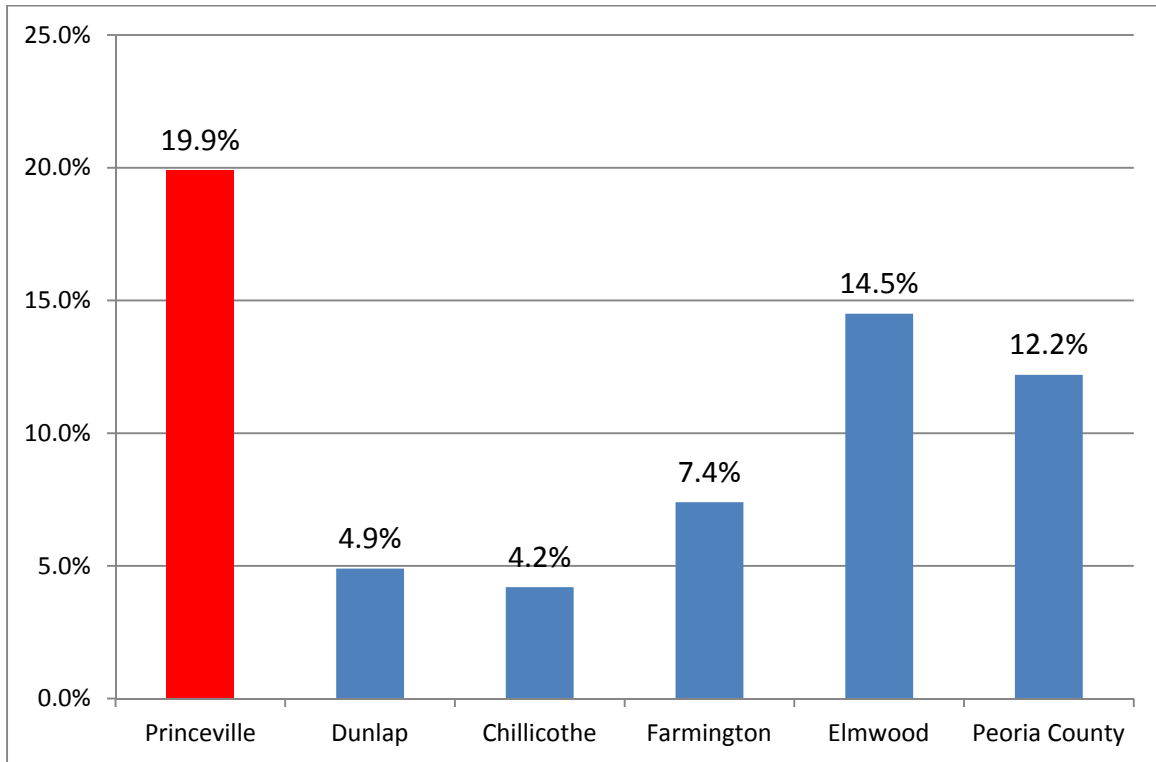
The percentage of households with a mortgage in Princeville and comparison geographies for which SMOCAPI was greater than 30 percent in 2012 is presented in Chart 16. In Princeville, 18 percent of households with a mortgage spent “too much” on housing. This is relatively low compared to comparison geographies, indicating that the housing stock is affordable for mortgage holders.

Chart 16. SMOCAPI Greater Than 30 Percent With a Mortgage for Princeville and Comparison Geographies, 2012

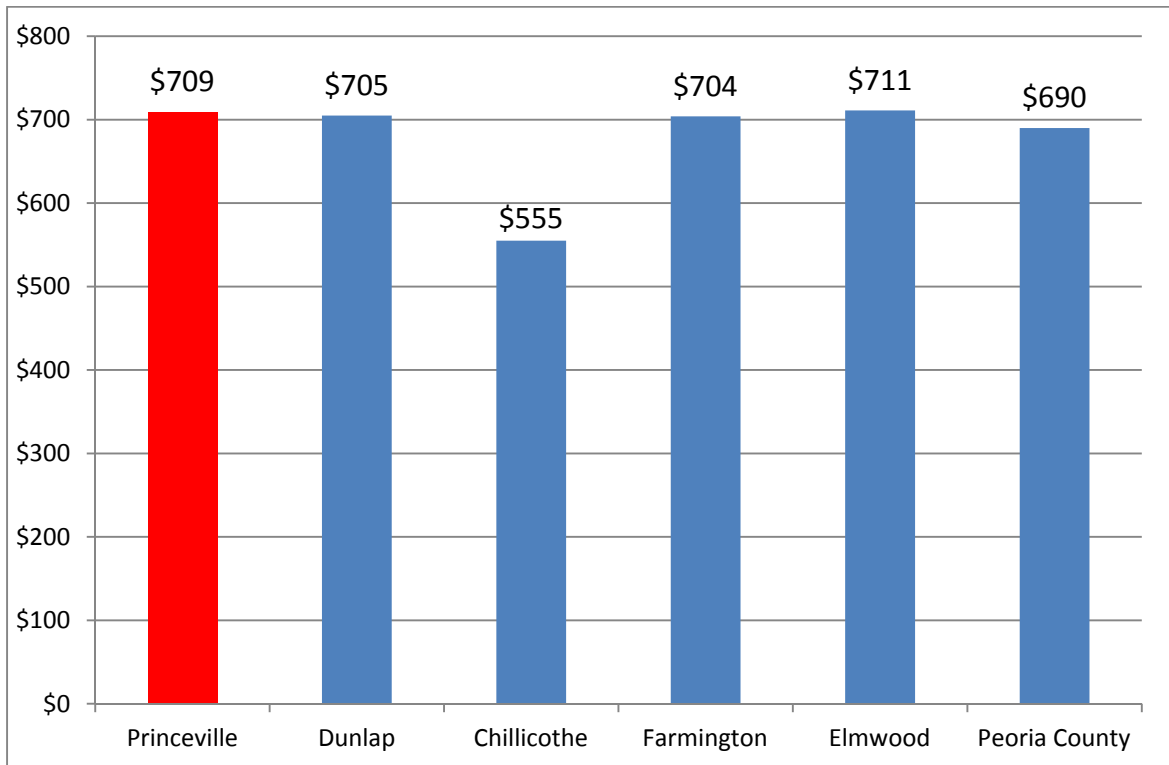


The percentage of households without a mortgage for which SMOCAPI is greater than 30 percent is also tabulated by the US Census. In 2012, nearly 20 percent of Princeville households without a mortgage spent “too much” on housing. This is the highest percentage among the comparison geographies, and Elmwood is the only other community for which this percentage is higher than the percentage for households with a mortgage. This data is shown in Chart 17 below. In fact, for all other communities, the percentage of households with a mortgage that pay “too much” for housing is significantly greater than the percentage of households without a mortgage that pay “too much” for housing; this stands to reason since a mortgage payment represents a significant portion of a household’s home ownership costs. Thus, it is not clear why this percentage is so high in Princeville.

Chart 17. SMOCAPI Greater Than 30 Percent Without a Mortgage for Princeville and Comparison Geographies, 2012

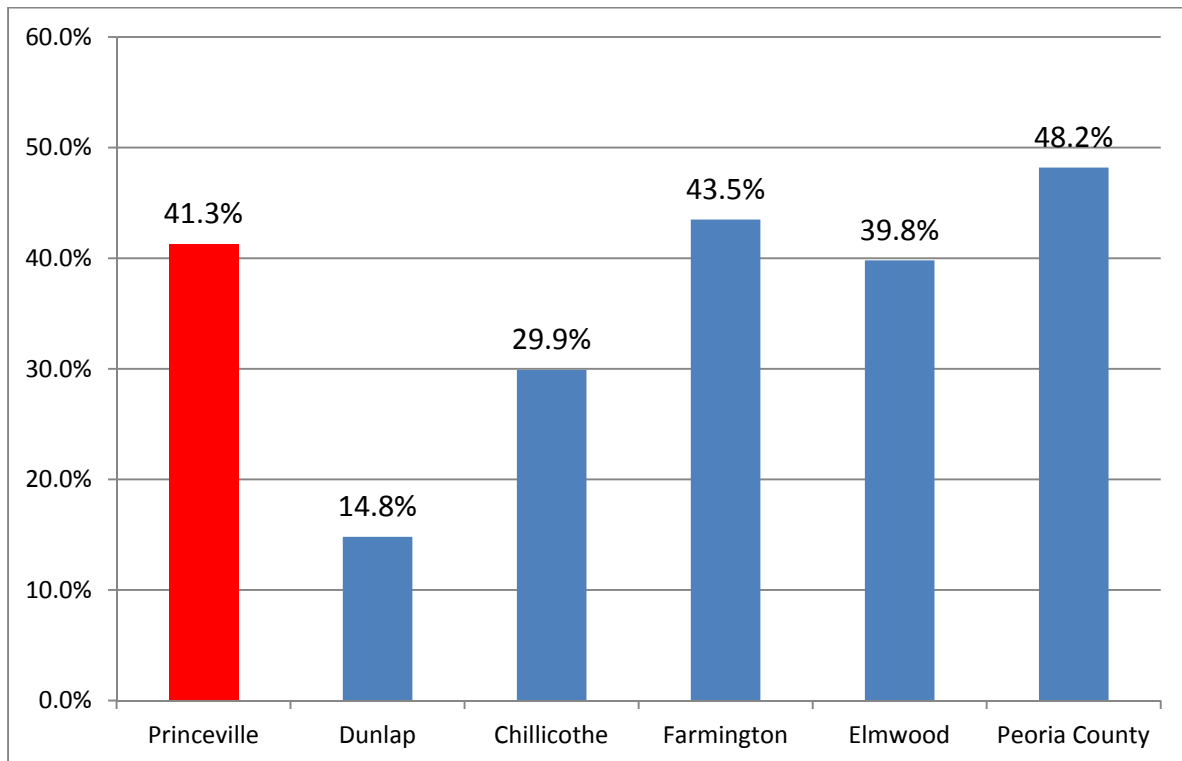


The median rent in a community can be used to assess the relative affordability of rental housing stock. Chart 18 below shows the median rent in Princeville and comparison geographies according to the 2012 ACS. The median rent in Princeville was \$709, similar to the comparison geographies.

Chart 18. Median Rent for Princeville and Comparison Geographies, 2012

Data on the percentage of renter households for which gross rent as a percentage of income (GRAPI) is greater than 30 percent also can be used to assess the relative affordability of rental housing stock. In 2012, 41 percent of rental households in Princeville paid more than 30 percent of their income on rent. This percentage is relatively high when compared to other communities. Chart 19 below shows this data for Princeville and comparison geographies.

Chart 19. GRAPI Greater Than 30 Percent for Princeville and Comparison Geographies, 2012



The following conclusions can be reached from the housing data compiled for Princeville:

- Princeville has a greater variety of housing types (based on number of housing units in structure) than comparison geographies.
- The vacancy rate has decreased since 2000 and today is generally similar to comparison geographies.
- A mix of older and newer housing stock exists in the village.
- Princeville has a higher percentage of renter-occupied housing units in relation to comparison geographies.
- The median housing value and data on households with a mortgage suggest that Princeville has a rather affordable housing stock, yet a substantial percentage of households without a mortgage have rather high housing costs.
- Although Princeville's median rent is similar to comparison geographies, the percentage of rental households that have rather high housing costs is high when compared to other nearby communities.

DOWNTOWN REVITALIZATION AND ECONOMIC DEVELOPMENT

Past Planning

The topics of downtown revitalization and economic development continue to be areas of emphasis for the Village of Princeville. The 2009 Vision and Action Plan identified “Downtown Revitalization/Economic Development” as one of five goal areas, and six measurable objectives were identified for achieving this goal:

1. Develop new street lighting and improvement of sidewalks and streets.
2. Beautify using planters and benches.
3. Develop empty store buildings.
4. Support present business by marketing initiatives and a business support network.
5. Hire economic development facilitator.
6. Develop a community brochure.

While some of these objectives have been accomplished, such as the addition of planters and benches and the gathering of community information, efforts continue to achieve other objectives. For example, improving sidewalks and streets and developing empty store buildings are challenging long-term objectives that require significant effort and resources to achieve. It is the hope that this planning work facilitated by Tri-County Regional Planning Commission can assist Princeville in coming closer to achieving these objectives.

Funding for Downtown Streetscape Improvement

The advisory committee that oversaw this work identified the receipt of funding to improve downtown streetscapes as the primary goal of this process. The village pursued funding in 2010, applying for funds from the Illinois Department of Transportation (IDOT) through the Illinois Transportation Enhancement Program (ITEP). The village also sought funding from the Illinois Department of Commerce and Economic Opportunity (DCEO) through its Community Development Assistance Program (CDAP) to match the ITEP grant. The village sought \$740,180 from ITEP to construct new sidewalks, install new street lights, and improve landscaping in the 100 block of East Main Street between Santa Fe and Walnut Streets. The grant funding was not awarded.

The ITEP funding program still exists, but unfortunately, streetscape improvement is no longer an eligible activity. The ITEP funding comes from the federal government, and a new federal transportation funding bill was passed in the summer of 2012. As a result of this passage, several changes were required to be made to the ITEP program, and one of those changes was the elimination of landscape and scenic beautification (or streetscape) projects as stand-alone projects. In order to be eligible for ITEP funding, streetscape projects must be part of the construction of a federally-funded highway project. Therefore, ITEP funds can no longer be pursued for stand-alone streetscape projects. More information about the ITEP program is provided below in the Transportation section.

Resident Survey Results

Surveys of Princeville residents and downtown business owners were conducted as part of this work to gather input on how Princeville can become an even better community in the future, and one of the emphasis areas of the surveys was downtown revitalization. There were 101 responses to the resident survey. This figure represents 5.8% of the village population (1,738 residents) and 15% of village households (675 households). It is possible that respondents from more than one household completed the survey, so the estimated percentage of households that responded to the survey may not be accurate and is provided for comparison purposes.

The survey was not distributed to a random sample of Princeville residents. Rather, the survey was promoted online and hard copies were available at Village Hall in order to attract as many responses as possible. Because the survey was not distributed to a random sample of the population, the results cannot be considered statistically significant for representing the entire Village. Nevertheless, the survey results provide useful information about residents' perceptions of and ideas for downtown Princeville.

Because downtown revitalization was emphasized in the resident survey, the responses to many questions are relevant to strengthening downtown Princeville. The following is a summary of questions and responses with information relevant to strengthening downtown:

Question 2: What priority should be given to the following issues for Princeville?

- Bringing in new businesses (90.8% of respondents ranked as very high priority or high priority; this was the highest-ranking response in the very high priority/high priority category of 11 answer choices).
- Attracting new restaurants (84.7% of respondents ranked as very high priority or high priority; this was the 2nd highest-ranking response in the very high priority/high priority category of 11 answer choices).
- Improving downtown appearance (80.4% of respondents ranked as very high priority or high priority; this was the 3rd highest-ranking response in the very high priority/high priority category of 11 answer choices).
- Improving downtown sidewalks (63.0% of respondents ranked as very high priority or high priority; this was the 7th highest-ranking response in the very high priority/high priority category of 11 answer choices).

Question 3: What other important issues not listed above need to be addressed to improve Princeville?

In response to this open-ended question, *vacant/deteriorated buildings in business district* and *more businesses* were among four issues that each received the most mentions (five mentions each).

Question 5: What are the top three challenges facing Princeville?

In response to this open-ended question, *attracting new businesses* had the most mentions (38), *appearance of downtown* had the 3rd most mentions (15), and *attracting new restaurants* had the 4th most mentions (10).

Question 6: If you could change three things about Princeville, what would you change?

In response to this open-ended question, *appearance of downtown* and *more restaurants* each had the most mentions (13).

Question 7: How often do you visit downtown Princeville?

40.9% of respondents visit downtown Princeville every day, 31.2% of respondents visit downtown Princeville several times a week, and 16.1% of respondents visit downtown Princeville once a week. Altogether, 88.2% of respondents visit downtown Princeville once a week or more frequently.

Question 8: What three things do you like best about downtown Princeville?

In response to this open-ended question, the following four items received the most mentions with 10 each: *convenience/easy access*; *friendly people/friendly atmosphere*; *convenient parking*; and *banks*.

Question 9: At what businesses do you shop in downtown Princeville?

In response to this open-ended question, the following responses received the most mentions:

- Pharmacy – 39 mentions
- Village Foods – 33 mentions
- Los Jimadores – 25 mentions
- Bank – 25 mentions
- Flowers and Gifts by Freres – 25 mentions
- EB Buildings and Lumber – 18 mentions
- Casey's – 14 mentions
- Raylene's Total Salon Concepts – 13 mentions

Question 10: What types of businesses not currently in downtown Princeville would you shop at if they were located in downtown Princeville?

In response to this open-ended question, the following responses received the most mentions:

- Restaurants – 29 mentions
- Dollar store – 21 mentions
- Bakery – 15 mentions

Question 11: What new activities or special events would attract you to downtown Princeville more often?

In response to this open-ended question, *concerts* received the most mentions with 4. *Carnival/fair, farmers market, festival, and Holiday Homecoming* each received 3 mentions.

Question 12: If you could make three changes to downtown Princeville, what would they be?

In response to this open-ended question, the following responses received the most mentions:

- Update/improve appearance of buildings – 23 mentions
- More businesses – 13 mentions
- Fill vacant buildings with businesses – 10 mentions
- Improve lighting – 10 mentions
- Improve sidewalks – 9 mentions

The responses to this survey provide useful information that informs several ideas that Princeville can consider implementing in the future to strengthen its downtown area and stimulate economic development.

Business Survey Results

The ideas and opinions of downtown business owners were gathered via the business survey to identify ways that downtown Princeville can be strengthened. There were 9 responses to the business survey. Like the resident survey, the business survey was not distributed to a random sample of business owners; it was promoted among the business community to attract as many responses as possible. The results cannot be considered statistically significant for representing Village business owners, but the survey results provide useful information about downtown Princeville from the perspective of business owners.

The following is a summary of questions and responses with information relevant to strengthening downtown:

Question 3: From a business perspective, what are the three biggest challenges Princeville businesses will face in the next five years?

Of 9 possible answer choices, *aging infrastructure* was identified the most (by 5 respondents). Four respondents listed comments under *Other* and three respondents each identified the following items: *taxes and other costs; staying competitive with national retailers; costs of doing business (healthcare, personnel costs, etc.); and ability to expand business.*

Question 4: From the following list, what are the three most important items that would improve your ability to operate a successful business in the village?

Of 13 possible answer choices, *improve street aesthetics (plantings, lighting, etc.)* was identified four times, and there were also four comments listed under Other. Three respondents each identified *improve signage to attractions/businesses* and *improve infrastructure (roads, utilities)*.

Question 5: What types of businesses would help attract more customers to your business, if they were located in downtown Princeville? (Please list as many or few as you wish)

Two respondents answered this open-ended question and provided the following responses:

- Dentist, chiropractors, nursing home, housing for the elderly
- Restaurant, antique shops, professional businesses like computer, used car dealer

Question 6: What new downtown events or activities would help attract more customers to your business?

There were no responses to this open-ended question.

Question 7: What are the primary disadvantages to having a business in downtown Princeville? (Check all that apply)

Of 7 possible answer choices, *parking* and *no disadvantages* each were identified twice. One comment listed under Other and *too much competition nearby* each were identified once.

Question 8: If you were in charge of allocating money for physical improvements in downtown Princeville, how would you allocate it? (Write the percentages for as few or as many improvements as you like, with the numbers adding up to 100)

Of 9 possible answer choices, *street beautification (planters, street lights, etc.)* and *stormwater improvements* each were identified 5 times. Because respondents were able to allocate a percentage to their answer choices, a total percentage was derived for each answer choice. The answer choices with the highest total percentages were *improve roadways* and *street beautification (planters, street lights, etc.)*; each of these choices had a total percentage of 145. *Stormwater improvements* had a total percentage of 115.

Question 10: How would you describe the business climate in downtown Princeville?

There were 6 responses to this question. One respondent chose “very good,” two respondents chose “good,” and three respondents chose “fair.”

Like the responses to the resident survey, these responses also provide useful information that informs several ideas that Princeville can consider implementing in the future to strengthen its downtown area and stimulate economic development.

Case Study: Downtown Revitalization in Delavan

Information was gathered about downtown improvement occurring in the Tazewell County community of Delavan to identify any “lessons learned” that could apply to Princeville. Delavan is located in southern Tazewell County and had a 2010 population of 1,689, 49 residents fewer than Princeville. Delavan city administrator Joe Woith was interviewed to learn about the factors that have contributed to increased downtown development in Delavan.

In recent years downtown Delavan has become home to the Harvest Café, an art gallery, a wine shop, and a pub. A distillery is also being developed downtown. Certainly, a variety of factors contribute to the health of a downtown area, and many factors are outside the control of a community. So, this information is not intended to suggest that Princeville’s downtown should mimic the downtown of Delavan or any other community. The intent of this information is to identify factors that Princeville can control that may be beneficial for downtown revitalization and economic development.

One factor identified by Mr. Woith for stimulating downtown development is to make downtown look like a place where people want to be. Streetscape work in downtown Delavan was completed in 1993 with the addition of new lighting, a clock, and brick pavers. This information supports the effort to acquire funding to improve streetscapes in downtown Princeville.

A second factor that was identified was the provision of financial incentives for business owners. Like Princeville, Delavan has a tax increment financing (TIF) district that provides funding for infrastructure and other improvements. Delavan has also waived all permit fees, including water and sewer connections, until 2017. Delavan has also made improvements to water and sewer infrastructure, and Mr. Woith discussed a cost share program in the Whiteside County community of Morrison in northwestern Illinois where the municipality assisted downtown property owners with building improvements. Financial incentives alone won’t lure a business, but they are an important part of a community’s toolkit for economic development.

Community support was also identified as an important factor in business development. Mr. Woith said that it is helpful to have a community’s business owners be a community’s business recruiters, so enlisting the assistance and support of business owners when pursuing and attracting new businesses is wise. Also, residents need to support businesses in order for them to be successful, and a community that is positive and has pride is attractive to prospective business owners. So, efforts to promote and increase community pride could be beneficial for business development.

Action Items

The following are action items that Princeville could consider implementing moving forward to revitalize its downtown area and stimulate economic development. These ideas are based on information gathered during this process and current conditions occurring in the region.

Regional Collaboration

Collaborate with Focus Forward Central Illinois (FFCI) and Peoria County on regional economic development activity. Focus Forward Central Illinois (FFCI) is an initiative to strengthen regional economic development in Peoria, Tazewell, Woodford, Logan, and Mason Counties. The planning process for regional economic development was completed in July 2013, and subsequently, a new organization called Focus Forward Central Illinois was established to facilitate regional economic development efforts. This economic development effort is using an asset-based approach, identifying the region's strengths and competitive advantages and building on those strengths and competitive advantages to grow the local economy. Regional collaboration is key to this approach, so collaboration between Princeville and FFCI moving forward will enable the village to be aware of regional economic development activity and identify ways that it can contribute to and benefit from the regional economic development effort.

Downtown Streetscape Improvement

Improving downtown streetscapes can help strengthen downtown Princeville by providing a more attractive environment for prospective businesses and consumers, as well as possibly attracting new residents to live in Princeville. In recent years funding for streetscape improvements has been available to communities from the ITEP program. While the ITEP program still exists, the program's guidelines have changed, and stand-alone streetscape projects are no longer eligible to be funded. Princeville will need to look to other funding sources to improve its downtown streetscapes. The following are ideas that Princeville could consider to improve its downtown streetscapes:

Use TIF funds for improvement of downtown streetscapes. Princeville has a TIF district, and infrastructure improvements are an eligible use of TIF revenues. Information about the revenues available through the Village's TIF program and the uses of the TIF revenues was not gathered as part of this process, so specific recommendations pertaining to the use of TIF funds for streetscape improvements cannot be provided. However, because infrastructure improvements are an eligible use of TIF funds, the Village could consider using TIF funds to make desired streetscape improvements in the downtown area.

Use a phased approach to improving downtown streetscapes. If stand-alone streetscape projects were still eligible to be funded by an ITEP grant, one benefit of this funding arrangement would be the completion of a large portion of the project or the entire project in one effort. But since this large sum of money is no longer available for this use, Princeville could consider making small improvements sequentially to improve downtown streetscapes. The village could prioritize desired improvements, identify local funding sources for the improvements – such as TIF revenues, for example – and make the desired improvements one component at a time or one section of street at a time. This approach would take more time to achieve, but it would enable improvements to occur, and initial improvements could be beneficial for the village.

Work with elected officials to identify other possible funding sources. There may be sources of funding available other than ITEP grants for streetscape improvements. The Village could communicate with its elected officials at the state level about its desire to improve downtown streetscapes and determine if any other sources of funding are available for streetscape improvement.

Promoting Downtown Princeville

Promoting downtown Princeville is important for stimulating economic development because promotional efforts can attract new consumers, potential business owners, and potential residents to the downtown area. Developing events that attract people to spend time and money in downtown Princeville are among the most effective ways of promoting a downtown area. The following are ideas that Princeville could consider to promote its downtown area:

Develop a downtown farmers market. Farmers markets have increased in popularity nationwide in recent years, and the consumption of fresh local foods is gaining more attention in central Illinois. (The aforementioned Harvest Café in Delavan, for example, is a farm-to-table restaurant that features dishes made with local, sustainable ingredients.) A downtown farmers market could attract consumers to downtown Princeville to purchase not only fresh food but other items if other businesses also participate in the market. Local producers such as Garden Spot Vegetable Farm and Barn Again Beef could be promoted at the farmers market, and antique agricultural equipment housed at the Princeville Heritage Museum could also be promoted. These various agricultural assets could be built upon to create a unique event.

Continue the Holiday Homecoming event. Question 11 of the resident survey asked residents what new activities or special events would attract you to downtown Princeville more often, and one of the responses that received the most mentions was the Holiday Homecoming event. Special events that attract consumers to visit downtown businesses are beneficial activities, and the Holiday Homecoming event is one possible event.

Pursue a mural in downtown Princeville. Efforts in the past have pursued the painting of a mural on the side of the building that houses the Tom Kelley Country Financial office. This effort could be revisited. The cost of pursuing this effort is a challenge, but perhaps creative ways of enabling this façade to be decorated by art could be identified. While a mural by itself likely will not attract large numbers of individuals to downtown Princeville, the development of the mural could be an event to instill pride in Village residents, and its creation will help make downtown Princeville more attractive.

Marketing Downtown Princeville

Outreach activities to market downtown Princeville can also attract prospective business owners, consumers, and residents to the area. The following are possible activities to market downtown Princeville:

Continue the “Shop Princeville” campaign. The Princeville Civic Association promotes shopping at Princeville businesses, and ways of strengthening this program even more could be

identified to increase sales at local businesses and create a more vibrant environment for prospective businesses.

Promote downtown businesses in conjunction with special events. Special events that occur in the Village can be used to drive traffic to downtown businesses. For example, the recent “Lincoln: The Constitution and The Civil War” attracted numerous individuals to the Princeville Heritage Museum. Downtown businesses could be promoted in conjunction with special events like this, such as offering discounted merchandise or special themed merchandise that relates to the special event.

Have a booth at the Spring Home Show at the Peoria Civic Center. The Home Builders Association of Greater Peoria hosts the annual Spring Home Show at the Peoria Civic Center to promote home improvement businesses. After a tornado struck the City of Elmwood in 2010, the City had a booth at the Spring Home Show to promote itself to regional residents. Princeville could consider doing the same thing to promote the community, its businesses, and special events to residents of the region.

Business Development in Downtown Princeville

Intentionally pursuing business development opportunities could lead to the establishment of businesses in downtown Princeville in the future. The following are possible activities to promote business development in downtown Princeville:

Aggressively pursue business leads. Recent examples show that there is interest among entrepreneurs in establishing new businesses in downtown Princeville. Recently, local entrepreneurs have expressed interest in establishing a bakery and gun shop in downtown Princeville. The village or the Princeville Civic Association could take the lead in aggressively pursuing business leads, which could involve working with the entrepreneur and other small business resources – such as a local bank – to identify ways make establishing the business a reality. The village is demonstrating this activity in its effort to attract a Family Dollar store in Princeville.

Connect with existing entrepreneurship networks. A crucial ingredient in developing small businesses is identifying entrepreneurs who may be willing to develop a small business in Princeville. To identify entrepreneurs, Princeville can connect with existing entrepreneurship networks. For example, Bradley University in Peoria has a Small Business Development Center (SBDC) that provides free business counseling and low-cost training programs for existing and startup businesses in central Illinois. Princeville could communicate with the SBDC to identify entrepreneurs who may be willing to develop a business in a community like Princeville. The village should also maintain communication with Peoria County and FFCI, for as the FFCI effort continues, it is possible that more entrepreneurship opportunities will occur in central Illinois.

Develop local entrepreneurship resources. In addition to connecting with existing entrepreneurship networks to identify entrepreneurs, the village could also work to develop local entrepreneurship resources to “train” future entrepreneurs. The 2009 Vision and Action Plan promoted this concept by recommending the development of a mentoring program to support

existing businesses. A mentoring program could be established to support entrepreneurs by providing individuals interested in establishing a business with guidance and advice. Another example of a local entrepreneurship resource could be a partnership with Princeville High School where high school students are exposed to entrepreneurship concepts, perhaps setting the stage for a current student to open a business in downtown Princeville in the future.

TRANSPORTATION

Past Planning

The 2009 Vision and Action Plan addressed transportation in the *Infrastructure* section. The goal of the *Infrastructure* section was: “Develop and improve the Princeville community streets, roads, sidewalks, water, and building codes.” One of the measurable objectives supporting this goal was: “Assess needs for ADA sidewalks in Village.” The Americans with Disabilities Act requires local governments to construct facilities in accordance with ADA standards, so if Princeville were to develop new sidewalks, the sidewalks would need to meet ADA standards.³

A recent transportation improvement in Princeville was the construction of off-road walking and bicycling paths near Princeville High School and Princeville Elementary School. The village received \$106,600 to fund this work from the Illinois Safe Routes to School program, a federally funded program administered by the Illinois Department of Transportation that supports projects and programs that enable and encourage walking and bicycling to and from school. The village received this funding in 2009 and the project was completed in 2012.

Survey Results

The following is a summary of questions and responses with information relevant to transportation:

Question 1: Please select your level of satisfaction concerning services in Princeville.

Question 1 listed 19 different services – some provided by the village, some provided by other entities – and asked residents to select one of the following satisfaction levels: Very Satisfied; Satisfied; Indifferent; Dissatisfied; Very Dissatisfied; or Don’t Know. One of the listed services was “condition of streets,” and for this service, 26% of respondents indicated they are either “very satisfied” or “satisfied” with this service; this was the lowest percentage of any of the listed services. Similarly, 62% of respondents indicated they are either “dissatisfied” or “very dissatisfied” with “condition of streets”; this was the highest percentage of any of the listed services.

Question 5: What are the top three challenges facing Princeville?

In response to this open-ended question, *roads/streets* received the 5th most mentions (9 mentions).

Question 6: If you could change three things about Princeville, what would you change?

In response to this open-ended question, *improving streets* was one of three issues that received the 3rd most mentions (7) and *sidewalks* was one of two issues that received the 4th most mentions (6).

³ Disability Blog by Paraquad. <http://www.paraquad.org/blog/2012/08/know-your-rights-ada-compliant-sidewalks>. Accessed July 5 2014.

Other relevant responses addressed downtown sidewalks in Questions 2 and 12. These responses are discussed in more detail in the *Downtown Revitalization and Economic Development* section.

Applicable results from the business survey addressed roadway improvements in Questions 4 and 8. These responses are discussed more detail in the *Downtown Revitalization and Economic Development* section.

Key Issues

The following key transportation issues in Princeville were identified by the advisory committee during this process.

Improvements for pedestrians along Town Avenue near the schools. Town Avenue is a north-south street one block west of Princeville High School and Princeville Elementary School. The committee identified improvements to Town Avenue for safer pedestrian use as a possible project to improve safety near the schools and in turn strengthen Princeville’s quality of life.

Truck traffic in the village. The advisory committee identified heavy truck traffic in the village as an issue that could be addressed. The Illinois Department of Transportation (IDOT) provides average daily traffic counts for primary roadways in Princeville. The following table lists the heaviest traffic counts in the village for both vehicles and heavy trucks.

Table 10. Average Daily Traffic Counts in Princeville

Location	Avg. Daily Traffic Volume	Avg. Daily Truck Volume
Route 90 west of Route 90/91 junction	3,300	380
Route 91 north of Route 90/91 junction	3,150	180
Princeville-Jubilee Blacktop south of Route 90	1,650 – 1,700	Not provided
Walnut Street south of Route 90/91	900	Not provided

Rock Island Trail. The Rock Island Trail is a 26-mile recreational trail that stretches from Alta (near the northern edge of the City of Peoria) to Toulon in Stark County. The Trail is a dirt surface for much of its length, but within Princeville it follows surface streets. The Trail is separated from roadways as it enters Princeville from the south, then follows Walnut Avenue and Towne Avenue north before it separates again along Route 91. The committee stated that the on-street portion of the trail is confusing and not well marked.

Action Items

The following are possible actions for addressing the key issues identified above.

Apply for Safe Routes to School funding. Princeville could apply for Safe Routes to School (SRTS) funding to pursue pedestrian improvements to Town Avenue near the schools to improve student and pedestrian safety. As mentioned, Princeville received funding in 2009, but the village is eligible to apply again.

The most recent SRTS funding round occurred in 2013/2014 with applications due February 17, 2014. There is not expected to be another funding round in 2014. The next funding round may occur in 2015.

The SRTS program provides funding for infrastructure and non-infrastructure projects. The following are key points for infrastructure projects from the most recent funding cycle:

- The program is a reimbursable program, not a grant program.
- The program will provide 80% of funding and require a 20% local match.
- The maximum amount of an infrastructure project is \$200,000; this total includes the 20% local match. So, the maximum project amounts are \$160,000 from SRTS and \$40,000 in local match.
- Eligible activities for infrastructure projects are the planning, design, construction, and land acquisition of infrastructure-related items within 2 miles of a K-8 school that will substantially improve the ability of students to walk and bicycle to the school.
- Municipalities, counties, townships or park districts are eligible to sponsor projects; school districts are eligible to sponsor non-infrastructure projects.

More information about the SRTS program can be accessed at <http://www.dot.il.gov/saferoutes/saferouteshome.aspx>.

Study track traffic and appropriate routes. A detailed study could be conducted to determine the extent to which heavy trucks travel on smaller, local streets. As indicated by IDOT, the heaviest truck traffic occurs on Route 90 and Route 91. However, there are industrial uses located along the fringe of the community – such as Seneca Foods – so heavy trucks do travel on local streets to access industrial businesses. A detailed study could identify the local streets on which truck traffic is heaviest and identify ways that these streets can be made safer for all users.

Apply for Illinois Transportation Enhancement Program funding. Princeville could apply for Illinois Transportation Enhancement Program (ITEP) funding to pursue improvements to the on-street portions of the Rock Island Trail. The most recent ITEP funding round occurred in 2013, with applications due in August 2013 and funding awarded in April 2014. IDOT has not determined when the next funding round will occur.

The following are key points for ITEP funding from the most recent funding cycle:

- The program is a reimbursable program, not a grant program.
- The program will reimburse up to 80% of preliminary engineering, utility relocations, construction engineering, and construction costs. The program will reimburse up to 50% of right-of-way and easement acquisition costs.
- Routine maintenance projects are not eligible.
- Eligible project categories are:

- Provision of on-road and off-road facilities for pedestrians, bicycles and other non-motorized forms of transportation.
 - Projects under the pedestrian category must be included in a local, regional, or statewide plan.
 - Eligible project elements are: Bikeways; pedestrian/bicycle structures crossing rivers, railroads, and roadways; pedestrian crossings (not as a stand-alone project); pedestrian modifications to existing signals.
 - Eligible amenities in conjunction with pedestrian/bicycle projects are pedestrian lighting.
 - Installation of new traffic signals is not eligible.
- Landscaping and other scenic beautification as a part of the construction of a Federal Aid highway project or in conjunction with a TAP funded project.
- Conversion and use of abandoned railroad corridors for trails for pedestrians, bicyclists, or other non-motorized transportation users.
- Historic preservation and rehabilitation of historic transportation facilities; vegetation management practices in transportation rights-of-way to improve roadway safety, prevent against invasive species and provide erosion control; archaeological activities relating to impacts from implementation of a highway project eligible under Title 23.
- Any environmental mitigation activities relating to pollution prevention and pollution abatement activities and mitigation to address stormwater management or reduce vehicle-caused wildlife mortality.
- Construction of turnouts, overlooks, and viewing areas.
- Alternative funding sources for local match include:
 - Illinois Bicycle Path Grant Program (IDNR)
 - Other IDNR grant programs
 - DCEO tourism funding options
 - State and local motor fuel tax funds (MFT)
 - Local general revenue tax funds
 - Federal funds that are not included in federal highway bills
 - Non-profit organization funds donated to project sponsor
 - Private or corporate funds donated to project sponsor
 - Soft match
- IDOT anticipates making revisions to these guidelines for the next application cycle.

One key change for the most recent funding cycle was that streetscape projects were no longer eligible as stand-alone projects. For the most recent funding cycle, streetscape projects were only eligible as part of the construction of a Federal-Aid highway project or in conjunction with a project funded by the Federal Transportation Alternatives Program (TAP). So, a downtown Princeville streetscape project would not have been an eligible project during the last funding round.

A key point is that this program is intended to fund non-motorized transportation projects such as projects for pedestrians and bicycles. Therefore, a project to improve accommodations for Rock Island Trail users along surface streets in Princeville would be eligible for funding according to the parameters of the most recent funding round.

INFRASTRUCTURE

Past Planning

The 2009 Vision and Action Plan included a section devoted to infrastructure. The goal of the *Infrastructure* section was: “Develop and improve the Princeville community streets, roads, sidewalks, water, and building codes.” The three measurable objectives supporting this goal were:

- Assess needs for ADA sidewalks in Village;
- Develop 10 new homes under \$150,000 in the next 8 years;
- Research county and surrounding village building codes and assess their application to our Village.

Sidewalks are addressed in the *Downtown Revitalization and Economic Development and Transportation* sections, and housing issues are addressed in the *Housing* section. This section focuses on water, wastewater, and stormwater management.

Survey Results

The only question from the resident survey that addressed infrastructure was:

Question 1: Please select your level of satisfaction concerning services in Princeville.

“Drinking water quality and service” and “sewer service” were 2 of the 19 services for which residents could indicate their satisfaction level. For “drinking water quality and service,” 74% of respondents indicated they are either very satisfied or satisfied with the service; this ranked 10th of the 19 services listed. For “sewer service,” 61% of respondents indicated they are either very satisfied or satisfied with the service; this ranked 15th of the 19 services listed.

The following is a summary of the questions and responses from the business survey that addressed infrastructure issues:

Question 3: From a business perspective, what are the three biggest challenges Princeville businesses will face in the next five years?

Of 9 possible answer choices, *aging infrastructure* was identified the most (by 5 respondents).

Question 4: From the following list, what are the three most important items that would improve your ability to operate a successful business in the village?

Of 13 possible answer choices, *improve infrastructure (roads, utilities)* was identified three times. This answer choice received the second-most selections.

Question 8: If you were in charge of allocating money for physical improvements in downtown Princeville, how would you allocate it? (Write the percentages for as few or as many improvements as you like, with the numbers adding up to 100)

Of 9 possible answer choices, *stormwater improvements* was identified 5 times; this answer choice had the most selections. Because respondents were able to allocate a percentage to their answer choices, a total percentage was derived for each answer choice. The total percentage for *stormwater improvements* was 115; this was the second highest total percentage.

Key Issues

The advisory committee identified two primary infrastructure issues in the village.

Wastewater backups along East Main Street. During heavy rains, wastewater backups can occur along East Main Street in the eastern portion of Princeville. This has resulted in flooding in some homes in this area.

Ponding of water near the intersection of Walnut and Douglas Streets. Ponding of stormwater can occur in this area. The Village is pursuing improvements to Walnut Street.

Action Items

It is important for a community to prioritize future infrastructure improvements, but with limited resources, the need for ongoing infrastructure maintenance, and the expansion of infrastructure systems, it is not possible to complete all necessary infrastructure improvements in a short period of time. While communities such as Princeville must largely rely on standard revenues and TIF revenues to fund infrastructure improvements, there are infrastructure financing programs available from the United States Department of Agriculture (USDA) Rural Development program.

USDA Rural Development opportunities. The USDA Rural Development program operates a Water and Waste Disposal program that provides loans and grants for the construction, expansion, or improvement of water, sanitary sewer, solid waste disposal and storm wastewater disposal systems. Initial eligibility is determined by a community's population, a community's median household income, and the purpose of the project. For eligible communities, the feasibility of providing a low-interest loan or a fixed-rate loan is examined first before a grant is considered. The Village can contact the USDA Rural Development offices in Jacksonville and Galesburg for more information and to discuss specific projects.

USDA Rural Development also operates a Community Facilities program. This program provides loans and grants in rural areas to develop essential community facilities pertaining to healthcare, public safety, telecommunications, and public services. This program offers grants of up to \$25,000 and low-interest loans. Princeville should consider the possibility of funding from the Community Facilities program when seeking to develop essential community facilities in the future.

ENVIRONMENTAL PRESERVATION

Past Planning

The 2009 Vision and Action Plan did not directly address *environmental preservation*, but it did address open space and natural resources issues. Under the *Arts, Recreation and Leisure* section, one of the measurable objectives was: “Create a committee to oversee the maintenance and improvements of the parks and green space.” This objective has been accomplished. Under the *Princeville Pride* section two action items were: “Develop display about the history of peonies and garden plot;” and “Plant peonies.” Years ago, peonies grew in fields at the northern edge of Princeville during spring, attracting visitors from across the Midwest. The 2009 Vision and Action Plan sought to build on this heritage.

One recent open space improvement in Princeville is the development of Troutman Park. This private park located in northern Princeville along Route 91 opened in 2013. It is home to youth football in Princeville.

Survey Results

The issue of environmental preservation was addressed by the following question from the resident survey:

Question 2: What priority should be given to the following issues for Princeville?

One of the 11 issues listed was “protecting significant environmental areas.” In response, 41 percent of respondents indicated that this issue should be given very high priority or high priority. This issue ranked 10th of the 11 responses.

Key Issues

The following are key environmental preservation issues in Princeville.

Leveraging the Rock Island Trail. The Rock Island Trail is a unique asset that can help attract visitors and promote a high quality of life for current and prospective residents. Efforts to enhance the value of the Trail should be pursued.

Leveraging Princeville’s horticulture heritage. Princeville has a unique horticulture heritage. Daniel Prince – the namesake of Princeville – was a conservationist who built his home near stands of trees that stood among the prairie. Also, as has been discussed, Princeville was once famous for its peonies. Princeville’s prairie heritage and peony heritage could be built upon for tourism and economic development purposes.

Action Items

Pursue OSLAD grant for Cutters Grove Park improvements to enhance Rock Island Trail. Trail users passing through Princeville stop at Cutters Grove Park, located at the southern edge

of Princeville along Walnut Street near the location where the Trail enters Princeville. A park improvement project could consist of restroom improvements and the development of amenities for Trail users. Given a comfortable and inviting place to rest, visitors may develop a positive impression of Princeville and seek to learn more information about the community.

The State of Illinois offers funding for park improvements through the Open Space Lands Acquisition and Development Program (OSLAD). This program offers grants for the development and improvement of parks facilities and the acquisition of land for new parks and park expansion. The funding for this program comes from the State's Real Estate Transfer Tax revenues.

The key details of this grant program are:

- Only local government agencies with statutory authority to acquire and develop land for public park purposes are eligible to apply for funds.
- Funding assistance for up to 50% of approved project costs can be obtained.
- The maximum grant awards are \$750,000 for acquisition projects and \$400,000 for development/renovation projects.
- Eligible projects include:
 - Acquisition of land for new park sites or park expansion, water frontage, nature study, and natural resource preservation.
 - Development/renovation of:
 - picnic and playground facilities;
 - outdoor nature interpretive facilities;
 - sports courts and play fields;
 - swimming pools, beaches and bathhouses;
 - campgrounds and fishing piers;
 - winter sports facilities;
 - park roads and paths, parking, utilities and restrooms; and
 - architectural/engineering services necessary for proper design and construction of approved project components.
- Written applications must be submitted to the Illinois Department of Natural Resources between May 1 and July 1 of each calendar year. Grant awards are typically announced by December or January.
- Lands acquired with OSLAD funds are required to be operated and maintained in perpetuity for public outdoor recreation.

More information about the OSLAD program is available at:

<https://dnr.state.il.us/ocd/newosladi.htm>

Pursue an event to showcase Princeville's prairie heritage and peony heritage. Princeville has a unique prairie heritage and peony heritage, and an event that showcases this heritage could bring tourists to Princeville and stimulate economic development. An event could include the sale of prairie vegetation and peonies, demonstrations, displays, artwork, and other components promoting prairies and peonies. Developing an event geared toward tourists would bring outside dollars into the community while promoting Princeville as a prospective place to live or open a business.

HOUSING

Past Planning

The 2009 Vision and Action Plan addressed housing under the *Community Development* goal area and the *Infrastructure* goal area. One of the objectives beneath the *Community Development* goal area was: “Survey the needs for housing development.” Individual action items supporting this objective were:

- Link MLS to local web sites.
- Meet/survey realtors to find out needs.
- Survey community.

One of the objectives beneath the *Infrastructure* goal area was: “Develop 10 new homes under \$150,000 in the next 8 years.” No individual action items were identified to support this objective.

The village is actively developing the Aten Acres residential area. This area has 23 residential lots available, and the village is seeking to sell 10 lots before selling the remaining 13 lots. More information about this growth area is provided below.

Survey Results

The following is a summary of questions and responses with information relevant to housing:

Question 2: What priority should be given to the following issues for Princeville?

Three of the 11 issues listed were:

- Increasing the stock of affordable housing
- Building senior housing
- Annexing land to expand village boundaries

58% of respondents identified “increasing the stock of affordable housing” as a very high priority or high priority issue; this issue ranked 8th of the 11 issues. 53% of respondents identified “building senior housing” as a very high priority or high priority issue; this issue ranked 9th of the 11 issues. 38% of respondents identified “annexing land to expand village boundaries” as a very high priority or high priority issue; this issue ranked 11th of the 11 issues.

Recent Population Growth

As discussed above, the population of Princeville has grown steadily over the past two decades. The village’s population has increased from 1,421 residents in 1990 to 1,738 residents in 2010, an increase of 22 percent. The population grew from 1,621 residents in 2000 to 1,738 residents in 2010, an increase of 7 percent. Of the comparison geographies, only Dunlap and Elmwood had a higher percentage increase in population between 2000 and 2010.

Population Projection

A population projection is an important tool when addressing the future needs of a community. While a community's future population cannot be known with absolute certainty, projecting future population change is useful because the projection will provide a sense of how land development should be addressed to accommodate either a growing population or a declining population in the future.

A common method of projecting future population is the cohort-component method. This method involves dividing a population into age cohorts and using birth rates, death rates and migration rates to project the population change from one age cohort to the next age cohort. Princeville is a rather small community, and because the rates that would have been used in the cohort component method reflect population dynamics for a larger area such as Peoria County or the State of Illinois, simpler projection methods were used to forecast Princeville's population.

Four different population projections were developed for Princeville:

- The **10-year linear projection** assumes that Princeville's population will increase every 10 years by the same quantity that the population increased between 2000 and 2010.
- The **20-year linear projection** assumes that Princeville's population will increase every 20 years by the same quantity that the population increased between 1990 and 2010.
- The **10-year exponential projection** assumes that Princeville's population will increase every 10 years by the same percentage that the population increased between 2000 and 2010.
- The **20-year exponential projection** assumes that Princeville's population will increase every 20 years by the same percentage that the population increased between 1990 and 2010.

These projections are based on past growth trends, and certainly, the past is no absolute predictor of the future. However, due to recent population growth in Princeville, the growth of Peoria toward Princeville improving the village's accessibility to Peoria amenities, and the recent referendum approval to make facility improvements at Princeville High School and Princeville Elementary School, it is reasonable to assume that the population of Princeville will continue to increase.

Table X below presents these four population projections for Princeville. The projections range from 1,972 residents to 2,126 residents by 2030.

Table 11. Population Projections for Princeville

Projection	1990	2000	2010	2020	2030
10-Year Linear	1,421	1,621	1,738	1,855	1,972
20-Year Linear	1,421	1,621	1,738	1,897	2,055
10-Year Exponential	1,421	1,621	1,738	1,863	1,998
20-Year Exponential	1,421	1,621	1,738	1,932	2,126

The result of the 20-year linear projection is roughly in the middle of the range of all four projections, so for the purposes of this plan, a projected population of 2,055 residents by 2030 will be used. This represents a projected increase of 317 residents between 2010 and 2030.

Aten Acres Growth Area

As discussed above, the village is pursuing residential development at a site known as Aten Acres. This site is located northeast of Princeville school facilities and south of Woertz Road. There are 23 residential lots available for development at Aten Acres.

Development at Aten Acres alone will not be sufficient to accommodate the projected increase in population. The projected population increase is 317 residents between 2010 and 2030. The average household size in Princeville in 2010 was 2.57, so assuming the average household size remains constant, the 23 lots at Aten Acres will accommodate an increase of 59 residents, 258 residents short of the projected population increase.

It is possible that some new residents may live in housing that was vacant at the time of the 2010 Census, negating the need for new residential development to accommodate the total projected population increase. However, it is wise to plan for new residential development to accommodate the projected population increase to ensure that sufficient land exists for new residential development.

Assuming that new residential development will accommodate the remaining projected population increase, 100 new housing units will need to be developed in Princeville; this figure was derived from dividing the increase of 258 units by the 2010 average household size of 2.57 individuals. Ostrom Meadows is a newer residential development at the eastern edge of Princeville that consists of single dwellings and two-unit dwellings, and the gross density (including roads and open space) of this development is 2.6 housing units per acre. Dividing 100 new units by the gross density of 2.6 units per acre yields 38.46 acres needed for residential development assuming that the entire projected population increase will be accommodated by new residential development. The village should plan for 38 acres of new residential development by 2030 in addition to development at Aten Acres.

Potential for Senior Housing

The advisory committee expressed interest in pursuing the development of a senior living facility in Princeville. Two Princeville residents attempted to develop a senior living facility within the last decade but no facility was constructed. Given the national demographic trend of an aging population, there will be increased demand for senior living in the future, so it is worthwhile for Princeville to explore the feasibility of senior housing in the community.

A senior living facility is being developed in the City of Elmwood, a community of similar size located approximately 20 miles southwest of Princeville in Peoria County. Elmwood's experience provides a case study from which Princeville can learn lessons to pursue a senior living facility. First, Elmwood met with developers of senior living facilities in order to gauge interest. Elmwood then hired the Illinois Institute for Rural Affairs (IIRA) based at Western

Illinois University to assess the market potential of a senior living facility in Princeville. The market study suggested a 12-unit facility could be supported in Elmwood. Elmwood then made contact with Country Comfort Retirement Home Inc., the operator of senior living facilities in Henry and Princeton. IIRA then conducted a more detailed feasibility study and Country Comfort decided to develop a 16-unit senior living facility in Elmwood. The facility is under construction as of July 2014.

A study to assess the market potential of a senior living facility in Princeville was not able to be completed as part of this study. A market study of this nature involves identifying the number of households that meet certain age and income characteristics within 10-minute, 20-minute, and 30-minute drive time areas of Princeville, and TCRPC does not have access to data sources to derive sound estimates of the number of households and delineate reasonable drive time areas. TCRPC may have access to these data sources in the near future, so it is possible that TCRPC could conduct a market study for a senior living facility in the future. IIRA could also be contacted about conducting a market study for a senior living facility in Princeville.

There has been interest in developing senior living facilities in other Peoria County communities. In Chillicothe, a community of over 6,000 residents located 15 miles east of Princeville, a new 73-unit assisted living facility is under construction adjacent to the existing Heritage Health senior care facility, which houses 110 residents. The Village of Dunlap also is interested in pursuing a senior living facility, and the Village has been in contact with a developer, but no plans have been established.

Two steps for Princeville to take to pursue a senior living facility are the completion of a study to assess the market potential and to establish relationships with potential developers. A study that assesses the market potential will be valuable because it will provide Princeville with information about the extent to which the community and surrounding area can support a senior living facility. Armed with this information, Princeville will be better positioned to interest developers in the community.

Action Items

Identifying additional land for residential development. Assuming that new residential development will accommodate all of the projected population increase by 2030, 38 acres of land in addition to Aten Acres will be needed. The village should identify areas best suited for this growth so that residential development can be directed in these areas.

Enable a variety of housing types. Given national demographic trends such as the overall aging of the population and young couples having children later in life, the traditional single-family dwelling should not be viewed as the only type of new residential development to pursue. The development of smaller, more affordable units will help meet the housing needs of different household sizes and incomes. The Ostrom Meadows development includes both single dwellings and two-unit dwellings, so different housing types have been recently developed in Princeville. Promoting a variety of housing types in Princeville should continue.

Complete a study to assess the market potential for a senior living facility. This study will provide information about the extent to which Princeville and the surrounding area can support a senior living facility. This information can be used to interest developers in the community and show Princeville's commitment to a development of this nature.

DISASTER RECOVERY AND MITIGATION

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

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

Past Planning

Princeville has an emergency management and response plan, and the village is in the process of updating this plan (summer 2014). An EF-4 tornado struck the Tazewell County community of Washington – approximately 30 miles southeast of Princeville – in November 2013, badly damaging or destroying over 1,100 homes. The substantial damage caused by this tornado has elevated the topic of disaster response throughout central Illinois, so it is wise for Princeville to be updating its plan. In addition to short-term emergency management and response, long-term emergency management and response procedures should also be developed.

Natural Hazard Mitigation Plan

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

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

Recent Disasters

2013 Flooding in Central Illinois

Widespread flooding in central Illinois occurred in the spring of 2013. While this flooding did not impact Princeville, it demonstrated what can happen to waterways in central Illinois. Homes were flooded in communities across the region. The Roanoke Village Hall was flooded by a foot of water. The community of Edwards in Peoria County experienced floodwaters nearly reaching the top of street signs. Pavement collapsed causing roadway closures, and the northbound lanes of Illinois Route 29 north of Peoria were flooded and closed. The flooding that occurred in Peoria at this same time set a record. The Illinois River at Peoria crested at 29.35 feet, besting the 70-year-old previous record by about six inches.

2013 Washington Tornado

As mentioned above, an EF-4 tornado struck Washington in November 2013. The tornado was approximately one-half mile wide and had a peak wind speed of 190 miles per hour. In addition to the over 1,100 homes that were destroyed or badly damaged, five businesses were destroyed. Three individuals lost their lives and 121 injuries were reported in or near Washington. The substantial damage caused by this tornado has led many central Illinois communities to review and assess their emergency management procedures. This storm illustrates the risk that tornados pose to communities like Princeville and also demonstrates the value in assessing a community's disaster management policies.

2010 Elmwood Tornado

An EF-2 tornado struck the Peoria County community of Elmwood in June 2010, approximately 20 miles southwest of Princeville. The tornado was approximately 50 yards wide and packed winds up to 130 miles per hour. The tornado struck Elmwood's downtown area, uprooting trees, toppling power lines, and damaging 41 buildings. No lives were lost and no injuries were reported. While this tornado did not impact Princeville, it demonstrated the risk that tornados pose to central Illinois communities such as Princeville.

1995 Tornado Near Princeville

In May 1995 an F1 tornado touched down 1 mile west of Princeville and traveled to the east and northeast. Two homes were destroyed and two homes had major damage, and several outbuildings were either damaged or destroyed. Numerous power poles were blown down in Peoria County. No injuries were reported.

Action Items

Tornados can be considered as the highest priority natural disaster that could impact Princeville, as the village does not have any flood zones within its boundaries. However, there are areas within a 500-year flood zone to the west and east of Princeville, so addressing these flood zones as Princeville grows in the future is important.

Tornados

Gather information from Elmwood and develop a long-term disaster recovery policy.

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

Valuable lessons could be learned from Elmwood's experience in recovering from a tornado that damaged its downtown core. Because both communities are very similar in size, it is possible that activities pursued by Elmwood in the aftermath of the tornado could be replicated or

modified as recovery policies for Princeville. For example, in the aftermath of the Elmwood tornado, a school provided space for a veterinarian clinic to operate temporarily, and the City of Elmwood use TIF revenues to provide funds to businesses who lacked proper insurance and suffered tornado damage. These are examples of some business resumption and business assistance activities that occurred in Elmwood, and these are examples of possible policies that Princeville could consider in long-term disaster recovery. It is recommended that Princeville gather information from Elmwood to understand lessons learned and activities that took place to help the community recover from the tornado. After gathering information from Elmwood, Princeville should develop a long-term disaster recovery policy that can be followed in the aftermath of a tornado to enable the village to recover.

Flooding

Conserve flood zones outside village from future development. There are no flood zones located in the village, so long-term flooding is not a high priority natural disaster for Princeville. However, there are 500-year flood zones located to the west and east of Princeville. The flood zone located to the west of Princeville is approximately 0.6 miles from the village boundary and is located between Prince Run and an unnamed creek, but it does not encompass either of these streams; it is possible that this flood zone is mapped in error. The flood zones to the east of Princeville encompass North Creek and tributaries of North Creek, and the nearest flood zone is located within 650 feet of the village boundaries. These flood zones should be addressed given the likelihood of future growth in the village.

The flood zones outside of Princeville are designated as 500-year flood zones. The 100-year flood zones are generally considered to be special flood hazard areas, so the likelihood that the flood zones outside of Princeville would experience substantial flooding is low. However, given that these flood zones are rather small and the availability of other land outside of Princeville for potential development, these areas should be identified on a future land use map as subject to flooding and should not be targeted for future development.