

Village of Tremont



2022 Comprehensive Plan

Prepared by Tri-County Regional Planning Commission

Executive Summary

In 2021, the Village of Tremont approached Tri-County Regional Planning Commission (TCRPC) with interest in creating a comprehensive plan. This collaborative effort between TCRPC and the village sought to examine the current conditions of Tremont through their demographics, economic development, and land use. Then, with a firm understanding of the current conditions, the village and TCRPC began crafting goals and objectives for Tremont that would meet their vision for the community.

The village formed a steering committee consisting of local stakeholders, and the planning process for this plan was able to begin. TCRPC held monthly meetings with the steering committee where they provided input and feedback about Tremont as a community. The steering committee and TCRPC also planned a community engagement event to allow participation from the larger Tremont community to help shape the vision for the comprehensive plan.

With the assistance of the steering committee and the feedback provided from the larger public, TCRPC was able to craft a comprehensive plan that reflects the community's vision for Tremont for the next 20 years.



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Importance of a Comprehensive Plan

Over time, communities change; they either grow, gain new development, or new people move into the area. Because of these inevitable changes, having a comprehensive plan is beneficial. Through the development of a comprehensive plan, communities can plan ahead and help guide future growth in their area. The comprehensive planning process gives the community the opportunity to assess where they currently are, evaluating their strengths and weaknesses. Then, the next step is to brainstorm goals for the community to achieve to reach their vision for the future.

Not only does the comprehensive plan act as a guide for how the community should grow; it is also a legal document that will give Tremont a say in new development decisions. The plan doesn't just make plans for the community at its current municipal boundary; it also expands that boundary out for 1.5 miles. This means that any development that occurs within these 1.5 miles must also meet the goals of the comprehensive plan.



Community Profile

Conducting a community profile is the first step in the comprehensive planning process. The community profile analyzes Tremont's current conditions. This section answers the first question of the planning process: Where are we now? The data gathered for the community profile include population, age, race, educational attainment, housing, and household income. Staff conducted a community profile for Tremont proper and the Tremont School District #702.



Population

Between 1980 to 2020, based on Decennial US Census Data, Tremont's population has grown for most of this timeframe. From 2010 to 2020, the Village of Tremont experienced a slight decline in population.

In 2010, the population for Tremont was 2,236, and in 2020, the population grew to 2,277. This shows that during this decade, Tremont's population increased by 1.83 percent.

Tremont experienced its greatest amount of growth during the period of 1980 to 1990. During this time, Tremont's population grew by 63.38 percent.

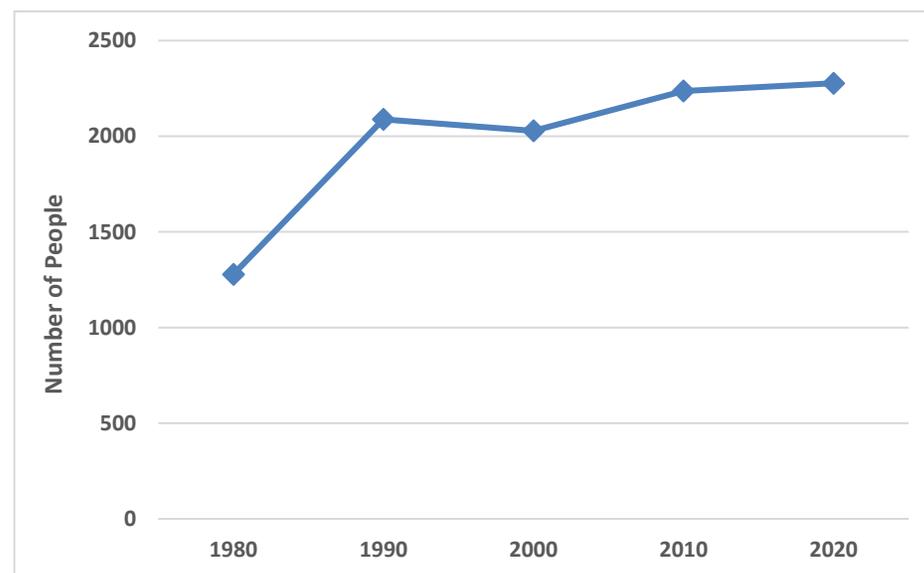


Figure 1. Total Population of Tremont from 1980 to 2020

Age

Two pyramids show the age of Tremont's population during 2010 and 2019, based on Census decennial and ACS data, respectively. Both pyramids have similarities, but the 2010 pyramid shows that the population is more spread out among different age groups. Also, in 2010, Tremont had a larger youth population. In 2010, people who were under the age of 25 accounted for 36% of the population. In 2019, the age group with the largest percent of the population was 10 to 14 years old with 9.6%.

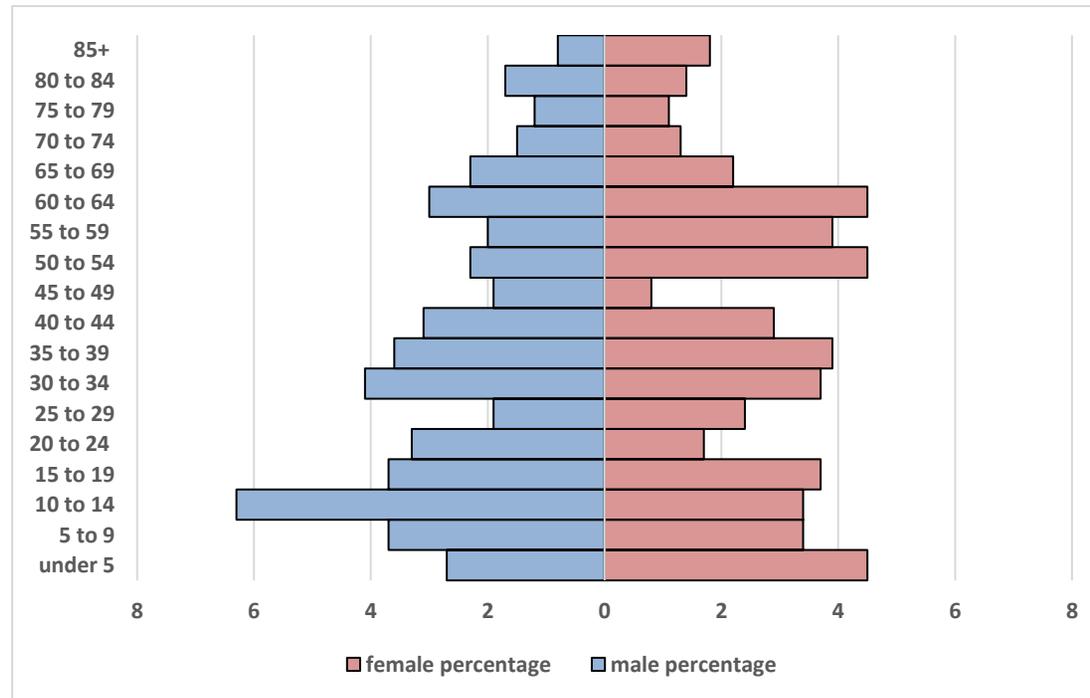


Figure 2: Age Pyramid of Tremont for 2010

The 2019 age pyramid shows that the Tremont population is aging. The youth population in 2019 dropped. The community members under the age of 25 accounted for 31% of the population. Also, the age group that had the largest percentage of the population was from 45 to 49 years old with 11.2%.

TCRPC staff conducted an analysis of the median age for the Village of Tremont. In 2010, the median age of the population for Tremont was 36 years old. By 2019, the median age was 44 years old. Over the course of the decade, Tremont’s population aged roughly by eight years. This underscores the fact that the Village of Tremont has an aging population.

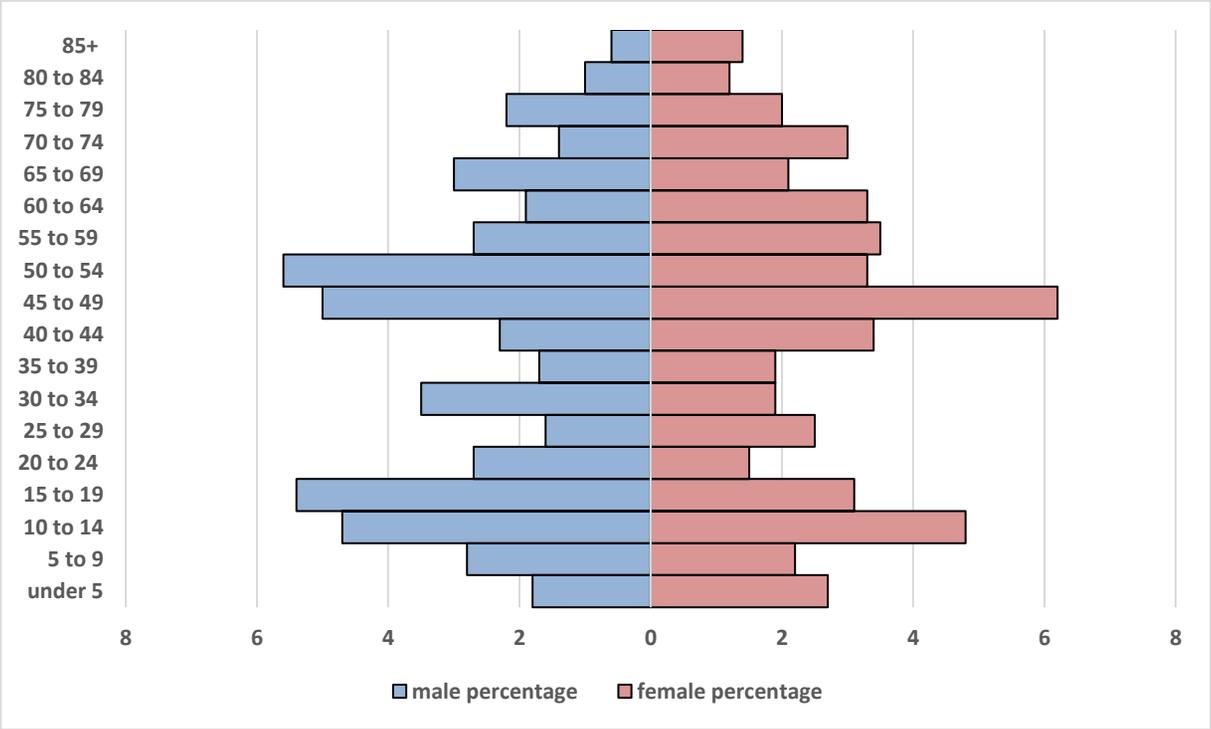


Figure 3: Age Pyramid for Tremont for 2019

Race

US Census data outlines the racial composition for the Village of Tremont for 2020 and 2010. One noticeable trend is that the number of people who claim to be more than one race have increased. In 2010, 98.3% of Tremont’s population identified as one race. By 2020, this percentage dropped to 95.7%.

In addition to the increase in people with more than one race, further evidence shows that Tremont is becoming more diverse. All minority groups saw a percentage increase during this 10-year timeframe. The white population saw a percentage decrease from 96% in 2010 to 91.6% in 2020.

Tremont was also able to attract a new minority group into its community in 2020; 0.04% of the population is Native Hawaiian and Other Pacific Islander. But even though Tremont’s population is becoming slightly more diverse, the community is still predominantly white.

	2020	2010
White	91.57	95.97
Black	1.32	0.72
American Indian and Native Alaska	0.13	0.04
Asian	0.61	0.45
Native Hawaiian and Other Pacific Islander	0.04	0
Hispanic of Latino	2.55	1.74
Some Other Race	0.09	0.27
Total Population for One Race	95.74	98.26

Figure 4. Racial Composition of Tremont for 2010 and 2020

Educational Attainment

TCRPC staff compared the population percentage that obtained either a high school diploma, bachelor's degree, or graduate or professional degree between 2010 and 2019. Throughout this time, the most prevalent educational attainment level was a high school diploma. Not only did the high school diploma category consistently have that highest percentage of the population, but it also grew between 2010-2019. In 2010, for high school diploma obtainment, the population percentage was 28.1%. By 2019, the obtainment rose to 31.9%.

The educational attainment that was consistently the second highest was the bachelor's degree. But even though this was the case, bachelor's degree attainment was slowly declining. In 2010, the percentage of the population that obtained a bachelor's degree was 24.5%. In 2019, that percentage dropped to 16.4%.

Even though the graduate or professional degrees had the lowest percentage throughout this timeframe, the percentage of this population also grew. In 2010, the graduate or professional degree had 9.9%. By 2019, that percentage was 11.3%.

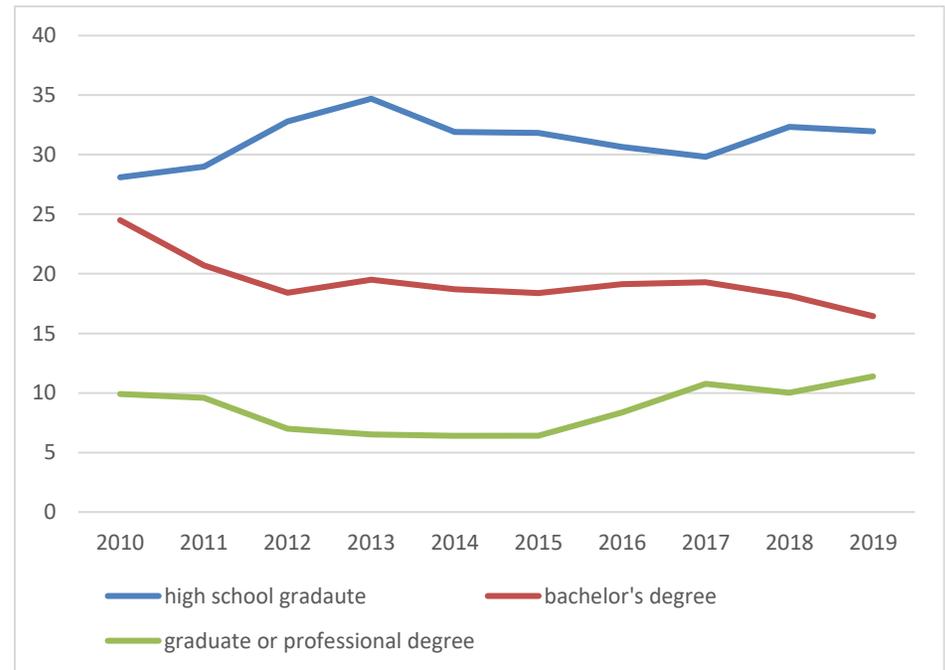


Figure 5 Educational Attainment of Tremont from 2010 to 2019

Housing

The following section will explore numerous aspects of housing in Tremont: Housing Stock, Occupancy, Housing Values, Renters, and Median Household Income. These features will allow village officials to understand the current state of housing in Tremont. Using this data, Tremont can plan for residential land use purposes in the future.



Housing Stock

Tri-County staff conducted an evaluation of the housing stock for the Village of Tremont from 2010 to 2019. Throughout these years, the Village of Tremont saw an increase in its housing stock. In 2010, there were 851 units in Tremont, and by 2019, Tremont had 893 units. This shows that the village saw a 4.9% increase in housing.

Even though the overall housing stock increased between 2010 and 2019, stock significantly decreased by 11.7%, from 2015-2016. This decline in housing occurred after the village reached its highest stock yet in 2015, which was 962 units. The village was able to recover enough housing to see an increase by the end of the decade, but not enough to reach 2015's level of housing.

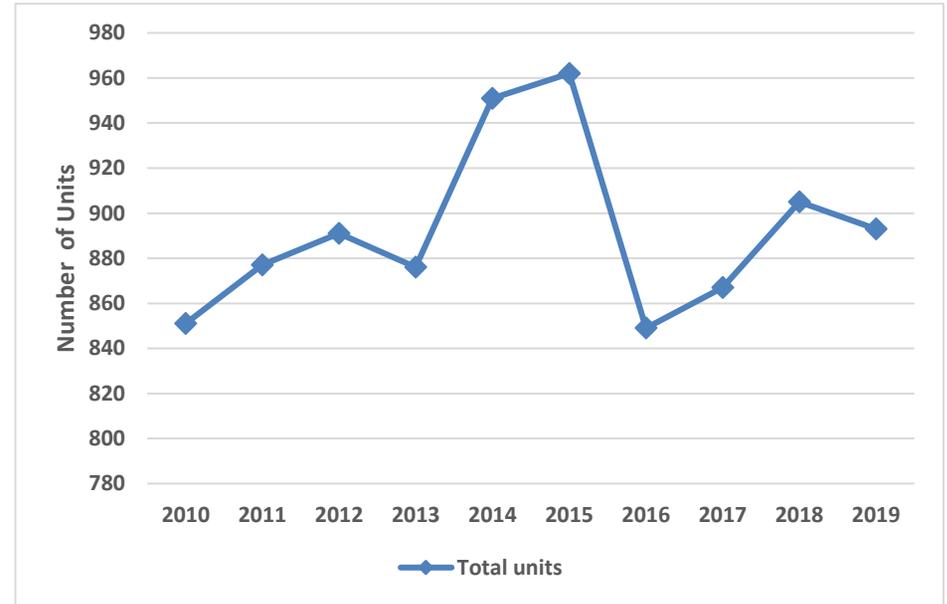


Figure 6. Total Housing Units in Tremont from 2010 to 2019

Occupancy

Similarly, TCRPC staff conducted a comparison between the percentage of vacant and occupied housing units for the Village of Tremont from 2010 to 2019. After 2012, the village has consistently seen a decline in the percentage of occupied housing. In both 2011 and 2012, the village's housing units were 100% occupied. By 2019, the occupancy percentage was 96.5%, which was a 2.3% decrease from the start of the decade.

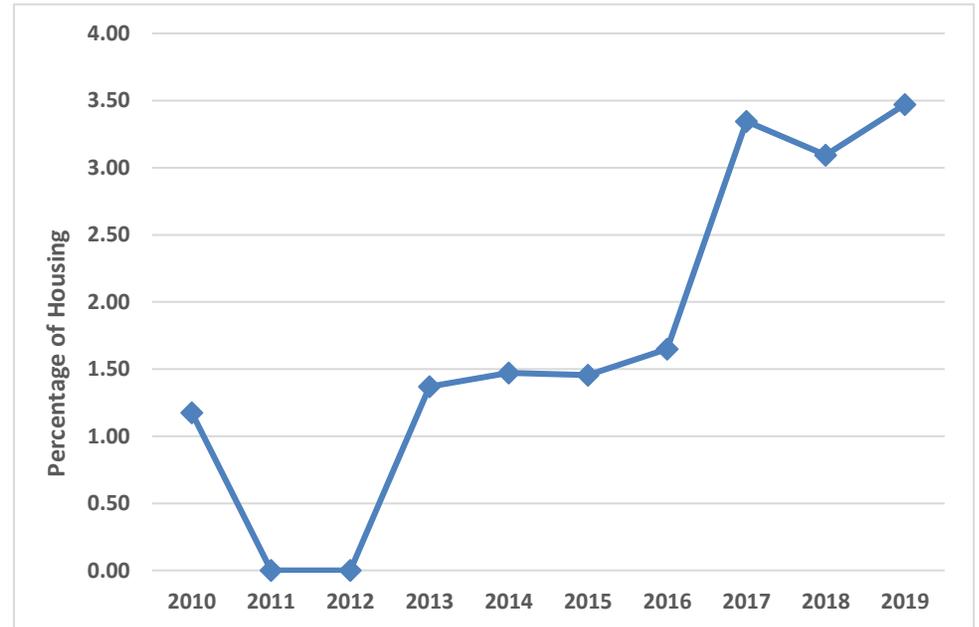


Figure 7. Percentage of Occupied Units in Tremont from 2010 to 2019

Housing Values

A comparison between the housing values for owner-occupied housing in Tremont during 2019 and 2010 was necessary to compare across the decade. In 2010, the most valuable owner-occupied housing was between \$300,000 and \$499,999.

The cheapest homes in 2010 were valued between \$50,000 and \$99,999. Most of the owner-occupied housing in 2010 was valued between \$100,000 and \$149,000, representing 34% of housing.

In 2019, the most expensive homes were valued between \$500,000 and \$999,999. The cheapest homes were valued at less than \$50,000. Most of the owner-occupied housing fell in the \$150,000 to \$199,999 range, representing 34.3% of housing. This change over the decade shows that some of Tremont’s housing has experienced an increase in value, which created more expensive homes in the housing stock.

At the same time, there has been a depreciation of value for some homes, causing an increase in homes that are valued at less than \$50,000. But this simultaneous appreciation of some homes and depreciation of others has increased the diversity of values in the Tremont housing stock. This may lead to socioeconomic diversity in the village as well.

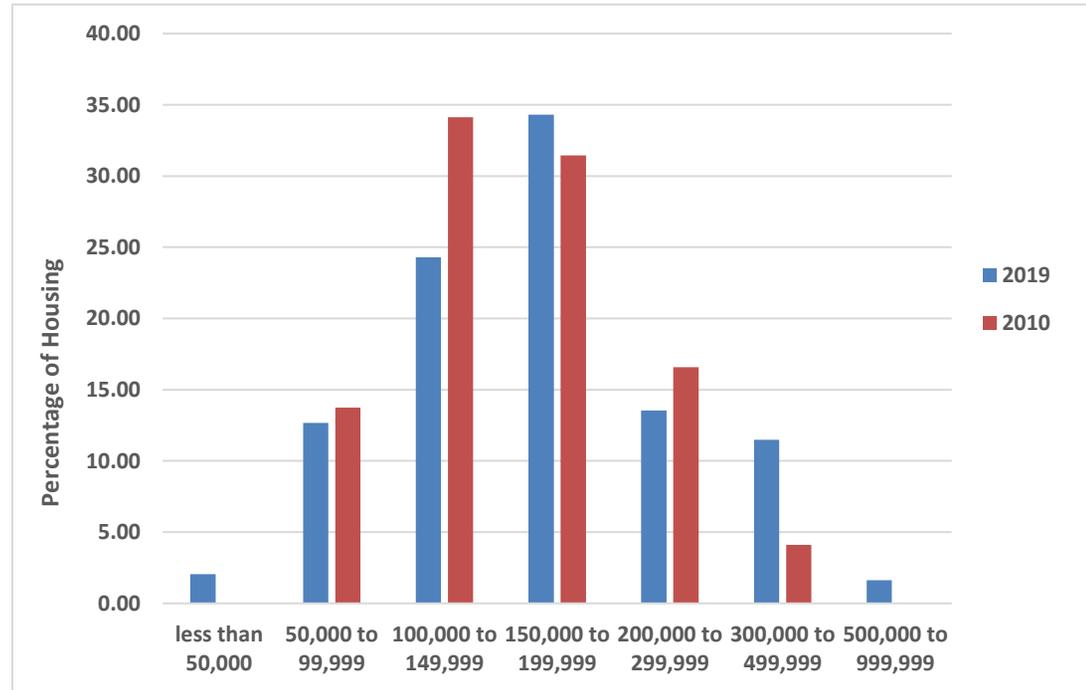


Figure 8. Housing Value of Owner-Occupied Units in 2019 and 2010

Renters

To create a point of comparison, Tri-County staff collected renter occupancy information for both the Village of Tremont and the Village of Princeville in north Peoria County. Princeville and Tremont are similar enough in population and area to be comparable to each other within the region.

From 2010 to 2013, Princeville had a higher percentage of renter-occupied housing than Tremont. 2015 was the only year that Princeville and Tremont had the same percent of renter-occupied housing with 22.9%. The remaining years from 2014 to 2019, Tremont had a higher percentage of renter-occupied housing.

During this decade, Tremont saw an increase in renter-occupied housing by 5.2% while Princeville saw a decrease by 4.8%. The year that Tremont had its highest percentage of renter-occupied housing was in 2017 with 25%, but after 2017, the renter-occupied housing percentage consistently decreased.

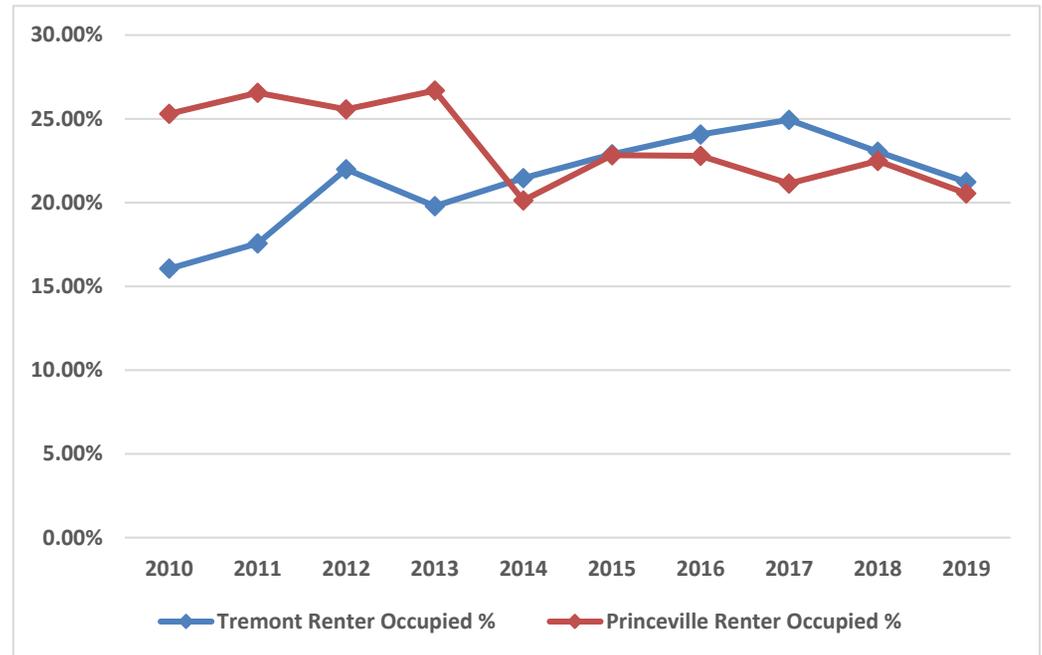


Figure 9. Percentage of Renter Occupied Housing in Tremont and Princeville from 2010 to 2019

Median Household Income

It is clear Tremont is an economically diverse community. Within the village, there are households that make less than \$10,000 and households that make more than \$200,000. Most households in Tremont have incomes that range between \$50,000 to \$74,999. These points remain true for both 2010 and 2019. What changes from 2010 to 2019 is that the percentage of households making less than \$10,000 decreased, and the households making \$200,000 or more increased. The households making between \$50,000 to \$74,999 have also increased in 2019.

In terms of median household income between 2010 and 2019, there was a consistent increase. In 2010, the median household income was \$55,735. In 2019, the median household income was \$65,886- this is an 18.2% increase. This data shows that households in Tremont are earning more in recent years than they did at the beginning of the last decade.

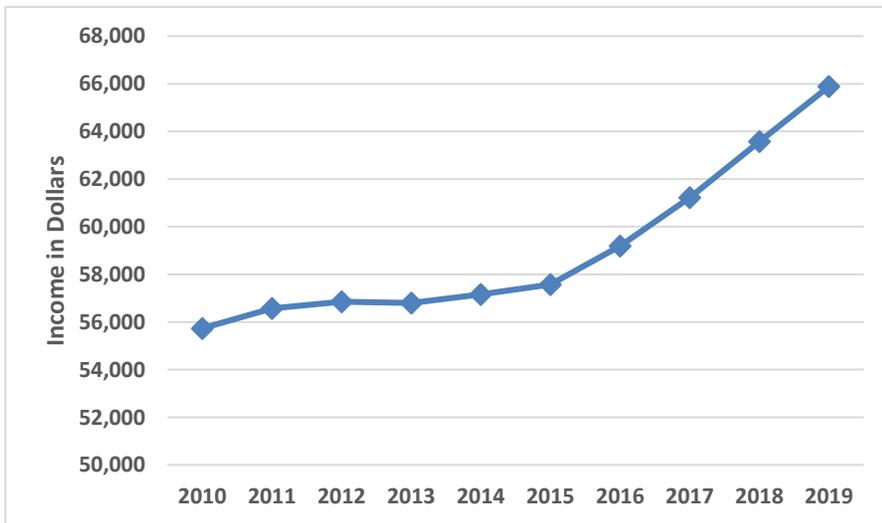


Figure 10 . Median Household Income of Tremont from 2010 to 2019

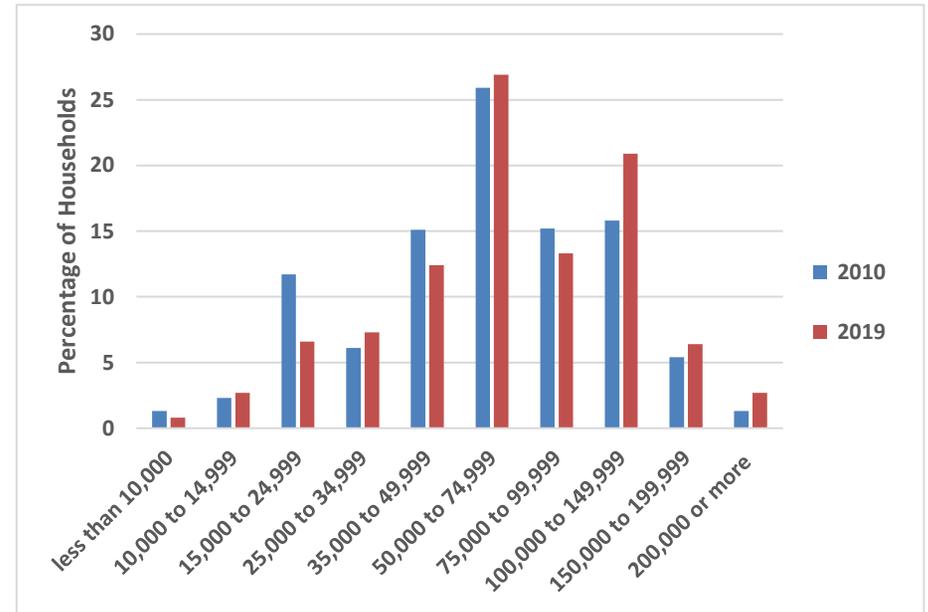


Figure 11. Household Income of Tremont Residents in 2010 and 2019

Tremont School District #702

In addition to data collected for the Village of Tremont, further information is included in this report exclusively for the Tremont School District #702 (District #702). Tri-County staff analyzed data showing the total population, educational attainment, age, and race. Analyzing this information is meant to help understand Tremont's sphere of influence within the region.

District #702 encompasses the Village of Tremont, rural subdivisions, and agricultural domains. This encompasses approximately 67 square miles. The schools serve approximately 1,000 students. Of this number, 650 come from outside of the village. The concentrated population areas outside of the village are made up of four major subdivisions: Hickory Hills, Lake Knolls, Lake Windermere, and Royal Colony, plus the small unincorporated community of Dillon.



Population

Population data for District #702 is shown from 2010 to 2020. In 2010, the total population for the school district was 5,022, and in 2020, the total population was 4,958.

The graph shows that during this time, the school district saw a 1.3% decline in population. Even though the district's population declined after 2019, it began increasing again in 2020. In 2019, the total population was 4,854, and in 2020, the population was 4,958, equating to a 2.1% increase.

Another noticeable trend that happened during this time is that the school district experienced two years of great population decline. The first great decline was from 2015 to 2016 in which the population decreased by 3%. The second significant decline was from 2018 to 2019, where the district's population declined by 2%.

After these two years of decreasing population, the district grew from 2019 to 2020. It was able to regain its population loss from 2019. However, the growth that the district experienced in 2020 was not enough to fully recover from the decline that happened in 2016.

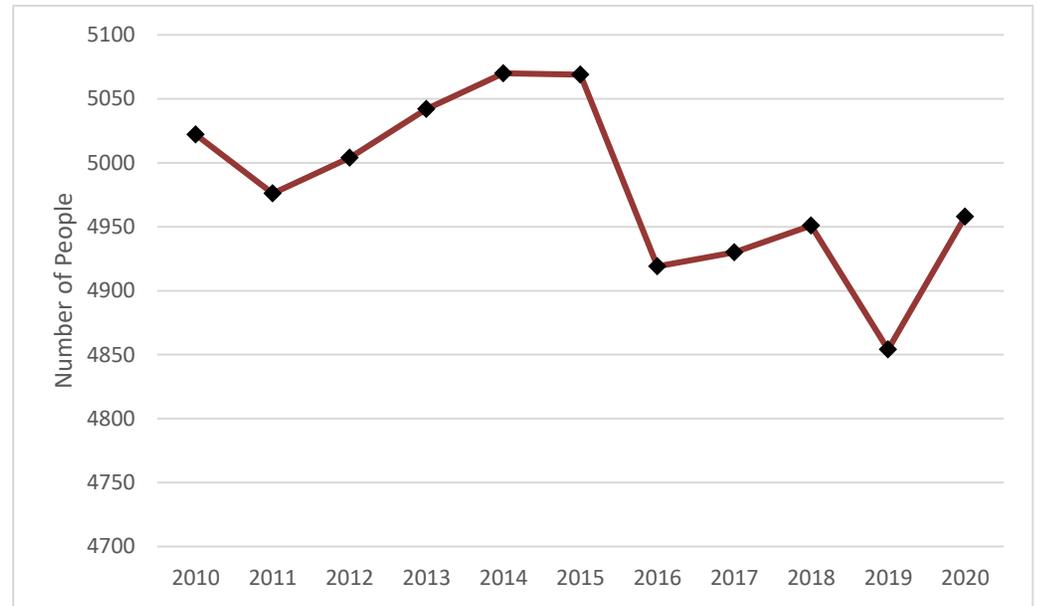


Figure 12. Total Population of District #702 from 2010 to 2020

Age

The 2010 and 2019 District #702 age pyramids vary slightly in appearance, though their shapes are somewhat similar. While there are roughly two peaks, one peak is in the age range of young kids, and the next peak represents the middle-aged range. Within the senior citizen level, the population starts to narrow compared to the rest of the population. The shapes of these age pyramids indicate the school district is an aging population. In both pyramids, the 20-something age range pinches in before widening out again for the 30s age range. This indicates that the district may have trouble retaining or attracting the 20-something demographic.

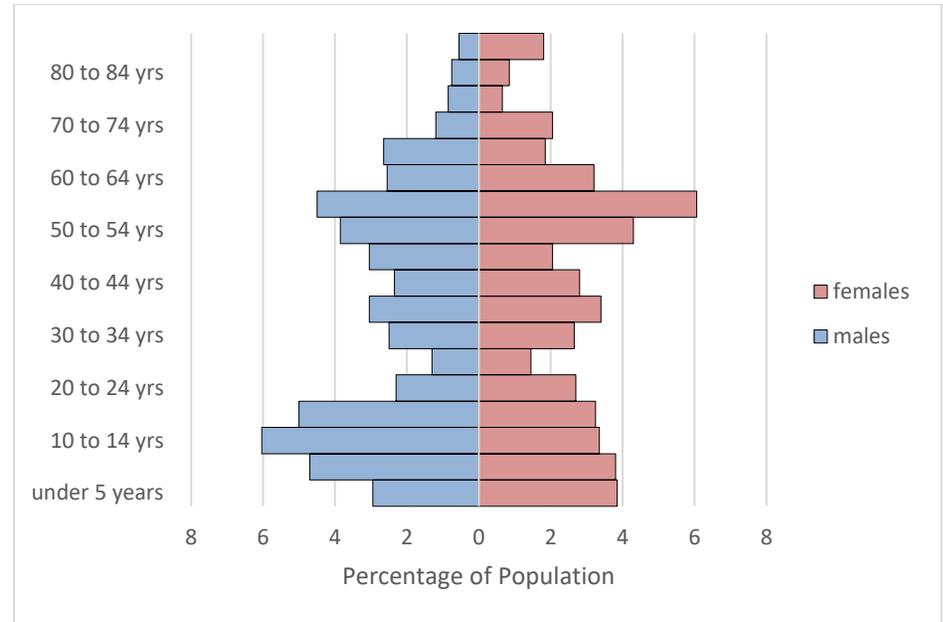


Figure 13. Age Pyramid of District #702 in 2010

Some key differences are that in 2019, the age range under 5 and 5 to 9 years decreased. The most prevalent age range was 10 to 14, with 6.2%. In 2010, ages 55-59 contained the largest percentage of the population, with 6.1%.

The median age range for District #702 in 2010 was 38 years old. In 2019, the median age was 41. This shows that the district has aged by four years over the course of nine years. Even though the district is aging, it appears to be aging at a slower pace than Tremont proper. Also, District #702 is younger than Tremont proper.

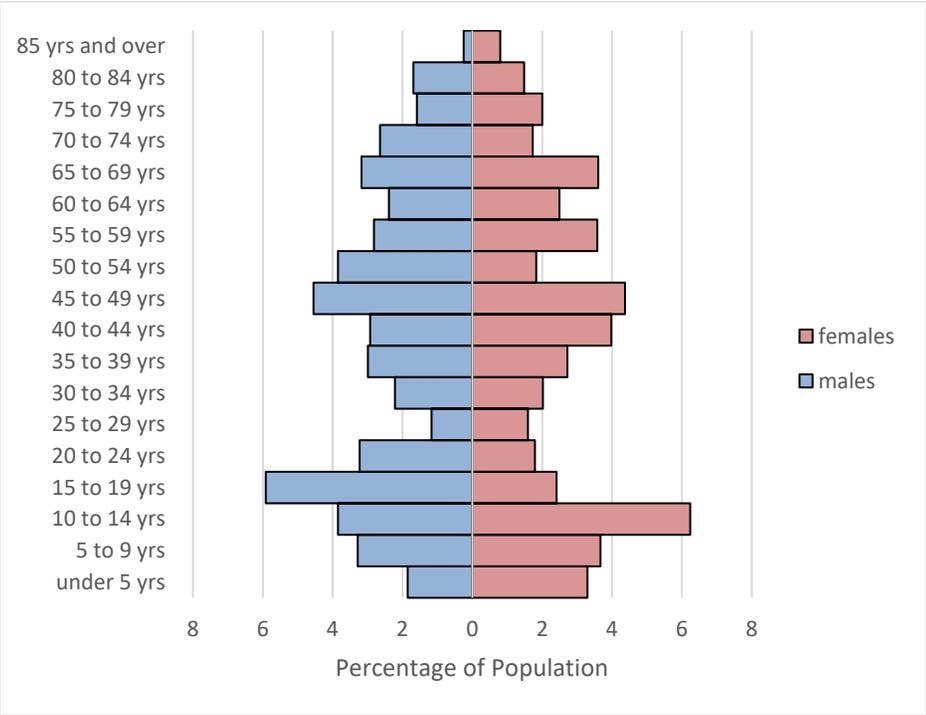


Figure 14. Age Pyramid of District #702 in 2019

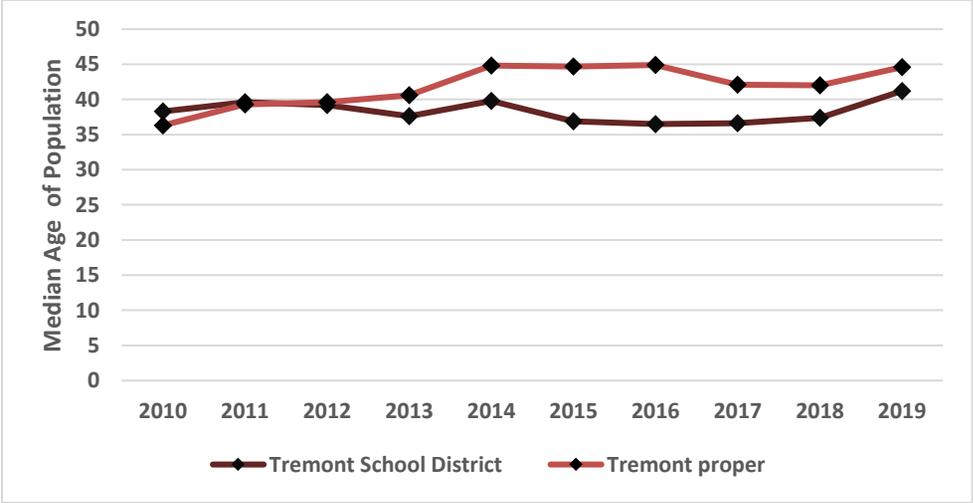


Figure 15. Median Age of District #702 and Tremont Proper from 2010 to 2019

Race

Examining the racial composition of District #702, one noticeable trend is that the area is becoming more diverse. Within this decade-to-decade comparison, more individuals in the district claim to belong to more than one race. In 2010, the percentage of the population that belong to only one race was 98.21%, and that same number in 2020 decreased to 95.80%.

From 2010 to 2020, all minority groups increased in size except for Asians. The Asian population decreased from 0.46% in 2010 to 0.36% in 2020. The minority group that saw the biggest increase during this time was the Hispanic or Latino population. They experienced a population increase of 0.2%. In 2010, the Hispanic or Latino population was 1.31% and in 2020 their population grew to 1.51%.

Lastly, even though the white population was the group that saw the biggest decrease during this time, they remain as the largest racial group in the school district. In 2010, the white population encapsulated 96.87%, and in 2020, that number decreased slightly to 94.45%.

	2020	2010
White	94.45	96.87
Black	0.67	0.62
American Indian and Alaska Native	0.14	0.02
Asian	0.36	0.46
Native Hawaiian and Other Pacific Islander	0.02	0
Hispanic or Latino	1.51	1.31
Some Other Race	0.16	0.24
Total Population for One Race	95.8	98.21

Figure 16. Racial Composition of District #702 in 2010 and 2020

Educational Attainment

The different levels of educational attainment shown in this analysis are high school graduates or equivalent, bachelor's degree, and graduate or professional degrees. From 2010 to 2012, the most prevalent educational attainment for the population living in the district's boundary was a bachelor's degree.

After 2012, a high school diploma was the highest level of education attained by most of the population. Obtaining a bachelor's degree was second, and graduate and professional degree was the third-most prevalent level. The high school graduate level was the only educational attainment level that saw an increase over this time. Attainment of a high school diploma saw a 6% increase while the bachelor's degree saw a 2.5% decrease. Graduate or professional degree attainment saw a 0.8% decrease.

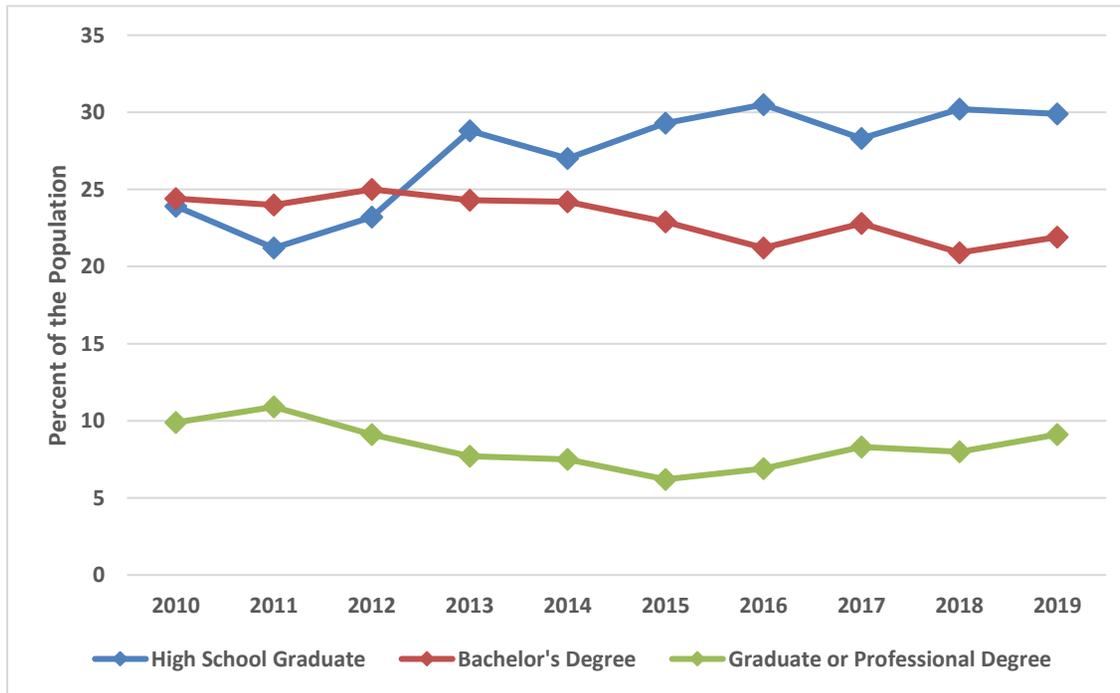


Figure 17. Educational Attainment for District #702 from 2010 to 2019

Land Use

Land use designates the most suitable use for specific areas throughout the community. Land use is not a mandate for growth in any of these areas, but it designates compatible uses if any of these areas should be developed. Categories of land uses that exist in the current land use map are agriculture, residential single family, utility, commercial, industrial, parks/green space, public buildings/sites, railroad/interstate, residential, multi-family, and institutional.

Throughout the planning process, Tremont's steering committee re-evaluated their land uses and indicated some new designations for areas in their community. Results from the community survey and monthly meetings with the steering committee crafted some new categories and identified areas best suited for those land uses. The categories for the future land use map include commercial, industrial, institutional, parks/green space, residential multi-family, residential single family, and mixed use.

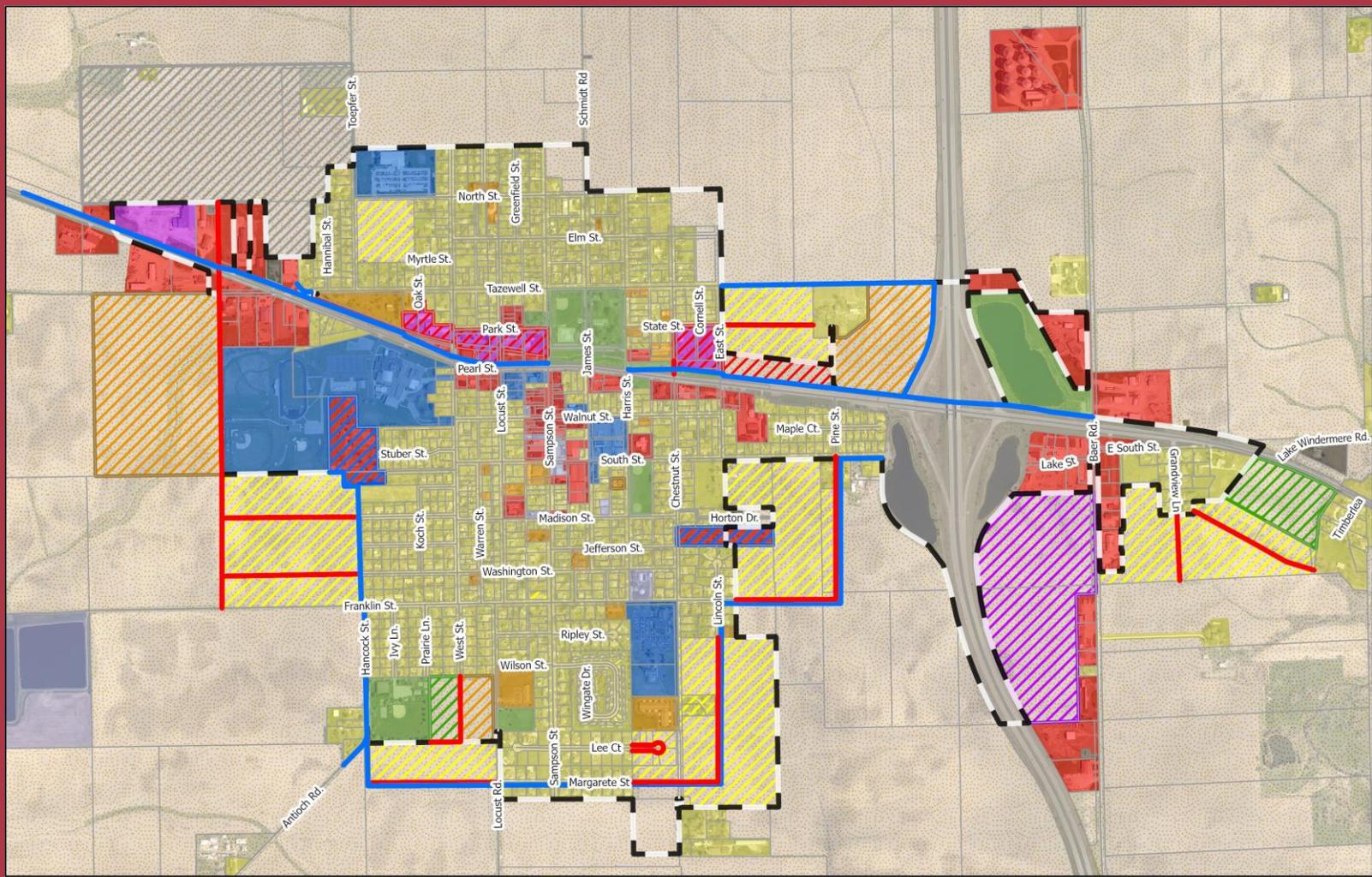


The committee gave Tremont residents a survey that posed land use and other types of questions. After reviewing the survey, the committee saw that housing was a big issue facing the Tremont community. It was important that Tremont continues to be able to attract families, so the committee made it a priority to address this issue. In the future land use plan, 73.1 acres are dedicated to multi-family residential, and 172.8 acres are dedicated to single-family residential. In the future land use plan, 245.9 acres are dedicated to residential land use. These account for 58% of the land use for the future. Not only did the committee recognize the need for additional housing, but they also saw a need to have diverse types of housing.

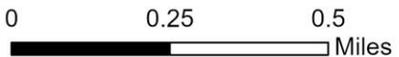
The only new land use category was mixed-use; 84.6 acres are dedicated to this land use. Another community goal was to attract and retain young professionals. With this mixed-use designation, Tremont could bring in development with first floor retail and apartments or offices in the upper floors. Developments like these are favorable to young professionals.

	Current Acreage	Future Acreage
Agriculture	9,457.70	-
Commercial	137.40	18.20
Industrial	19.60	45.70
Institutional	73.60	11.70
Mixed Use		84.60
Parks/Green space	48.70	15.90
Public Buildings/Sites	121.80	-
Railroad/Interstate	219.50	-
Residential: Multifamily	22.40	73.10
Residential: Single Family	699.90	172.80
Utility	4.60	
Total	10,805.20	422.00

Figure 18. Land Use for the Village of Tremont in Current and Future Acreage



Village of Tremont
Future Land Use



Map Current as of 3/11/2022

- Municipal Boundary
- Centerlines
- Parcels
- Future Developments**
- Bike Trail
- Road

- Tremont Future Landuse**
- Commercial
- Industrial
- Institutional
- Parks/Greenspace
- Residential - Multi-Family
- Residential - Single Family

- Mixed Use
- Current Land Use**
- Agriculture
- Residential - Single Family
- Utility
- Commercial
- Industrial

- Parks/Greenspace
- Public Buildings/Sites
- Railroad/ Interstate
- Residential - Multi-Family
- Institutional



Figure 19. Future Land Use Map of Tremont

Transportation

The purpose of a transportation system is to effectively move people, goods, and services efficiently from an origin to a destination. Since transportation is such an important aspect of citizens' daily lives, it is necessary to make sure that it can meet community's needs.



Motorized Transportation

When it comes to transportation infrastructure, Tremont currently has two highways that run through town. Route 9 runs through Tremont from east to west. On the western side of town, I-155 cuts through a small section of Tremont from the north and south. It carries with it a large volume of commercial truck traffic, motorized vehicles, and various industrial haulers. To date, Tremont has seen little commercial or industrial growth taking advantage of this interstate hub.

As for public transportation options, residents have the option of using We Care. We Care is an organization that provides transportation to all residents of Tremont. The organization runs a demand-response public transportation service where riders can call to schedule a pickup. The ride must be scheduled at least 24 hours in advance. We Care's service area consists of Morton, Rural Tazewell County, and Rural Woodford County. Other services that We Care provides are meals on wheels, a food pantry, a loaner closet, and Upscale Resale, which is their volunteer staff-run store.¹



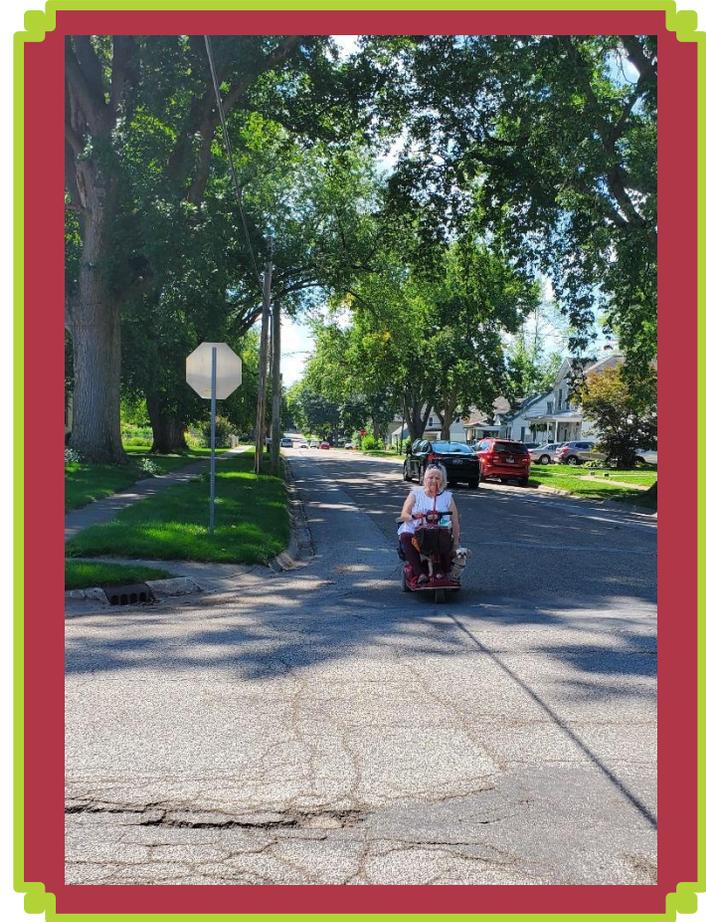
¹ Source: We Care: <https://wecareofmorton.com/>

Non-Motorized Transportation

Sidewalks play a major role in Tremont. When pedestrian traffic is not allowed to connect to local destinations, residents must resort to vehicular options instead. This has several impacts relevant to a small town. The increased traffic generated for short trips will require additional parking requirements at these destinations, and the increased number of vehicle trips over time necessitates additional road improvements. Good examples of this are the middle school and high school locations. These sites are relatively close to many residents, but pedestrian traffic is forced along Illinois Route 9. Due to the type of road and the traffic, there is an additional motivation to drive or get dropped off. A good sidewalk connection via a residential neighborhood would be a safer option and promote walkability.

An integral part of the pedestrian transportation system is a system of sidewalks and trails that connect residential areas to potential destinations such as schools, parks, shopping, and other nearby communities. A circular sidewalk system, with additional outside connectors leading to schools, parks, and other population nodes, would be ideal. The sidewalks along the loop should be expanded to handle additional uses, and special signs could designate the formalized route (possibly noting local amenities, distance walked, etc.). This doesn't suggest the elimination of the other sidewalks but sensibly complements them.

This type of system is more cost-efficient than building new paths outside the village. Incorporating this loop through the neighborhoods allows everyone close access, and it fosters social community interaction.



Sidewalk Infrastructure

This section is a street network report prepared by Tremont’s Village Engineer for this comprehensive plan document.

The public street system of the Village of Tremont is a rectangular grid dating to the original Town of Tremont Plat of 1835. The village has expanded from the original 160-acre Town boundary of North Street, South Street, East Street, and West Street to the current limits, which encompass 747 acres. The original Town Plat created seven East-West streets and seven north-south streets with alleys bisecting each block. Today’s City Park was platted as the Public Square. **Error! Reference source not found.** shows the measurements of the village street network in years 2016 and 2022.

Street Asset	2016	2022	Percent Change
Street Length (feet)	74,980	80,240	7.0%
Pavement Area (square yards)	227,436	243,333	7.0%
Pavement Condition (Scale of 1-10)	4	TBD	TBD
Streets with Curb & Gutter	59%	61%	
Curb & Gutter Length (feet)	80,135	88,664	10.6%
Streets with Sidewalk	36%	40%	
Sidewalk Area (square feet)	215,622	256,387	18.9%

Figure 20. Village Street Network measurements in 2016 and 2022

Street Funding

The Village of Tremont funds street maintenance, repairs, and reconstruction using a variety of funding sources. The 2019 Rebuild Illinois legislation increased the amount of motor fuel taxes that are collected in the state of Illinois. Figure 21 summarizes the revenues collected by the state and distributed to Tremont received since 2016.

Year	MFT ⁽¹⁾	TRF ⁽²⁾	RBI ⁽³⁾	Annual Total
2016	\$56,930			\$56,930
2017	\$57,033			\$57,033
2018	\$57,232			\$57,232
2019	\$57,161	\$16,193		\$73,354
2020	\$47,723	\$33,648	\$49,120	\$130,491
2021	\$57,232	\$36,837	\$49,120	\$143,189

- (1) MFT – Motor Fuel Tax
- (2) TRF – Transportation Renewal Fund
- (3) RBI – Rebuild Illinois

Figure 21: Distribution of revenues to Tremont since 2016

These funds are managed by the Illinois Department of Transportation (IDOT) according to their policies and procedures. The village can spend these funds on eligible street maintenance and construction upon approval by IDOT. The funds are allocated to municipalities throughout the state based on the municipal population. IDOT uses a population of 2,236 for Tremont to calculate their respective share of the funds. The annual allocation of RBI funds is limited to a three-year period that will conclude in 2022.

In addition to the state funds, Tremont also receives funds collected by Tazewell County as part of the annual property tax process. Property taxes include an amount that is directed to the Township Road and Bridge Fund. The Village of Tremont receives approximately \$33,660 each year from Elm Grove and Tremont townships for those properties within village limits.

Therefore, prior to 2019, funds available for street maintenance and construction was approximately \$90,000 per year. That amount increased to approximately \$127,700 in 2021. The one-time allocation of RBI funds is an additional \$147,360 over the three-year period.

Street Maintenance

The village uses MFT funds to repair and maintain the village streets. Various treatments are used to extend the service life of the existing pavements. In a typical year, the village allocates \$60,000 to \$80,000 to apply seal coat treatments to selected street segments within the village. An ideal plan would be to apply a seal coat treatment to the asphalt streets once every ten years. Based on 2022 maintenance costs of \$4.33 per square yard, the annual cost to maintain streets once every 10 years would be \$105,363. Other elements in the street right-of-way that require maintenance are curb & gutter, sidewalks, and storm drainage pipes and inlets. Costs for these items requires additional funds from other sources.

Street Reconstruction

In recent years, Tremont has reconstructed Chestnut Street south of Franklin Street and Sampson Street between South Street and Illinois Route 9. These projects are major expenses that have been funded by village General Funds. The Chestnut Street project was completed in 2020. Sampson Street has been reconstructed over two years and will be completed in 2022. The Chestnut Street project created a 28-foot-wide urban street with very few driveways and additional features. The Sampson Street reconstruction was a complex urban section with street lighting, sidewalks, and parking to serve the downtown business district. These two projects are examples of the types of capital street improvement projects that Tremont will likely undertake in the future. Figure 22 summarizes the costs of these projects.

Street Name	Improvement Length (FT)	Pavement Area (SY)	Construction Cost ⁽¹⁾	Cost per Foot	Cost per Square Yard
Chestnut	2,058	7,234	\$1,001,760	\$487.76	\$138.48
Sampson	1,026	5,282	\$1,350,000	\$1,315.79	\$255.59

(1) The 2020 Sampson Street construction was funded with \$201,759 of MFT, \$122,801 of RBI funds, and \$416,182.

Figure 22: Cost for two street projects, outlined

Sidewalk, Curb, & Gutter Construction/Reconstruction

As noted in Figure 20, approximately 61% of the village streets are constructed with curb and gutter, and 40% of the streets have sidewalks. The 2022 Village Board has stated it is their objective that every street in the village have curb and gutter with sidewalks along both sides of the street. Implementing that objective will mean complete reconstruction of streets without curb and gutter to provide a storm sewer system and new pavement. That equates to 31,294 feet, which is 39% of the current street length.

If we assume that an additional 21% (60% minus 39%) of street length will require new sidewalk construction, the village will need to build 168,500 square feet of new sidewalk. Additionally, a large percentage of the existing sidewalk is in poor condition and does not comply with current accessibility standards. For budget purposes, we estimate 85% of existing sidewalks should be reconstructed. Figure 23 provides a budget estimate to implement the Village Board’s vision based on 2022 construction costs.

Item	Length (FT)	Area	Unit Cost	Construction Cost (2022 \$)	Project Cost
Non-Curb & Gutter streets	31,294	97,359 SY	\$140/SY	\$13,630,260	\$16,356,312
New Sidewalk	16,850	168,500 SF	\$10/SF	\$1,685,000	\$2,022,000
Reconstructing Sidewalks	27,282	272,820 SF	\$10/SF	\$2,728,200	\$3,273,840
Totals	75,426			\$18,043,460	\$21,652,152

Figure 23. Outline of all streets without curb & gutter, plus need for new or reconstructed sidewalks

Given the magnitude of these costs, realizing this vision will require decades of planning and commitment to implement. If this work is to be completed over 50 years, the village must allocate \$433,000 per year based on 2022 dollars in addition to the \$105,363 per year for street maintenance. A means to prioritize these projects and a funding strategy will be necessary to address these infrastructure needs. Maintaining the existing street inventory and condition data will provide sufficient data to prioritize maintenance and reconstruction investments into the street network system. The work done on Franklin Street and Sampson Street from 2020 to 2022 are good examples of the types of improvements that can be accomplished with appropriate planning.

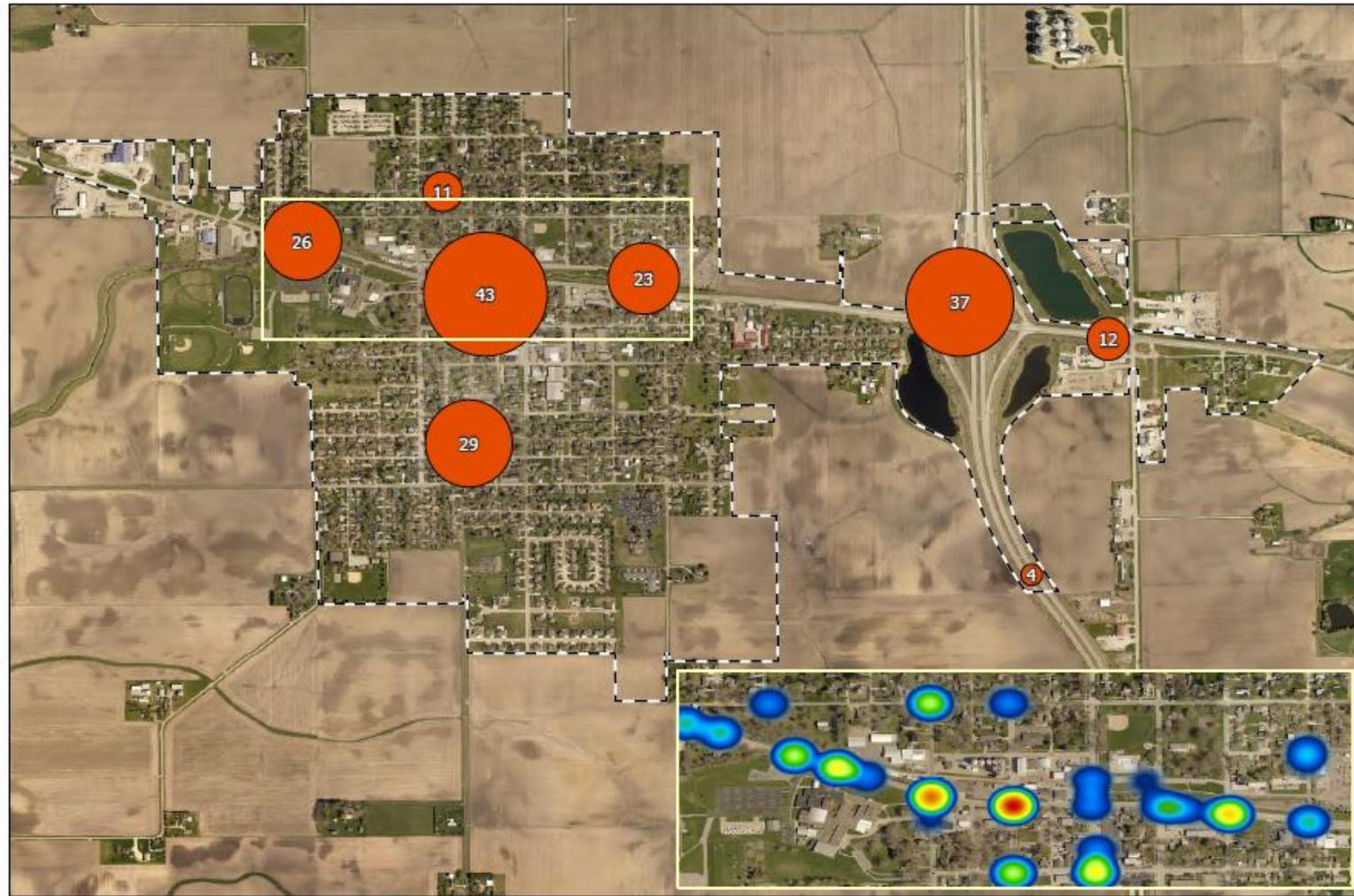
Safety

Illinois Route 9 passes through the center of the Village of Tremont. Over time, the crucial roadway has led to concerns among residents due the progression of a series of traffic accidents happening on or near Route 9. Tremont's downtown area, along Sampson Street, abuts Illinois 9 near City Park and the public pool. Both areas see high pedestrian traffic, especially in the summer months.

The design of Route 9 from the early 1960s created increasingly dangerous conditions for pedestrians, bicyclists, and other drivers. As a result, the village is working with IDOT on a road overlay and enhancement project scheduled to begin in 2024-2025. The downtown area and school zones are particularly susceptible to accidents within these precarious conditions due to it being a consistently high traffic area. This map of Tremont shows areas within the corporate planning boundary where clusters of accidents have occurred. The inset map highlights the area along IL Route 9 where accidents are occurring most frequently.

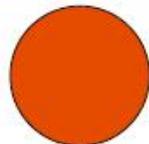
Figure 24 shows the location of crashes across the village. Figure 25 and Figure 26 demonstrate the frequency of each classification for all persons involved in Tremont crashes between 2016 and 2020, and the breakdown of all reported injuries associated with them. Refer to Figure 27 for definitions of crash types.





Village of Tremont
Crashes 2016-2020

0 0.25 0.5
Miles



High



Low



Corporate



Figure 24: Tremont Crashes from 2016 to 2020

Classifications of Persons Involved in Tremont Crashes 2016-2020

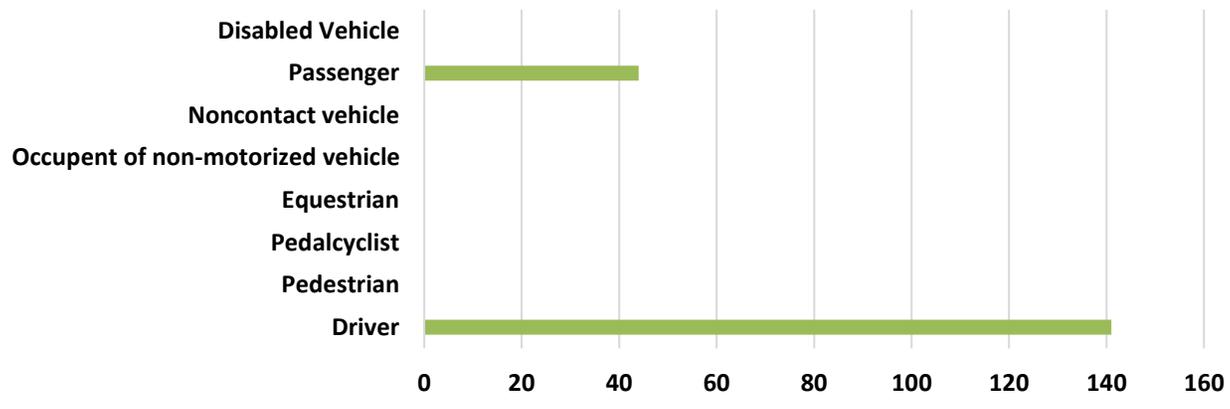


Figure 25. Classifications of Persons Involved in Tremont Crashes from 2016-2020

Classifications of Injuries Reported from Tremont Crashes 2016-2020

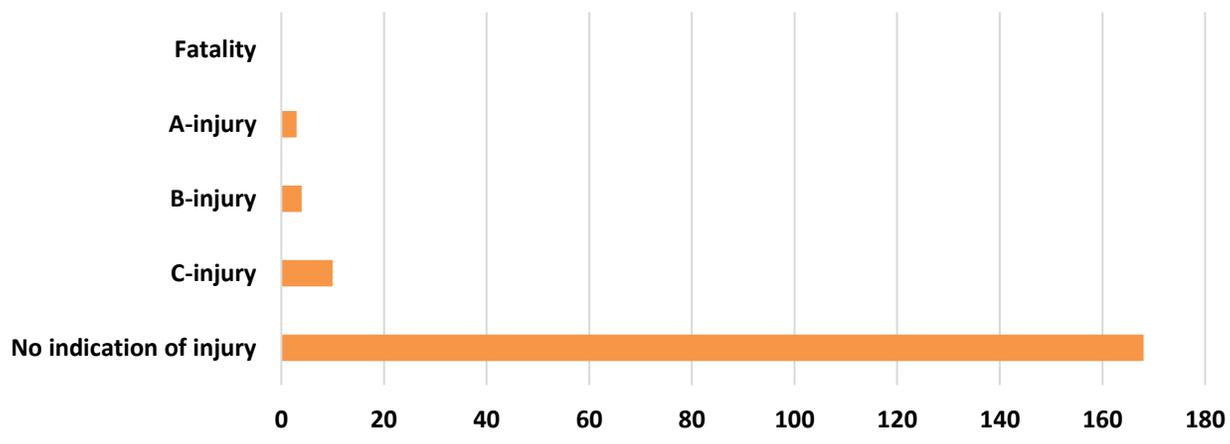


Figure 26. Classifications of Injuries from Tremont Crashes 2016-2020

0	No indication of injury	
1	C-injury	Possible injury: Any injury reported or claimed which is not either of the above injuries. Includes momentary unconsciousness, claims of injuries not evident, limping, complaint of pain, nausea, and hysteria.
2	B-injury	Non-incapacitating injury: Any injury, other than fatal or incapacitating injury, which is evident to observers at the scene of the crash. Includes lump on head, abrasions, bruises, and minor lacerations.
3	A-injury	Incapacitating injury: A injury other than fatal injury which prevents the injured person from walking, driving, or normally continuing the activities he/she was capable of performing before the injury occurred. Includes severe lacerations, broken limbs, skull or chest injuries, and abdominal injuries.
4	Fatality	

Figure 27. Injury classification chart, as defined by the Illinois Department of Transportation

Transportation Needs

The planning team identified the community's highest priority transportation needs after conducting steering committee meetings, analyzing the community survey, and engaging the community. Tremont residents would like to see the village become a more walkable community. They wish to fix the sidewalks that need repair and fill in gaps within their sidewalk network. Residents would like to see improvements made to Route 9 to improve pedestrian safety, including a pedestrian crossing along the route. Lastly, the residents of Tremont are interested in potentially implementing a city-wide speed limit of 25 miles per hour.



Natural Environment

The natural environment is the physical basis for community development and is one starting point for planning considerations. An evaluation of the physical setting is necessary to identify and prioritize potential growth areas. In addition, an understanding of the natural environment is also necessary to prevent unwanted damage to the environment by urban development or other human activities.

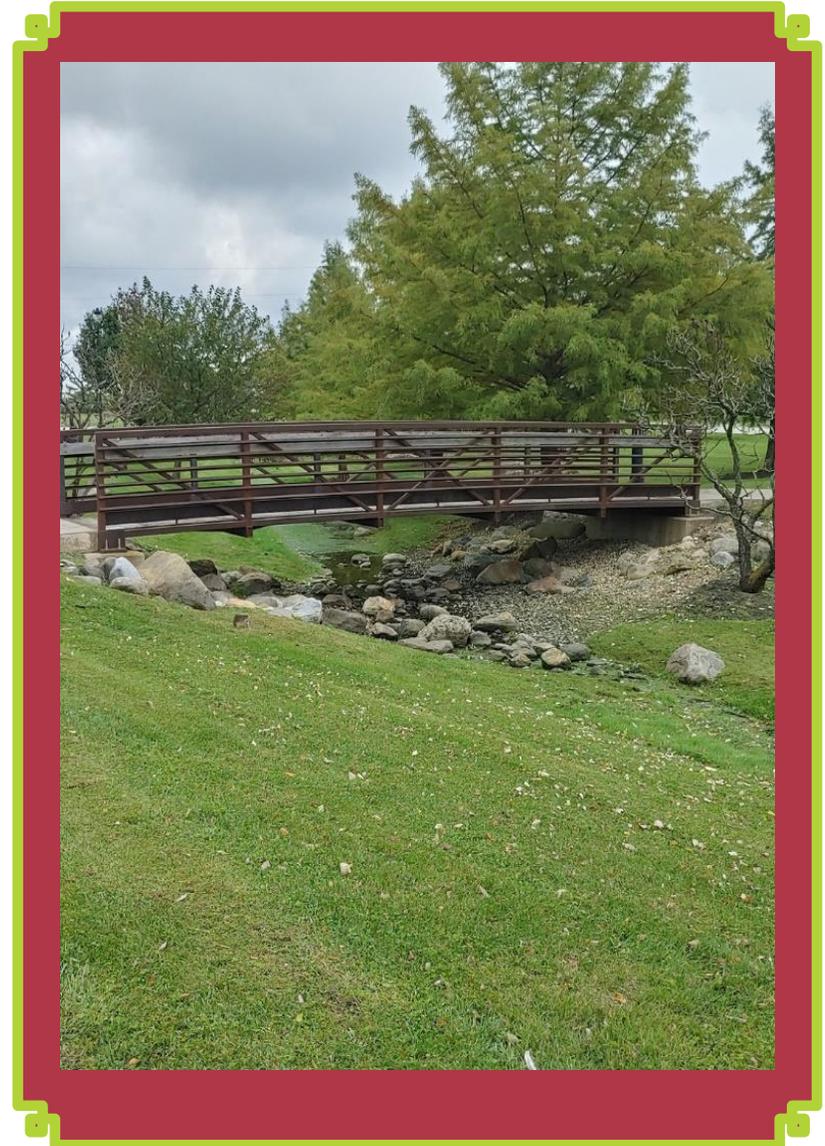


Topography

Tremont is located along Dillon Creek in the middle of a rolling area that ranges from 0% to 3% slope. Tiber Creek flows through the village along Route 9 before going under the highway just west of the high school. Then, it empties into Dillon Creek about a half mile southwest of the village limits.

The present topography in and around the Village of Tremont, and throughout much of Illinois, was originally shaped by continental glaciations. As massive glaciers slowly moved across the surface of the earth, they leveled the landscape and deposited enormous quantities of sand, gravel, rock, and sediment. As the glaciers receded, the melted water formed streams. These streams cut valleys and deposited additional glacier-borne materials over the landscape, which is known collectively as till.

This glacial activity, along with the help of humans over the years, helps explain the topography surrounding the Village of Tremont today. Tremont, for the most part, is located on flat, fair to poor drained soils that are ideal for local agricultural purposes.



Soils

The Tremont area is blessed with two fertile soil types. Most of the village is built upon the Tama-Ipava-Sable Association, which is described as nearly level, poorly drained, very dark soil. The soil is well suited to cultivate crops and to pasture and hay. The seasonal high-water table is a limitation for dwelling sites and septic tank absorption (soil 1).

The other soil type (soil 2) is built upon the Ipava-Sable Association, which is interspersed throughout the village with soil 1, and classified as gently sloping, moderately well drained, and somewhat silty. This soil is also well suited to cultivate crops and to pasture and hay. In areas used for corn, soybeans, or small grains, erosion is a hazard. The land surrounding Tremont within 1.5 miles is also prime for crop production and among some of the most productive soil in Tazewell County.



Hydrology

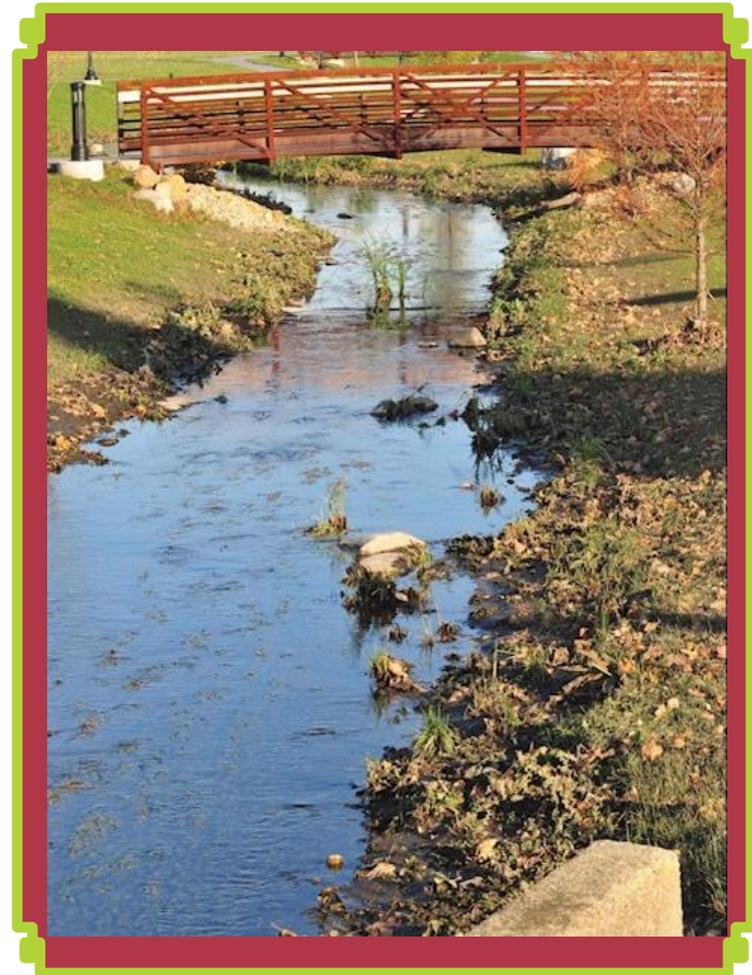
Tremont is situated along the great plains of central Illinois. The village is located in a drainage area that gradually drains into Tiber Creek, then Dillon Creek, and ultimately into the Mackinaw River, which eventually flows into the Illinois River.

Due to the position of the village on the landscape, flooding on the southern side is occasionally a concern. The way the village deals with surface water runoff can have many impacts to surrounding residents and landowners. The village has already responded to the problem by installing storm drains and retention areas in affected locations.



Floodplains

Floodplains represent an important natural resource and should be preserved as greenways for use as wildlife habitat, trails, recreation areas, and scenic natural areas. Intensive urban development should be restricted within floodplain areas for both the protection of property against flooding and the preservation of sensitive land. Restrictions should limit land usage of the flood-prone areas to open space or similar non-intensive use.



Infrastructure

Infrastructure is essential for allowing a community to function. To maintain a certain standard of living within a community, infrastructure must be built and maintained. Due to this necessity, Tri-County staff collaborated with the village engineer to collect information on the village's infrastructure.

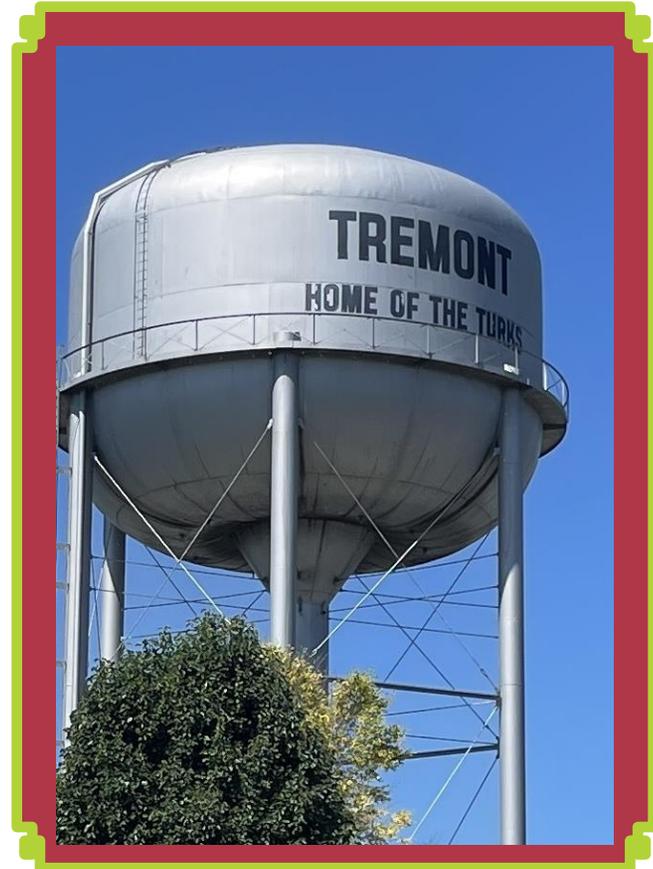
The data that the planning team gathered in Tremont was to understand the current status of the system. The primary focus areas are water, sanitary sewer, and sidewalks. The data gathering process revealed the location of treatment plants and current capacity. The planning team was also able to calculate the amount of growth that the current system can sustain without any improvements.



Water Infrastructure

Tremont has a water treatment and water storage tank at 312 E Washington Street which was built in 1968. Two wells located at the east end of Horton Drive provide raw water to the plant by a 10-inch water main. The treatment plant can produce up to 462 gallons per minute (gpm) of treated water. The village currently maintains more than 87,000 feet of water mains to deliver water to 1,100 customers. The oldest mains, which were put in service in 1911, are still in operation.

The system is maintained by computer models that provide the operators and engineers information about water pressure, flow capacity, and quality, which are used to guide maintenance and new construction decisions. The village engineer also maintains a hydraulic model of the water system to guide improvement decisions. The Village of Tremont investigates the system condition on a regular basis. This assessment process includes water quality testing, leak detection, and physical inspection. This information is used to prioritize investment on a yearly and long-term basis.



Capacity for Growth

The existing well and water treatment plant can produce a maximum average daily pumpage of 270,571 gallons in 9.4 hours at a rate of 347 gpm. If the pumps operate 20 hours per day, the existing infrastructure can produce 416,00 gallons of water at a rate of 347 gpm. The maximum rate for the plant is 462 gpm. This means that the plant can produce an additional 145,829 gallons per day for growth.

The maximum average daily pumpage of 270,571 gallons equates to 109 gallons per person based on the population of 2,490 people in 2020. This means that the additional 145,829 gallons can serve additional 1,337 people. Another way of looking at this analysis is that Tremont served 1,078 households in 2020. The future capacity can serve an additional 581 households. Tremont's water supply and treatment plant can accommodate 35% growth.

Future Plans

The Village of Tremont plans to spend approximately \$900,000 to improve the water system by implementing corrosion protection, repairs, and safety improvements. The village has made it a priority to locate and remove all pipes and service lines containing lead. Tremont is also investing in treatment processes to protect the water supply from any lead pipes that might still be in service. The village will also continue to replace old water mains, service line valves, and fire hydrants throughout the community. New water mains will be installed in streets without water mains to eliminate long service lines, improve redundancy, and improve flow capacity.

Sanitary Sewer Infrastructure

The existing wastewater treatment plant at 21943 W. Franklin Street was built in 1961 with a major renovation completed in 1983. The village currently maintains more than 82,000 feet of sewer pipes ranging in size from 8 to 27 inches in diameter. The oldest sewers in the system were built in conjunction with the treatment plant in the early 1960s. The treatment plant functions at a high level and releases water to Dillon Creek in compliance with National Pollutant Discharge Elimination System (NPDES) permit water quality standards.

The village public works staff and engineer maintain a map of the sewer system to guide improvement decisions. The village utilized contractor services in 2016 to clean, inspect, and report on every sewer pipe within Tremont. That information was used to develop improvement plans completed in two phases over two years in 2017 and 2018 to repair broken pipes, manholes, and install cured-in-place liners. The purpose of making these repairs was to reduce the amount of groundwater and surface water that enters the sanitary sewer pipes. The village investigates the system condition on a regular basis; the assessment process includes flow monitoring and physical inspection. This information is used to prioritize investment on a yearly and long-term basis.



Capacity for Growth

The Illinois Environmental Protection Agency permit to Tremont's sewer treatment plant (STP) establishes the design average flow of the treatment plant to be 0.2753 million gallons per day (MGD). The average flow of the 3 Low-Flow Months of 2021 is 0.198 MGD. The STP capacity design is based on the average flow of the 3 Low-Flow Months. This means that the STP has the capacity to treat $0.275 - 0.198 = 0.077$ MGD, which equates to 77,000 gallons per day. STP design practice estimates that each person contributes 100 gallons per day. Therefore, the existing STP can serve an additional 770 people if improvements do not reduce the amount of inflow and infiltration of ground water and surface water into the sanitary sewer system. With the assumption that a single-family house is occupied by 3.5 people, the village can accommodate an additional 220 new homes. Based on this analysis, Tremont's sanitary sewer treatment plant can accommodate 34% growth.

Future Plans

The improvements to the sewer system within the next few years will focus on projects to reduce inflow and infiltration into the system. Projects will include disconnections of foundation drains and sump pumps and repairs to existing sewer pipes such as replacements and Cured-in-Place Pipe (CIPP) lining as needed.

Employment

The following graph shows the industries where the residents of Tremont are employed during 2010 and 2019. For both years, the industry that employed the most Tremont residents was Educational Services, Healthcare, and Social Assistance. In 2010, this industry employed 24% of residents, and in 2019, this industry employed 28.5% of residents. For both years, the least number of Tremont employees worked in the Agriculture, Forestry, Fishing, Hunting, and Mining category.

In 2010, this industry employed 0.6% of residents, and in 2019, it employed 0.7%. According to the graph, Tremont residents are employed in a variety of industries. This shows that the community of Tremont is not reliant on one specific industry for employment.

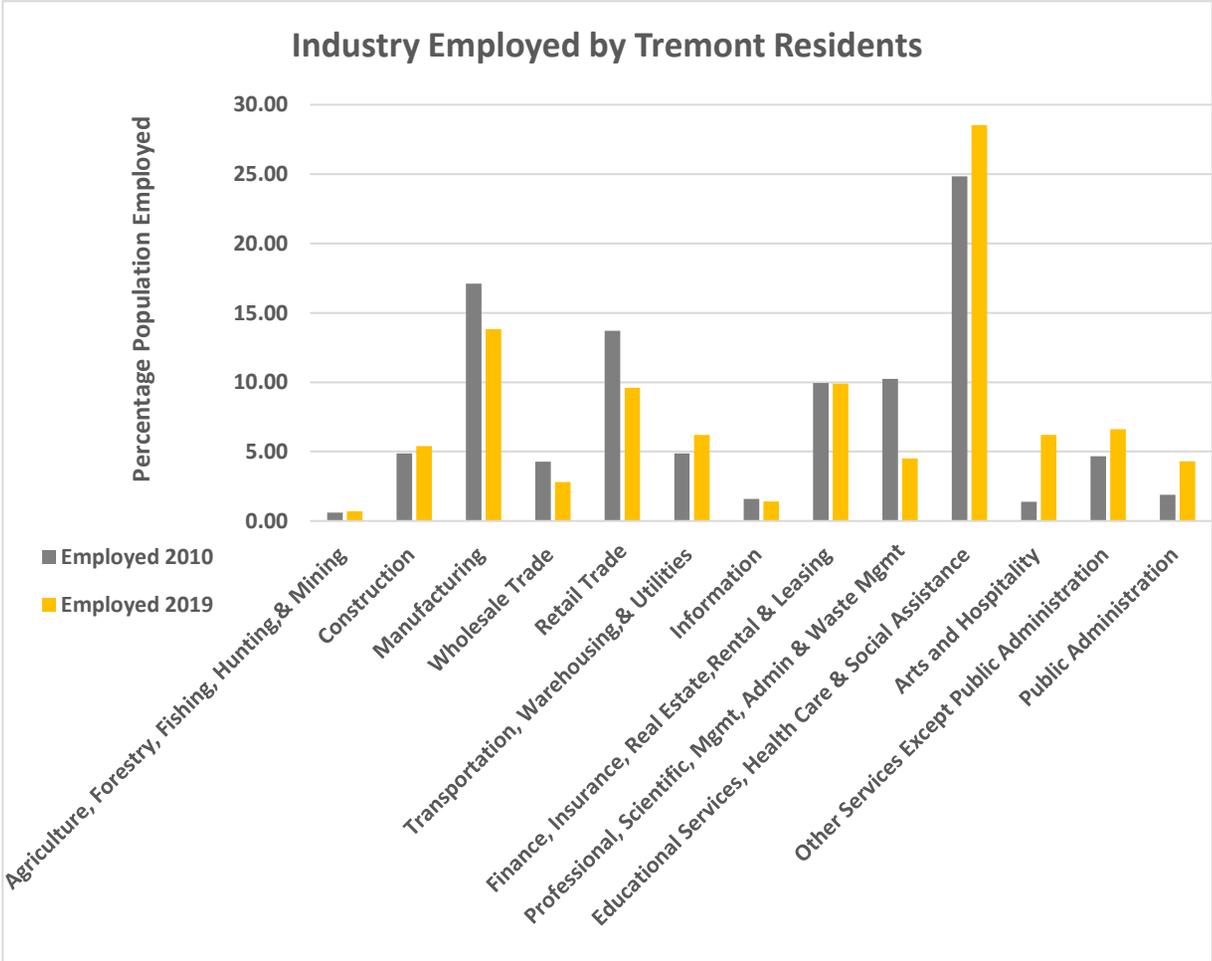


Figure 28. Industry Employed by Tremont Residents

Parks and Recreational Services

Facilities and green spaces located within the Village of Tremont provide opportunities for both passive and active recreation for local residents. Most of these areas serve as gathering places for community activities and special events and are currently managed and maintained by the Tremont Park District.



Cullinan Park

The park district entered a 50-year lease with the Village of Tremont in 1992 for the operations of Cullinan Park (five acres on the southwest corner of town). The park district has since made the following improvements: baseball field enhancements, tennis court upgrades (added lights), sand volleyball court creation, playground equipment installation, new basketball courts built, and walking trail development.



City Park

The Park District entered a 50-year lease with the village in November 1993 to take over the operations of the five-acre park adjacent to Illinois Route 9. This site includes multiple shelters, a baseball diamond, a swimming pool, basketball courts, and horseshoe pits.



Fishing Lakes

Located within Village limits, 3 lakes are available to residents for fishing. The area is owned by IDOT but leased to and managed by the Tremont Area Park District. Users must have a fishing permit from the park district and an Illinois fishing license. The lakes are located at the intersection of Illinois Route 9 and Interstate 155.



Tremont Turkey Festival

The Tremont Turkey Festival is held each June on the second full weekend of the month. It began in 1966 with the sole purpose of building a swimming pool in Tremont Park. The festival has grown into one of the premier events of the region, and delicious grilled turkey sandwiches are served throughout the three-day event. In 1976, previous chairpersons of the festival formed the Tremont Betterment Association (TBA) to serve as the administrative organizer of the Turkey Festival. TBA is responsible for setting budgets and policies, and most notably for the annual disbursement of profits. These continue to include annual pool maintenance, but they now go beyond this to include other community organizations. Since its inception, the Tremont Turkey Festival has returned just under two million dollars to the community.



Community Facilities

Community facilities are crucial to helping the village continue to thrive. They act as resources within the community for all to use and enjoy. These facilities provide a place for people to gather and can act as a pillar for what makes Tremont unique.

This section highlights the following:

- Schools
- Libraries
- Community Center
- Village Hall
- Tremont Courthouse
- Historic Opera House



Schools

The original Tremont High School sat on the current site of Tremont Grade School. The Unit District was established in 1952, and a new high school was built on the current location in 1953. This building was originally for grades 9-12 only. The old high school building was used for grades 1-8 until that building was demolished except for the gymnasium. Now, this houses grades PreK-4. The middle school, with grades 5-8, is now adjacent to the high school.



Library

The public library was established officially in 1928 and was originally named for its generous supporter and patron, Ester Washburn. One of the first “subscription libraries” in the state was started in the 1840s in Tremont, but this later closed. A library started by the local Women’s Club in the early 1900s was the foundation for the current public library.

In 1972, the library moved from its location at 117 S. Sampson to 213 S. Sampson. An addition was built in 1977. In 1991, the library name was legally changed to the Tremont District Library to avoid confusion with the Washburn Public Library. The reading area of the library was designated the Esther Washburn Reading Room and a plaque was placed on the wall in memory of Esther Washburn.

The Tremont District Library expanded its boundaries in 1993 to include the Tremont School District 702. The library has gone through several renovations over the years. In 1998, the building

next door was purchased, and then the library expanded and moved next door. A connection was made between the new and the old building. The older areas of the library were transformed to include a meeting room, work areas, office space, restrooms, and storage. The library further expanded in 2011 and opened a new children’s area.



Community Center

The Village Community Center is located on South Sampson Street. The village owns the community center, which provides residents with a location for meetings, activities, and other gatherings.



Village Hall

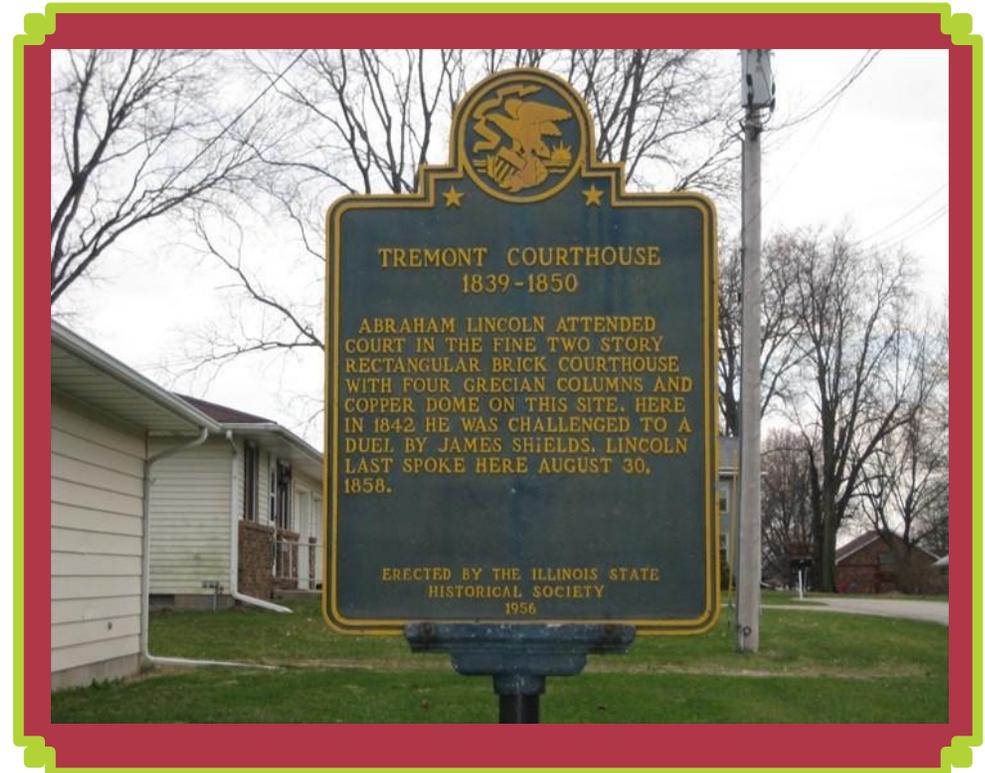
The Village Hall is located at 211 South Sampson Street. This building serves as the main building for most official village business (board meetings, Village Clerk's office, planning and zoning board meetings, etc.). Village Hall also houses the Tremont Police Department office.



Tremont Courthouse

From 1839 to 1850, a courthouse stood in Tremont. Abraham Lincoln attended court at this courthouse in the past. This was also the location where James Shields, who was the state auditor and member of the democratic party, challenged Lincoln to a duel in 1842. Lincoln last spoke at the courthouse on August 30, 1858.

Since then, the courthouse was taken down and a residential neighborhood has replaced the building. In 1956, the Illinois State Historical Society erected a plaque in remembrance of the historical events that took place there.²



² Source: Historical Marker Database: <https://www.hmdb.org/m.asp?m=12184>

Columbia Opera House

The Columbia Opera House is a historical landmark at Sampson and Walnut streets. The two-story building dates back to 1898-1899, and it was built by Fred Trout, a local contractor at the time.

Numerous events took place in the Opera House, including sports matches (wrestling and baseball), prize fights, high school graduations, and assorted concerts. Surprisingly, no operas were performed in this building.

Throughout its long history, the Opera House has housed a diverse array of tenants, including a laundromat, pool hall, jewelry store, post office, meat market, bakery, bank, tavern, apartments, and silent movie theater. Perdue's Grill, a family business, currently occupies the Opera House's main floor, and it has been there since 2010.³



³ Source: Perdue's Grill: https://optimaplatform.com/OptimaMedia/products/P_18742/76e52100-3fb8-43a4-90eb-cc2be68039.pdf

Public Engagement

Public Engagement is an essential part of the comprehensive planning process. Through community involvement, the planning team can craft a plan that reflects citizens' goals and visions for Tremont. Collecting residents' feedback allows attendees to provide input and encourages local ownership of the plan.

The planning committee put together several opportunities for the public to provide input on the plan. The first was an online survey available to the public (see [Appendix A](#)). Additionally, Tri-County staff and the steering committee hosted an open house at the Tremont United Methodist Church (112 W Pearl St, Tremont, IL 61568). There, a series of workshops and stations created an engaging atmosphere for the public to participate. Attendees both gathered information about the planning process and selected their own community priorities. A pulled pork sandwich dinner brought in families and attendees from Tremont and beyond.

Lastly, Tri-County staff worked with local stakeholders to visit Tremont's high school. The goal was to allow youth to provide their own personalized input about how their community can grow and change. High school students were able to give their own feedback about goals and interests.



Survey

One aspect of the planning team's community engagement approach was creating a public survey. The purpose of this survey was to give Tremont residents the opportunity to provide input. To catch as many people as possible, staff provided an online and paper version. The survey posed questions regarding Tremont's strengths and weaknesses and the types of developments that community members want to see in the village.

Thanks to the efforts of the steering committee and TCRPC staff, the survey garnered 332 responses. See the [Appendix A](#) for the survey itself and [B](#) for the results.



Key Findings: Multiple Choice

Survey demographics:

- 55% of the respondents were female.
- 39% of the respondents were male.
- 5% of the respondents preferred not to answer or selected Other.

Age breakdown of respondents:

- 31% were 18 or under.
- 6% were between ages 19 and 30.
- 31% were between ages 31 and 50.
- 28% were 51 or over.

Residency of respondents:

- 48% live within the village limits.
- 45% live within the village's school district.
- 6% live outside of the village limits and school district.

Employment:

- 64% work or attend school in Tremont.
- 83% do not work from home.
- 40% are not sure if there is enough viable employment in Tremont.
- 38% say there is not enough viable employment in Tremont.
- 88% say there is viable employment within a reasonable distance.



Services

Services where respondents patronize the most are:

- Gas
- Banking
- Library

Services that were rated excellent:

- Library
- Education

Facilities with the highest need for renovations or additions:

- Bike Trails
- Sidewalks

Direction for Tremont to grow:

- Respondents want Commercial to develop to the east
- Respondents want Industrial to develop to the west
- Respondents want Residential to develop to the south



Housing

Top supported housing developments:

Single-family less than \$200,000

Single-family between \$200,000-\$350,000

Overall appearance of housing in the community:

Good condition

Condition of housing available for purchase:

Fair condition

Condition of housing available for rent:

Poor condition

Availability of affordable housing:

Fair condition

Availability of independent living for retirees:

Fair condition

Availability of long-term care housing:

Poor condition



Key Findings: Open-Ended

For the open-ended section of the survey, the planning team asked three questions:

1. What attributes about Tremont make it attractive for you to work/live in?
2. What are the three most important challenges your community faces?
3. Do you believe that young people are moving away from Tremont? If so, what ways can the village help encourage them to move back after college or technical school?

1. What attributes about Tremont make it attractive for you to work/live in?

The major themes for this question were the small-town feel, sense of community, schools, good amenities, and location. Many respondents indicated that they enjoy living and/or working in Tremont because it is a small town with a small-town feel. They also felt that Tremont is a welcoming community. But not only is this the case; respondents also felt that it is tight-knit and safe. Another attractive attribute of Tremont is the school system. The respondents feel that the school system provides their children an excellent education, and their schools have a reputation of being high performing. The respondents also enjoy the amenities that Tremont has to offer. The main amenities that were mentioned were: The Turkey Festival, good churches, community pool, restaurants, and parks. The respondents also liked the fact that all these amenities are within walking distance. Lastly, the respondents felt that Tremont's access to the interstate and proximity to bigger cities were an asset to the community.

2. What are the three most important challenges your community faces?

The most common themes were housing, poor infrastructure, lack of diversity and inclusion, growth, lack of economic opportunity, and lack of recreation. Respondents indicated that housing is a major issue because there is a lack of affordable housing in Tremont. Respondents indicated that poor infrastructure is another challenge that Tremont should address. According to the respondents, sidewalks need repair, and the village should maintain existing infrastructure more effectively. Another major challenge for Tremont is to become more inclusive and diverse. The village currently is not very diverse, and according to respondents, there has been instances of racism and discrimination against minority groups. The survey also indicated that the village is not very welcoming to nonreligious folks or people of non-Christian religions. Respondents also expressed that the lack of job opportunities and recreational activities need to be addressed if Tremont wants to continue to thrive.

3. Do you believe that young people are moving away from Tremont?

Respondents offered the following reasons that youth could return to Tremont after college: housing, economic opportunities, recreation, and family. Respondents indicated that to encourage youth to stay, the housing issue needs to be addressed; there should be more affordable housing within the community and more diverse types of housing. The survey also indicated that there need to be more jobs, and Tremont should offer more recreational activities. Respondents also felt that youth would want to return when they are ready to start a family or if they still have family living in Tremont.

The survey also indicated that there were respondents that felt that the youth leaving was not a problem. They indicated that they felt that youth leaving was a common trend in the small communities, or believed it is not a problem because there are some who stay. Respondents also felt that Tremont is not losing youth because they are gaining youth through the families that are moving in.



Open House

On November 11, 2021, the planning team hosted an open house. The purpose of the open house was to include the residents of Tremont in the comprehensive planning process and to gather input about their community. In addition to providing dinner, the open house offered a series of workshops to encourage residents' feedback. The major workshops were a SWOT analysis (identifying Strengths, Weaknesses, Opportunities, and Threats), Money Game, and a mapping exercise. The feedback gathered at this event helped shape the goals for this comprehensive plan.



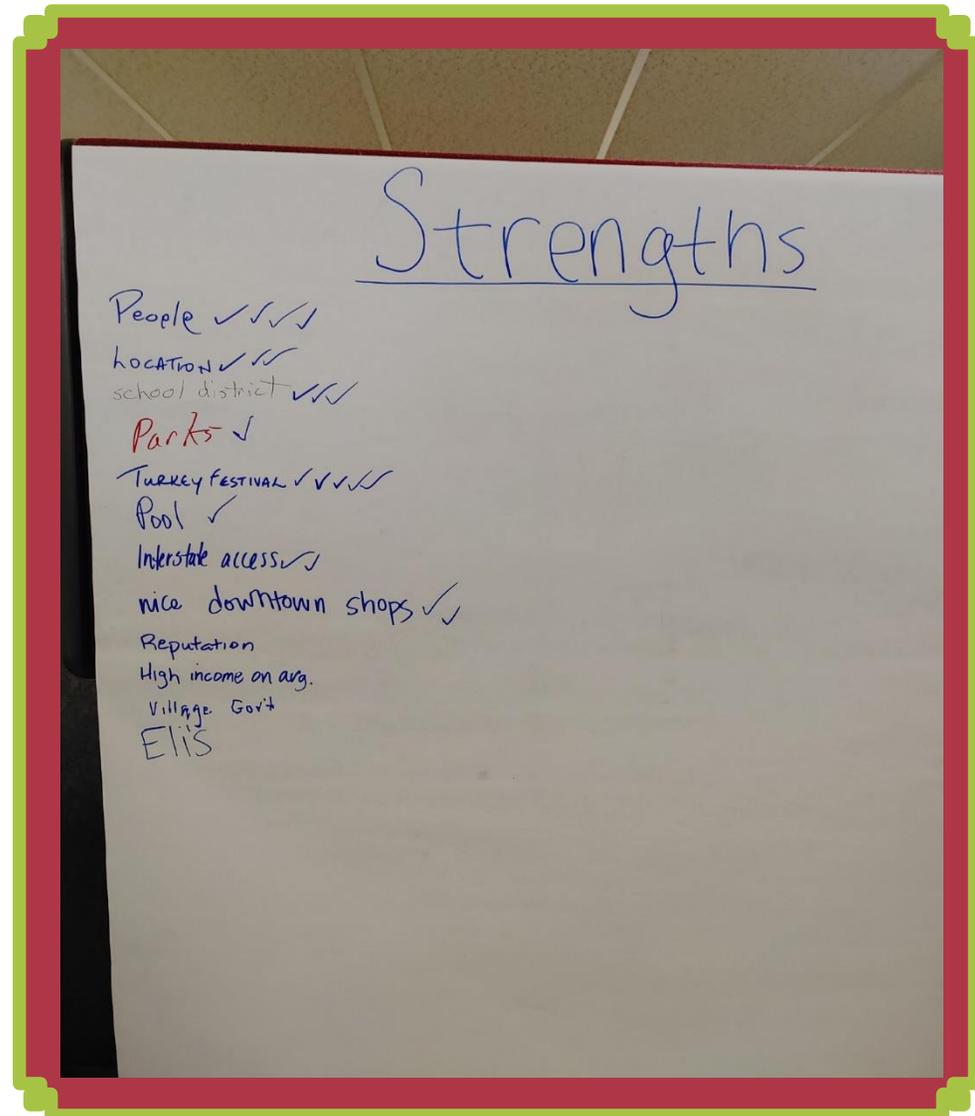
SWOT Analysis

A SWOT analysis is an exploration of a community's Strengths, Weaknesses, Opportunities, and Threats. For the Tremont comprehensive plan open house, the planning team set up four large notepads, each labeled for one component of SWOT. At their leisure, residents were able to walk up to the notepads and write their thoughts on any of the four prompts. The results of the SWOT analysis are as follows:



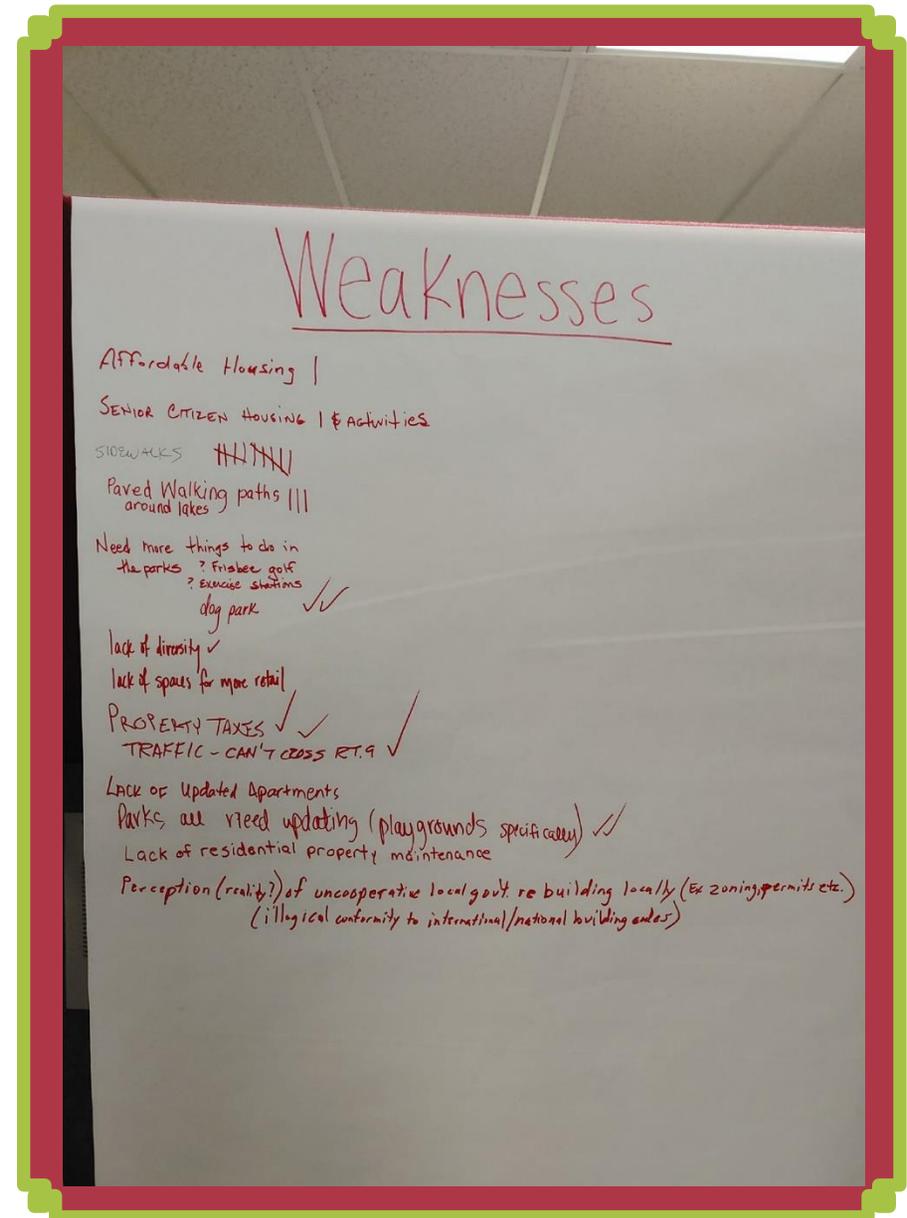
Strengths

- People (5 votes)
- Location (4 votes)
- School district (4 votes)
- Parks (2 votes)
- Turkey Festival (6 votes)
- Pool (2 votes)
- Interstate access (3 votes)
- Nice downtown shops (3 votes)
- Reputation
- High income on average
- Village government
- Eli's



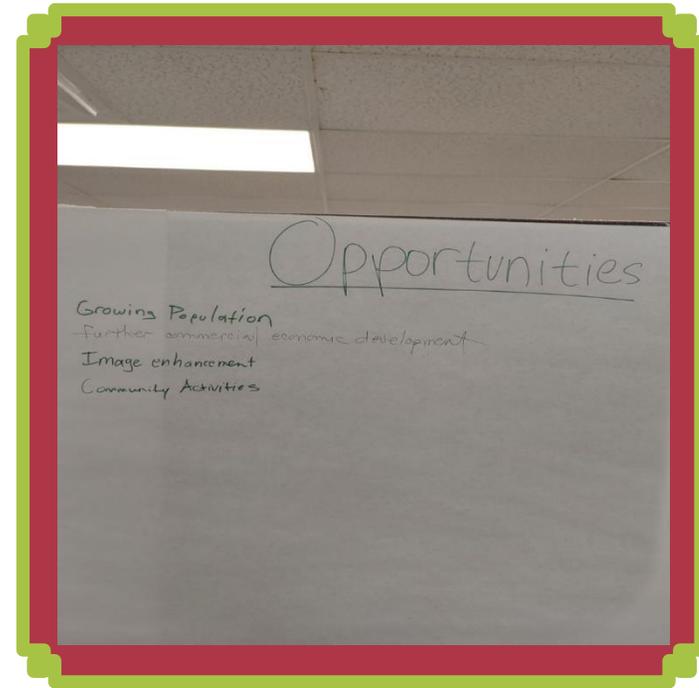
Weaknesses

- Affordable housing (2 votes)
- Senior citizen housing/activities
- Sidewalks (10 votes)
- Paved walking paths around lakes (4 votes)
- Need more things to do in the parks: (3 votes)
 - Frisbee golf
 - Exercise stations
 - Dog park
- Lack of diversity (2 votes)
- Lack of spaces for more retail
- Property taxes (3 votes)
- Traffic — can't cross Rt 9 (as a pedestrian) (2 votes)
- Lack of updated apartments
- Parks all need updating (3 votes)
- Playgrounds specifically
- Lack of residential property maintenance
- Perception of uncooperative local government rebuilding locally (ex: zoning, permits)
- Illogical conformity to international/national building codes



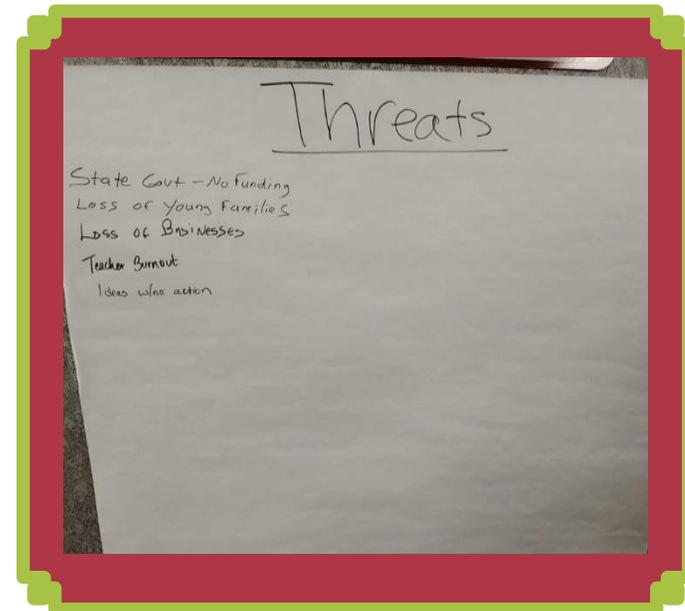
Opportunities

- Growing population
- Further commercial, economic development
- Image enhancement
- Community activities



Threats

- State government – no funding
- Loss of young families
- Loss of businesses
- Teacher burnout
- Ideas with no action

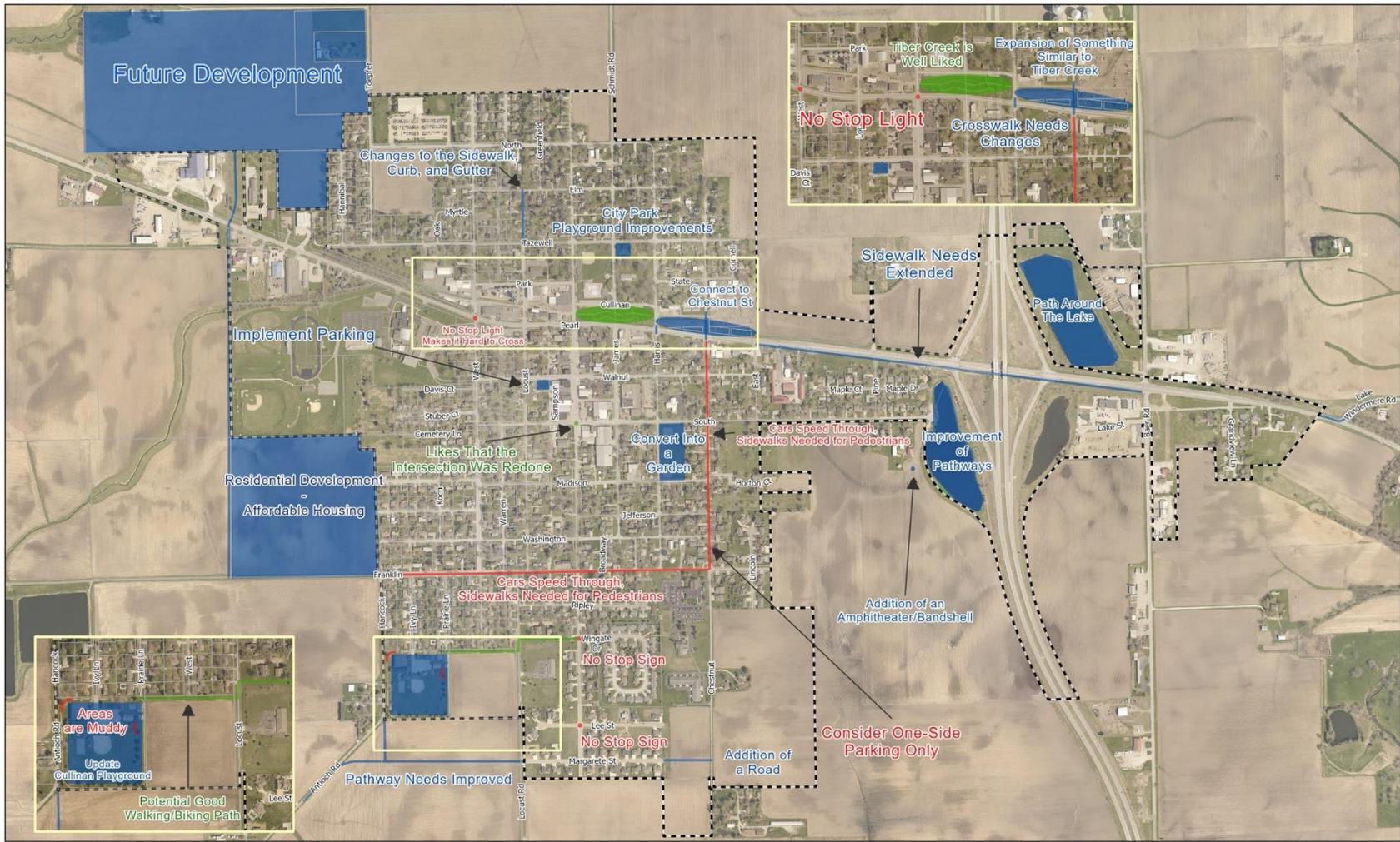


Comment Maps

During the open house, one table had a map of Tremont proper, and another had a map with a 1.5-mile boundary beyond the municipal border, showing the jurisdiction of the comprehensive plan. The purpose of this exercise was to allow residents to draw, write, and mark directly on the maps what they liked, disliked, and wanted to change about Tremont. See [Figure 29](#) and [Figure 30](#) for more detailed notes about what respondents indicated.

Through this exercise, the residents indicated they liked the burn pile, the location of a future wastewater treatment plant, and Tiber Creek. Meeting attendees noted that they would like to improve the paths around the lakes and City Park's playground. Some dislikes shown on the maps were the lack of sidewalks on Franklin and Chestnut streets because along these streets, cars tend to speed. Commenters also did not like the lack of stop signs at the intersection of Pearl and West streets.



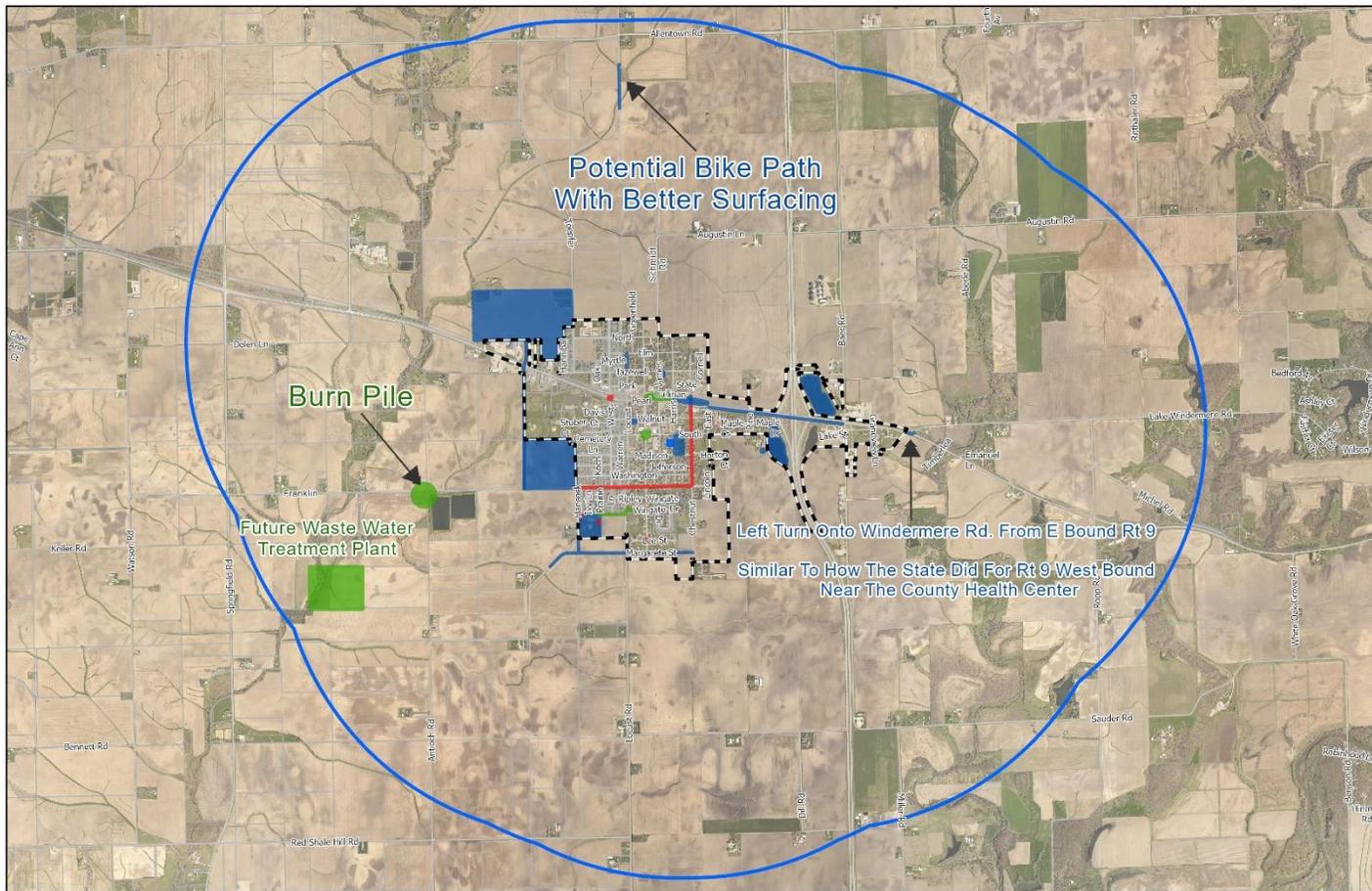


Village of Tremont
Municipal Boundary
Open House Comments

- Corporate
- Parcels
- Centerline
- Indicate something you'd like changed
- Indicate that you like something
- Indicate that you dislike something

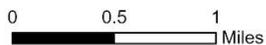


Figure 29. Comment Map for Tremont's Municipal Boundary



Village of Tremont

1.5 Mile Planning Boundary
Open House Comments



- Corporate
- Centerline
- Parcels
- 1.5 Mile Planning Boundary

- Indicate something you'd like changed
- Indicate that you like something
- Indicate that you dislike something



Created 1/20/2022



Figure 30. Comment Map for Tremont's 1.5-mile Planning Boundary

Money Game

The last major station set up for participants was the Money Game. The Money Game is an exercise that allows residents to prioritize certain projects and developments for their community using a fixed budget. For Tremont's open house, there were 15 different projects and developments that the residents could choose from. These projects had been pre-determined by the steering committee. The complete list of projects was Sidewalk Improvements, Roadway Maintenance, Improvements to Water Infrastructure, Continued Maintenance of Tremont Pool, Connected Bike Trail Network, Improve Tiber Creek, Youth Athletic Fields, Park Improvements, Dog Park, Bandshell, Skate Park, Frisbee Golf, Improvements at Lakes East of Town, and Continued Business District Improvements.

Participants of the Money Game were given \$1,000 in the form of ten imitation 100-dollar bills that they could put towards any of the projects. It was up to the participant if they wanted to use their \$1,000 to fund one project or spread their funds out over several projects.

The top five projects that were deemed priorities were:

Sidewalk Improvements: \$7,100

Connected Bike Trail Network: \$6,000

Water Infrastructure Improvements: \$4,500

Maintenance of the Tremont Pool: \$4,400

Improvements for the Business District and Roadway Maintenance: \$4,000

The projects that were deemed the five lowest priorities were:

Skate Park: \$0

Dog Park: \$100

Youth Athletic Fields: \$600

Frisbee Golf: \$800

Bandshell: \$1,200



High School Visit

TCRPC staff concluded their community engagement effort for the comprehensive plan by visiting Tremont's high school. The goal of visiting the school was to deliberately involve youth in the planning process. With a comprehensive plan looking 20 years into the future, it makes sense to include youth in the conversation. At the end of the 20 years, the juniors and seniors that staff interacted with will be the age of community leaders.

Tri-County staff spent the day at Tremont High School, where they visited three classrooms, one in the morning and two in the afternoon, filled with juniors and seniors. During each class, staff gave the students an overview of what urban planning is and the importance of having a comprehensive plan. Then, staff conducted some planning activities to gather the students' input.



Likes and Wants

The two prompts that Tri-County staff gave students were, “What do you like about Tremont?” and “What do you want to change about Tremont?” Students broke into small groups throughout the classroom to think of responses. In these groups, they discussed their thoughts and opinions, jotted them down on large notepads, then presented them to the larger class. Each group highlighted two of their highest priority items on each list, which Tri-County staff wrote down on a different large notepad at the front of the room.

Now, the class had a master list of wants and likes. Once this list was compiled, staff gave each student several round stickers to use to vote for their favorite among the master lists. Like the Money Game in the open house, they were able to either vote for one topic several times or distribute their sticker votes throughout several topics. Finally, the result was a boiled-down record of the students’ local interests to consider in this plan. The purpose of this exercise was to engage Tremont’s youth to give them a voice while prioritizing community assets. The following pages outline the top selected items in each class.



Morning Class

The students in the morning class focused all their votes on the Wants options. Once the voting was over, the top three options were more food options, a bowling alley, and a rec center.

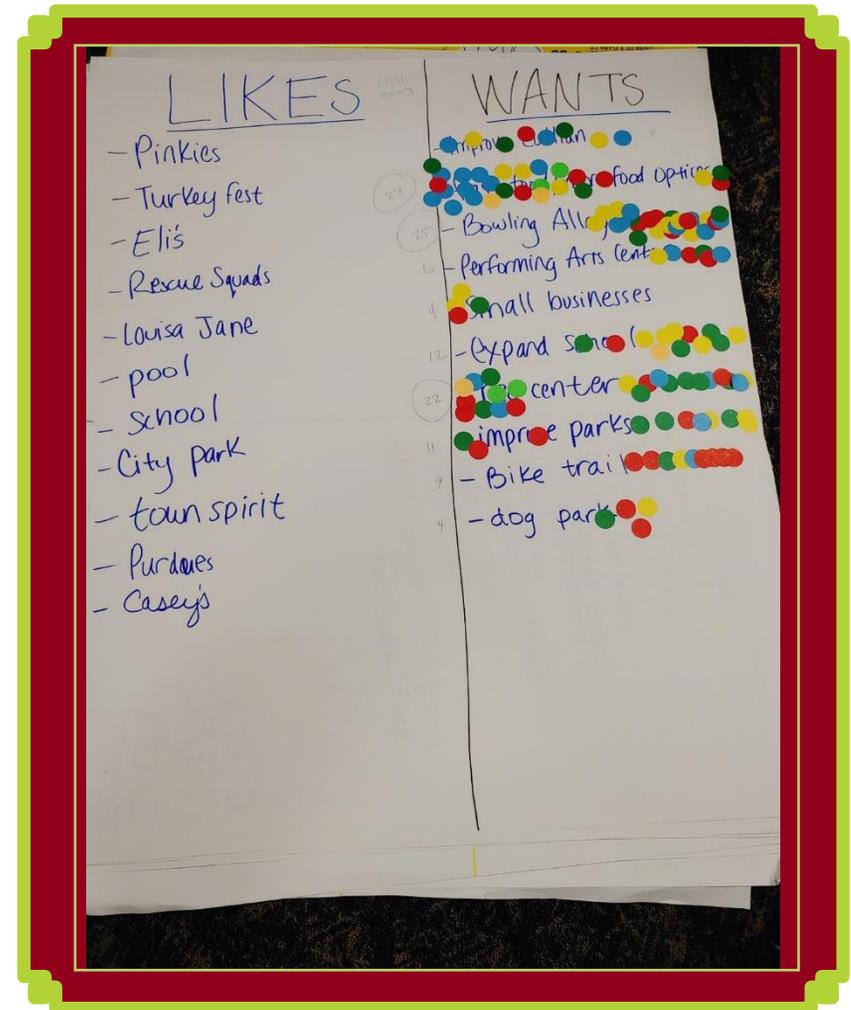
Full List:

Likes

Pinky's
Turkey Fest
Eli's
Rescue Squad
Louisa Jane
Pool
School
City Park
Town spirit
Purdue's
Casey's

Wants

Improve Cullinan (Park)
More food options
Bowling alley
Performing arts center
Small businesses
Expand school
Rec center
Improve parks
Bike trail
Dog park



First Afternoon Class

The first afternoon class voted more evenly between wants and likes in the community. For Likes, there was a three-way tie between Purdue's, Casey's, and Eli's. For Wants, the students primarily want a big Casey's store, and there was a tie between skate park and smoothies.

Full List:

Likes

Purdue's

Jack's

Pinky's

Casey's

Dog groomer

Dollar General

Eli's

School

Small businesses

Wants

Big Casey's

Speed bump on West St

Rodeo

Big lake/fish hatchery

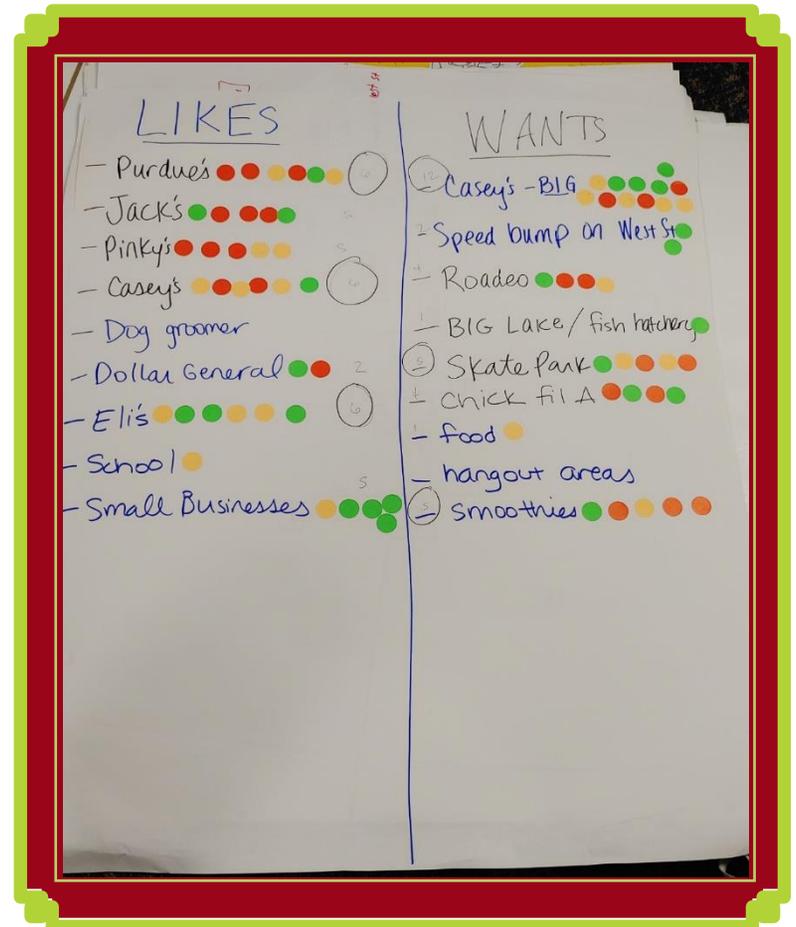
Skate park

Chick-fil-a

Food

Hangout areas

Smoothies



Second Afternoon Class

The second afternoon class was also more even with voting between likes and wants. Their top Likes were Eli's and Pinky's. Their top Wants were a bowling alley and Chick-fil-a.

Full List:

Likes

Eli's

Pinky's

Clean and small

Roads

Downtown

Low crime

School

Wants

Skate park

Chick-fil-a

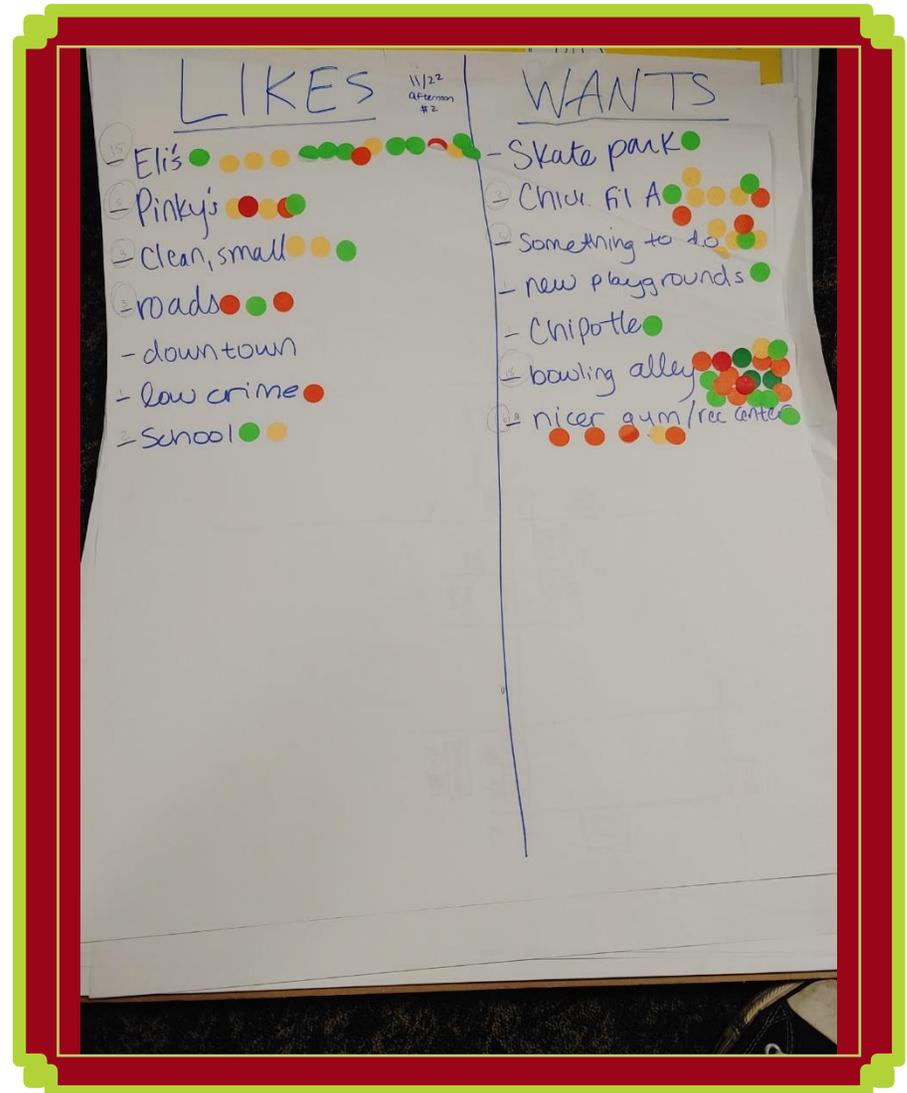
Something to do

New playgrounds

Chipotle

Bowling alley

Nice gym/Rec center



Walking Routes

At both the open house and the high school visit, the planning team asked residents to indicate where in Tremont they walk or bike. Each person was given a map of Tremont and asked to highlight or mark their preferred route. The demographic of the participants at the open house were older adults with families while the students at the high school visit were between the ages of 16 and 18 years old.

There were some key differences between the walking maps from the open house ([Figure 31](#)) and the high school visit ([Figure 32](#)). Looking at the two maps, it is evident that the high school students walked more than the adults. The school students also walk more areas of Tremont than the adults. For the adults at the open house, they tend to walk around the center of Tremont the most.

Once staff had the information from both demographics, Tri-County also created a map that combined the high school responses and the open house responses ([Figure 33](#)). This was meant to show the areas where all types of Tremont residents walk the most. This combination map shows that the center of town is the most walked area, showing potential areas to invest in walking infrastructure in the future.



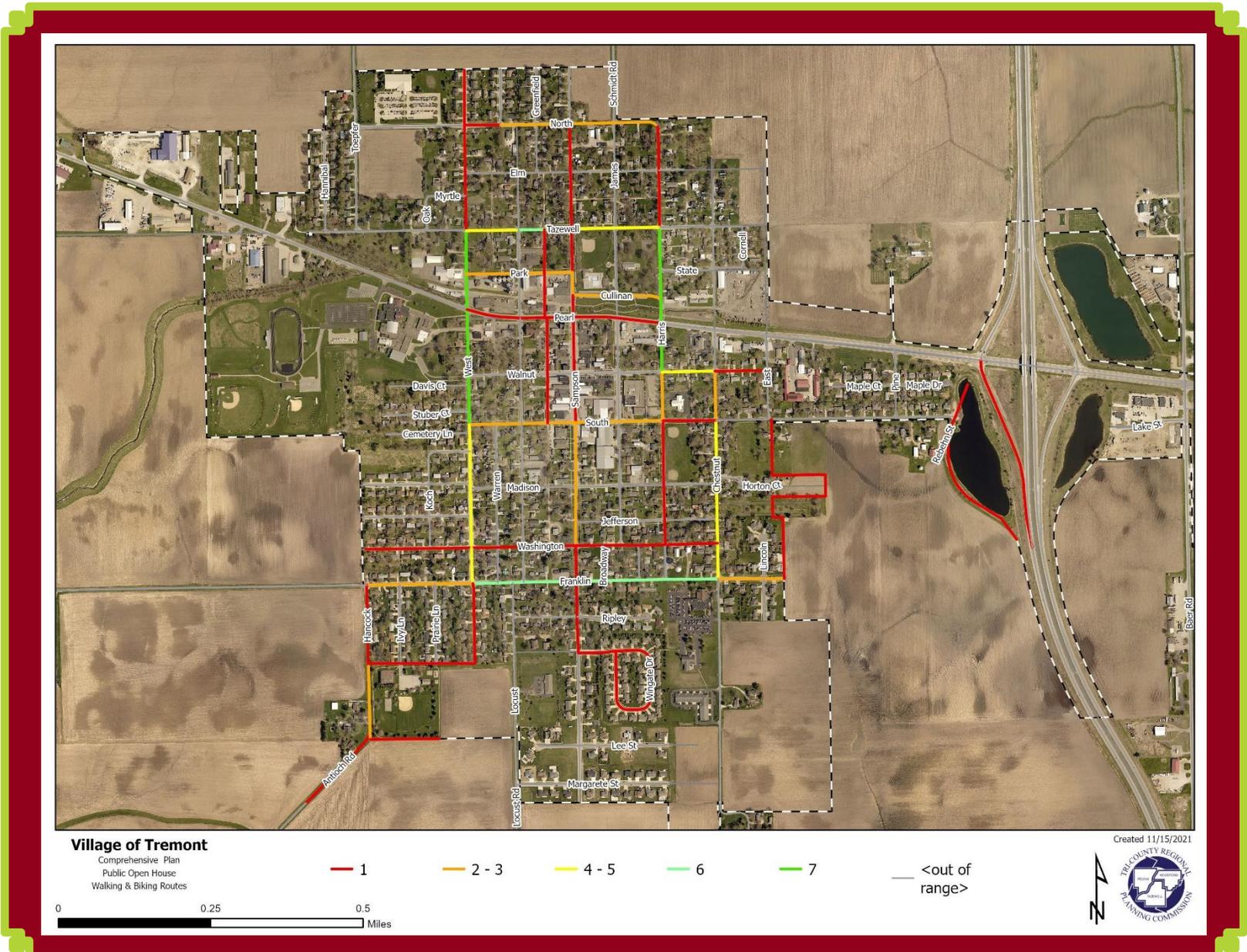
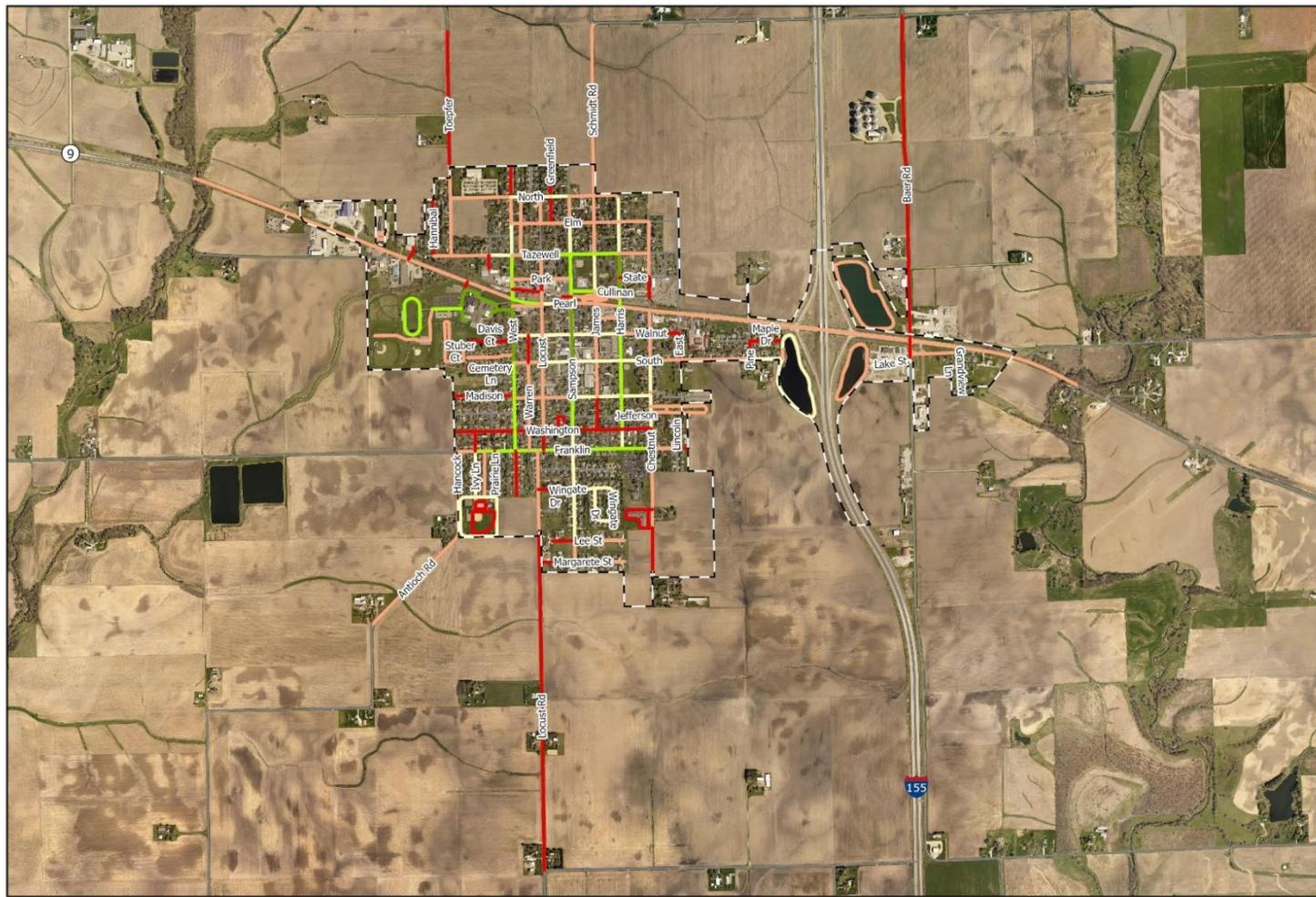
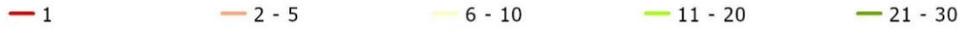


Figure 31. Pedestrian Heat Map for Open House Respondents



Village of Tremont

Comprehensive Plan
 Tremont High School
 Walking & Biking Routes



Created 12/6/2021

Figure 32. Pedestrian Heat Map for High School Respondents

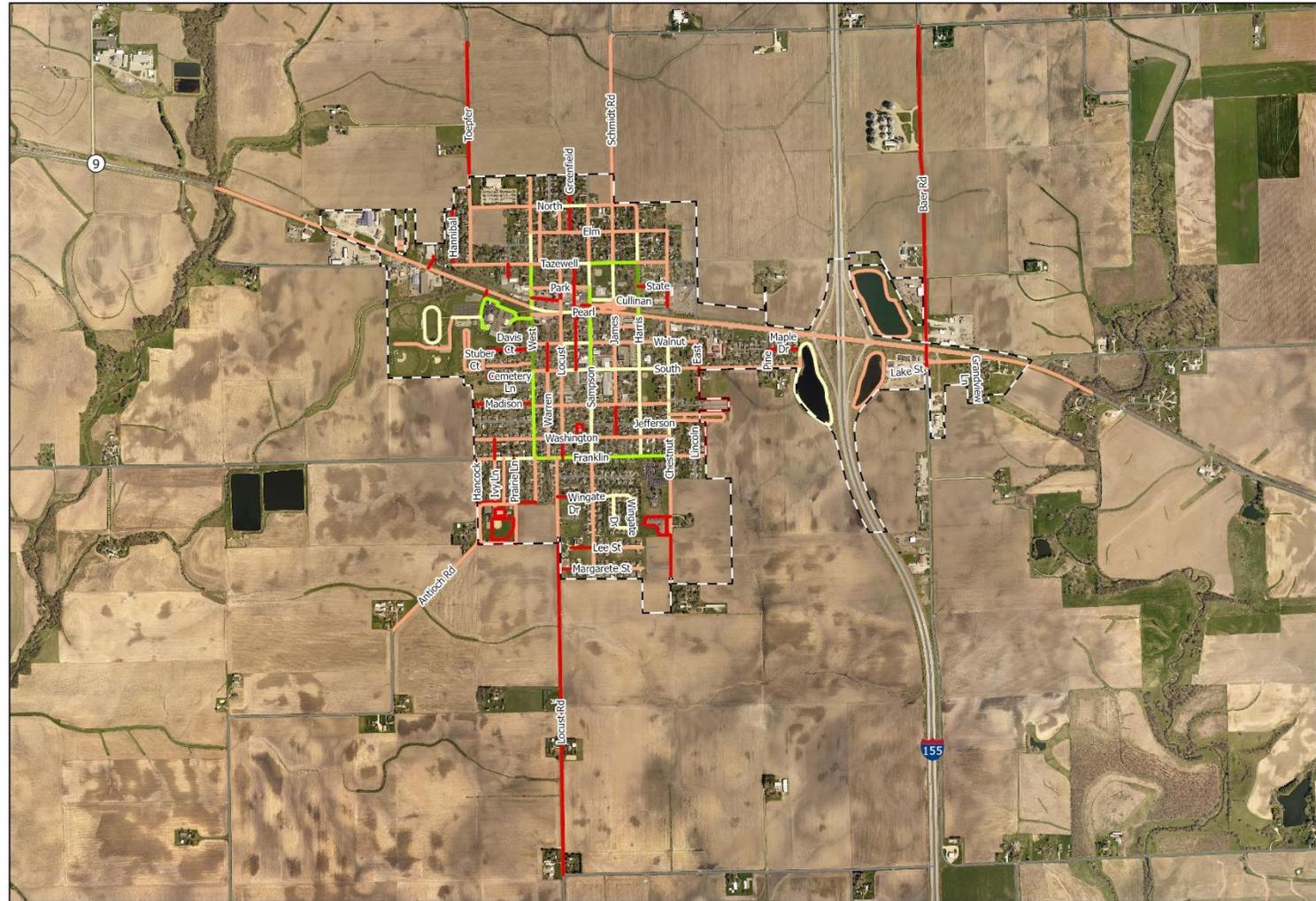


Figure 33. Combined Pedestrian Heat Map from Open House and High School Respondents

Plan Adoption Process

Before adopting this Comprehensive Plan, the Village of Tremont held a public hearing where the draft plan was available for public review and comment. A 30-day comment period followed the public hearing. During the comment period, the draft plan was available on Tri-County Regional Planning Commission's website and a hard copy at the Village Hall for public review. All comments received during this period are incorporated in the plan through edits and included in Appendix C. Additionally, Appendix C has the public hearing notice, sign-in sheet, and minutes.



Quality of Life Vision

After a series of meetings with the steering committee and an analysis of community feedback, residents' vision for Tremont's future became clearer. Throughout the process, the planning team learned that community members wanted to focus on attracting young families and retaining the young adults within their community. To achieve this goal, residents expressed that it was necessary for them to invest in infrastructure and projects that would appeal to this demographic while at the same time maintaining key characteristics that make the Tremont community unique.



Goals and Objectives

The goals and objectives of this plan were crafted through a series of steering committee meetings and reviews of the previous plan. During these meetings, the group reviewed the previous goals to see which ones were accomplished and which are still relevant to Tremont. The steering committee also discussed the results of the survey and findings from community engagement efforts. Combined with the input provided by the community and the knowledge of the steering committee, the group crafted new goals for the Village of Tremont.



Land Use

Goal: New Development

Discourage new industrial development near residential areas or other sensitive areas in town.

Objective

Promote commercial development throughout town and guide larger impact development to the eastern and western side of I-155.

Implementation Strategies

Use Tremont's access to Interstate 155 as a promotional tool for attracting wanted developments, highlighting available adjacent parcels.

Consider actively pursuing the following types of commercial developments that residents prioritized: family restaurants, small retail, or fast-food establishments.

Establish an industrial park.

Promote only industrial development that does not detract from adjacent residents or districts.

Perform annexation up to Dillon Creek.

Encourage the development of industrial areas, specifically located on the eastern side of Interstate 155, giving them direct access to the Interstate without infringing upon existing residents.

Housing

Goal: Diversify the Housing Stock

Make Tremont a community that continues to attract young families and retain young professionals.

Objective

Work to provide long-term housing opportunities for varied income levels throughout Tremont.

Implementation Strategies

Promote the residential portion of the Future Land Use plan. These designations are mainly located on the periphery of the village and will be appropriate locations for residential development.

Promote infill development on vacant lots.

Encourage the development of a senior housing/ assisted living facility to cater to the village's older residents.

Promote the development of multifamily and duplex units, both rental and owner occupied, allowing citizens and youth an opportunity to remain in the Tremont area in a less financially demanding environment. The village can utilize federal, state, and local neighborhood improvement programs.

Set up funds for reinvestment in housing stock.

Focus on affordable housing to attract younger families.

Provide staff the resources necessary to enforce the current housing ordinances.

Infrastructure

Goal: Asset Management

Manage the infrastructure within the Village of Tremont to sustain quality living for the community.

Objective

Manage infrastructure to effectively meet the needs of the community.

Implementation Strategies

Maintain and monitor the facility plan that outline projected infrastructure improvement rate structures; this will help allow for fiscally responsible infrastructure planning.

Continue to monitor available capacities for both the village's water system, and the wastewater treatment system. This will help determine deficiencies before they arise, ensuring adequate supplies for current and future users of the systems.

Encourage adjacent developments to hook up to the village infrastructure. This will allow for ease of annexation and lower costs to the village in the future.

Enter into pre-annexation agreements between homeowners and village officials.

Continue to monitor stormwater runoff and retention in Tremont and adjacent areas, especially in areas of new development. This will mitigate problems prior to new construction when feasible.

Promote development directly adjacent to municipal infrastructure and village boundaries, thus developing efficiently and discouraging sprawl.

Community Facilities

Goal: Recreation

Promote recreational activities within the community.

Objective

Provide and maintain recreational spaces within the village.

Implementation Strategies

Develop a recreational center to provide a location for local youth to socialize and interact within a safe environment.

Work with the park district to encourage the development of neighborhood parks and the preservation of open space in new development areas. Specific developments would be pocket parks and bike trails.

Continue to work with the park district to improve recreational opportunities for all citizens through both public and private efforts.

Economic Development

Goal: Maintain Economic Stability

Work with the county, regional, and local developers to promote local development opportunities in Tremont.

Objective

Encourage the retention and expansion of existing local businesses while working to expand the variety of businesses, thus helping to ensure Tremont's economic stability.

Implementation Strategies

Promote the existence and enhancement of broadband in Tremont.

Prioritize making Tremont's community compatible with the advancement of technology.

Promote the development of a resource center and shared-working space with the direct intention of increasing the number of well-paying local jobs.

Establish an Economic Development Corps or Chamber of Commerce for Tremont.

Create a TIF District South of Lake St.

Develop a commercial district on Sampson and Route 9 making a T-shaped commercial area.

Beautification Corridor

Goal: Creation of Beautification Corridor

Create a landscape plan to encourage a unified aesthetic.

Objective

Implement wayfinding principles to create a cohesive aesthetic pattern throughout the village that helps create a sense of place, uniqueness, and promote local history.

Implementation Strategies

Encourage the landscaping of public and private properties along Tremont's major roadways (specifically along Illinois Route 9 and Sampson) and within the beautification corridor, to provide an attractive entrance to the village.

Relocate the leaf pile to a low-visibility location, helping to beautify Tremont's main transportation corridor and the downtown park area.

Establish a 2-3 block corridor for the downtown area spanning from Locust St. on the west to Harris to the east and South Street to the south.

Create an atmosphere that encourages property ordinances and create awareness that the village will enforce the code.

Preserve and enhance the historically significant structures in downtown and throughout the community.

Implement adaptive re-use of old buildings or homes, specially targeting Pearl and Locust streets.

Maintain a facade program.

Promote the requirement of buffering and screening between residential areas and adjacent commercial or institutional areas, including parking facilities and loading areas.

Natural Environment

Goal: Sustainable Development

Develop the Village of Tremont in a sustainable manner that meets the needs of the community and preserves the environment

Objective

Encourage and promote sustainable development practices when possible, within the community.

Implementation Strategies

Discourage the development of nearby farm practices that would negatively affect locals via smell, sight, sound, or other nuisances.

Encourage future developments to provide adequate public green space and parks sufficient for the recreational needs of the given development.

Protect areas of unique natural beauty such as vegetation, waterways, streams, forestland, and floodplains emphasize their values as important resources in all development types.

Promote erosion control in areas of new development.

Continue to monitor stormwater runoff and retention in Tremont and adjacent areas, especially in areas of new development. Work with developers to mitigate problems prior to new construction when feasible and encourage engineering with nature.

Expand Tiber Creek.

Transportation

Goal: Complete Streets

Create a transportation system that improves the safety for all types of mode users.

Objective

Promote a multi-modal transportation system that encourages walking and biking as options to automobile use.

Implementation Strategies

Implement complete streets ordinance to improve the flow of traffic and the safety of pedestrians, and bicyclists.

Implement traffic calming methods, allowing Illinois Route 9 to create safe pedestrian access points to connect larger population nodes such as schools, parks, and businesses.

Look into implementing a city-wide speed limit of 25 miles per hour.

Provide drivers' education courses.

Expand Lincoln Street to Chestnut Street. Expand Pine Street to Franklin Street.

Quality of Life

Goal: Sense of Community

Ensure that Tremont keeps its small-town feel while also adapting to the changing needs of its community.

Objective

Continue to attract younger families and retain more youth from the community.

Implementation Strategies

Build up electric vehicle infrastructure in the form of charging stations throughout Tremont.

Create an environment that encourages community involvement and increased volunteerism.

Continue to market Tremont as a community that has country living with city convenience.

Promote where feasible, the linking of preservation areas, parks, and other components of the village's open space system by paths, jogging trails, and/or pedestrian pathways.

Provide resources to the Tremont School District to maintain its status as a high performing school.

Promote, maintain, and enhance the development of sidewalks in future and existing neighborhoods.

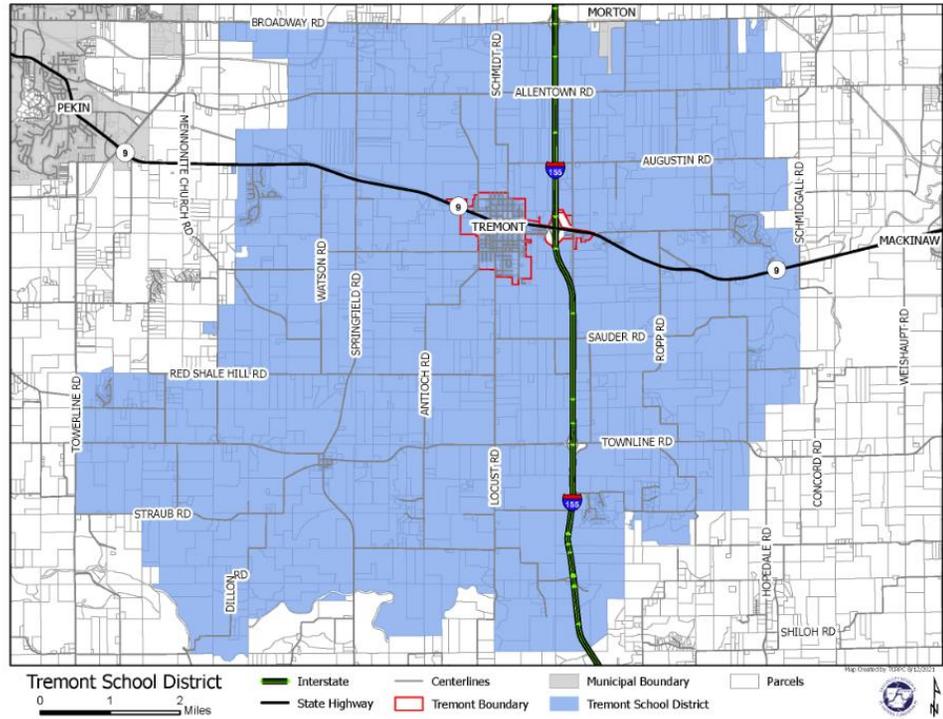
Promote, maintain, and enhance the sidewalk program where the village pays for 50% of the cost.

Invest in insulation and pumps to cut the cost of utility bills.

Appendix

A. Blank Survey

2021 Tremont Community Survey



2021 Tremont Community Survey

1. Are you a resident of Tremont or live in the Tremont School District? (Map of Tremont proper and school district)
 - a. Live within Tremont Village limits
 - b. Live within Tremont School District
 - c. Live outside the Village and school district
2. Where do you work or attend school full time?
 - a. Tremont
 - b. Peoria
 - c. Pekin
 - d. Morton
 - e. East Peoria
 - f. Hopedale
 - g. Bloomington-Normal
 - h. Retired
 - i. Other
3. Do you work from home? If yes, is it temporary or permanent?
 - a. Yes – Temporary
 - b. Yes – Permanent
 - c. No
4. Do you think there are enough viable employment opportunities in Tremont?
 - a. Yes
 - b. No
 - c. Not sure
5. Do you think there are enough viable employment opportunities within a reasonable distance of Tremont?
 - a. Yes
 - b. No
 - c. Not sure
6. Do you own any of the following?
 - a. Electric Vehicle
 - b. Electric Bike
 - c. Golf Cart
7. Do you plan to purchase any of the following?
 - a. Electric Vehicle
 - b. Electric Bike
 - c. Golf Cart

8. Approximately what percentage of your purchasing or patronage takes place in Tremont?

	0 - 25%	26 - 50%	51 - 75%	76 - 100%
Grocery				
Gas				
Banking				
Medical/Pharmacy				
Restaurants				
Library				
Specialty				
Parks 44				
Fitness Center				

9. Please list other goods and services that you purchase or patronage in Tremont|

a. _____

10. How do you rate the quality of the following services in Tremont?

	Excellent	Good	Fair	Poor	Not sure
Medical Care					
Emergency Services					
Law Enforcement					
Fire Protection					
Water Services					
Sewage Services					
Village Communication					
Stormwater drainage					
Library					
Garbage Collection					
Parks					
Public Pool					
Recreational Facilities					
Road Maintenance					
Education					
Internet Services					
Senior Citizen Services					

11. How would you like to receive communication from the Village?

a. _____

12. Which of these facilities have the highest need for renovations or additions? Rate necessity from 1 to 5, with 1 being the least need and 5 being in the most need.
- a. Ball diamond
 - b. Public Restrooms
 - c. Public Pool
 - d. Parks
 - e. Bike trails
 - f. Lake trails
 - g. Park concession stand
 - h. Community Center
 - i. Senior Center/Program

13. How would you consider the village property tax rate you pay?
- a. Too high
 - b. Fair
 - c. Too low
 - d. Not sure
 - e. Not applicable

14. Please rate, from 1 to 5, the need for improvement of each of the following transportation features with 1 being the least need for improvement and 5 being in need for the most improvement.
- a. Sidewalks
 - b. Trails
 - c. Bike lanes
 - d. Downtown Parking
 - e. Street & roads
 - f. School Crossings

15. In what direction would you like to see the Village of Tremont grow?

	North	East	South	West	Prefer no growth
Commercial					
Industrial					
Residential					

15. In what direction would you like to see the Village of Tremont grow?

	North	East	South	West	Prefer no growth
Commercial					
Industrial					
Residential					

16. What type of development do you want to see in Tremont?

	High	Medium	Low	Not sure
Business offices				
Convenience stores				
Commercial development				
Entertainment businesses				
Light industrial manufacturing				
Business Park				
Home business				
Open space				

17. The current population of Tremont is approximately 2,277 people. Would you like to see the population increase, decrease, or remain the same?

- a. Increase
- b. Remain the same
- c. Decrease
- d. No Opinion

18. Do you support the development of the following types of housing?

- a. Single-Family – less than \$200,000
- b. Single-Family – between \$200,000 and \$350,000
- c. Single-Family – more than \$350,000
- d. Multi-Family – Duplex
- e. Multi-Family – Apartments
- f. Multi-Family – Condos
- g. Low-income housing
- h. Retirement
- i. I do not support any of these

19. How do you rate the quality of the housing stock in Tremont?

	Excellent	Good	Fair	Poor	Not sure
Overall appearance of housing in the community					
Availability of housing for purchase					
Availability of lots for constructing homes					
Availability of housing for rent					
Availability of affordable housing					
Availability of independent living for retirees					
Availability of long-term care housing					

20. Please rank how receptive the Tremont elected officials are to public opinion. With 1 being the least receptive to public opinion and 5 being the most receptive.

a. Rank 1 (being less) – 5 (being most)

21. How often do you visit the Village's Internet site (<https://www.tremontil.com/>)?

- a. Weekly
- b. Monthly
- c. A few times a year
- d. Never

22. What attributes about Tremont make it an attractive for you to work/live?

a. _____

23. What are the three most important challenges your community has to face?

a. _____

24. In your opinion, do you believe that young people are moving away from Tremont and if so, what ways can the Village help encourage them to move back after college or technical school?

a. _____

25. What is your gender?

- a. Female
- b. Male
- c. Other
- d. Prefer not to say

26. What age group do you fall into?

- a. 18 or under
- b. 19 – 30
- c. 31 – 50
- d. 51 or over
- e. Prefer not to say

27. Are you married and do you have any children?

- a. Married with school-aged children
- b. Married
- c. Single with school-aged children
- d. Single
- e. Prefer not to say

28. What is your current employment status?

- a. Employed full-time
- b. Employed part-time
- c. Self-employed
- d. Work from home
- e. Unemployed seeking employment
- f. Student
- g. Disabled
- h. Retired
- i. Other
- j. Prefer not to say

29. Would you share your email with us? By sharing your email, you agree to receive communications from the Village of Tremont.

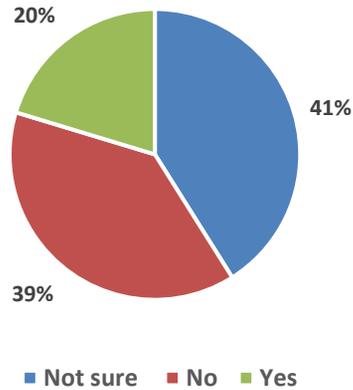
- a. _____

30. Please add any additional comments, ideas, or opinions here:

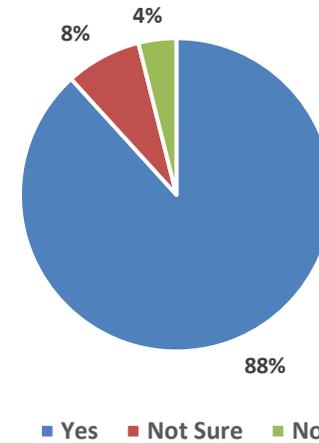
- a. _____

B. Survey Results: Multiple Choice

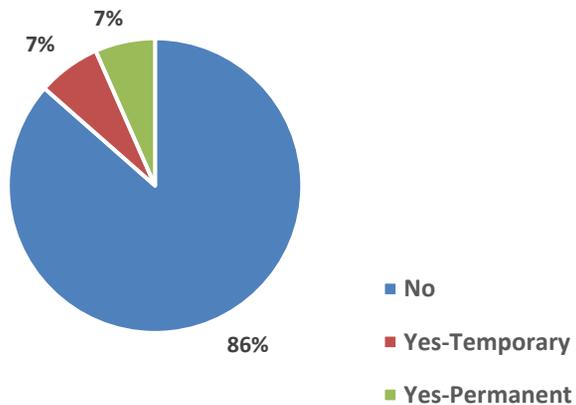
Do you think there are enough viable employment opportunities in Tremont?



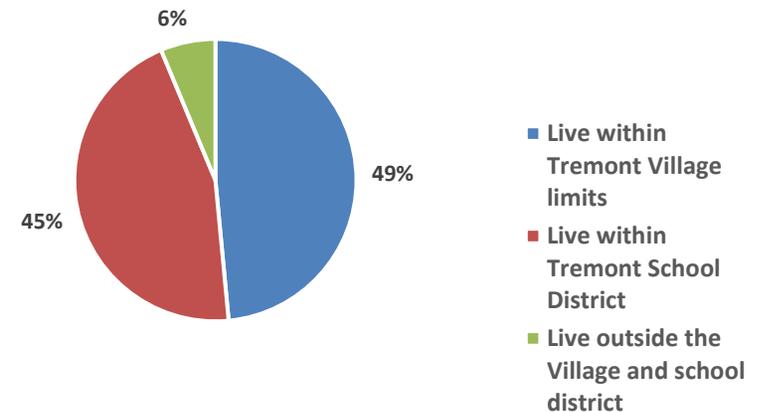
Do you think there are enough viable employment opportunities within a reasonable distance of Tremont?



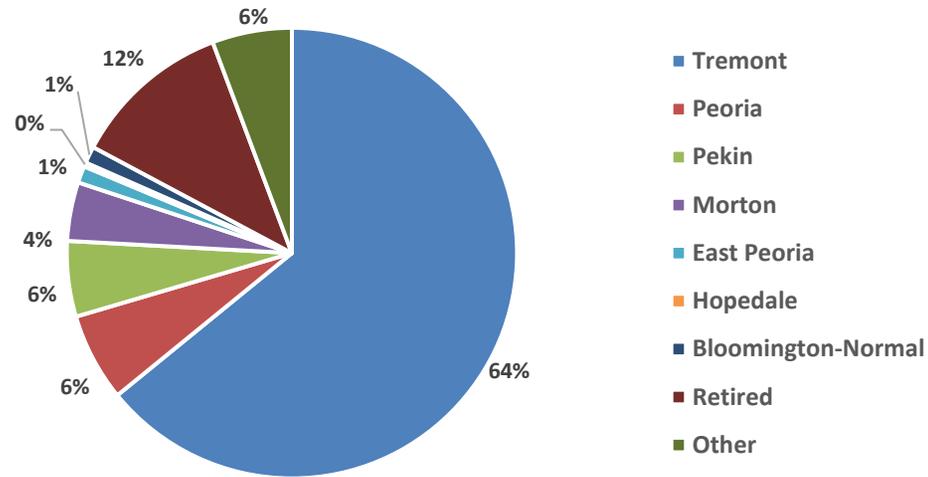
Do you work from home? If yes, is it temporary or permanent?



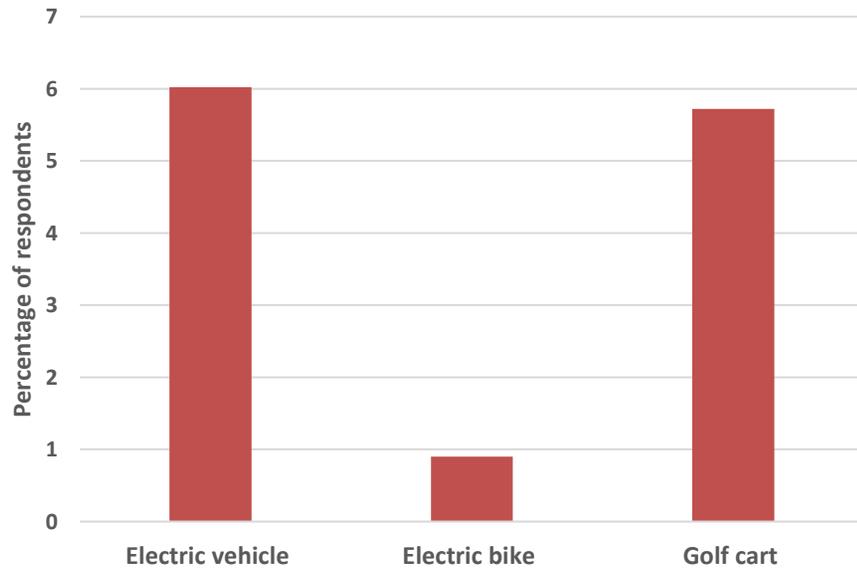
Are you resident of Tremont or live in Tremont School District?



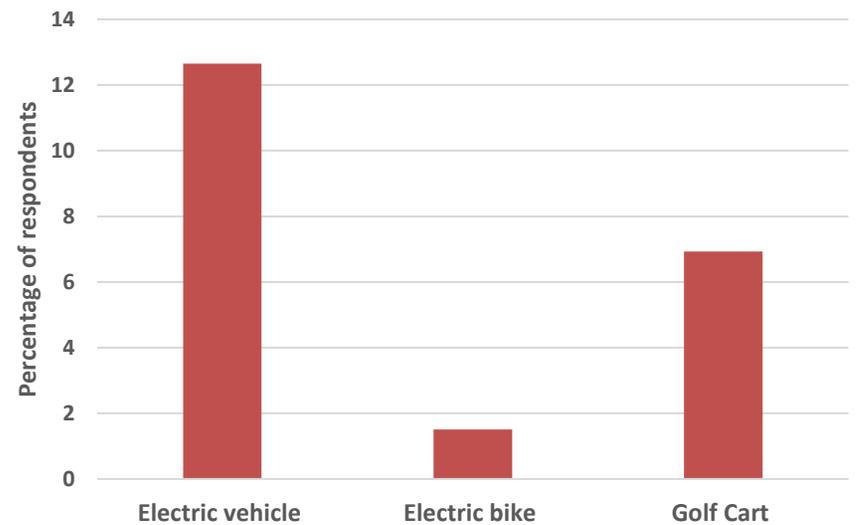
Where do you work or attend school full time?



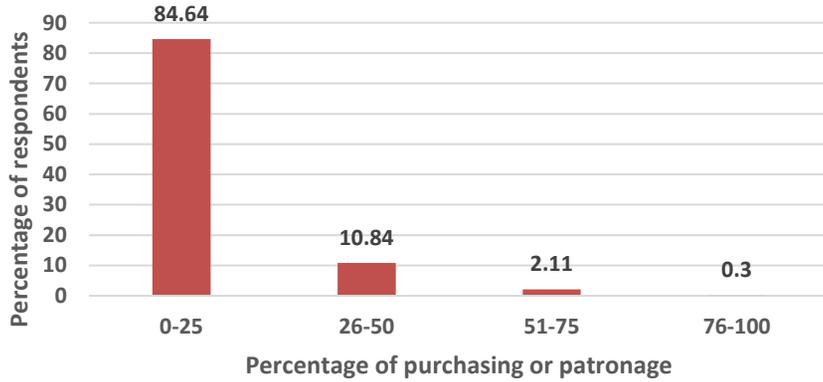
Do own any of the following?



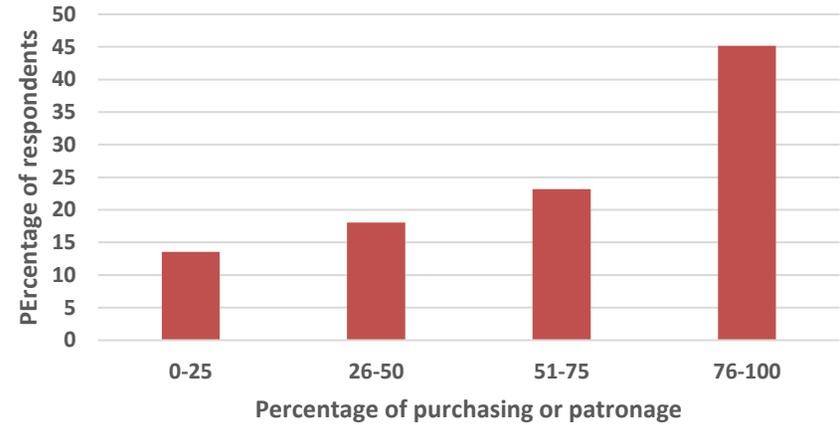
Do you plan to purchase any of the following?



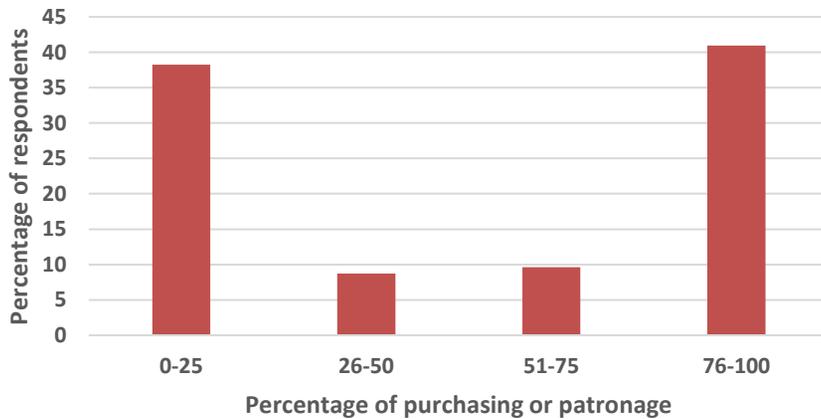
Approximately what percentage of your purchasing or patronage takes place in Tremont Grocery stores?



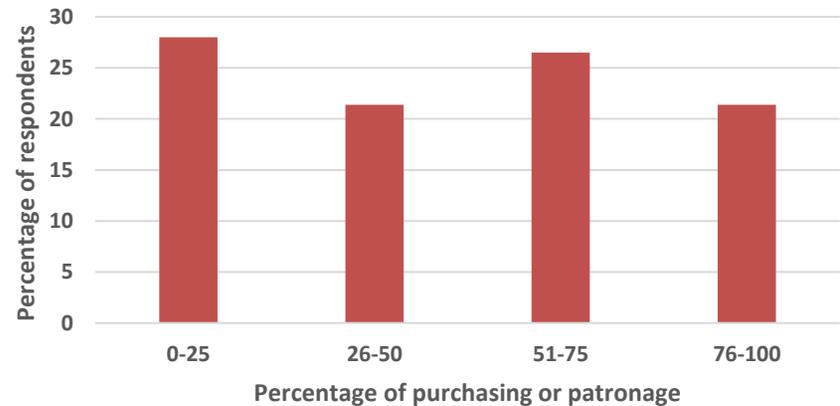
Approximately what percentage of your purchasing or patronage takes place in Tremont Gas Stations?



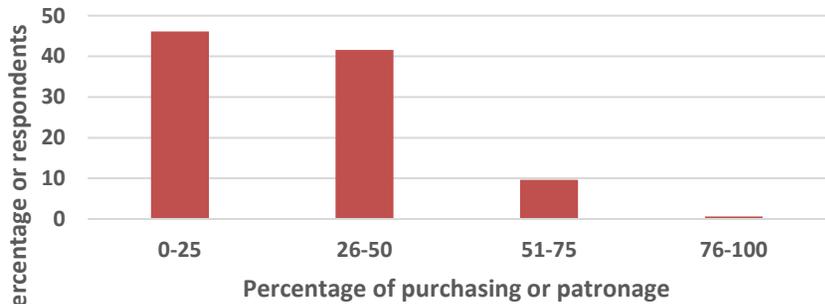
Approximately what percentage of your purchasing or patronage takes place in a Tremont Bank?



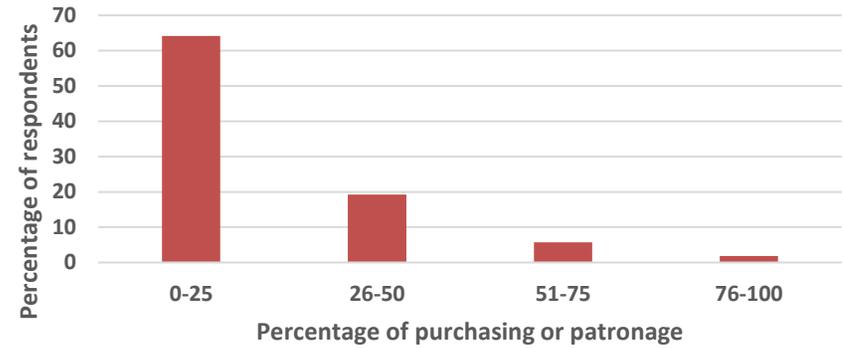
Approximately what percentage of your purchasing or patronage takes place in Tremont parks?



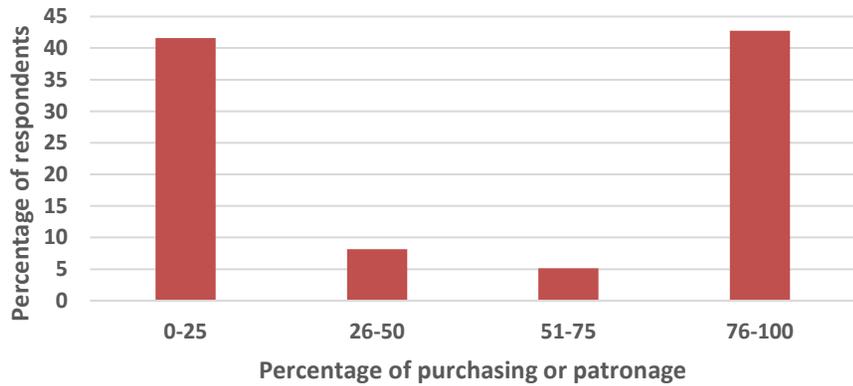
Approximately what percentage of your purchasing or patronage takes place in Tremont restaurants?



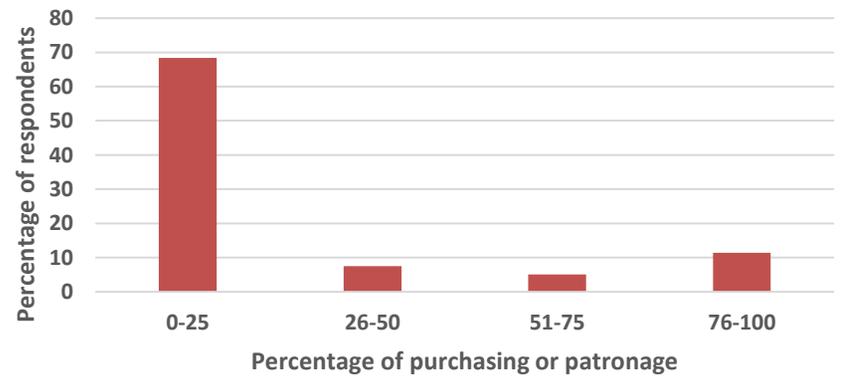
Approximately what percentage of your purchasing or patronage takes place in Tremont Specialty?



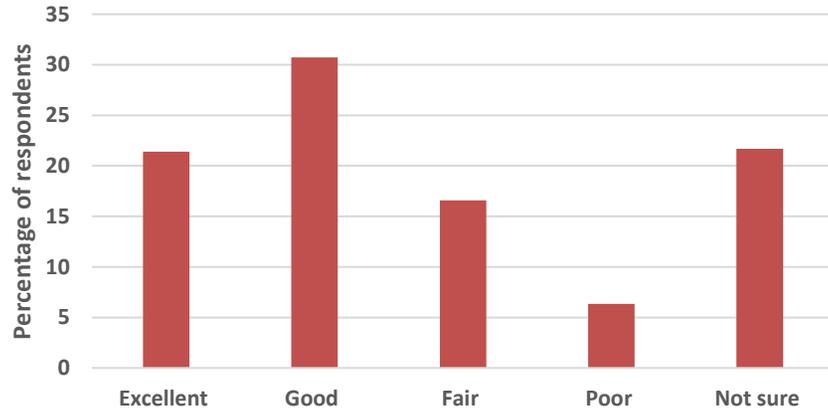
Approximately what percentage of your purchasing or patronage takes place in Tremont library?



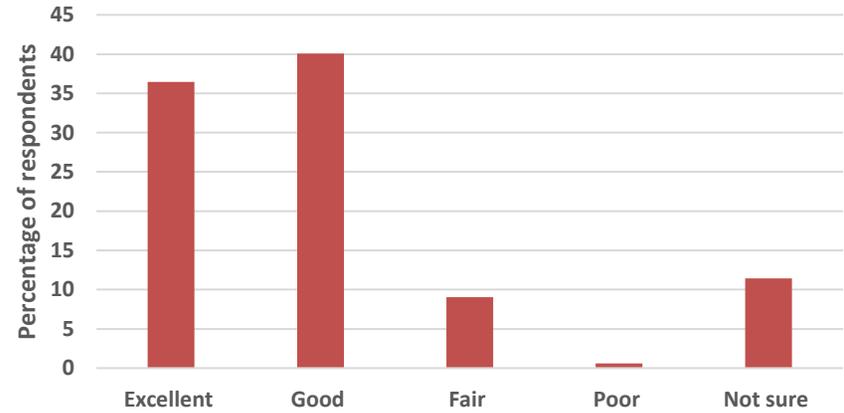
Approximately what percentage of your purchasing or patronage takes place in Tremont fitness center?



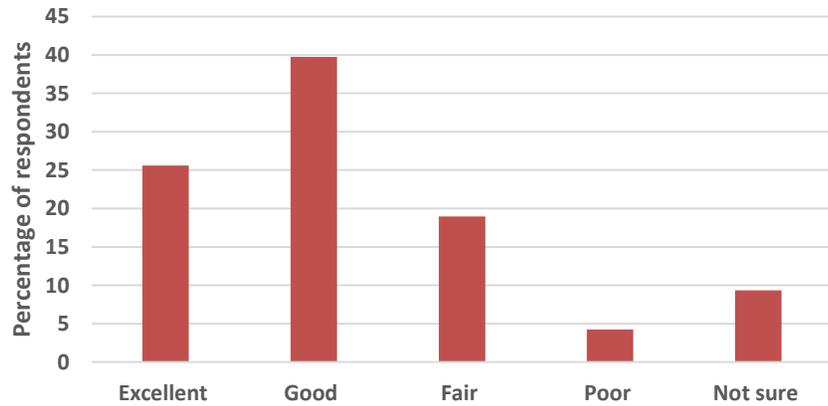
How do you rate the quality of Tremont's medical care?



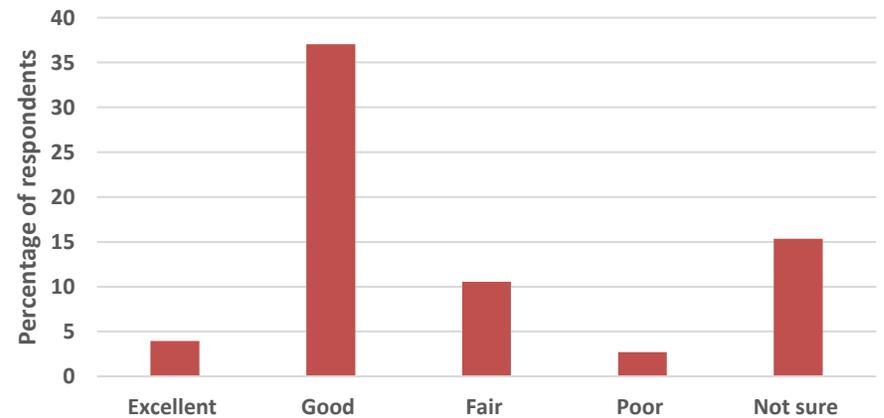
How do you rate the quality of Tremont's fire protection?

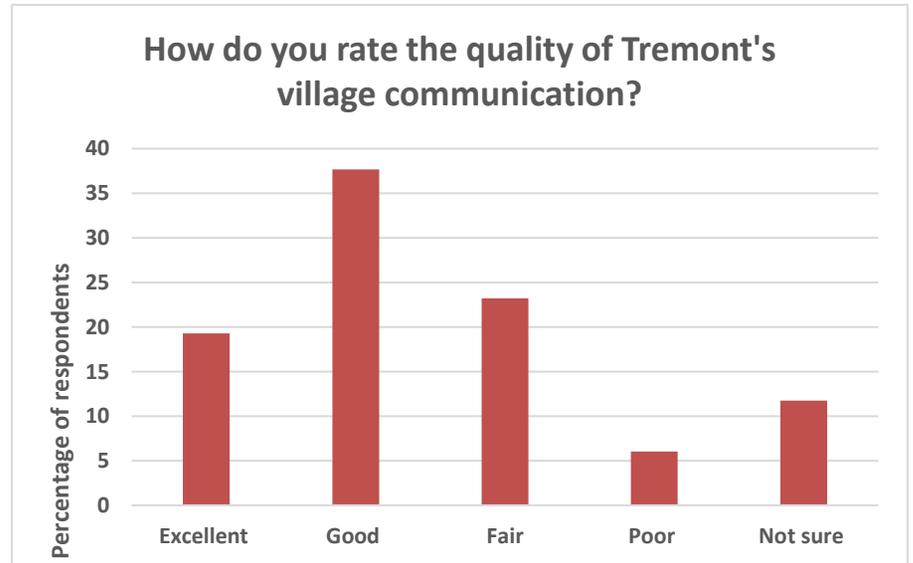
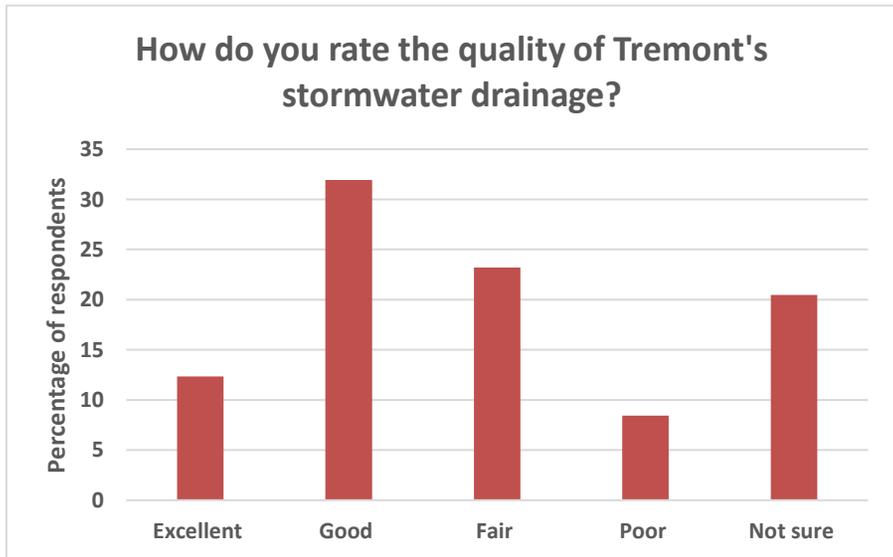
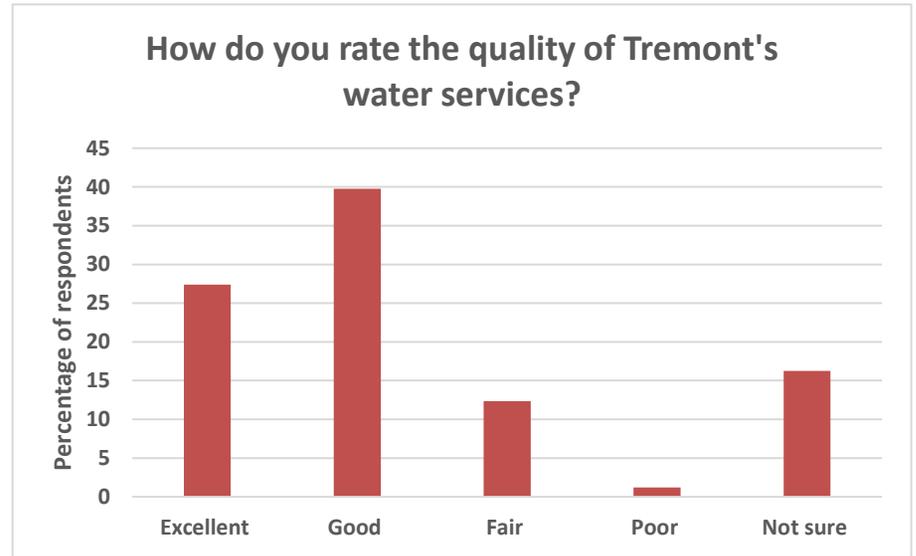
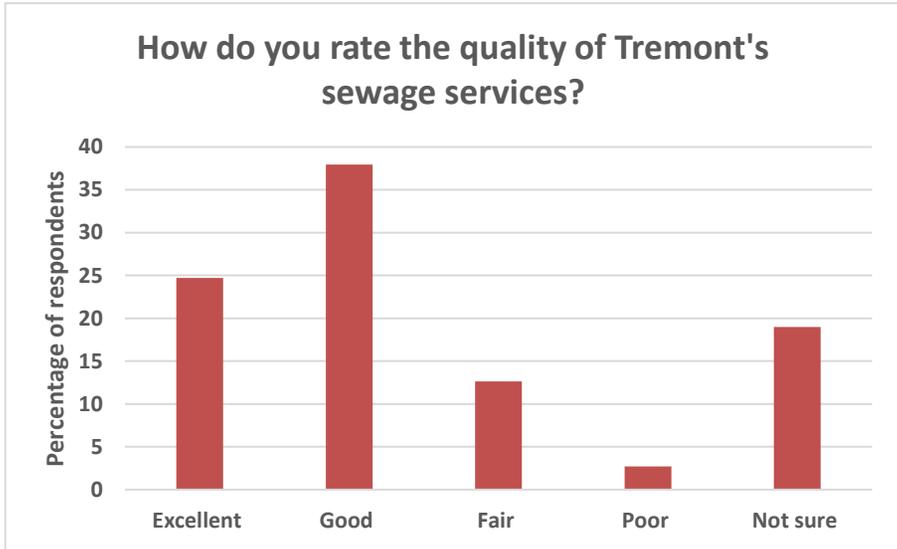


How do you rate the quality of Tremont's law enforcement?

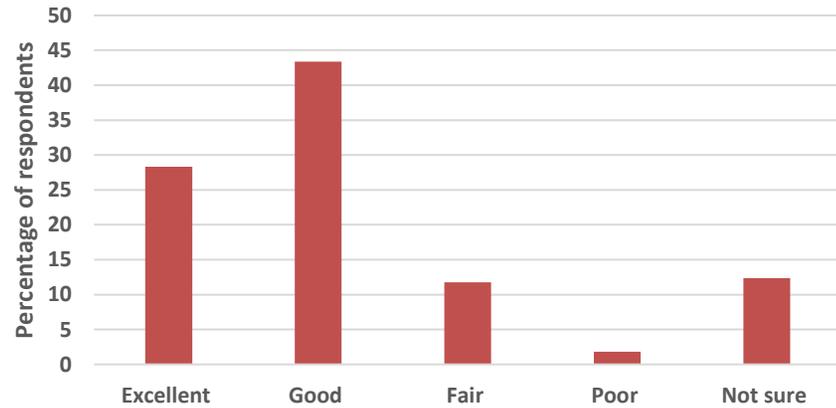


How do you rate the quality of Tremont's emergency services?

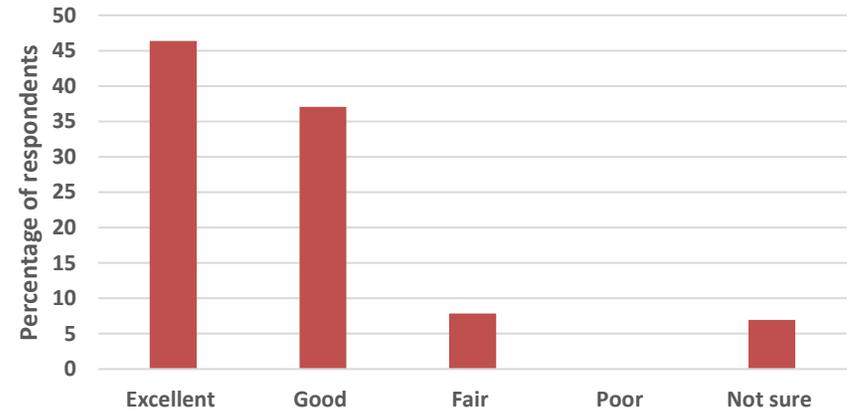




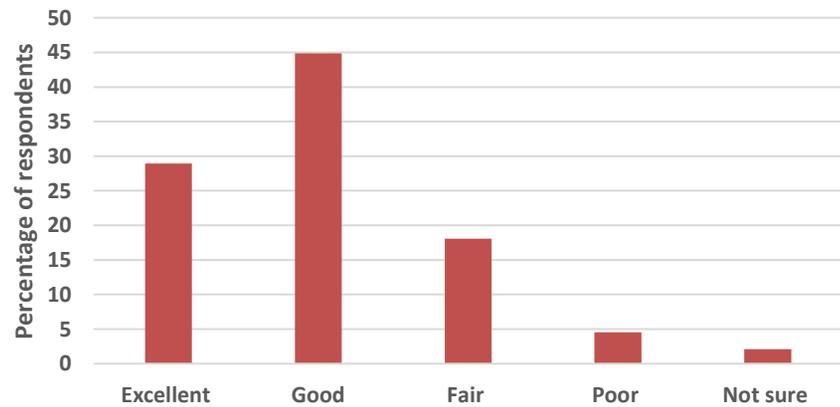
How do you rate the quality of Tremont's garbage collection services?



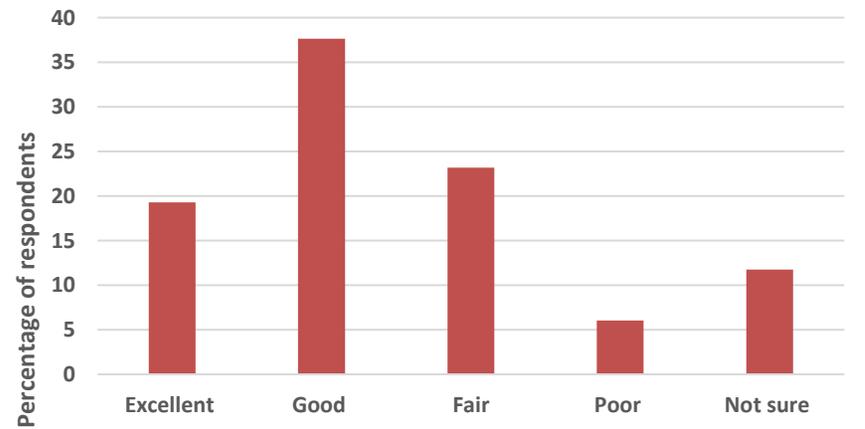
How do you rate the quality of Tremont's library services?



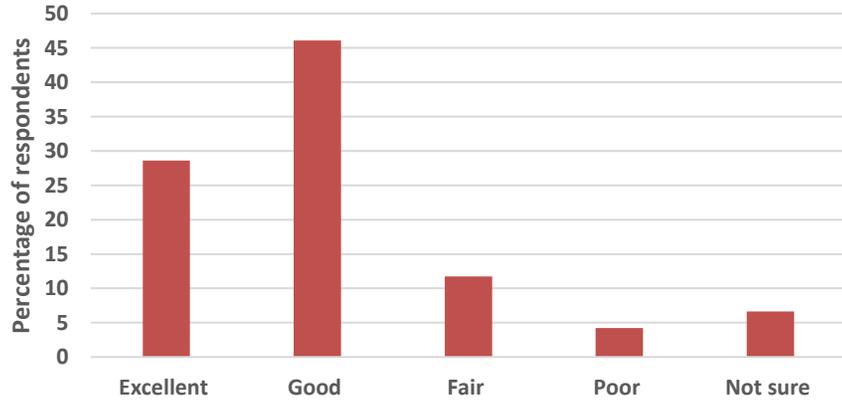
How do you rate the quality of Tremont's parks?



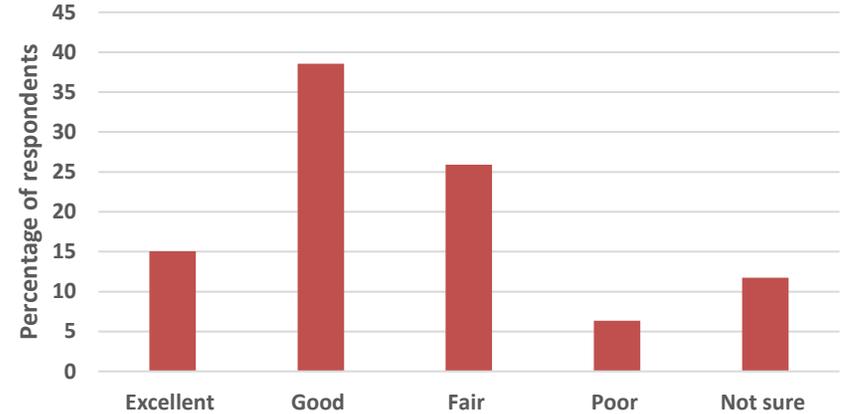
How do you rate the quality of Tremont's village communication?



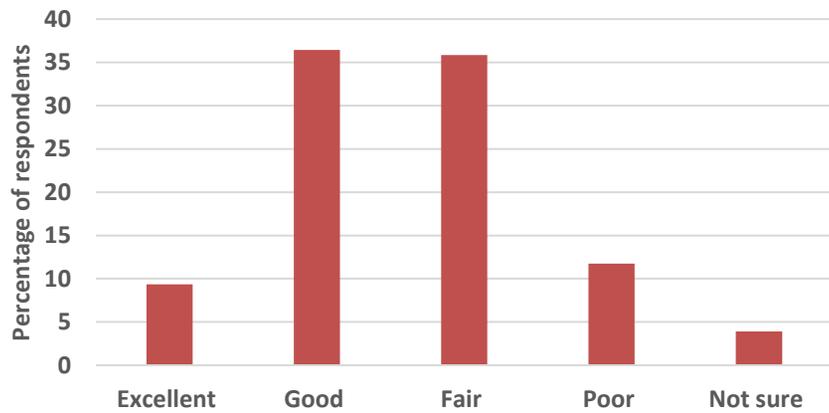
How do you rate the quality of Tremont's public pool?



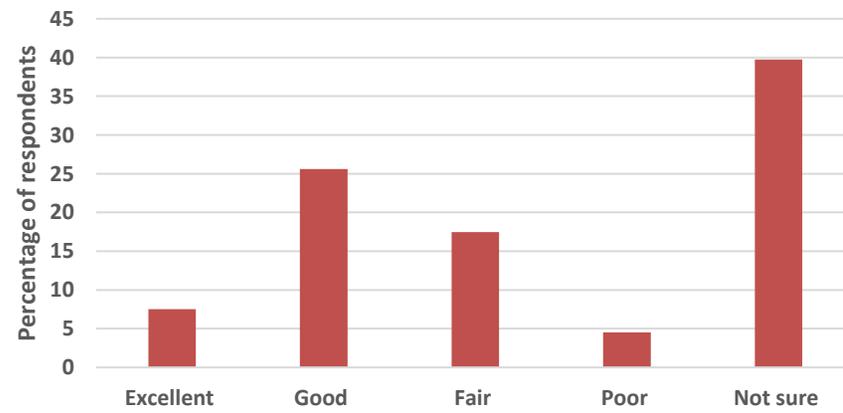
How do you rate the quality of Tremont's recreational services?



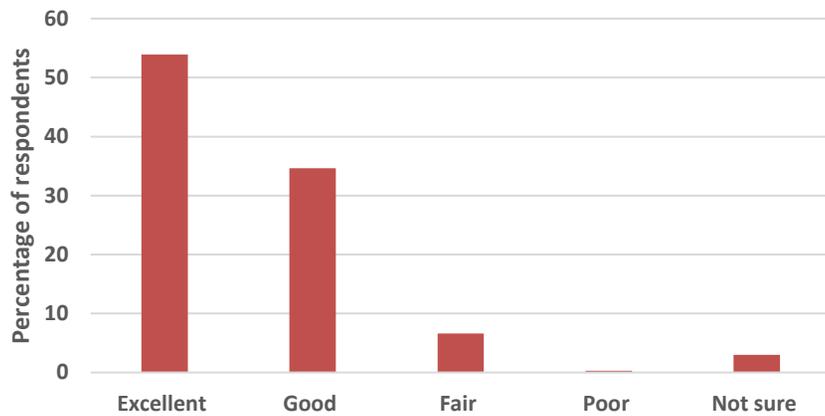
How do you rate the quality of Tremont's road maintenance?



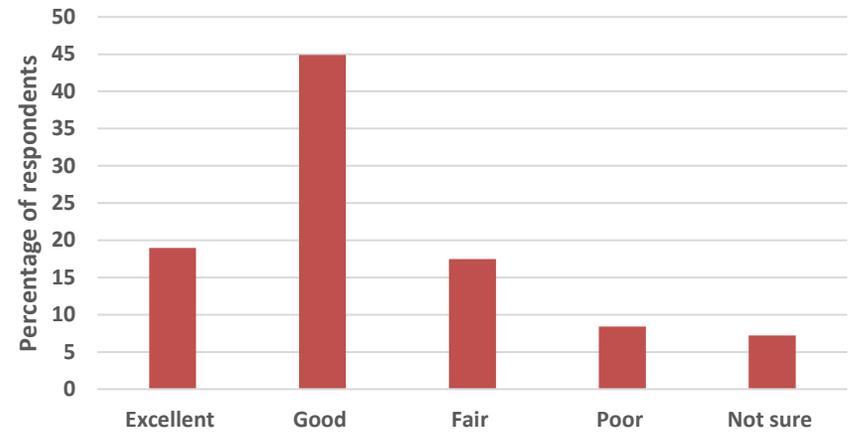
How do you rate the quality of Tremont's senior citizen services?



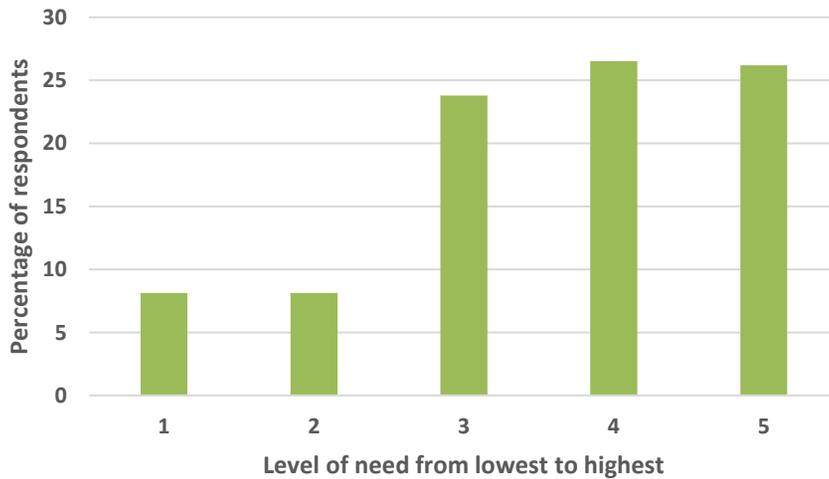
How do you rate the quality of Tremont's education?



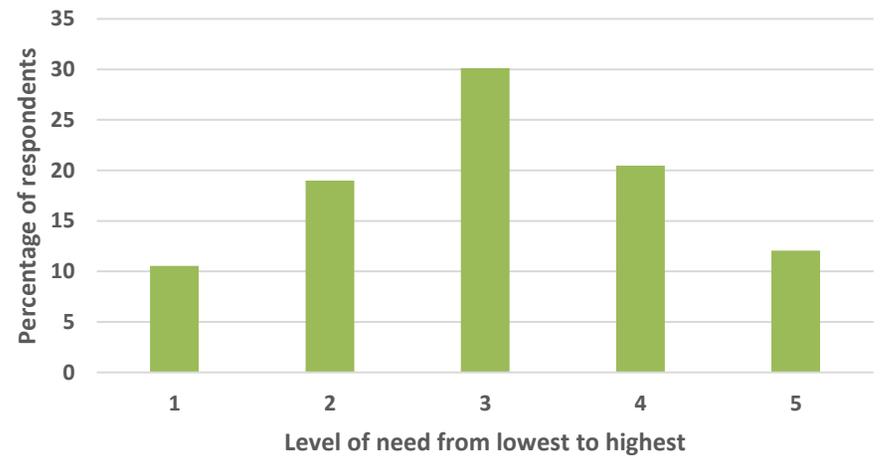
How do you rate the quality of Tremont's internet services?



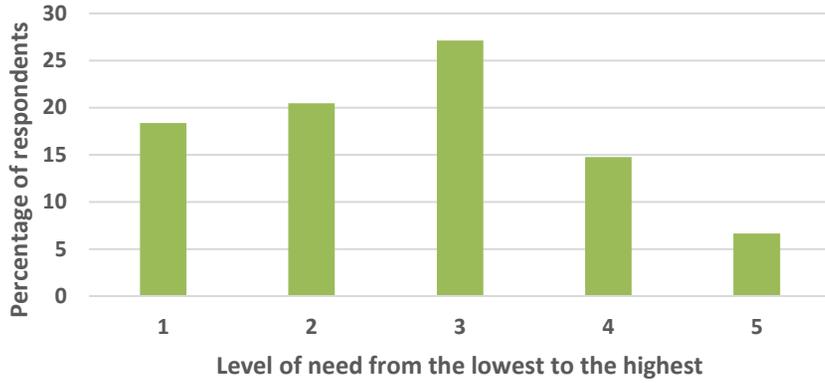
The need for renovations or additions for Tremont's public restrooms



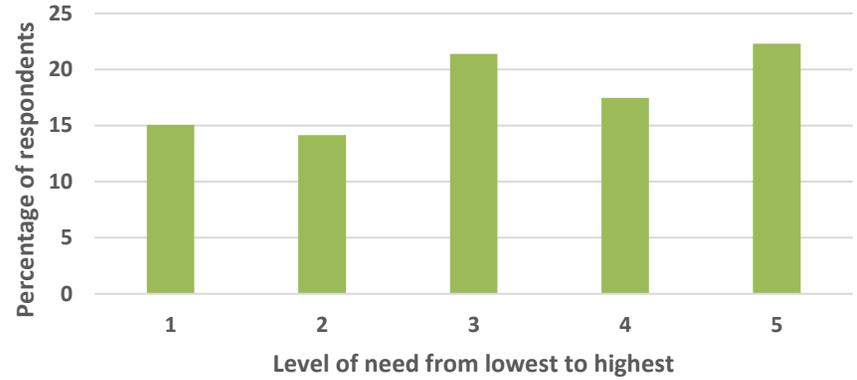
The need for renovations or additions for Tremont's parks



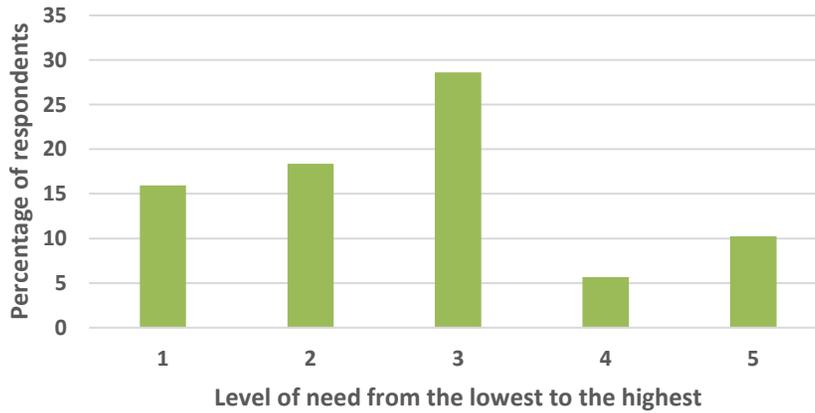
The need for renovations or additions to Tremont's park concession stand



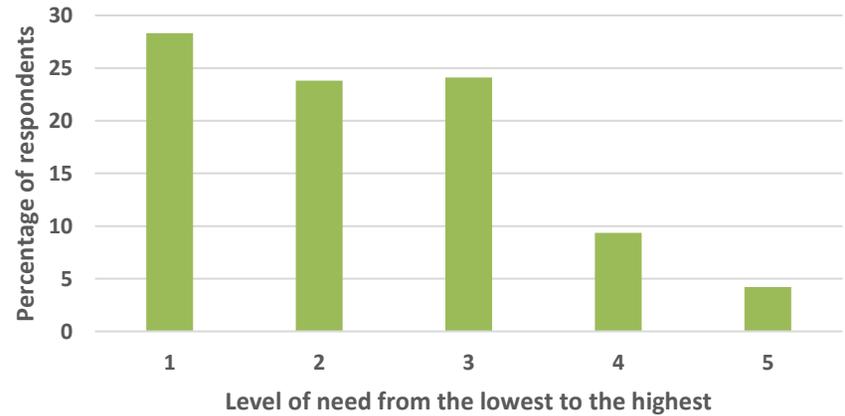
The need for renovations or additions to Tremont's bike trails

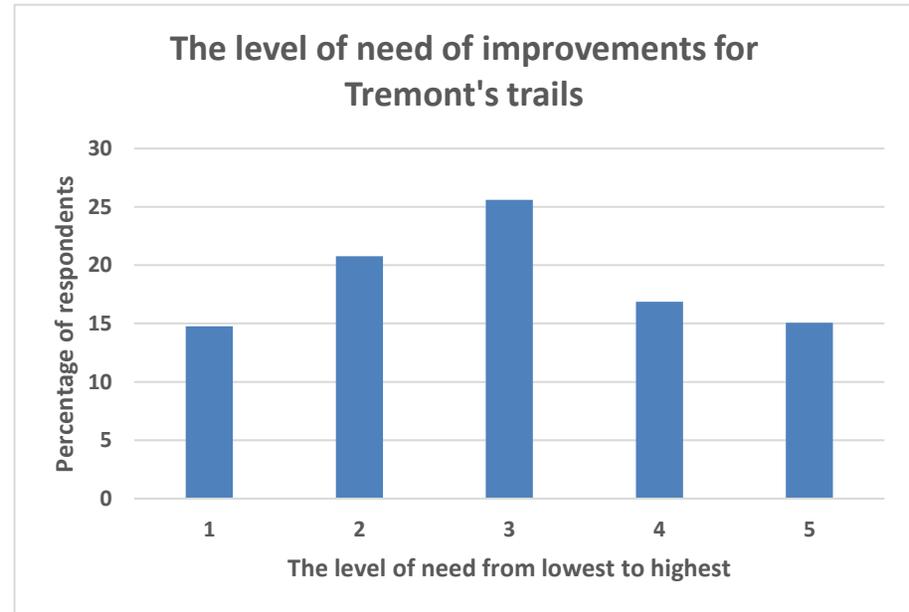
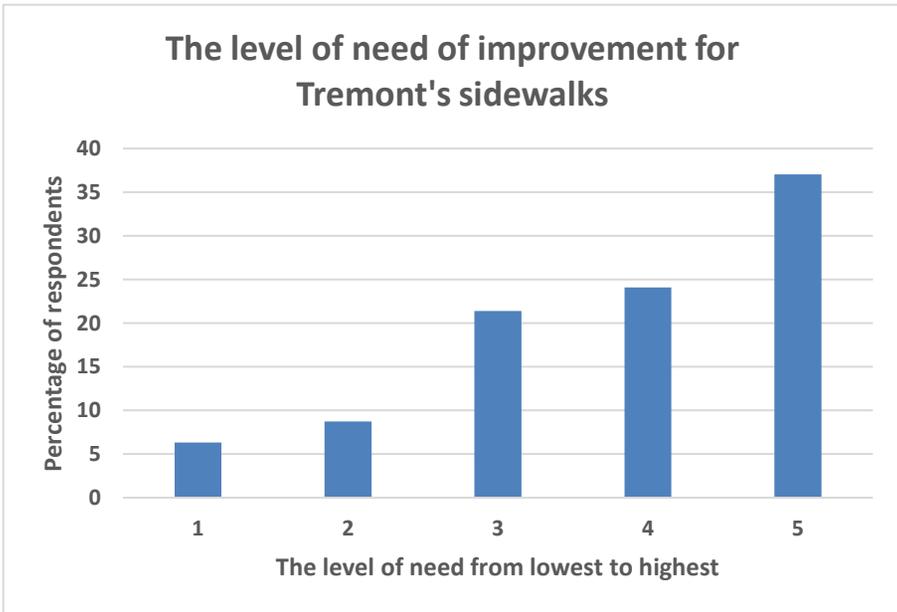
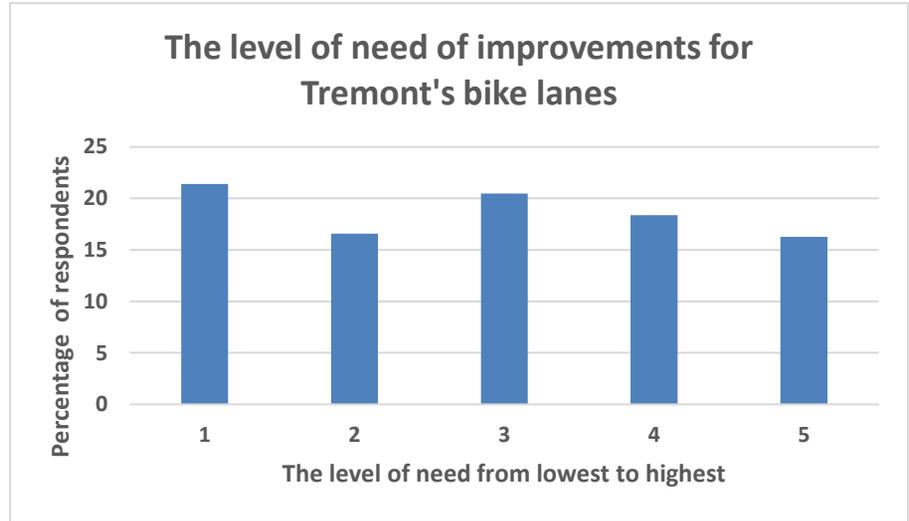
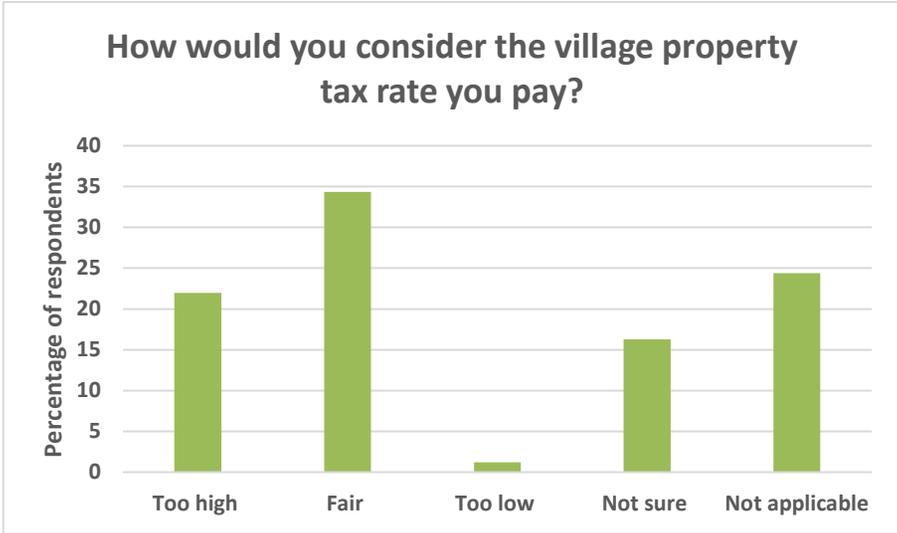


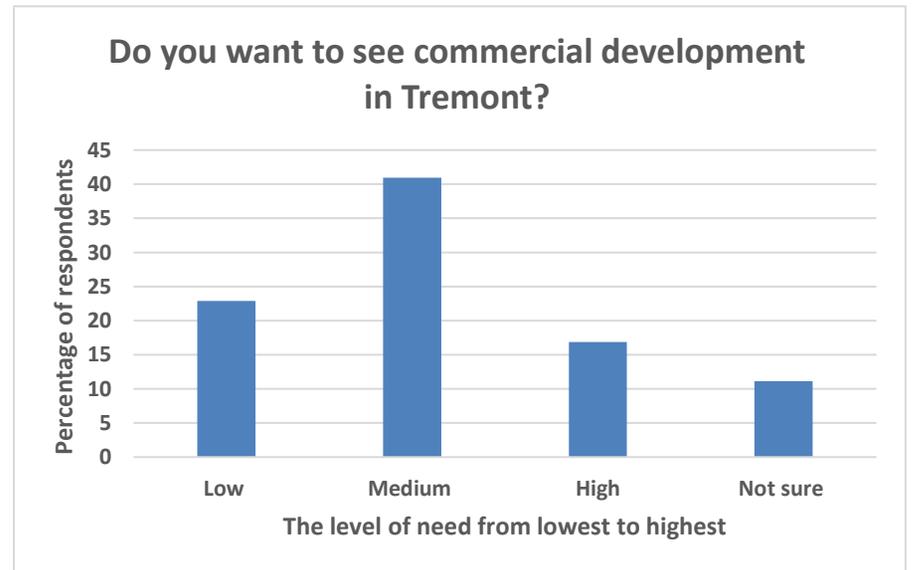
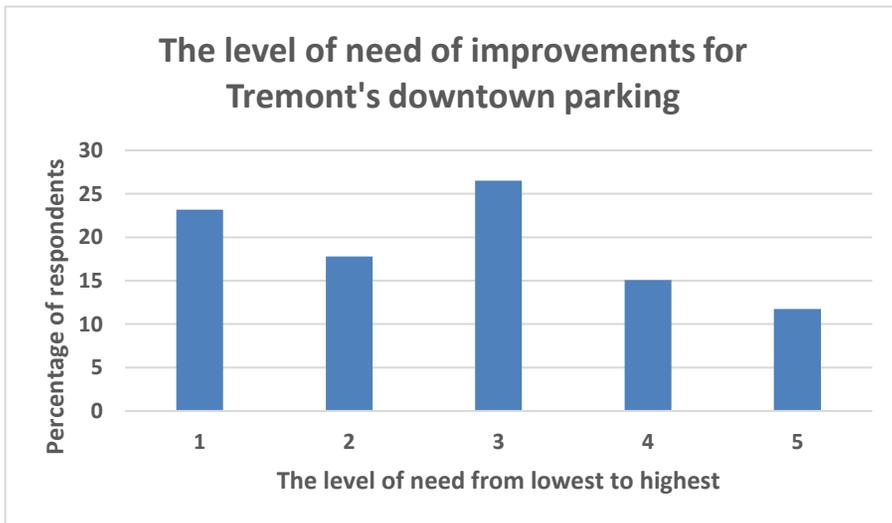
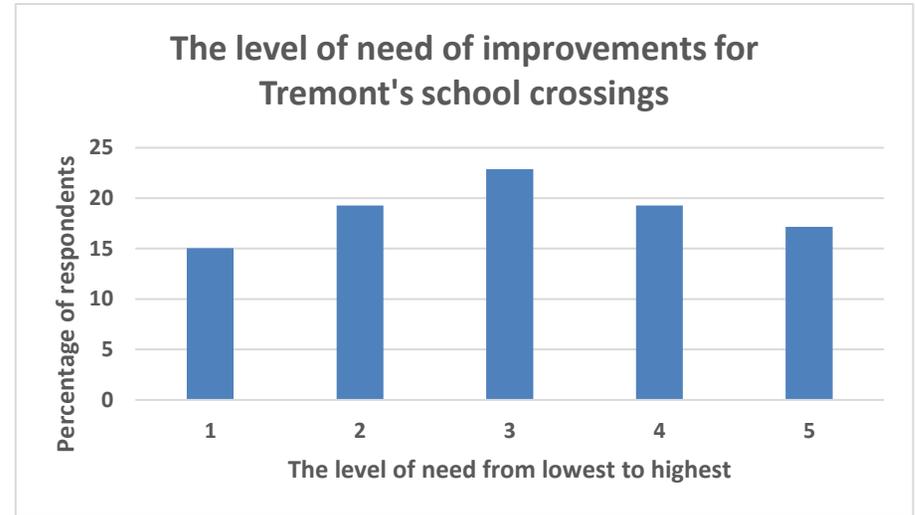
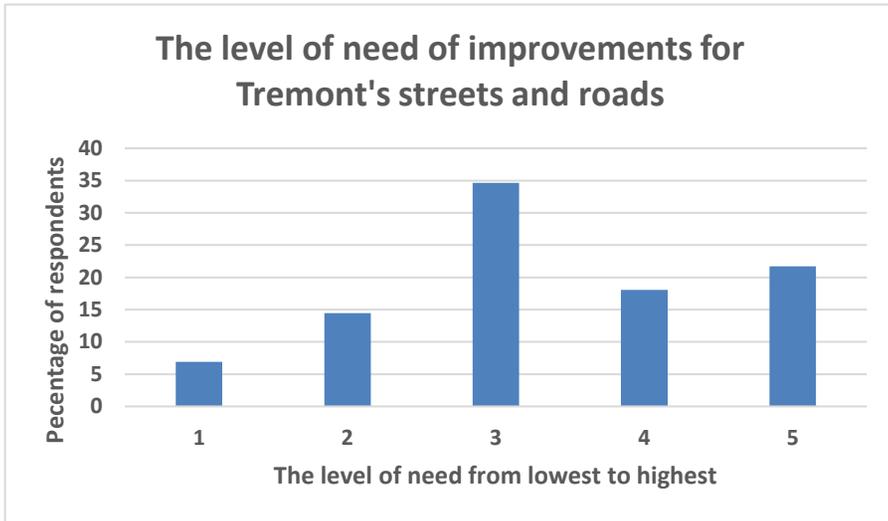
The need for renovations or additions to Tremont's lake trails



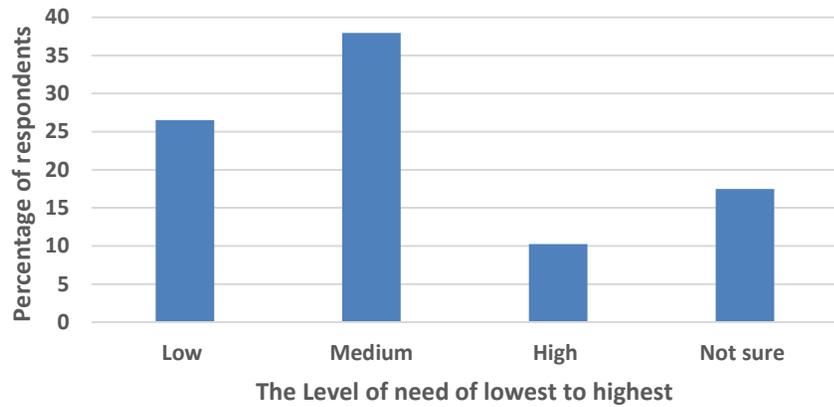
The need for renovations or additions to Tremont's community center



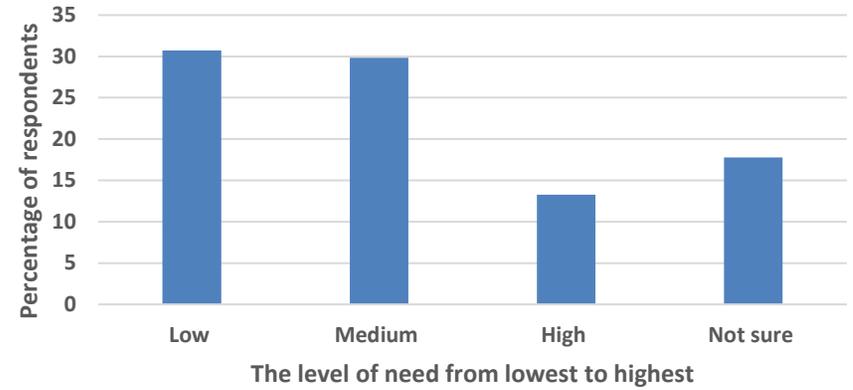




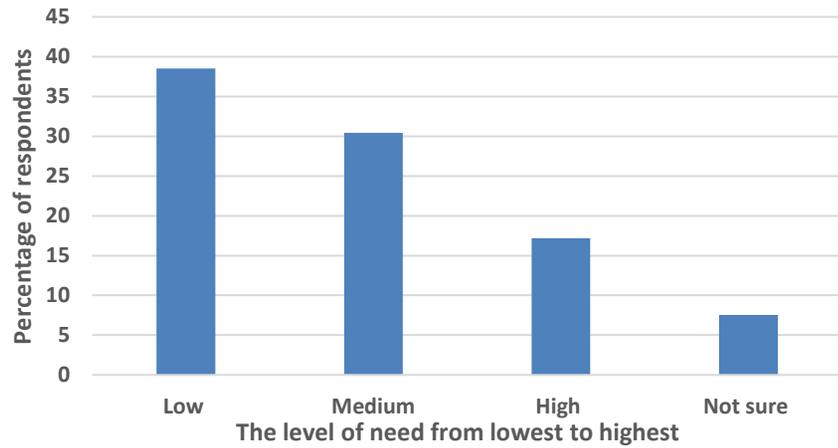
Do you want to see business office development in Tremont?



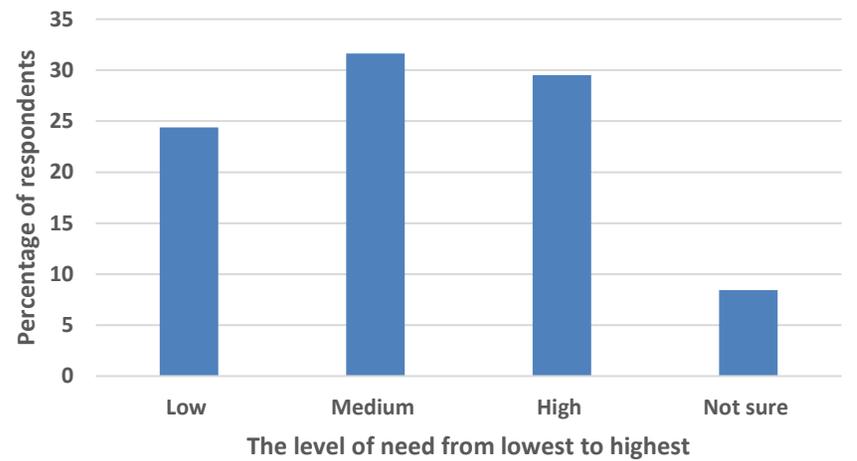
Do you want to see a home business development in Tremont?



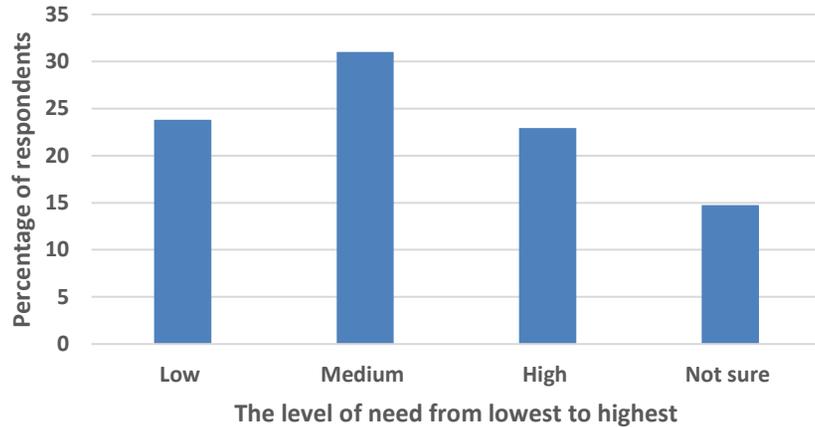
Do you want to see convenience store development in Tremont?



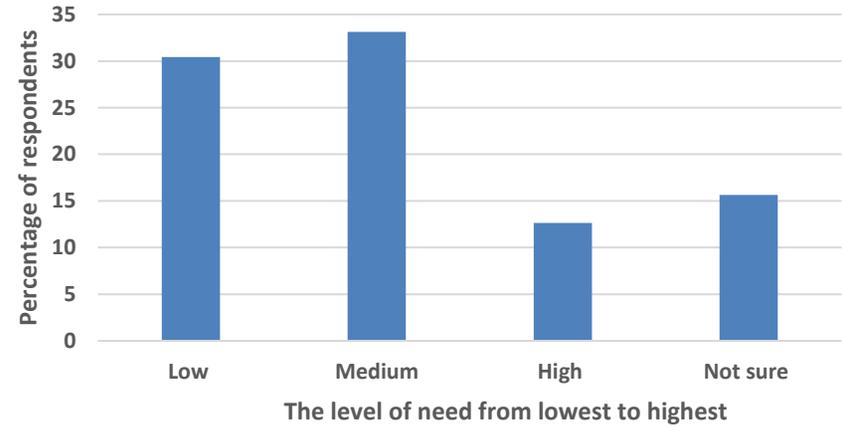
Do you want to see an entertainment development in Tremont?



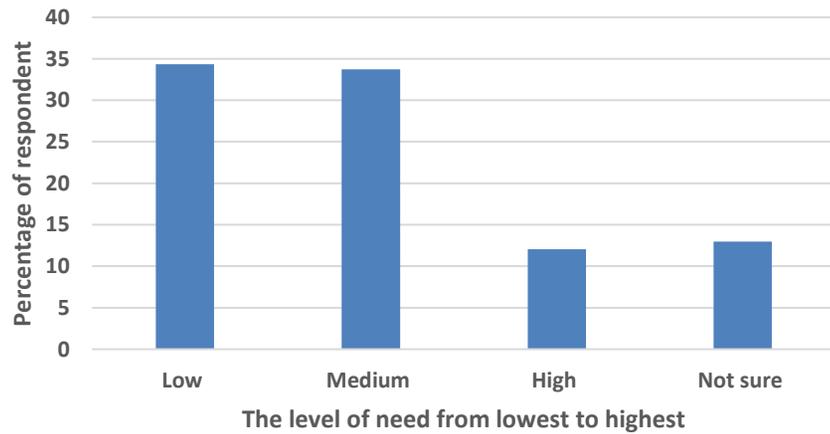
Do you want to see an open space development in Tremont?



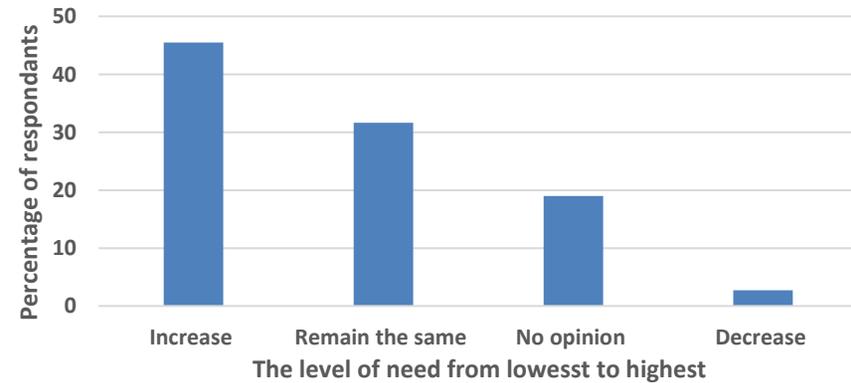
Do you want to see a business park development in Tremont?



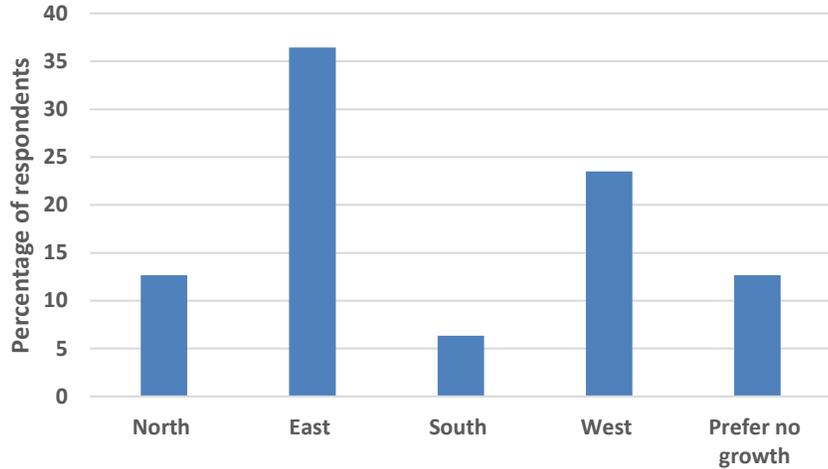
Do you want to see a light industrial manufacturing development in Tremont?



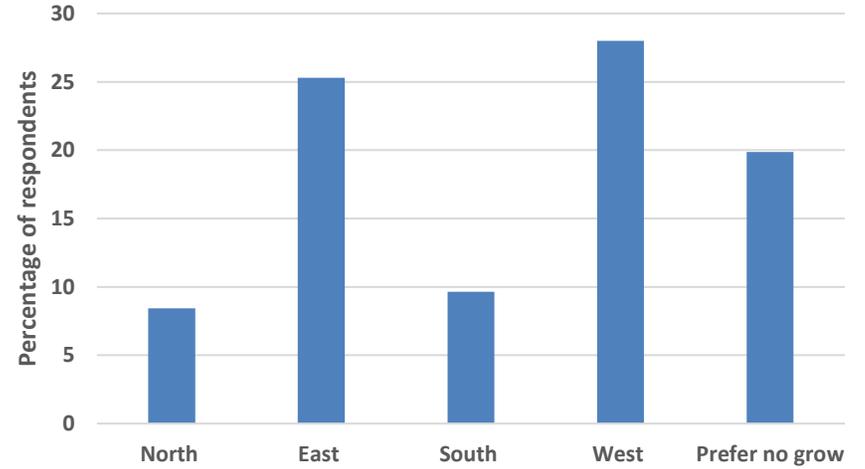
Would you like to see the population of Tremont increase, decrease, or remain the same?



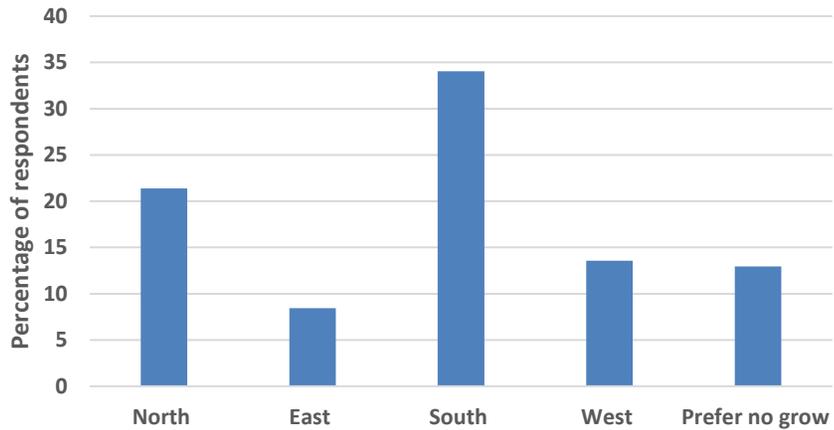
Which direction should commercial development in Tremont grow?



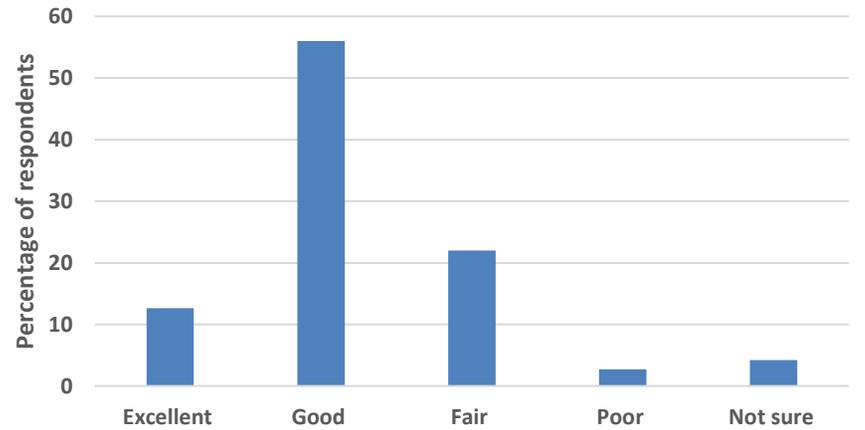
Which direction should industrial development in Tremont grow?



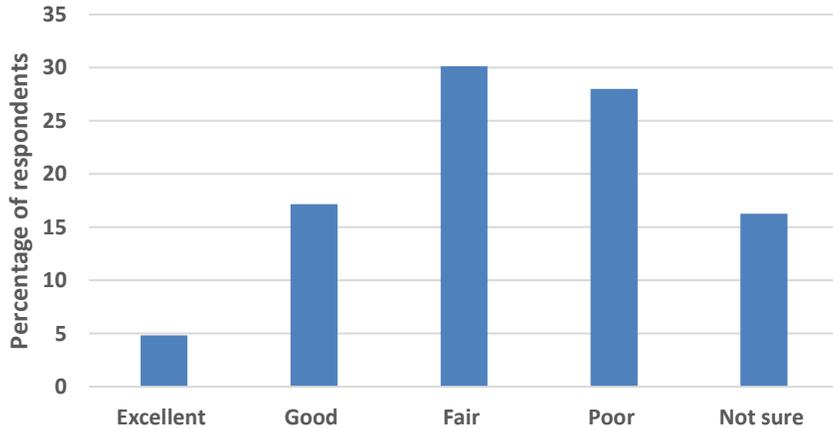
Which direction should residential development in Tremont grow?



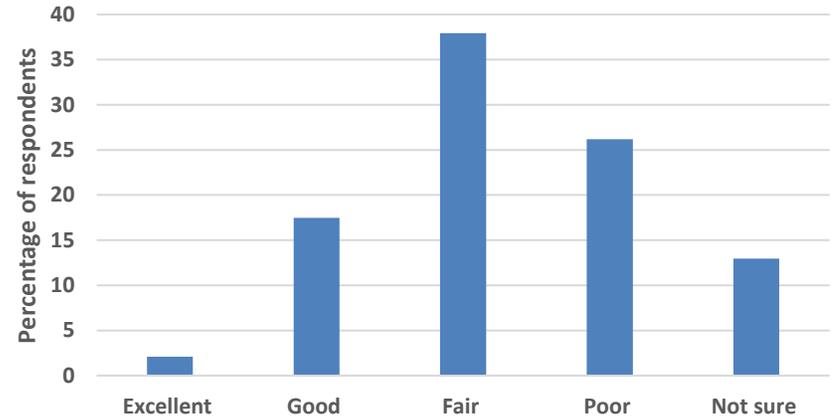
How would you rate the quality of the overall appearance of housing in the community?



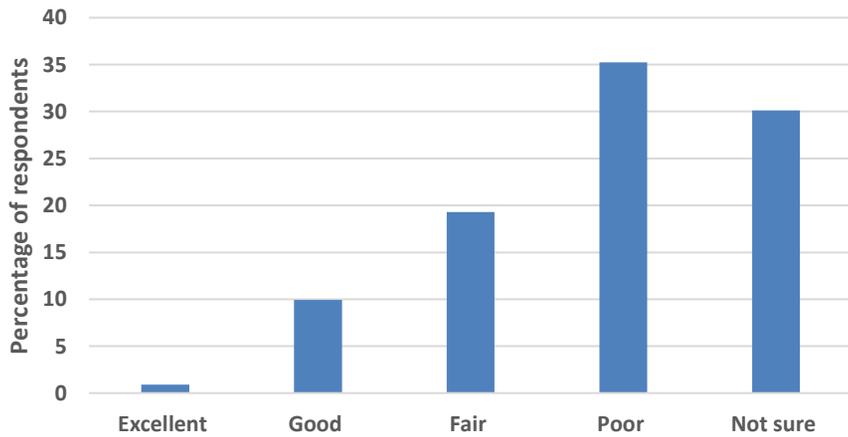
How would you rate the quality of the availability of lots for constructing homes?



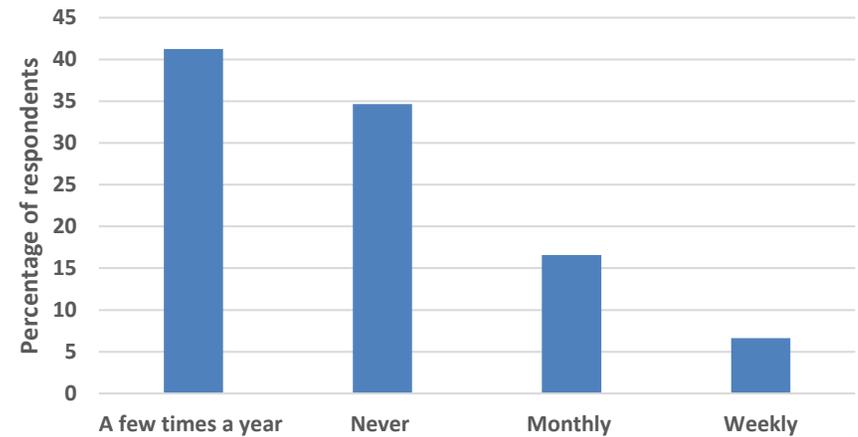
How would you rate the quality of the availability of affordable housing?



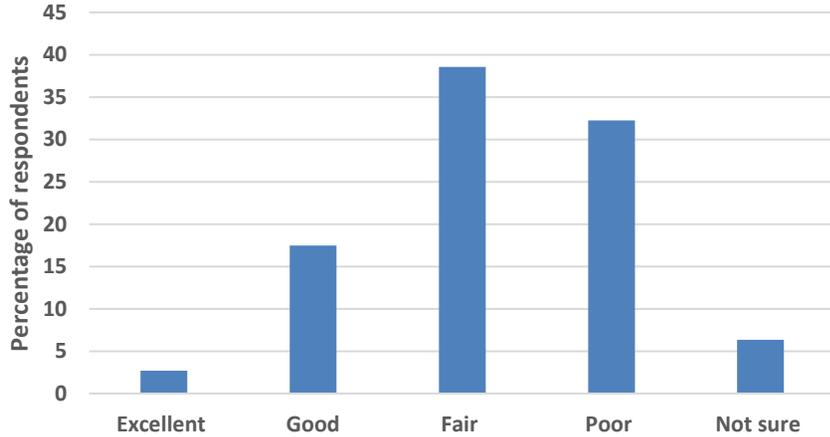
How would you rate the quality of availability of long-term care housing?



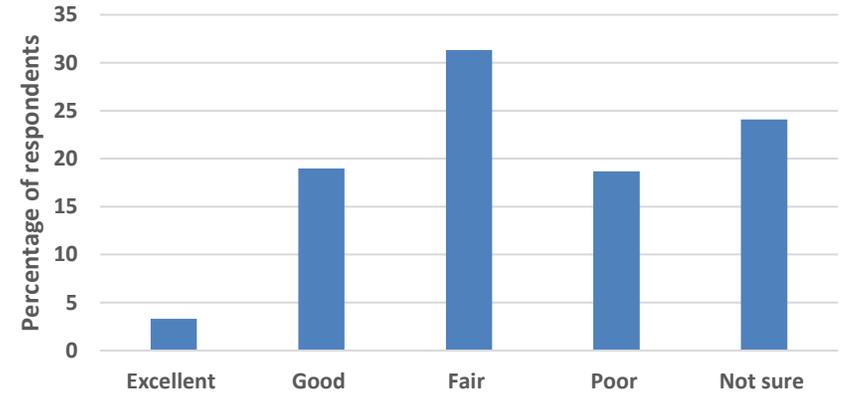
How often do you visit the Village's Internet site?



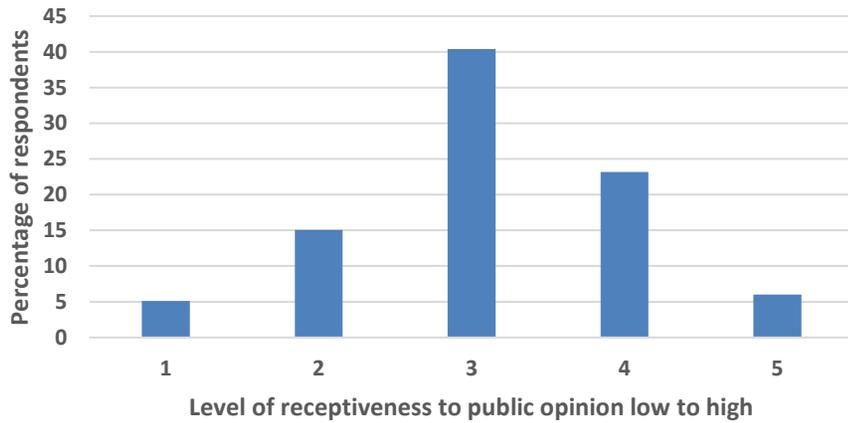
How would you rate the quality of the availability of housing for purchase?



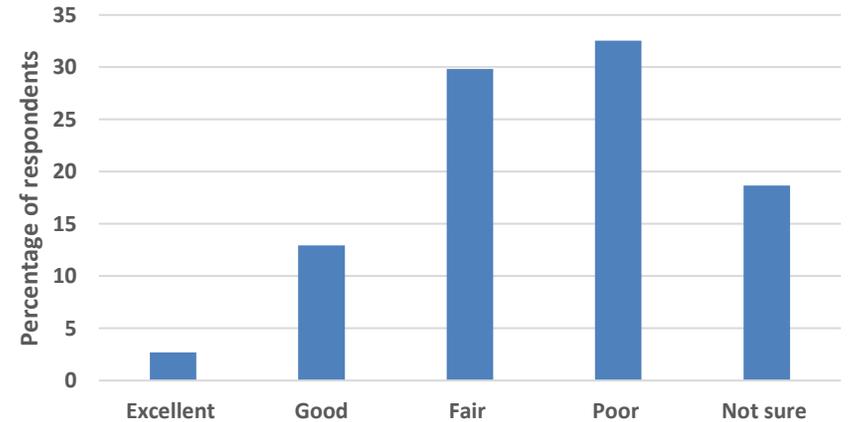
How would you rate the quality of the availability of independent living for retirees?



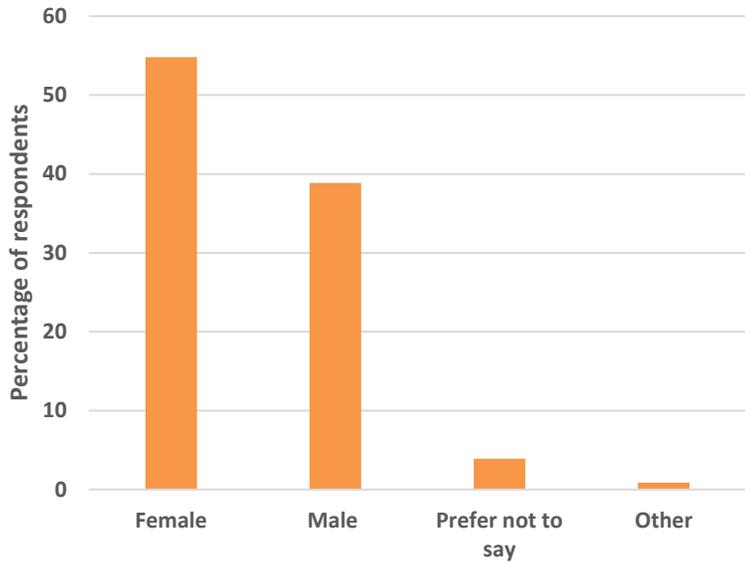
How receptive are Tremont's elected officials are to public opinion?



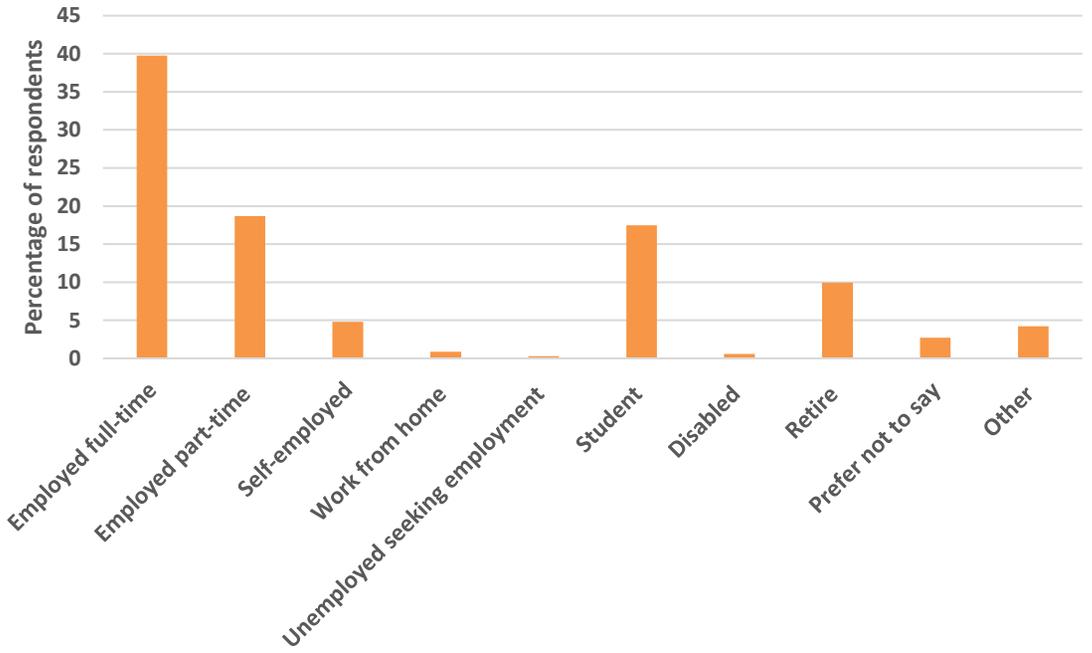
How would you rate the quality of the availability of housing for rent?



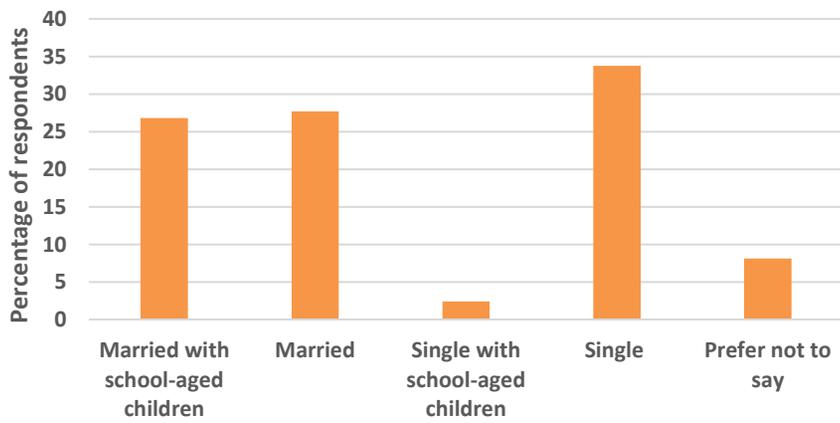
What is your gender?



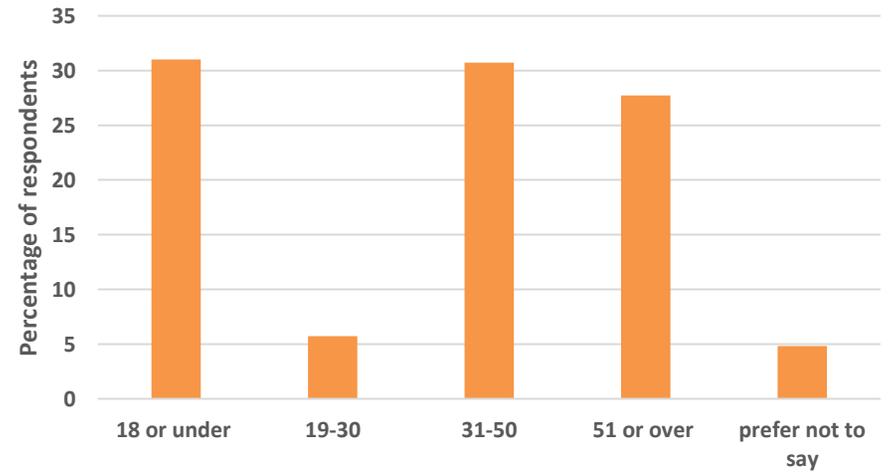
What is your current employment status?



Are you married and do you have any children?



What age group do you fall into?



Survey Results: Open-Ended

What attributes about Tremont make it attractive for you to work/live in?

(37/332)⁴ Respondents felt that Tremont schools were an attractive asset to the community. According to the respondents, the school district has a good reputation for being high-performing and having great teachers.

(26/332) Respondents liked Tremont's relatively close location to the interstate, Peoria, Pekin, Morton, Tri-County Area Schools, and easy access to bigger cities.

(41/332) Respondents felt that Tremont's sense of community is an asset. Respondents described people in Tremont to be great, with good values, and they want to see the community thrive. The community is tight-knit, safe, friendly, and filled with intergenerational residents.

(36/332) Respondents felt that Tremont's amenities were attractive assets for the community. Amenities that respondents specifically talked about were the Turkey Festival, good churches, community pool, outdoor recreation, restaurants, parks, library, good gas stations, amenities are within walking distance, attractive downtown, green space, trails around the lakes, and good utilities.

(4/332) Respondents felt that Tremont's churches were attractive assets for the community. Respondents felt that the churches in the community are respectable, and people value the Christian community.

(6/332) Respondents felt that Tremont was a conservative community and viewed this as an attractive asset to the community.

(2/332) Respondents felt that the small businesses in the community are attractive assets to the community. They also valued that there are family-owned businesses and local businesses.

(2/332) Respondents felt that Tremont's housing stock is an asset to the community.

(6/332) Respondents felt that Tremont's safe community is an attractive asset.

(70/332) Respondents felt that Tremont's small-town feel is an attractive asset to the community.

⁴ These numbers refer to the survey respondent order – for example, the first comment on this list was made by the 37th person to take the survey. These are recorded for data analysis purposes.

What are the three most important challenges your community must face?

(22/332) **Housing.** According to the respondents, when it comes to housing, there is a lack of affordable housing for middle-class families and young families starting out. Another issue about housing is that there is a lack of diversity, such as homes for rent, apartments, and senior housing. Respondents also felt that there was a lack of new housing within the community.

(6/332) **Regulation.** Respondents felt that mandates from state government were intrusive and expensive. They also felt that these mandates were trying change their community without first understanding what makes Tremont unique. Other issues include lack of funding from the state on required mandates, and excessive regulations from zoning and unequal enforcement.

(22/332) **Poor infrastructure.** Some key infrastructure issues that were brought up were dangerous intersections during school pickup and drop off hours, safety on Route 9 by Springfield Road and Royal Colony, street/road repair, water runoff, and sidewalk repair. The respondents emphasized the need to maintain and improve basic services such as streets, sidewalks, water, sewer, public safety, parks, and library. Another issue that Tremont is dealing with is the ability to maintain the infrastructure that it already has. Respondents feel that it is important for Tremont maintain existing infrastructure to remain an attractive community.

(20/332) **Lack of diversity and inclusion.** The respondents noted that Tremont is not very diverse and that are issues of racism and discrimination towards minority groups. Tremont was also described as a community that is not welcoming to nonreligious folks or people of non-Christian religions.

(13/332) **Lack of economic opportunities.** The respondents identified that there are not enough good-paying jobs, there is a need for more support for entrepreneurship, a need for employment for high school students, and more shopping options.

(6/332) **The Tremont Facebook page.** Respondents noted that this page is used to complain and put others down. Apparently, several of these pages exist.

(5/332) **Funding.** The respondents specified that there is lack of funding for village development to attract more residents and businesses. There is also a notion of an ineffective use of funding.

In your opinion, do you believe that young people are moving away from Tremont? If so, what ways can the village help encourage them to move back after college or technical school?

(46/332) Yes, and **housing** would encourage youth to return. The respondents shared that the current problem is that there is a lack of affordable housing and that there also needs to be a diversity of housing such as apartments, duplexes, or lofts. Also, respondents shared that there needs to be more housing built.

(50/332) Yes, and **more economic opportunities** would encourage youth to return. They indicated that these opportunities could take the form of more jobs, support/expansion for local businesses, and more youth employment.

(7/332) Yes, and **education** would encourage youth to return. Respondents' reasoning was that they feel that the reputation of Tremont's education system is high performing. So, they felt that the school district is an asset that must be maintained for Tremont to continue to thrive and attract families back into the community.

(16/332) Yes, and **family** would encourage youth to return. They expressed that when the youth are ready to start a family, they will want to come back to give their children the small-town childhood that they experienced. Respondents also felt that if they have family already living in the community, they would be more likely to come back.

(7/332) Yes, and **inclusivity** would encourage youth to return. Respondents indicated that there are issues of racism and homophobia within the community, and if Tremont wants to thrive as a community, it needs to become more inclusive.

(16/332) Yes, and **recreation** would encourage youth to return. Examples provided were more restaurant and shopping options. The respondents also wanted more recreational areas for entertainment and hang out spots or bike/walking trails.

(25/332) Some respondents **felt that youth leaving was not a problem for the community**. They indicated that this is a common trend in small communities or believed it was not a problem because there are some youths who stay. Some respondents also felt that Tremont is not losing youth but gaining youth through families moving in.

C. Public Comments