

**VILLAGE OF TEUTOPOLIS
EFFINGHAM COUNTY, ILLINOIS**

ORDINANCE NO. 1103

**AN ORDINANCE ADOPTING THE 2025 COMPREHENSIVE PLAN FOR THE
VILLAGE OF TEUTOPOLIS, EFFINGHAM COUNTY, ILLINOIS**

**PASSED BY THE
BOARD OF TRUSTEES
OF THE
VILLAGE OF TEUTOPOLIS**

THIS 06 DAY OF August, 2025

**PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE BOARD OF
TRUSTEES OF THE VILLAGE OF TEUTOPOLIS, EFFINGHAM COUNTY,
ILLINOIS, THIS 06 DAY OF August, 2025.**

ORDINANCE NO. 1103

**AN ORDINANCE ADOPTING THE 2025 COMPREHENSIVE PLAN FOR THE
VILLAGE OF TEUTOPOLIS, EFFINGHAM COUNTY, ILLINOIS**

WHEREAS, the Village of Teutopolis, Illinois, is a non-home rule municipality pursuant to the Constitution of the State of Illinois of 1970, as amended; and,

WHEREAS, pursuant to Section 1-1-4 of the Illinois Municipal Code (65 ILCS 5/1-1-4), the Village of Teutopolis, Illinois, has those powers conferred upon it by the Illinois Municipal Code; and,

WHEREAS, the Village of Teutopolis has passed and adopted a Comprehensive Plan, zoning ordinance and subdivision ordinance pursuant to 65 ILCS 5/11-12 & 13 *et. seq.*; and,

WHEREAS, the Village of Teutopolis is authorized to amend said Comprehensive Plan pursuant to 65 ILCS 5/11-12 & 13 *et. seq.*; and,

WHEREAS, the Plan Commission did, after proper notification in accordance with statutory requirements, hold a public hearing on July 9, 2025 to hear public comments on a proposed amendment to the Comprehensive Plan for the Village of Teutopolis; and,

WHEREAS, all persons desiring to be heard in support of or opposition to the 2025 Comprehensive Plan were afforded an opportunity to submit statements orally, in writing, or both; and,

WHEREAS, the Plan Commission and Village Board has submitted its recommendation to the corporate authorities for approval and adoption of the 2025 Comprehensive Plan; and,

WHEREAS, the corporate authorities are entertaining the approval and adoption of the 2025 Comprehensive Plan, as recommend by the Plan Commission, within ninety (90) days after conclusion of the public hearing held on July 9, 2025.

**NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE VILLAGE BOARD
OF THE VILLAGE OF TEUTOPOLIS, ILLINOIS, THAT:**

Section 1: Recitals. The preliminary paragraphs set forth above are incorporated herein as part of this Ordinance.

Section 2: Adoption of 2025 Comprehensive Plan. That the 2025 Comprehensive Plan, as recommended by the Plan Commission of the Village of Teutopolis, and contained within that final 2025 Comprehensive Plan, attached hereto as Exhibit "A" be accepted in whole and adopted as the official Comprehensive Plan of the Village of Teutopolis.

Section 3: Effective Date. That the 2025 Comprehensive Plan as described above, shall become effective upon the expiration of ten (10) days after the date of filing notice of the adoption of such 2025 Comprehensive Plan with the Recorder of Deeds of Effingham County, Illinois.

Section 4: That in accordance with 65 ILCS 5/11-12-6, after the effective date above described, the 2025 Comprehensive Plan and all maps adopted therein shall be in effect within the corporate boundaries of the Village of Teutopolis and all parts of the contiguous unincorporated area within one and one-half (1½) miles from the corporate limits of the Village of Teutopolis as exhibited on the official map as may be extended and amended from time to time.

Section 5: That said official 2025 Comprehensive Plan and this Adoption Ordinance shall be placed on file with the Village Clerk and shall be available at all times during business hours for public inspection.

Section 6: Severability. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

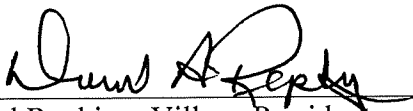
Placed on file this 06 day of August, 2025.

Presented, passed and approved this 06 day of August, 2025.

Daniel Zerrusen	<u>YES</u>
Christina Mette	<u>YES</u>
Greg Oseland	<u>YES</u>
David Tegeler	<u>YES</u>
Bernard Hartke	<u>YES</u>
Robin Imburgia	<u>YES</u>

YEAS: 6
NAYS: 0

VILLAGE OF TEUTOPOLIS, ILLINOIS



David Repking, Village President

ATTEST:



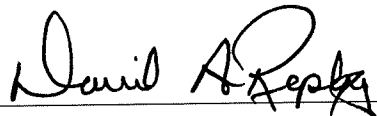
Amy Vahling, Village Clerk

**NOTICE OF THE ADOPTION OF THE 2025 COMPREHENSIVE
PLAN FOR THE VILLAGE OF TEUTOPOLIS, EFFINGHAM COUNTY, ILLINOIS**

NOTICE IS HEREBY GIVEN that the Teutopolis Village Board has adopted and the Village President of the Village of Teutopolis has approved Ordinance No. 1103 adopting and approving the 2025 Comprehensive Plan related to the Village of Teutopolis following a properly noticed public hearing which occurred before the Teutopolis Plan Commission on July 9, 2025. A copy of said 2025 Comprehensive Plan is on file with the Teutopolis Village Clerk and is available for inspection at the Village Hall during regular business hours.

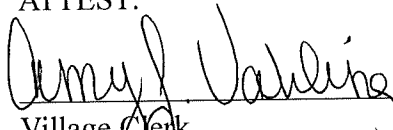
This Notice is given pursuant to Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7), and the 2025 Comprehensive Plan referenced herein shall become effective upon expiration of ten (10) days after the date of filing this Notice of Adoption of such 2025 Comprehensive Plan with the Effingham County Recorder.

Dated August 06, 2025



Village President

ATTEST:



Village Clerk

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VILLAGE OF TEUTOPOLIS COMPREHENSIVE PLAN

2025

Acknowledgements

To Be Completed by Village President or Plan Commission Chair After Plan Adoption

Board of Appeals Members

- Robert Goldstein
- Tom Buehnerkemper
- Dan Hoelscher, Chairman
- Frank Hemmen
- Jon Burford
- John Mette
- Peter Niccum
- Amy Vahling, Secretary

Planning Commission Members

- Dan Hoelscher, Chairman
- Maurice Schumacher
- Dean Pals
- Joe Kroeger
- Peter Niccum
- John Mette
- Tom Buehnerkemper
- Deborah Weber, Secretary

Village Staff and Board

- Tracy Willenborg, Attorney
- Milano & Grunloh, Engineers
- Jeff Bushue, Police Chief
- Tony Esker, Building Official
- Serena Buzzard, Treasurer
- Amy Vahling, Village Clerk
- David Repking, Village President
- Daniel Zerrusen, Trustee
- Christina Mette, Trustee
- Bernard Hartke, Trustee
- Robin Inburgia, Trustee
- Greg Oseland, Trustee
- David Tegeler, Trustee

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I. Introduction

A comprehensive plan is the tangible embodiment of a community's common values, goals, and vision for the future. As we create the Village of Teutopolis' 2025 Comprehensive Plan, we honor the Village's history while embracing the possibilities and challenges that lie ahead. The adoption of the comprehensive plan reflects a village aware of its evolving community, and the village's commitment to its residents and workers. The Village of Teutopolis's 2025 Comprehensive Plan is a long-range planning document that provides a vision for growth, development, and preservation for the next 20-30 years. The objective is to guide future development to ensure that it meets the needs of future generations. The plan strives to uphold the resilient, entrepreneurial, and rural identity of Teutopolis. Supporting the strengths that define the village: excellent schools, safe neighborhoods, and a strong local economy.

As we look to the future, we envision a Teutopolis that is rooted in community, maintains a high quality of life for all residents, supports business growth and development, and grows while maintaining a small-town feel. The Village of Teutopolis' 2025 Comprehensive Plan articulates a series of recommendations in support of this vision. To accomplish this, the plan strives to be:

1. *Comprehensive*. The plan addresses the social, economic, environmental, and physical systems in the village. Structured to provide well-informed solutions based on statistical data, demographic trends, and community needs.
2. *Adaptable*. The plan supports the changing environment in Teutopolis and is capable of sustaining the various needs of the community.
3. *Proactive*. The plan looks to the past and present to support guidance for the future. Working towards the best possible solutions, creating incremental growth to act as a catalyst for broader regional change and future development.

Embracing these principles, the plan is designed to combat problems such as housing, infrastructure modernization, senior living, and childcare availability. Constructed with public input provided through surveys, public meetings, and interaction with the community. Built on participatory engagement, data-informed strategies, and a long-term vision for community growth. It outlines a cohesive approach to guide the village with recommendations that safeguard Teutopolis' small-town identity while welcoming new development and residents. Guaranteeing that the following generation will inherit a village of opportunities, success, and pride. Through a shared vision and strategic action, Teutopolis moves forward with ambitions for the future.

I. Vision Statement

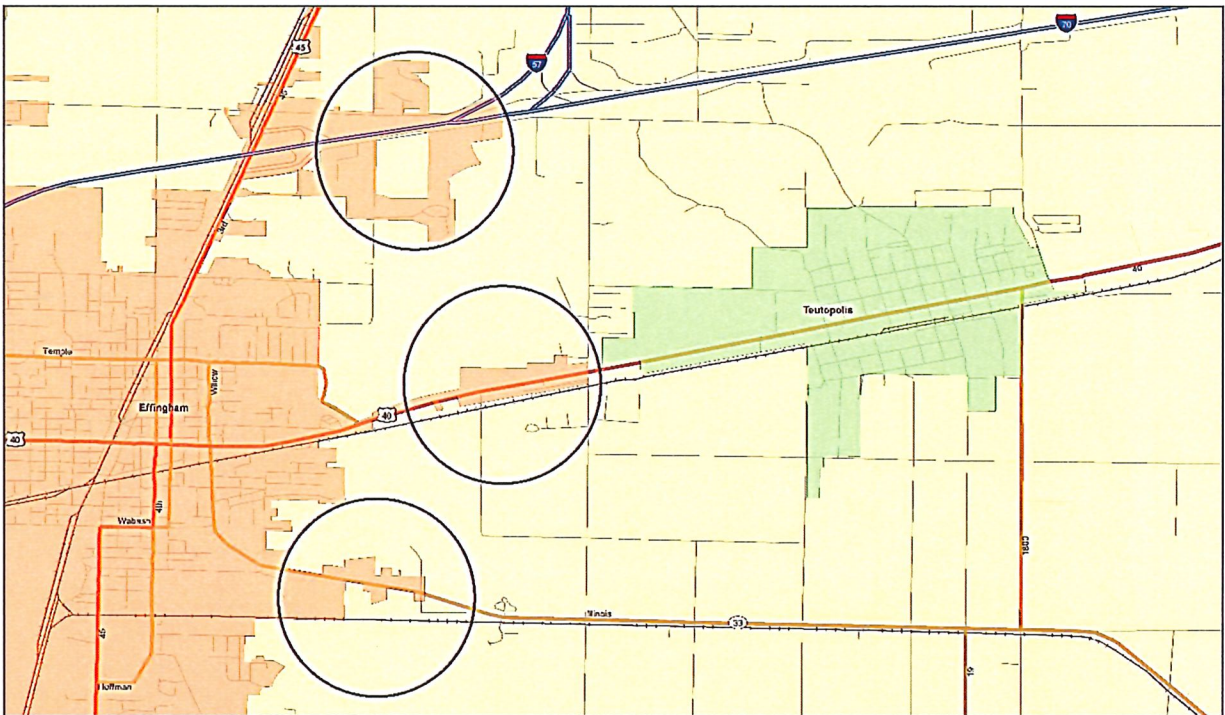
Teutopolis envisions a future that thoughtfully balances growth with the preservation of its small-town charm, agricultural heritage, and deep-rooted community values. As the village evolves, it will remain a place where neighbors know each other by name, families flourish, and traditions are honored. Guided by integrity, hard work, and togetherness, Teutopolis will foster local entrepreneurship, support homegrown businesses, and promote sustainable development. With pride in its heritage, the village is committed to generational connection and inclusive progress. This plan charts a course for growth that strengthens our identity rather than diluting it. Teutopolis will continue to be a place where belonging is tangible, and the sense of place is enduring. Rooted in tradition and growing together, our vision is one of continuity, care, and community.

II. Regional Location

The Village of Teutopolis is located in Effingham County in the Effingham Micropolitan Statistical Area. Teutopolis is immediately adjacent to the City of Effingham which is the county's population center and county seat. The City of Effingham bears several notable influences on Teutopolis:

- a. Effingham's robust economic development and growth during the last three decades created employment opportunities for Teutopolis residents.
- b. The retail and service sector in Effingham, which includes numerous big box retail outlets, siphon potential retail trade from Teutopolis businesses and may suppress the formation of new businesses in the community.
- c. Effingham's eastward annexation of land towards Teutopolis along major transportation corridors, including I-70, US 40, and Illinois 33, creates land use pressure and may, in the long term, limit growth options for the Village (Figure 1).

Figure 1. Effingham Land Annexation 2010-2025



The Village of Teutopolis enjoys a strategic geographic advantage due to its proximity to major transportation corridors and easy access to key metropolitan regions. Most notably, it lies near the critical junction of Interstate 70 (I-70) and Interstate 57 (I-57) in Effingham which serves as a pivotal regional gateway. This intersection enables efficient east-west travel across the Midwest via I-70 (from Denver, Colorado, to Baltimore, Maryland) and north-south connectivity along I-57 (from Chicago, Illinois, to Memphis, Tennessee).

Additionally, a CSX mainline railway connecting Terre Haute, Indiana, and St. Louis, Missouri, passes directly through the Village, enhancing freight and industrial transport capacity. Key industrial users,

Siemer Milling Company, Siemer Distributors, and Stevens Industries, leverage this infrastructure with direct rail siding within the Village.

Teutopolis is within a three-hour drive of multiple metropolitan areas, enabling strong labor market access and business connectivity. The nearest metro areas include Terre Haute, Indiana, and Decatur, Illinois. Slightly further are Springfield, Illinois, Champaign-Urbana, Illinois, Evansville, Indiana, and Saint Louis, Missouri. Teutopolis is still a strategically vital hamlet in the Midwest of the United States as of 2025. About 20 million people, or more than 6% of the U.S. population, are within 4 hours' drive, and more than 60 million may be accessed in eight hours, according to historical regional mobility and present growth trends. Teutopolis' potential for collaboration across regions, freight logistics, and revenue generation is aided by this long-lasting belonging.

Figure 2. Driving Distance to Metropolitan Areas

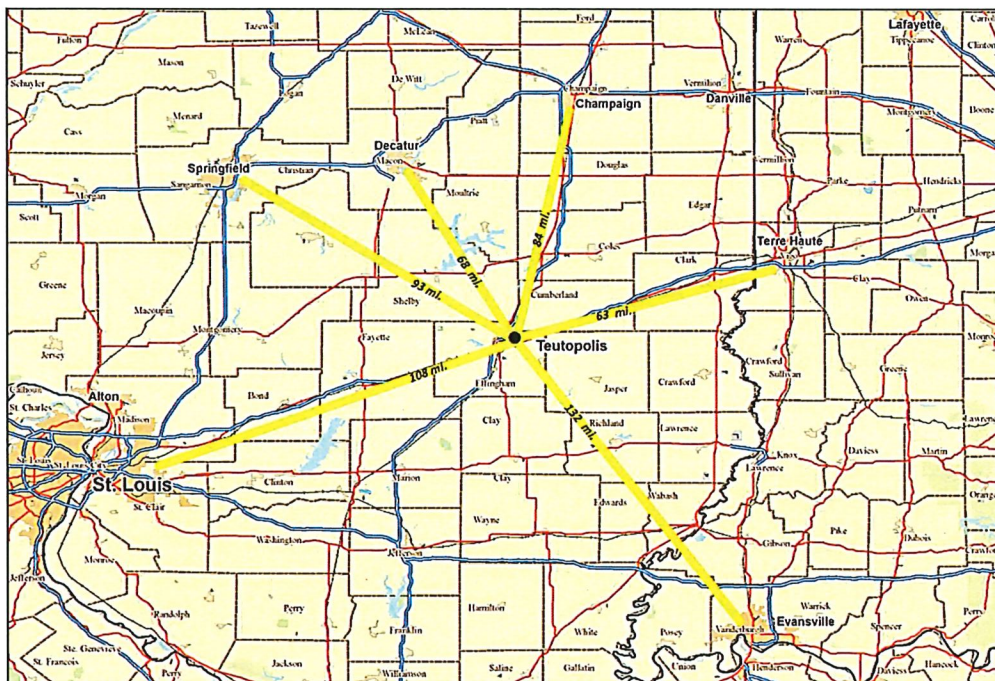
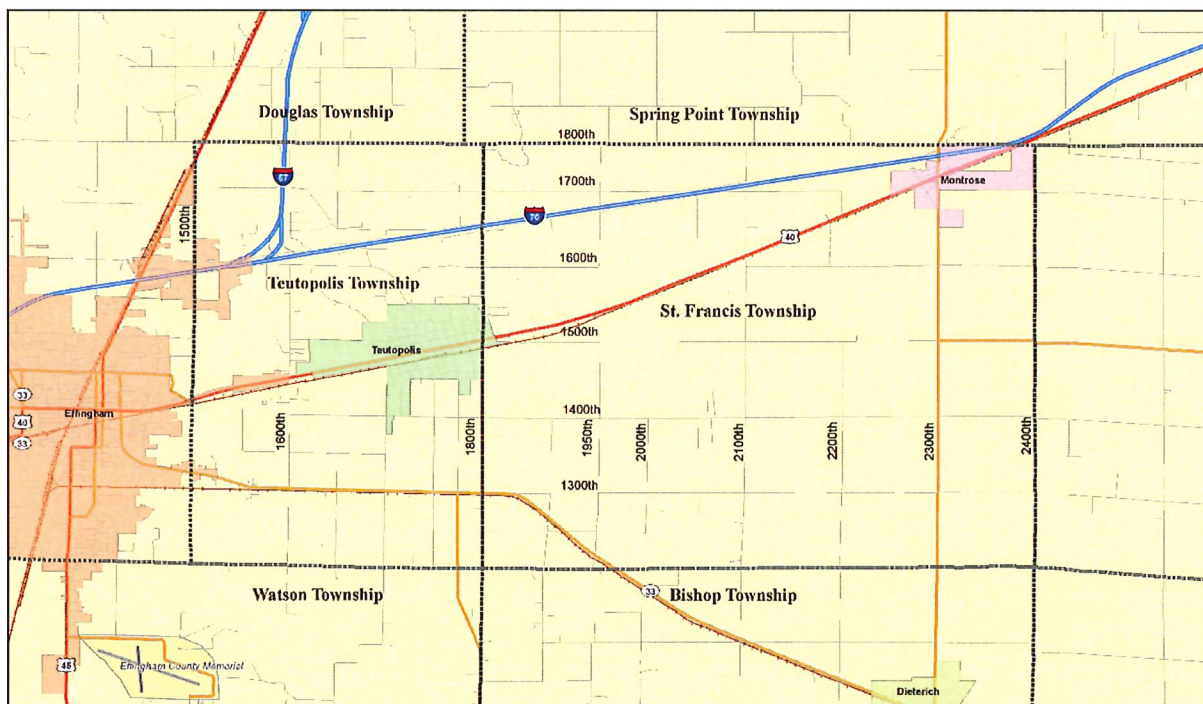


Figure 3. Four- and Eight-Hour Drive Time Area



Over 90% of the Village is in Teutopolis Township, with the remainder located in St. Francis Township. 1600th Street is the dividing line between the townships. The Village is in the service area of several regional organizations that provide economic development, job training, social services, and educational services, including the South Central Illinois Regional Planning and Development Commission, Local Work Force Investment Area 23, Lake Land Community College, and the C.E.F.S Economic Opportunity Corporation.

Figure 4. Township Boundaries



III. Village History

Teutopolis “did not happen or evolve as the accidental byproduct of a trading-post, church, inn, stagecoach relay station, or junction of roadways or railroads, but was the result of much thought and controversy, hard-headed economy, painstaking investigation and planning, at least some degree of vision and certainly a cast amount of patience.” (Cliff Grunloh and Mack Kitten, Teutopolis Sesquicentennial 1839-1989)

Teutopolis was established in 1839 by German immigrants representing the “Deutsche Land-Compagnie oder Ansiedlungsgellschaft (Settlement Society),” a land company organized in large part to establish a German Catholic colony in what was at that time the developing frontier. In 1841, a plat for the Village was filed at the Effingham County Recorder’s Office. The plat was centered on the National Road (currently Main Street/U.S. 40) with all local streets perpendicular or parallel to the National Road. The Village’s current development pattern largely reflects the original plat that created 48 blocks of nearly equal dimensions bounded by Garrett Street, Southern Row, Smith Street, and Northern Row.

Historical landmark events:

- 1841: First business, a general merchandise and inn, was opened, beginning a long history of entrepreneurial activity.
- 1841: First schoolhouse built.
- 1842: Post office opened.
- 1845: Incorporated as a Village and first election held.
- 1851: The Telegraph arrived but failed soon after.
- 1853: St. Peter's Church (renamed St. Francis of Assisi in 1860) constructed; remodeled in 1902, 1950, and again in 2005. The most notable historic building in the Village.
- 1858: German Franciscans arrive, the first friary of the Franciscans in the Midwest. The Franciscans left in 1968.
- 1862: St. Joseph Seminary and College opens. By 1879, there were 400 Franciscans in Teutopolis. The seminary was demolished in 1976.
- 1865: St. Louis, Vandalia & Terre Haute Railroad Company constructed a rail line through Teutopolis.
- 1883: Volunteer fire department organized.
- 1888: The Original Village Hall was built. The ground floor was the fire station, and meetings were held upstairs.
- 1898: Teutopolis Press was established. The newspaper later merged with the Dieterich Special Gazette in 1969.
- 1900: Local telephone service established.
- 1916: Electrical service established.
- 1919: U.S. Route 40/National Road paved.
- 1937: Sewer system constructed by the W.P.A. (Works Progress Administration).
- 1940: Water system constructed.
- 1943: Knights of Columbus Council 2874 installed.
- 1945: American Legion Post 924 established.
- 1948: The Volunteer fire department was reformed into a fire protection district.
- 1960: Natural gas service established.
- 1961: Telephone system went on dial.
- 1963: Teutopolis Fire Protection District moved from the original Village Hall to 200 W. Main St., now J.B. Esker & Sons Inc.
- 1972: Teutopolis Development Company was organized in response to the closing of Weber Bros. Implement and purchased property currently home to Three Z Printing.

- 1975: Teutopolis Monastery Museum founded.
- 1987: Teutopolis Park District formed.
- 1989: Teutopolis celebrated its Sesquicentennial (150th birthday).
- 1993: First nonpartisan village election held.
- 2005: Teutopolis Community for Progress formed.
- 2009: Teutopolis Fire Protection District moved to its current location at 215 W. Main St.
- 2011: Village adopted first Comprehensive Plan.
- 2014: Teutopolis celebrated its Terquasquicentennial (175th birthday).
- 2014: Village joined Effingham Regional Growth Alliance.
- 2014: Wooden Shoe Development Subdivision opened at Commercial Dr.
- 2018: Village began construction on Prairie View Subdivision Phase I, with Phase II beginning in 2020.
- 2019: Fire destroyed the newly remodeled Teutopolis Banquet Hall (Knights of Columbus Hall). A new building was constructed in 2020.
- 2020: COVID-19 Pandemic impacted Village businesses, schools, and social activities.
- 2020: Teutopolis for Tomorrow was formed through a MAPPING (Management and Planning Programs Involving Nonmetropolitan Groups) initiative.
- 2020: Original Village Hall demolished, with a new Village Hall completed in 2021.
- 2023: A semi-truck crashed and spilled anhydrous ammonia east of the Village, resulting in 5 fatalities and the evacuation of over 500 area residents.

Historic Buildings and Architecture

The long-term preservation of cultural landmarks and historic buildings is a nearly impossible challenge in most small towns. Yet these resources often define the community by bridging the gaps between generations as they become the physical manifestation of how a community developed over time. A significant number of historic buildings are still in use in the Village as residences and in commercial and institutional use. St. Francis Church and the adjoining Teutopolis Monastery Museum are perhaps the most notable and visible historic landmarks. Still, there are over 25 structures that are more than one hundred years old in the Village. Lists of the most notable historic structures are described in Figure 5.

Table 1. Notable Historic Buildings

Name	Address	Date	Style	Comments
Bauer Funeral Home	302 E. Main Street	1850	Late Georgian (Federal)	Originally the residence of Mr. and Mrs. John Washefort, who helped settle the Village of Teutopolis. Later the home of Dr. F. F. Eversman, whose son, Dr. Henry Eversman, married Caroline Washefort.
Saint Francis of Assisi Catholic Church	203 E. Main Street	1853	Gothic Revival (church adaptation); Gothic tower was added in 1902	Originally called St. Peter's Church, with Teutopolis Monastery Museum attached.

Bergfeld-Heuerman House	317 W. Main Street	1860	Greek Revival; ornamental brickwork to resemble dentils, iron buttresses, dormers added, modern porch, and brick addition in the rear.	Originally built for Gerhard Bergfeld. Sold to Bishop Juncker of St. Louis.
Hardiek-Hattrup Building	301 W. Main Street	1860	Folk Victorian	Built for H. H. Hardiek as a general merchandise store. There used to be a livestock scale on the east side for weighing cattle. A stockyard was in back.
Teutopolis Monastery Museum	110 N. Garrett Street	1867-1902	Late Georgian (Federal)	Served as a Franciscan monastery until 1967. Currently houses the Teutopolis Monastery Museum on the second floor. First floor used by church parishioners for dinners and religious education.
Siemer Heritage House	100 E. Main Street	1880	Colonial Revival; brick with stone foundation, single dormer, modern porch, and modern rear addition	Originally built for Joseph Siemer.
St. Joseph College bell tower	210 S. Pearl Street	1889	Italianate variation	Originally located next to the gymnasium of St. Joseph College and Seminary.
Deyman-Kitten House	100 W. Walnut Street	1880's	Folk Victorian; brick with stone quoins at corners, stone foundation, and gingerbread on porch	Once occupied and owned by Gerhard Geyman, who made wooden shoes in his shop behind the house.
Gerhardt Deyman Wooden Shoe Shop	100 W. Walnut Street	1880's	Folk Victorian	Gerhardt Deyman made wooden shoes in this building for over 50 years.
Weber Brothers Equipment, Inc.	200 E. Main Street	1895	Originally Italianate; bracketed cornice, pedimented windows on	Weber Brothers Equipment was started by Ben Weber in

			the second floor (modern facade removed features)	1895 and joined by his brother William in 1900.
Agnes Braun Restaurant	122 E. Main Street	1890's	Folk Victorian; fancy brick parapet, arched window headers	Few external alterations to original structure.
Huffman-Habing House	202 E. Walnut Street	1890's	Folk Victorian	Originally built for Dr. Huffman; no major alterations to original structure.
Weber's Clothing and Jewelry, Inc.	114 E. Main Street	1890's	Italianate: bracketed cornice, pedimented window headers, and first floor iron pilasters (removed and replaced by modern brickwork and glass tile), modern west brick addition	Originally H. J. Weber Clothing and Shoes.
Weber House	105 W. Main Street	1890's	Colonial Revival: solid brick construction, stone foundation, and modern porch	Probably built by the Uptmor family, one of whom married Agner Engbring.
Kenter's Tavern	109 E. Main Street	1900	Folk Victorian; ornamental brickwork at top	Originally built for the Highland Brewing Company. Purchased in 1919 by Barney Niemeyer for a grocery store and meat market.
Meyer House	400 W. Main Street	1900	Folk Victorian: vinyl siding, tin roof, and rear addition	
Siemer Milling Company Office Building (original building)	111 W. Main Street	1900	Folk Victorian; fancy brickwork at top, original iron pilasters in front, modern brickwork and windows on the first floor facade, modern west addition	

Brumleve-Weis House	100 E. Walnut Street	1903	Folk Victorian: fish scale siding in gables, spindled porch, and vinyl siding	Originally built for Dr. Lawrence Brumleve.
Schultz-Hardiek House	101 W. Walnut Street	1905	Folk Victorian; tower with elliptical windows, modified Palladian window in main gable, fish scale siding in gables, polymer siding, modern rear addition	Originally built for John M. Schultz, the fourth son of August and Mary Schultz.
Lake-Schumacher House	113 E. Walnut Street	1906	Folk Victorian; fish scale siding in gables	Originally built for Barney Lake. Former accompanying barn was used as a veterinary stable.
Uptmor-Siemer House	308 W. Walnut Street	1913	Prairie: asymmetrical with hipped roof	Built for the Clemens Uptmor Jr. family. Believed to be a Sears and Roebuck package home.
Whitehouse Manufacturing Company	201 W. Main Street	1913	Industrial; ornamental brickwork at top and modern west addition	Originally built for the Uptmor Department Store, handling furs, diamonds, and imported clothing. Whitehouse was formerly the M. Snower Company. Whitehouse manufactures health care apparel.

Source: Lewis, Phil. *Effingham County: A Pictorial Survey of Distinctive Structures More than 50 Years Old*. Effingham: 1986.

IV. Natural Environment

The geographic center of the Village is located at 39.1330967 degrees latitude and -88.4719918 degrees longitude and sits at approximately 604 feet elevation. Teutopolis is located in an area of Illinois that was glaciated within the last 150,000 years. This land-forming process left behind a relatively level topographic plain of glacial sediment (sand and gravel) overlaid by soils of glacial origin, often called loess. The glacial sediment is normally less than 100 feet thick. Bedrock in the area is Late Pennsylvanian sedimentary rock.

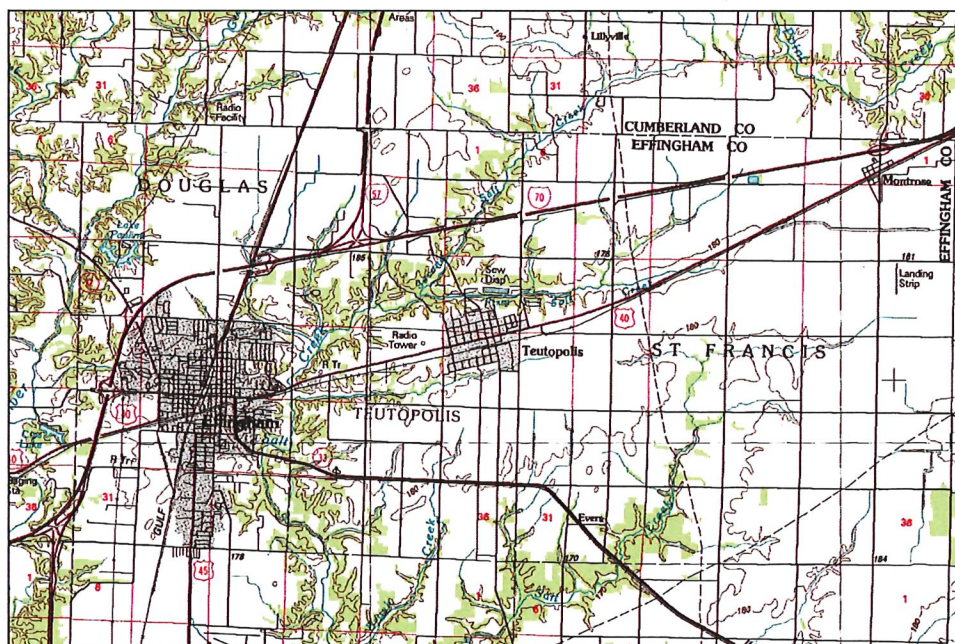
The fertile soil surrounding the Village supports a large variety of agricultural enterprises. Effingham County has a more diverse agricultural sector than most Illinois counties, where row crop production dominates land use and farm sales. According to the 2022 Census of Agriculture, Effingham County's agricultural landscape has experienced two notable changes:

- **Average Farm Size:** The average farm size in Effingham County decreased to 230 acres, down from 251 acres in 2017, reflecting an 8% reduction over five years.
- **Market Value of Products Sold:** The total market value of agricultural products sold in the county reached approximately \$298.5 million in 2022, marking a 53% increase since 2017.

Although no mineral resources of economic significance are mined in the immediate area surrounding Teutopolis, there are coal, oil, and gas resources in Effingham County. No active coal mines are operating in the County at this time, primarily because of the cost of developing those mines.

In 2008, Effingham County produced 117,000 barrels of oil. By 2024, production had declined to 63,036 barrels, reflecting a significant decrease. This decline mirrors broader trends in rural Illinois counties, where traditional industries have experienced downturns. However, Teutopolis has managed to maintain stability due to its proximity to Effingham's employment market, robust civic institutions, reputable school systems, and access to major transportation routes like I-57 and I-70.

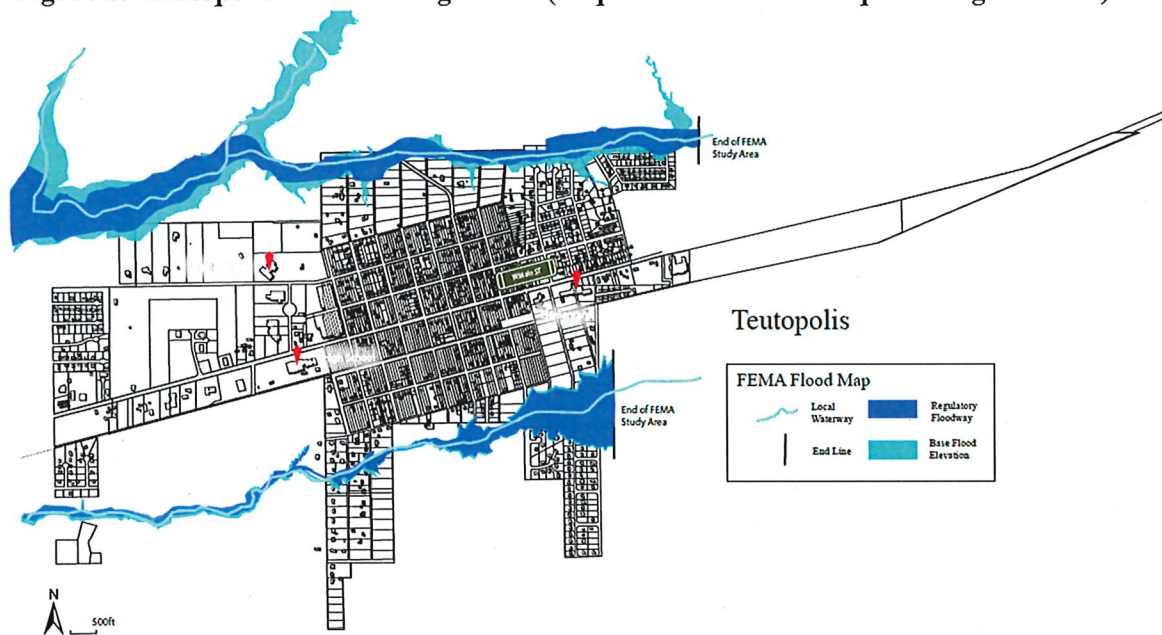
Figure 5. Teutopolis Area Topographic Map



Natural drainage flow is towards the west into Salt Creek by way of First Salt Creek, located on the northern border of the Village, and by an unnamed intermittent stream located on the southern border (Figure 6). The only flood hazard area in the Village is along First Salt Creek. Salt Creek is the dominant landscape and topographic feature near the Village. The Creek forms a natural barrier between Effingham City and Teutopolis. The wooded uplands along the two forks of Salt Creek north and west of the Village have been a favored site for large-lot residential development along Snake Trail Road. The Village sewage treatment plant releases treated effluent into First Salt Creek.

Soils are generally 'somewhat poorly' to 'very poorly' drained except along natural drainage features. Drainage in the area south and east of the Village is particularly poor because of the nearly level topography. The developed area of the Village has poor drainage because of the large area covered with impermeable materials like roads and building footprints.

Figure 6. Teutopolis Area Drainage Class (As per FEMA Flood Map Drainage Pattern)



V. Community Characteristics

A. Population

Population trends in the Village have steadily increased since 1970, excluding a brief period from 2008 to 2010. This decrease is mirrored in nearby counties and cities, although it is not representative of the significant growth experienced in the village before and after. Between 1970 and 2024, the population of Teutopolis grew from 1,249 to 1,693, an increase of over 20%, reflecting a consistent trajectory of growth unlike many small rural communities in the Midwest experiencing stagnation or decline. The city of Mattoon saw its population diminish from 18,565 in 1990 to 16,560 in 2024, a loss of over 2,000 residents, 10% of the population. Dieterich, a smaller village in the county, showed a 44.25% growth from 2010 to 2020, increasing from 617 to 890 people, but lost population from 2020 to 2023, a decrease of 3.8%. Similarly, Effingham County grew from 24,608 in 1970 to a peak of 34,676 in 2020, before slightly declining to 34,362 in 2023. Population growth trends in the Village run counter to state trends, granted that over two-thirds of Illinois counties lost population during this time. The substantial increase in population that occurred in 1970 and 1990 was typical of rural locations in Illinois, but the magnitude of population growth at the county level was far above average growth for rural counties. Teutopolis experienced population growth after 2010, even as Effingham and other surrounding communities lost population. Teutopolis outpaced the county's overall rate the last two decades, signaling its vitality within a plateauing regional context.

Table 2: Teutopolis Population Trends accompanied by a comparable Effingham County, Mattoon, and Dieterich Population (Source: U.S. Census Bureau. (2023). *Population: Teutopolis village, Illinois*. American Community Survey 5-Year Estimates. Retrieved from <https://data.census.gov/table/ACS5Y2023.B08141?q=Teutopolis+village,+Illinois+>)

Year	Teutopolis Population	Percent Change	Effingham County Population	Percent Change	Mattoon Population	Percent Change	Dieterich Population	Percent Change
1970	1,249	-	24,608	-	-	-	532	—
1990	1,417	0.2%	31,704	2.5%	18,565	-	568	19.00%
2000	1,559	10.0%	34,264	8.1%	18,229	-1.8%	591	-10.30%
2010	1,530	-1.9%	34,222	-.12%	18,555	1.7%	617	4.00%
2020	1,618	5.76%	34,676	1.33%	16,870	-9.1%	890	44.25%
2023	1,693	4.6%	34,362	-.91%	16,560	-1.8%	856	-3.8%

Teutopolis has a relatively young age profile compared to other locations of similar size and structure in Illinois. In 2010, ages 0-19 made up 32% of the Village population. In Effingham in 2010, ages 0-19 accounted for 26%. A 6% difference between the two locations. In 2023 this difference was 7%. This indicates a strong presence of children in the village, and a higher percentage of the population being

children compared to other cities like Effingham. Moreover, the average age of 37.9, in 2023, is two years younger than the median age for Illinois and Effingham, both being 39.5. The quality of schools and the rise of employment opportunities in the area have been noticeable factors influencing the attraction and retention of young adults with children. This large portion of young residents is seen in the workforce and is representative of the group of people reporting a lack of childcare options and a need for more housing options.

The number of children under the age of 19 has remained unchanged between 1990 and 2023, however the population of children under the age of 5 has decreased by 16% from 2010 to 2023. This is a result of fewer childbirths and a tendency to have fewer children in young families. Which implies a migration of families with slightly older children to the village, strengthening the younger population base. This is further explained in the increase in percentage of the population in the age range 20-34 from 2010 to 2023. The consistent number of young adults aged 20-34 years is a positive indicator, granted this age cohort is shrinking in rural locations due to out-migration and loss of industry. These are the individuals most likely to start a family, buy a home, and settle down in Teutopolis. Retention of this population and welcoming in migration will continue to be essential.

The largest change in population in Teutopolis occurred in the 50-69 range. From 2000 to 2023, there was a 9% increase in population for this age cohort. A trend that has continued since 2010 and 1990, when this age group experienced a 2.7% percent change in population. Depicting an aging population and the perennial trend of senior residents staying in the Village. This age group includes the 'Baby Boomers' who have now retired or are on the cusp of retirement. In the 2011 Teutopolis comprehensive plan, it was unclear if this age group would decide to retire in place; however, with the clear steady increase in senior population, this group of people is projected to stay.

While many small towns in rural Illinois face economic stagnation and the outmigration of younger populations, Teutopolis stands out as a notable exception. Teutopolis nurtures a community character that retains families and young adults, offering opportunity amid broader regional challenges.

Table 3 : Population Age Distribution

(Source : U.S. Census Bureau. (2023). *Population : Teutopolis village, Illinois*. American Community Survey 5-Year Estimates. Retrieved from <https://data.census.gov/table/ACSST5Y2023.S0101?q=Teutopolis+village,+Illinois+population>)

		Teutopolis Township			City of Effingham		
Age	Year	2000	2010	2023	2000	2010	2023
0-19		927 (37%)	814 (32%)	807 (29%)	10,723 (31%)	9,080 (26%)	6,733 (21%)
20-34		406 (16%)	464 (18%)	501 (18%)	6,022 (18%)	6,334 (18%)	6,278 (20%)
35-49		611 (24%)	529 (21%)	517 (19%)	7,833 (23%)	6,109 (18%)	6,044 (19%)
50-69		375 (15%)	492 (18%)	706 (26%)	6,130 (18%)	8,879 (26%)	8,880 (28%)
70 +		196 (8%)	283 (11%)	214 (8%)	3,556 (10%)	3,930 (12%)	4,318 (12%)
Total		2,515	2,582	2,745	34,264	34,332	31,896

Median Age	30.9	35.6	37.9	35.7	38.7	39.5
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B. Housing

Adequate housing is essential to building a strong community. It becomes especially important when a community experiences population growth. The Village of Teutopolis has a total of 748 housing units, of which three out of every four are owner-occupied, as of the 2023 ACS estimates. While around one in four units are renter-occupied, the data show that most housing units, including these renter-occupied units, are detached single-family homes, with comparatively few multi-family units.

Currently, Teutopolis is zoned primarily for R-1 single-family housing (see Figure 12 for the full zoning map). There is very limited space for R-2 and R-3 developments. While most of the village prefers low-density housing developments, the current ordinances leave limited options for many, particularly seniors looking to downsize or move into a senior housing complex or assisted living facility. Seniors are therefore forced to leave Teutopolis if they wish to live in one of these facilities. Housing options for seniors is one of the largest points of dissatisfaction in the village, and thus it will receive special attention.

Table 4: Teutopolis Housing Situation Overview

(Source: U.S. Census Bureau. (2023). *Housing: Teutopolis village, Illinois*. American Community Survey 5-Year Estimates. Retrieved from [S1101: Households and Families - Census Bureau Table](#))

Village Housing Overview		
Housing Units	748	
Owner Occupied	503	73%
Renter Occupied	186	27%

Table 4 gives a general overview of housing in the Village. Nearly three quarters of all units are owner-occupied, with around a quarter of units being rented occupied. This is an indication that the majority of village residents prefer to own rather than rent.

Table 5: Households Type (Source: U.S. Census Bureau. (2023). *Households: Teutopolis village, Illinois*. American Community Survey 5-Year Estimates. Retrieved from [S1101: Households and Families - Census Bureau Table](#))

Household Type		
Households:	689	
Family Households:	475	68.9%
Married-Couple Family	397	57.6%
Single-Parent Households:	78	11.3%
Non-family Households:	214	31.1%
Male Householder	154	22.4%
Female Householder	60	8.7%

Table 5 shows households by type. As shown in the above table, just over 2/3 of households in the village are families. Sources of public input have mentioned that Teutopolis is a very family-oriented town, and this table reflects that. Based on this same public input, this aspect of the village's identity is very important to its residents, and many wish for this aspect to remain unchanging. Single-family homes are likely to be in highest demand. Large multi-family buildings are likely to be in lowest demand due to the low population of the Village.

Table 6: Teutopolis Housing Units (Source: U.S. Census Bureau. (2023). *Housing: Teutopolis village, Illinois* (Table B08141). American Community Survey 5-Year Estimates. Retrieved from [S1101: Households and Families - Census Bureau Table](#))

Types of Housing Units in the Village of Teutopolis		
Housing Units:	748	
1 Unit (Detached)	657	87.8%
2	20	2.7%
3 or 4	16	2.1%
5 to 9	26	3.5%
10 to 19	16	2.1%
Mobile Home	13	1.7%

Nearly 90 percent of housing units are detached single-occupancy houses. Also of note is that the number of 1 unit detached housing is greater than the number of owner-occupied housing units. This indicates that even most of the properties being rented are single-occupancy units, meaning that single-unit dwellings are of highest demand in the Village. Multi-family housing is made up almost entirely of buildings with less than 10 dwellings, but the data and public input show that there is low demand for more of these types of housing units.

Table 7: Teutopolis Housing Value (Source: U.S. Census Bureau. (2023). *Housing: Teutopolis village, Illinois* (Table B08141). American Community Survey 5-Year Estimates. Retrieved from [S1101: Households and Families - Census Bureau Table](#))

Housing Value of Owner-Occupied Units		
Owner-Occupied Housing Units:	503	
Less than \$20,000	0	0%
\$20,000 to \$49,999	3	0.6%
\$50,000 to \$99,999	28	5.6%
\$100,000 to \$149,999	37	7.4%
\$150,000 to \$299,999	311	61.8%
\$300,000 to \$499,999	74	14.7%
\$500,000 to \$749,999	26	5.2%
\$750,000 or more	24	4.8%

Two-thirds of owner-occupied units in the Village are worth between \$150,000 and \$299,999 (based on 2023 dollars- roughly \$159,000 and \$318,000 in 2025). With the possibility of a new housing development within the next 5-10 years, it is important to consider the already existing housing values in

the Village. The above table along with income data will give developers and the committee insight into the type of housing that should be built.

Table 8: Teutopolis Housing Value (Source: U.S. Census Bureau. (2023). *Housing: Teutopolis village, Illinois* (Table B08141). American Community Survey 5-Year Estimates. Retrieved from [S1101: Households and Families - Census Bureau Table](#))

Median Household Income in for Renters in the Past 12 Months (In Inflation-Adjusted Dollars)	Village of Teutopolis	Effingham County
2023 Inflation-Adjusted	\$68,333	\$42,573
2025 Inflation-Adjusted	\$72,558	\$45,205

Table 8 highlights one of the biggest differences between the Village and Effingham County in terms of housing. The median income for renters in Teutopolis is over \$25,000 higher than the entire county. If rental housing is to be expanded in the Village, this large difference will need to be accounted for by both developers, property owners, and the board. Despite this difference, the median gross rents and average gross rents of Effingham County (\$734 and \$755, respectively) are higher than those of Teutopolis (\$600 and \$662) as of 2023. Considering this difference, there is a potential for Teutopolis to fill a need for cheaper rental housing, especially when considering its proximity to the City of Effingham, the largest in the county.

C. Income

Teutopolis' demographic and economic change reflects the city's changing role within the region, which is influenced by factors such as housing demand, migration trends, and economic circumstances. The town's total number of households has steadily increased over the last ten years, suggesting sustained demand for housing in the community. This increase indicates a transition community that is moving toward a more varied and economically mobile population, whether due to local economic prosperity, suburbanization tendencies, or improved infrastructure.

Teutopolis' growing economy is further reflected in household incomes and prosperity. Strong economic resilience can be seen by the 54.2% spike in the nominal median household income. In 2011, the median household income in Effingham County was \$48,632. When adjusted for inflation to 2023 dollars, this equates to approximately \$67,500. By 2023, the median household income had risen to \$75,380, indicating a real growth of about 11.68% over this period. In 2023, Teutopolis households earned significantly more than the average household in Effingham County. The median household income in Teutopolis was 28.5% higher, reflecting a more affluent, family-oriented, and economically stable community—likely tied to its strong homeownership rate, educational quality, and proximity to high-wage employment opportunities.

Table 9: Teutopolis Median Income Inflation Adjusted Comparison (2011 vs. 2023) (Source– U.S. Census Bureau. (n.d.-c). *Explore Census data*. <https://data.census.gov/table/ACSST5Y2023.S1901?q=160XX00US1774743> and U.S. Census Bureau. (n.d.-d). *Explore Census data*. <https://data.census.gov/table/ACSST5Y2011.S1901?q=Teutopolis%202011%20population>)

Category for Teutopolis	2011	2011, Inflation Adjusted with CPI	2023	Percent Change
Total Households	597		689	--
Median Household Income (\$)	\$62,829	\$90,630.64	\$96,875	6.89%
Mean Household Income (\$)	\$79,637	\$114,876.13	\$136,455	18.78%
Median Family Income (\$)	\$76,364	\$110,154.84	\$126,964	15.26%
Mean Family Income (\$)	\$98,625	\$142,266.26	\$164,093	15.34%

Median Married-Couple Family Income (\$)	\$84,375	\$121,710.68	\$137,292	12.80%
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Table 10: Effingham County Median Income Inflation Adjusted Comparison (2011 vs. 2023) (Source: U.S. Census Bureau. (n.d.). QuickFacts: Effingham County, Illinois.

<https://www.census.gov/quickfacts/fact/table/effinghamcountyillinois/LND110210>

Category for Effingham County	2011	2011 (Adjusted to 2023 Dollars)	2023	Percent Change
Median Household Income (\$)	\$48,632	\$67,500	\$75,380	+11.68%

D. Economic Development and Labor Force

Current Conditions

Teutopolis has a strong economic foundation, characterized by a diverse business ecosystem, a high labor force participation rate, and a large concentration of locally owned businesses. Current economic conditions function around the original 2011 comprehensive plan and its guidance, The Teutopolis Community for Progress (TCFP) established in 2005, and Tax Increment Financing (TIF) Districts implemented 2014 and in 2017. Teutopolis also collaborates with regional organizations, such as the Effingham Regional Growth Alliance, and the South Central Illinois Regional Planning and Development Commission, and the Illinois Department of Commerce & Economic Opportunity, to aid and incentivize business development. Collaboration with these entities supports economic development and the direction for future growth in the village.

The Teutopolis Community for Progress (TCFP), operating as a nonprofit 501(c)(3) organization, has undertaken various projects regarding development initiatives, including the installation of Christmas lights, banners on Main Street, beautification and artwork, creation of Teutopolis.com, development of a business directory and brochure, and involvement in local government entities, civic organizations and business development. These efforts underscore the attention to the local business environment and overall community well-being in previous initiatives, as well as the success they have had in improving the local economy. Demonstrated by a 17% positive shift change in total employment by the NAICS industry sector from 2010 to 2020.

The Tax Increment Financing (TIF) district, known as the Central Redevelopment Project Area (established in 2017), has shown similar benefits in stimulating the redevelopment of industrial and downtown areas. The Central Redevelopment Project Area contains approximately 446 acres, including streets and public rights-of-way. *Redevelopment Plan Summary Report*. There are 181 total parcels of real property, 155 of which (86%) have seen improvement since the initiation of the TIF district (i.e., buildings, parking lots, etc.). Much of the improvement of the environment is happening within the proposed area, and encompasses improvements to the public right-of-way, and buildings with physical deterioration and that are advanced in age.

Table 11: Conservation Area for the Village of Teutopolis (Source: *Redevelopment Plan Summary Report, Central Redevelopment Project Area Plan*)

Redevelopment Conservation Area and Blighting Area Factors Central Redevelopment Project Area Village of Teutopolis, Illinois		
	Total	Percent
Number of Improved Parcels	155	86%
Number of Vancant Parcels	26	14%
Total Pracels	181	100%
Number of Buildings 35 Years or Older	116	78%
Number of Buildings	148	100%
Improved Parcels Sub-Area Count (Non-vancant)	24	-
Conservation Area Improved Land Factors		
Number of Dilapidtd Buildings	12	8%
Number of Obsolete Buildings	2	1%
Number of Deteriorated Buildings	102	69%
Number of Parcels with Site Improvements that are Deteriorated	110	71%
Deteriorated Streets and/or Sidewalks by Sub-Area	19	79%
Total Deterioration		73%
Number of Parcels with Excessive Land Coverage or Overcrowding of Structures	23	17%
Deteterious Land Use or Layout by Sub- Area	12	50%
Deteterious Land Use by Improved Parcel	113	73%
Lack of Community Planning By Improved Parcel	121	78%
Declining or Sub-Par EAV Growth	NO	
Blighted Area - Vancant Land Factors		
Obsolete Platting	6	23%
Diversity of Ownership (# of Different Owners)	17	65%
Deterioration of Adjacent Structures or Sites	15	58%

Commercial and industrial activities remain concentrated along the US 40/Main Street corridor. Privately owned vacant industrial development sites are available on the Western and Eastern edges of the incorporated area. Offering potential opportunities for business expansion. However, as the Village continues to grow, the central corridor remains a primary focus. Teutopolis has a central business district located in the heart of town and should continue to support its development. This will attract more business and more foot traffic. Increasing overall economic interactions in the city will support a more sustainable business network. In collaboration with the commercial and industrial expansion to the East and West.

Local Economy

The local economy in Teutopolis is influenced by several major industries such as 3 Z Printing, Stevens Industries, and Siemer Milling Company. The companies' combined employ nearly 1,000 workers, as of 2022, and provide significant property tax revenue for the Village. The number of jobs withing the Village of Teutopolis in 2022 totaled 2,160, an increase of 310 jobs since 2010. In 2024 The Teutopolis Chamber of Commerce business directory listed 361 businesses in the village. 76 percent of these businesses, 273 in total, fall under the small business category, enterprises with less than 100 employees. A significant portion of these businesses are locally owned and operated. The local economy is based on small businesses and the work ethic and entrepreneurial spirit of Teutopolis. Moreover, there is a large self-employed population present, 116 people. The village will need to balance and fairly support small, large, and individual businesses, and understand each is an important factor in the local economy.

Table 12: Job Category for the Village of Teutopolis (Source: *Redevelopment Plan Summary Report, Central Redevelopment Project Area Plan*)

Jobs by NAICS Industry Sector						
	2022		2020		2010	
	Count	Share	Count	Share	Count	Share
Agriculture, Forestry, Fishing and Hunting	0	0.0%	0	0.0%	3	0.2%
Mining, Quarrying, and Oil and Gas Extraction	22	1.0%	20	0.9%	10	0.5%
Utilities	0	0.0%	0	0.0%	0	0.0%
Construction	167	7.7%	128	5.6%	200	10.8%
Manufacturing	1,103	51.1%	1,162	50.8%	979	52.8%
Wholesale Trade	23	1.1%	53	2.3%	90	4.9%
Retail Trade	327	15.1%	405	17.7%	170	9.2%
Transportation and Warehousing	39	1.8%	32	1.4%	37	2.0%
Information	8	0.4%	1	0.0%	1	0.1%
Finance and Insurance	53	2.5%	53	2.3%	17	0.9%
Real Estate and Rental and Leasing	0	0.0%	1	0.0%	0	0.0%
Professional, Scientific, and Technical Services	11	0.5%	10	0.4%	0	0.0%
Management of Companies and Enterprises	0	0.0%	0	0.0%	0	0.0%
Administration & Support, Waste Management and Remediation	5	0.2%	3	0.1%	1	0.1%
Educational Services	154	7.1%	154	6.7%	172	9.3%
Health Care and Social Assistance	97	4.5%	160	7.0%	65	3.5%
Arts, Entertainment, and Recreation	0	0.0%	0	0.0%	0	0.0%
Accommodation and Food Services	56	2.6%	44	1.9%	41	2.2%
Other Services (excluding Public Administration)	84	3.9%	53	2.3%	56	3.0%
Public Administration	11	0.5%	10	0.4%	11	0.6%

Manufacturing remains the largest local employment sector, with 1,103 jobs (51.1% of total employment) in 2022. While it saw a slight decline from 1,162 jobs in 2020 (50.8%), it still represents the backbone of the local economy. Consistently accounting for around 50% of all jobs from 2010 to 2022. This sector's stability is reflected in the presence of major local employers like the aforementioned Stevens Industries, Siemer Milling, and Three Z Printing. Employment trends in the village also suggest a resurgence in construction jobs. Rebounding in 2022 (167 jobs), after declining from 2010 (200 jobs) to 2020 (128 jobs). Increases that pinpoint specific growth in the industry in the village. Furthermore, minimal change in public sector jobs implies that industry is growing faster than the population. Granted, public sector jobs would serve the general public. Demonstrating that even though healthcare and wholesale trade showed significant declines, which could indicate structural shifts, the village still has a thriving labor force. Professional and financial services have seen slight growth as well, but the village remains largely industrial and trade oriented.

Labor Force

Labor force participation in Teutopolis is high at 75.4 % among residents who are 16 and older, 10% higher than the statewide average, of 65%. In 2008, the participation rate was 73.6%, indicating a 2.5% increase in participation since 2008. 38.6% of the labor force have a high school diploma or less education. This can be explained by the large number of younger workers present in the village. Many school-age children in the town work and add value to the local economy. The school has an employment program that is influential in creating and allowing this pipeline. Many businesses rely on their labor to function. Moreover,

the village has a strong connection to the trades and job training programs, creating work opportunities without needing a college degree.

Since 2010, the percentage of workers under the age of 29 has remained constant, hovering around 24%. A positive indicator of local business success and the ability to pay for interns and summer workers. On the other side of the spectrum, there's a large and growing senior workforce in the village also. 27.1% of the workforce population is 55 or older. A 53% percent change increase from 2010 to 2020, where 14.8% of people 55 and older worked, compared to 27.1% in 2022. Eventually, this population will retire, leaving a gap in the workforce, and the need to hire, train, or invite new talented professionals.

A main feature of Teutopolis's labor force is that there are more job opportunities than people in the village. Teutopolis experiences a high commuter population, due to this. Continual incentivization of commuters, migration to the village, and support of younger and elder workers is vital.

Table 14: Work By Educational Attainment

Educational Attainment	2022		2020		2010	
	Count	Share	Count	Share	Count	Share
Less than High School	161	7.5%	156	6.8%	129	7%
High School	674	31.2%	726	31.7%	583	31.5%
Bachelor's Degree	294	13.6%	307	13.4%	242	13.1%

Table 15: Work By Age Cohort

Age Cohort	2022		2020		2010	
	Count	Share	Count	Share	Count	Share
29 or Younger	509	23.6%	472	20.6%	129	24.7%
30-54	1,065	49.3%	1,213	53%	1,121	60.5%
55 and Older	586	27.1%	307	26.4%	274	14.8%

E. Transportation

The Village of Teutopolis has dedicated itself to constructing an infrastructure network that is safe, productive, and accessible. The Village of Teutopolis continues to dedicate itself to establishing a network of efficient and safe routes that will help businesses, residents, and eventual future development. As the city's home ownership population and manufacturing facilities continue to grow, Teutopolis' transportation network must grow according to new needs, safety concerns, and multimodal traffic for residents. Improvements to drainage systems and the streetscapes remain major concerns, particularly along busy sidewalks along Main Street and 1600th Street.

Functional Street Classification

A functional street classification uses traffic counts and street connectivity to other transportation routes to establish a hierarchy of roads. The figure 'functional street classification and traffic counts' illustrates the functional classification for roads in Teutopolis. Within the Village, traffic counts vary from a high of 8,300 on West Main/US 40 to less than 300 on some local residential streets. Main/US 40 is the principal arterial providing east-west connectivity. Pearl and Green Streets, with traffic counts above 2,000 are collectors within the Village but act as minor arterials as they leave the Village because these routes connect to other major transportation routes. East Walnut is a secondary collector with counts between 1,150 and 1,650. The highest traffic count on local streets occurs at the western edge of the Village on Race Street, which provides access to the Junior High School, Teutopolis Park, and local industry.

Table 16: Functional Street Classification

Arterials	Serve traffic flowing through cities and longer journeys outside cities. They transport huge quantities of traffic and offer links to important servers of activity.
Collectors	Provide circulation and accessibility to commercial, industrial, and residential geographic areas. These facilities gather traffic from residential communities' small highways and channel it onto the arterial systems.
Local streets	The smallest degree of mobility is supplied by local pathways, and vehicle movements on these roads frequently become discouraged. any roads and streets not otherwise mentioned in the previously mentioned classification.

Truck Traffic & Traffic Conditions

Teutopolis's truck traffic poses unique planning issues that are common to small towns, juggling the financial need for freight transportation with worries about noise, traffic, and safety. Two main sources of demand for truck traffic within the village include industry and agriculture. Teutopolis is home to more than 100 prosperous companies, most of which are locally owned and run. The village's truck traffic is greatly influenced by Stevens Industries, Three Z Printing, and Siemer Milling Company. For more than 75 years, Swingler Construction, a fourth-generation family-run general contractor, has been a mainstay of the Teutopolis and neighboring counties' construction sector. These companies require the constant transfer of equipment and goods, which affects traffic patterns, especially along Main Street/US 40.

Current traffic assessments show bear out this high volume of truck traffic; daily averages vary from more than 500 trucks on Main Street west of Pearl Street to nearly 300 trucks on Main Street/US 40 close to the

town's eastern limit. Figure 9 identifies permitted Type I and II truck routes in Teutopolis and the surrounding areas, and related traffic volumes.

Railroads

In 2025, Teutopolis, Illinois, is served by the CSX Transportation railway line, a vital conduit for freight movement that supports the village's industrial and agricultural sectors. The condition of the railroad infrastructure is crucial for the timely and safe transport of goods. In March 2025, the Village Board approved a payment of \$41,582 to CSX Transportation for services related to drainage improvements around the crossing at Pearl Street and Oak Street. This investment demonstrates the village's commitment to maintaining and enhancing the railway's condition to ensure efficient operations. Overall, Teutopolis remains proactive in addressing railroad infrastructure and safety concerns, recognizing the railway's integral role in the community's economic vitality.

Figure 7. Effingham County Highway Map (Source: *Transportation improvement programs*. (n.d.). <https://idot.illinois.gov/transportation-system/transportation-management/transportation-improvement-programs>)

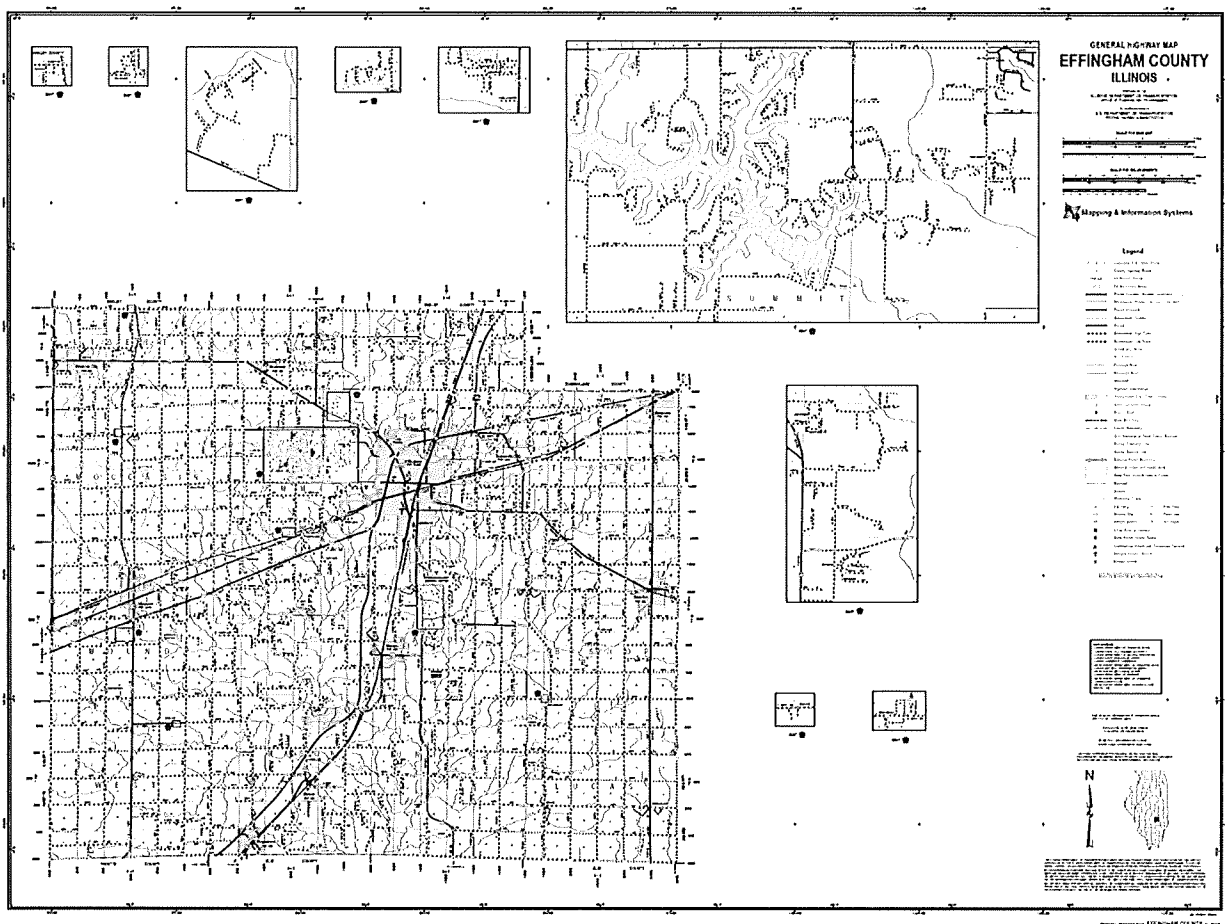


Figure 8. Effingham County Highway Map (Source: *Transportation improvement programs. (n.d.). ArcGIS dashboards. (n.d.).*

<https://idot.maps.arcgis.com/apps/dashboards/44e0af50893e4be29d6d51d117cb5903>

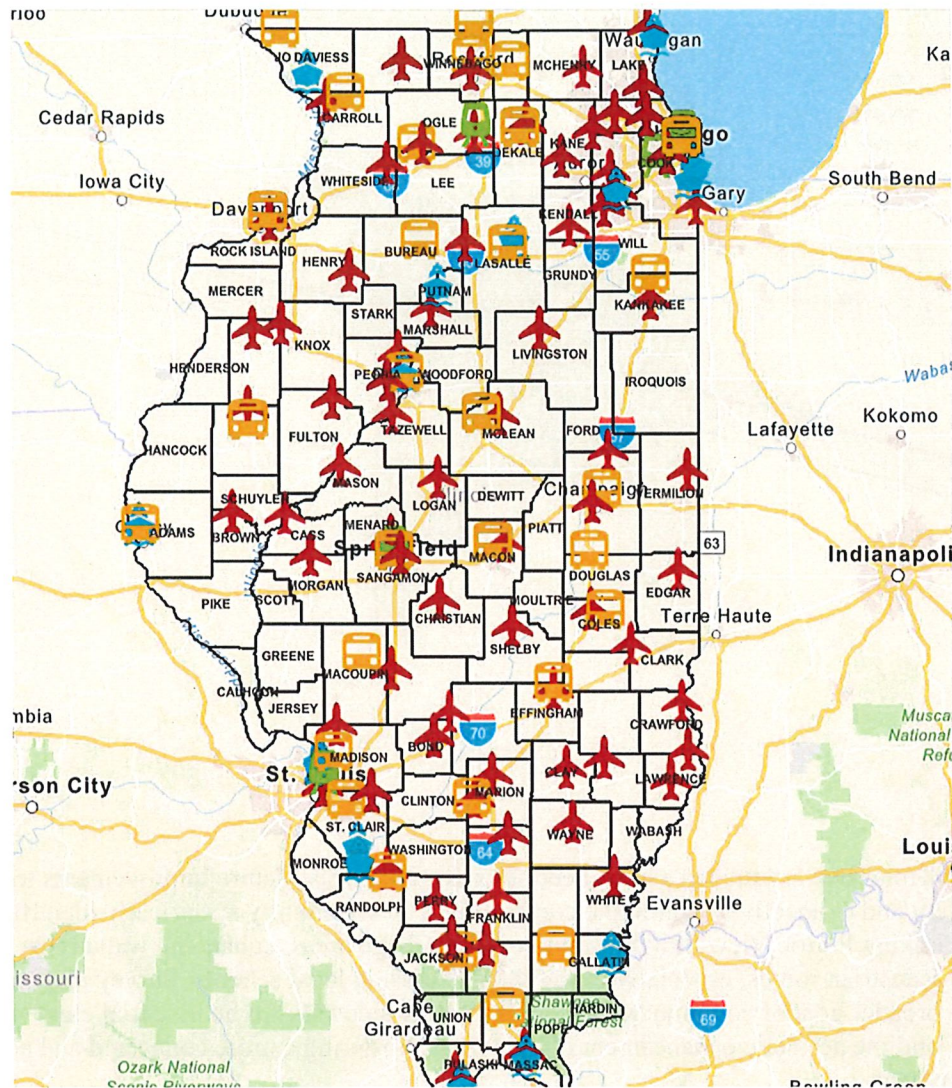
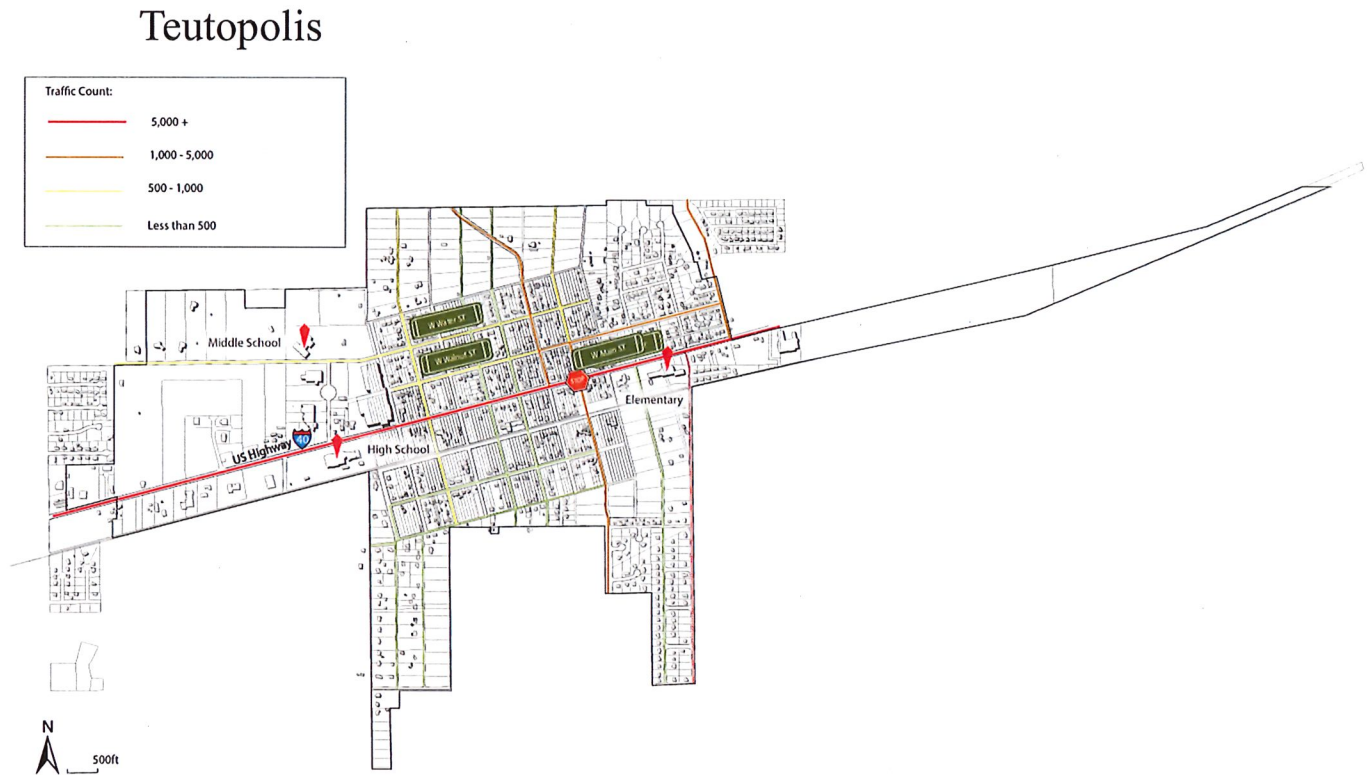


Figure 9: Teutopolis Traffic Count Map

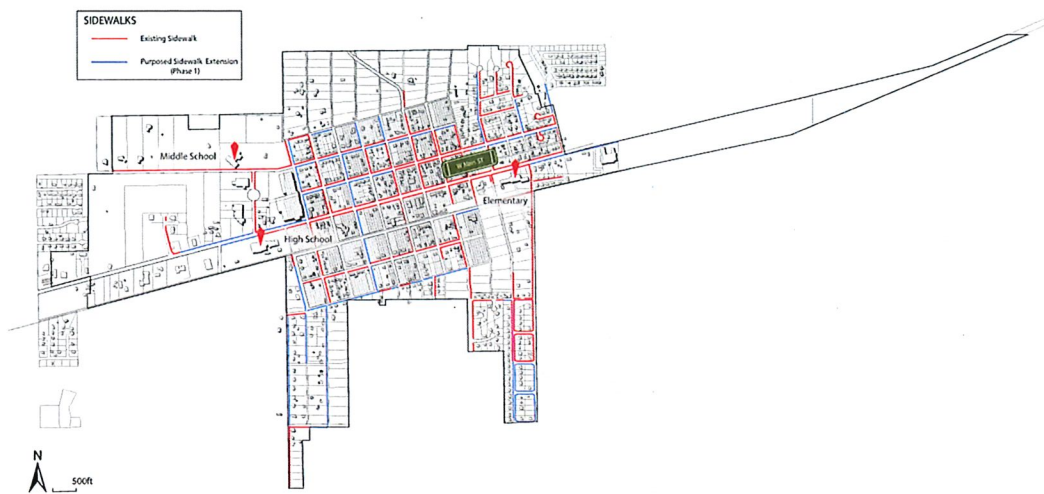


Sidewalks

Teutopolis residents have articulated a clear need for sidewalk infrastructure improvements to promote pedestrian safety and connectivity within the community. The community specifically identified the need for sidewalks linking Prairie View Subdivision to central village areas, enhancing walkability and ensuring safe pedestrian routes, especially for children accessing local schools. Survey respondents also pointed to the broader goal of community upkeep, indicating sidewalks as an essential element for both general safety and the aesthetic enhancement of Teutopolis, fostering a more connected and accessible village environment.

Figure 10: Sidewalk Map

Teutopolis



F. Land Use

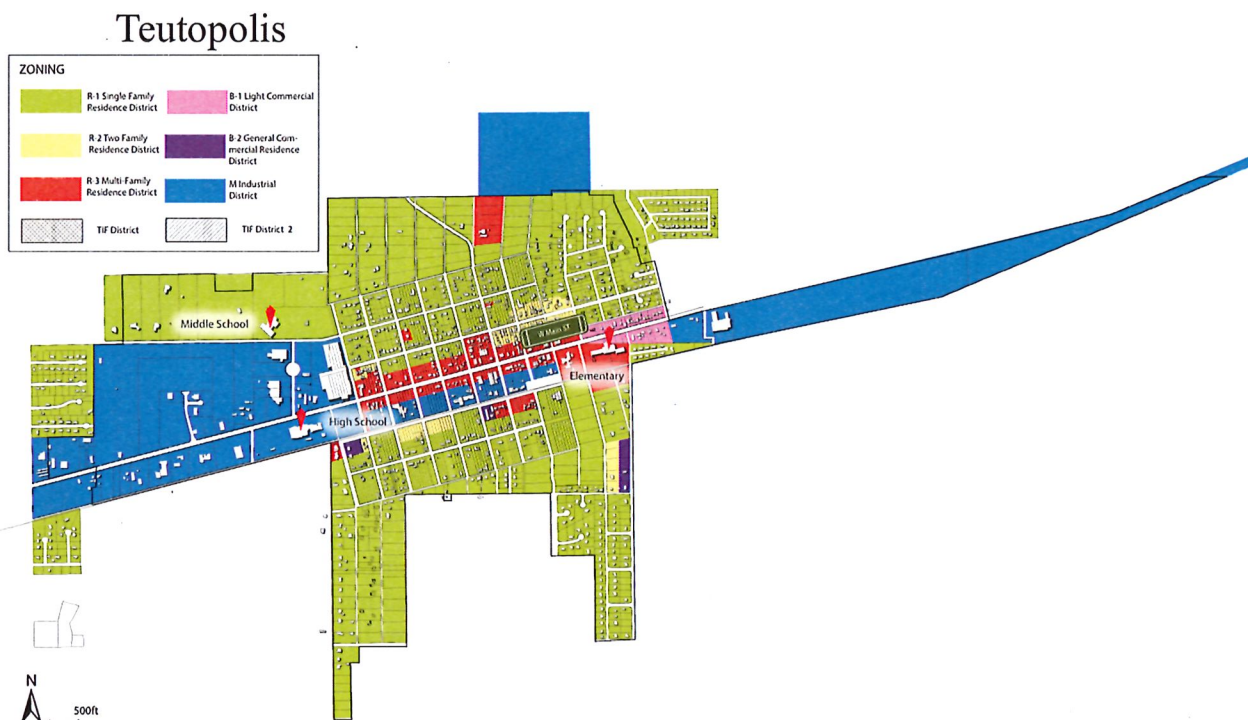
Assessing both current and future land use is a fundamental aspect of any comprehensive plan. The built environment directly influences our daily decisions and quality of life. The zoning and future land use maps acknowledge this and prompts that land use decisions are rarely simple, and many uncertainties exist regarding the future demands on land resources. Continual growth and the Villages' expansion have led to new pressures. Looking towards the future, the annexation of new land for residential development, commercial revitalization, the formation of a central business district, and industrial innovation are at the forefront. Extensive research, including public input, land use projections, and policy considerations, have been conducted to ensure responsible, productive, and sustainable development. "A nation that destroys its soils destroys itself." – Franklin D. Roosevelt. A quote from the original 2011 plan. To continue the legacy set forth by the first comprehensive plan, A fitting guiding principle for the Village's approach to land use decisions will be the proverb: "Treat the earth well. It was not given to you by your parents; it was loaned to you by your children." The current and future land use decisions are formed on these ideologies and strive to pursue greatness in Teutopolis.

Current Conditions

The Village has adopted and implemented the following land use controls by ordinance: building permits, building codes, zoning, and subdivision regulations. The zoning ordinance and subdivision regulations were updated in 2008. The Teutopolis Zoning Board of Appeals meets when necessary to resolve zoning disputes. Since Effingham County does not have a zoning ordinance, the Village can exercise zoning and subdivision authority in the 1.5-mile buffer surrounding the Village. An agreement with Effingham City created a line of demarcation for zoning purposes that follows the 1600th Street right of way on the western border of the Village. The zoning district map is displayed in Figure 11. Current land use predominantly serves three types of development: residential, commercial, and industrial. The village then further stratifies these developments by intensity, with residential districts being broken into R-1 single-family, R-2 two-family, R-3 multi-family, and R-4 attached single-family residence districts, and commercial districts divided into B-1 light commercial and B-2 general commercial residences. Industrial uses have one category, M for

industrial districts. It's worth noting that as the village grows and experiences new and unique industrial identities, it could be advantageous to stratify the industrial district. For now, the (M) industrial district adequately accommodates these types of uses in Teutopolis. Furthermore, an additional mixed-use zone for different land use types could be beneficial.

Figure 11. Village of Teutopolis Zoning District Map



The incorporated area of the Village as of 2023 is 1,280 acres (2 square miles). The majority of land in the Village is zoned for R-1 single-family residential development. Public input results show that many residents support single-family development, with some even believing more land should be dedicated to this type of housing. Additionally, many residents believe there could be more commercial development in the Village, which will be important when considering land that is not currently developed.

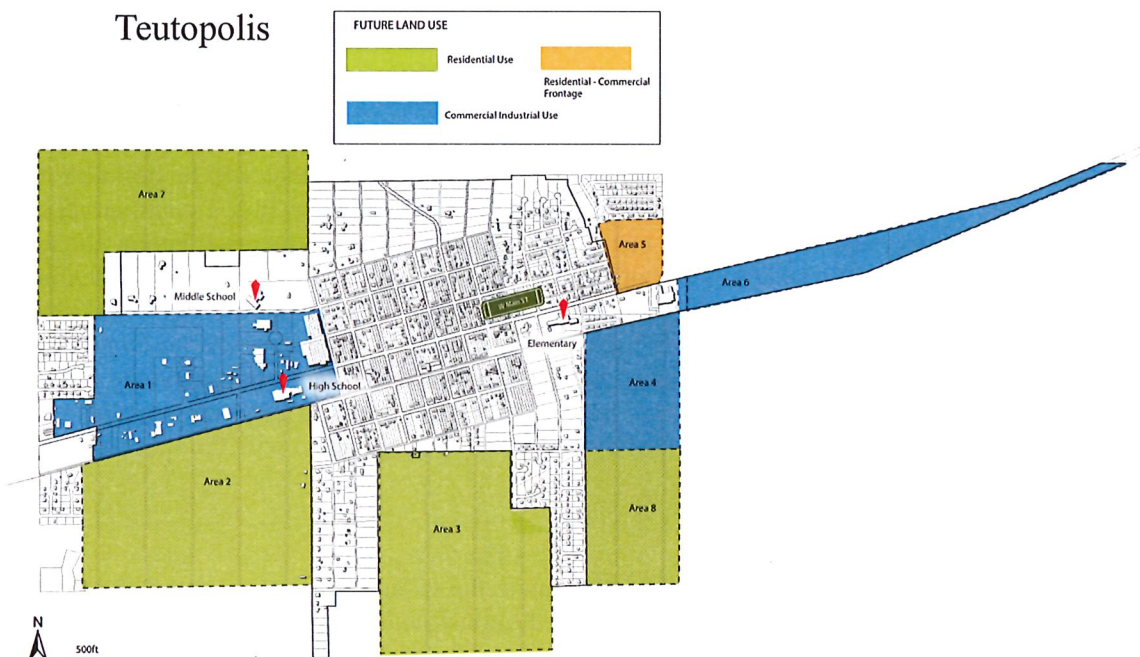
Industrial uses are primarily located on the western side of town. The 303 acres of land in the M Industrial district includes land on the north side of the railroad right of way between Garrett Street and the Westernmost Village boundary, as well as a large tract of land on the eastern edge of the Village. This district has a distinct personality, is visible in person, and is a driving force that influences the character of the area. Existing land use heavily supports development and provides enough space for operation. The TIF (tax increment financing) districts also aid the area, making it a viable location. In 2008, nearly $\frac{1}{3}$ of the land in the industrial district to the West was undeveloped. Since then, there has been new construction, redevelopment, and establishment of new firms, incentivized in part by TIF funds. This tract is an ideal location for a planned industrial development. Although further consideration should be taken with the amount of space dedicated to it, and consider that if any additional space is required, it should be done with future residential uses in mind.

Commercial development dominates the US40/Main Street corridor from St. Francis Township Road on the east to Race Street on the west, extending one-half block from the roadway on both sides. It surrounds the main roads and is one of the most accessible locations in Teutopolis. Commercial uses are concentrated in the center of the village and surrounded by residential zones. Acting as a quintessential central business district. A small area zoned B-1 Light Commercial is located between St. Francis Township Road and John Street. Maintaining this centrality and further increasing accessibility to this area will be desirable for the village. This district is in a great position and has the opportunity to develop into a commercial center. Moreover, making the area more attractive and increasing connectivity could increase interaction and the feeling of a commercial identity. The remainder of the commercial districts are zoned B-2, which permits a greater variety of commercial development in addition to residential use. Unlike residential and industrial districts, where there are undeveloped lots, the B-1 and B-2 districts have little or no undeveloped land. The current building occupancy is high throughout all commercial districts. Residents seem adamant about more local businesses and more commercial options. The village should assist in business development and industry in these districts and increase commercial development in congruence with the space available.

Future Land Use

The Comprehensive Plan identifies seven areas contiguous to the village of Teutopolis and one within the corporate limits that are targeted areas for growth. During the construction of the 2011 comprehensive plan, there wasn't an expected demand for new annexation of land for residential or industrial development. Instead, it focused on long-term sustainable development and management. Analysis of current growth trends suggests that this was successful and allowed for stable development. However, currently, Teutopolis is experiencing a slight push to grow. Ultimately, challenging the city to consider new areas for development potential.

Figure 12. Village of Teutopolis Future Land Use Map



Future Land Use Map

The future land use plan for Teutopolis outlines strategic recommendations to guide residential, commercial, and industrial development while considering the town's character and sustainability. The new areas are chosen based on characteristics suitable for new development, location, and purpose. Under the guiding principles: expand housing options (R-2 and R-3 zoning) to accommodate a diverse population while preserving small-town aesthetics, encourage local businesses by promoting B-1 and B-2 zoning, introduce mixed-use developments to enhance walkability and community vibrancy, ensure the infrastructure supports industrial expansion, and implement sustainable industrial practices and buffer zones to reduce conflicts with residential areas.

Area 1: is within the village boundary and is zoned for industrial use. Area 1 has strong growth potential, and is the ideal location for future industrial growth. The area has seen recent improvements in infrastructure and funding due to the TIF district and has the space and capacity best suited to support industrial development. The addition of new industry wouldn't infringe on nearby uses based on distance and layout of the location. Planned industrial sites have many advantages for business recruitment and expansion. The lack of new commercial building sites in the B-1 and B-2 districts because of low land use availability could be addressed by creating a commercial frontage on US 40/Main Street in this area. The location has excellent transportation and infrastructure access. However, the development of this area is trending toward industrial development. Most of the recent industrial development in the village has been in this area. The increase in development ultimately limits the developable land left in this area.

Area 2: presents an opportunity to expand housing options around the high school and connect the West end of the Village with the center. Area 2 faces accessibility issues due to the railroad right of way on the north boundary and the extension of utility connections under the railroad tracks is currently cost prohibitive. The area to the north of the railroad tracks has low development potential at the moment, but it is best suited for residential uses and can accommodate uses beyond R-1 districts because of its location.

Area 3: has the highest potential for new suburban infill. Expanding housing options in this location would be beneficial due to its proximity to the CBD, other residential neighborhoods, and nearby sanitary and sewer connections. Area 3 best accommodates R-1 single family uses.

Area 4: has great road frontage but low accessibility for heavy truck traffic. This area has the potential to be more industrially focused, with a mixed set of uses. Including commercial frontage, and the proper road designations and signage to manage the area.

Area 5: has potential for commercial and residential development. Using the US 40/Main Street frontage. This development scenario is consistent with the adjoining land uses and could provide an opportunity for the Village to add commercial development property. The location is right for a mix of uses, being at the intersection of a major roadway and other commercial and residential developments.

Area 6: is positioned on a major arterial and has good access to utility services. This location is contiguous with land zoned for both commercial and industrial use. Area 6 is best suited for industrial use, with a mix of commercial uses.

Area 7: has residential housing development potential. It is located near the local Middle School and other amenities. This location could support a variety of housing types and could be used as an opportunity for the village to expand the housing supply.

Area 8: is located in an area prime for suburban infill and R-1 uses.

VI. Community Input

As part of the comprehensive plan update process, the comprehensive plan committee conducted a community survey targeting village residents and the broader public that interacts with the Village of Teutopolis. The survey was launched in December, 2024 and was open for public input until the end of January 2025. A total of 813 completed responses were collected (1,397 surveys were submitted, although some were incomplete). Most respondents were village and area residents, who primarily owned their residences, and did not plan to move away from Teutopolis in the foreseeable future.

Respondent Status	Count	Responses (%)
Currently live in Teutopolis	810	60.4%
Currently work in Teutopolis	291	22.5%
Family Member live in Teutopolis	869	65.3%
Went to school in Teutopolis	830	62.8%
Currently have children enrolled in school in Teutopolis	430	32.7%
Previously has children enrolled in school in Teutopolis	479	36.5%

Detailed survey results are presented in the *Public Participation Results* appendix of this plan. In April 2025, the comprehensive plan committee held two facilitated public meeting sessions that ran around two hours each. The first meeting requested general input on five issue areas: sense of place, water quality, jobs and economic development, future land use, and accessibility. The second meeting requested feedback on plan recommendations related to economic development, future land use and zoning, transportation, senior housing and elder care, sewer and wastewater infrastructure, and childcare facilities.

Quality of Life

Residents value the appearance of the village, faith, education, and service provision such as law enforcement and fire protection. Results from the community survey reinforce these values and indicate high levels of satisfaction. 88.9% of respondents indicated they were somewhat or very satisfied with the appearance of the community and recorded similar levels of satisfaction within the other aforementioned areas. Leadership provided by the Village Board and President (60.1%), responsiveness of village employees (60.9%), and overall use of municipal services and budgeting are also elements of the village respondents interacted fondly with.

Drinking water quality, access to affordable childcare, senior living options, and housing availability emerged as areas of concern for the quality of life in the village during public input. Survey respondents disclosed a relatively high percentage of dissatisfaction within these areas to warrant complaints. 46.9% signaled dissatisfaction with water quality, and half of these respondents were extremely dissatisfied.

Areas for Intervention

Community Character- Residents stress the importance of maintaining historic structures, and disincentivizing unkempt residences and nuisance properties. There's a concern for long-term viability and keeping a well-kept built environment that can promote tourism, economic resilience, and community pride. The village has an opportunity to invest in its appearance to maintain and improve the livability in the village.

Accessibility- Walkability and other modes of transportation are restricted by gaps in sidewalk connections and a lack of pedestrian and bicycle infrastructure. Golf carts are also a popular way to get around the village. The village should focus on increasing accessibility and promote a safe and inviting space for residents to travel through. Community input indicated residents desired a more walkable commercial corridor and main street experience. Creating a cohesive identity and experience along Main Street offers an opportunity for economic development and bolstering Teutopolis' small town identity for residents and visitors.

Child Care- There is a lack of childcare options and after school programs for kids in the village. Community input from both community meetings associated with the comprehensive plan update included input from residents seeking a solution.

Senior Living – There are currently no senior housing/assisted living facilities in Teutopolis, which creates significant barriers to ageing in place. Beyond housing, a few suggestions were made for senior activities. Including recreational and social opportunities, and increasing mutual support through the 55+ club and Meals on Wheels.

Parks and Community Facilities- There is a need for more recreational areas and facilities that are accessible to residents. Improve Park amenities, provide walking trails, and increase the scope of recreational activities. Having access to green areas promotes a lively and livable community by enhancing mental and physical health.

Improve and Support Education- The village is known for the quality of education provided by the Unit 50 school district. Teutopolis should continue to encourage and support high-quality education opportunities.

Water Quality & Supply Issues- Residents of Teutopolis have mixed experiences with regards to water quality. In our public meetings, several individuals mentioned challenges with rusty or discolored water.

Land Use and Zoning

Survey questions on land use asked the community's opinion on future use priorities. Specifying which categories residents believe should receive more, less, or the same amount of land in the future. 68.1% of respondents supported allocating more land to single-family homes, the highest among all categories. Only 1.4% marked less land used for this purpose. Residents also emphasized the need and desire for more commercial options, parks, and open space in the village. 51.3% of survey responses favor expanding land use for commercial development, and very few (1.8%) support reducing it. 44.1% encourage using more land for parks and open space, and nearly half, 49.1%, want to keep it the same, showing a general satisfaction with green spaces, but an opportunity to expand on a quality aspect of village life.

Survey results for industrial uses and residential-multifamily developments showed residents preferred fewer or a similar amount of these uses. 29.8% of respondents were in favor of more land use for industrial development, but 49.1% preferred to maintain the current amount, and 7.4% favored reducing industrial land. Residential multi-family uses received the least support for expansion, with only 28.7% favoring more land use, and 20.4% wanting less land use, the highest percentage for opposing growth. The community shows strong support for expanding land for single-family homes and commercial uses, and a timid interest in increasing multi-family housing and industrial land.

Areas for Intervention

Infrastructure Availability- Based on public meeting input, residents are most concerned about the existing infrastructure in the village and whether new land uses will be compatible with existing infrastructure.

Restricted development locations- Development should be restricted in the floodplain of First Salt Creek and other areas that are flood prone. New development should be encouraged in areas with access to infrastructure along existing transportation corridors.

Future Land Use- Concerns surrounding the availability of land arose during public input. Residents were concerned that there was a lack of housing in the village, and that new annexation would be needed to meet housing demands.

Transportation

Community input on transportation revealed street protection, walkability, and the connection of the village as areas of interest. Survey results found sidewalk performance received the highest level of dissatisfaction (37%). Respondents expressed there were gaps in the sidewalk network, particularly near the schools, and areas where sidewalk quality could be improved. Public input indicated that street safety, lighting, bike lanes, and signage are adequate but not exceptional. Concerns related to visibility, traffic signs, lighting, and speed were mentioned in short answer responses in the survey. However, most transportation features received positive feedback, especially maintenance, maintenance on Main Street, and parking.

Areas for Intervention

Infrastructure & Roadway Maintenance- Residents continue to have serious issues with the state of the roads, especially Main Street and Highway 40.

Traffic Flow & Intersection Safety- The residents have pointed out that there is not sufficient supervision of traffic at critical crossroads, especially Main & Pearl.

Pedestrian & Bicycle Accessibility- Walkability and other modes of mobility are still restricted by gaps in sidewalk connections and a lack of bike lanes.

Truck Parking- Commercial truck parking regulations and a lack of parking in busy places.

Public Concerns & Railroad Safety- Although the CSX railroad is still a significant economic asset, there are problems with drainage, safety, and traffic obstruction.

Alternative Modes of Transportation & Public Transportation- Mobility is restricted by a lack of public transit choices, especially for elderly people and individuals without their own automobiles.

Housing

Public input suggests Teutopolis residents' main concerns for housing were aging-in-place and affordability, with many desiring affordable homes, housing for seniors, and housing alternatives. The availability of affordable homes for purchase, the availability of assisted living and long-term care, and the availability of senior care were the least satisfied areas. The overall appearance of the community's housing supply was the area of highest satisfaction. A majority of respondents wanted to see more of single-family housing -

owner-occupied, senior housing - owner-occupied, and senior housing - renter-occupied. When it came to allowing more housing variety, specifically the issue of allowing 20 short-term rental units within the Village, the majority of people found this to be the right amount of allowable rental units.

Areas for Intervention

Alignment with Village Character- Most residents expressed a desire for low-density housing development that will preserve the community's character. While some were open to gentle density, such as duplexes or low-density rental housing, most were entirely opposed to higher density developments, except in regard to senior housing facilities.

Housing Affordability & Rising Prices- Teutopolis's housing affordability has become a growing issue as rising prices make purchasing a home more challenging for low-to-moderate-income families and first-time purchasers. The limited options available for both tenants and buyers have made it challenging to find affordable housing. The survey concluded that housing affordability was one of the lowest rated aspects of Teutopolis. Encouraging public-private collaborations can help provide affordable housing alternatives, and changing zoning laws to allow for a more diverse mix of housing types can also help expand options for more affordable housing.

Limited Rental Housing & Short-Term Rentals- Teutopolis residents have few affordable rental options or temporary housing alternatives due to the city's limited rental housing supply. There are differing opinions from the public on whether and how the share of rental housing should change. 57% of community survey respondents felt the current share of rental housing was about right, with smaller shares indicating a preference to either increase or decrease that share. The survey also asked for community opinions on short term rental properties. The Village currently allows for up to 20 short-term rental properties (such as Airbnb, VRBO). Information collected from public input sessions for this plan indicate more openness to increasing rental housing within the village while maintaining around the same number of short-term rental properties.

Economic Development

Most respondents listed attracting new businesses as the highest priority, closely followed by providing support or incentives for local entrepreneurs, supporting and expanding existing businesses, and promoting new residential development. These priorities correspond to current practices by the Village and economic development organizations. In the future, the majority of residents indicated that providing incentives to attract and nurture business and incentives to retain existing businesses should be the top economic development strategies. Developing affordable housing for sale presented itself as another popular strategy. As to how to provide economic development investments, a majority of respondents were willing to pay more in taxes or special fees to improve schools, and a slight minority responded similarly for improvements to water and sewer infrastructure. All other areas require more information provided to residents before any tax or special fee increases.

Areas for Intervention

Business Retention and Expansion - Residents say they want to help and grow the firms that are already there, but they have concerns about broader challenges for growing local businesses amidst economic uncertainty.

Attracting New Businesses - Residents gave many ideas for what types of businesses they would like to see in Teutopolis. By far the most popular responses included a restaurant. However, some other notable responses included boutiques, grocery stores, retail stores, and a coffee shop.

Enhancement of Commercial Corridors and Downtown Revitalization – Residents would like to see more active marketing of Teutopolis' Main Street for business. This includes creating a welcoming environment through façade improvements and other investments along the Main Street corridor. A central district can improve interaction with the local economy, but if it is to stay competitive, it has to be improved in terms of aesthetics and infrastructure.

Local Business Development & Entrepreneur Assistance - Teutopolis has a strong entrepreneurial spirit, and a designated Enterprise Zone, which can support business development and growth. These existing strategies can complement façade improvements to create a more cohesive identity for Main Street and other business corridors.

Education

Several questions addressed residents' satisfaction with services and facilities provided by Teutopolis Unit 50 School District. Overall, respondents were satisfied with the majority of services, the highest being the quality of education the district has provided. One area, the ability of the district to recruit, hire, and retain quality staff, resulted in a slight unsatisfied majority. This area, the use of public funds, and the leadership provided by district officials are areas for prioritization and improvement.

Parks and Recreation

Questions asking residents about parks and recreation addressed both the facilities and service provided by Teutopolis Park District. Facilities and the facility maintenance provided by the Park District are areas of highest satisfaction, as well as recreational programs for youth. Although programs for youth were highly satisfactory, survey respondents felt that recreational programs for adults and senior citizens were less well known or perceived as not available. Additionally, results indicate that Teutopolis Community Park is the most frequented facility in the community, with smaller facilities around town significantly less utilized. With regards to the Park District property at the southwest corner of Southern Row and Pearl Street, a slight minority of people indicated the space should be used for indoor sports courts, with other popular options including a playground, pickleball courts, or pavilion.

Approach to the Future

Looking towards the future, residents were asked to identify the most pressing issues they felt needed to be addressed, along with attributes and qualities of the village they would like to see celebrated or maintained. Residents overwhelmingly listed childcare, senior care, affordable housing, and water quality as issues that matter for retaining and attracting residents. As a whole, people indicated that the community identity as a family-friendly place with community connections as the most likable feature of Teutopolis and should be preserved as the community grows and changes.

VII. Plan Recommendations

The following section presents the core recommendations that will guide future land use decisions, and policy initiatives that align with the community's shared goals. The recommendations are designed to translate the vision of the comprehensive plan into actionable strategies that address key topics such as housing, transportation, land use, economic development, and public services. Each recommendation reflects community input, best planning practices, local priorities, and a flexible framework adaptable to future opportunities and challenges.

A. Plan Vision

- Preserve Teutopolis' small-town charm, respecting deep-rooted community values and heritage
- Promote local entrepreneurship and business development
- Maintain a welcoming and inclusive community
- Embrace growth as a process which strengthens the village's identity

B. Goals

<i>Quality of Life</i>	Goal 1: Sustain Teutopolis' strong identity, values, and heritage while adapting to new growth.
	Goal 2: Develop a coherent identity for Main Street.
	Goal 3: Maintain investments in community facilities.
<i>Land Use</i>	Goal 1: Encourage development that protects the village's identity while accommodating residential, commercial, and industrial growth.
	Goal 2: Encourage future development to adequate areas and maximize land use efficiency.
	Goal 3: Encourage a variety of residential land uses to respond to community needs and an increasing population.
<i>Economic Development</i>	Goal 1: Foster a thriving local economy rooted in entrepreneurship and collaboration.
	Goal 2: Strategically leverage public investment to attract and sustain development.
	Goal 3: Strengthen regional workforce pipelines and advance career readiness.
<i>Transportation</i>	Goal 1: Create safe and welcoming routes to community centers.
	Goal 2: Maintain separation between residential and commercial traffic to promote connectivity, accessibility, and traffic control.
	Goal 3: Support improved pedestrian and bicyclist connectivity, comfort, and wayfinding.

<i>Infrastructure</i>	Goal 1: Modernize existing infrastructure to improve quality and access, while prioritizing the replacement of aging units.
	Goal 2: Ensure infrastructure costs are factored into new development.
	Goal 3: Maintain long-term upgrades to treatment and distribution infrastructure to meet growing demand.
	Goal 4: Expand infrastructure to meet growing demand.
<i>Housing</i>	Goal 1: Expand the availability and affordability of low-density housing options.
	Goal 2: Diversify housing types while preserving community character.
	Goal 3: Promote housing strategies that support aging-in-place.
<i>Childcare</i>	Goal 1: Ensure families have access to affordable, reliable childcare options.
	Goal 2: Pursue public-private partnerships and state/federal funding opportunities for affordable childcare.
<i>Senior Care</i>	Goal 1: Integrate senior housing into future growth scenarios.
	Goal 2: Promote senior activities programs and transportation access for seniors.

C. Strategies

a) Quality of Life

1. Sustain Teutopolis' strong identity, values, and heritage while adapting to new growth.

- Develop a gateway and signage plan. Design inviting village entry points with landscaping and signage that reflects Teutopolis' identity and values. Include pedestrian and automobile-oriented wayfinding to guide people comfortably around town.
- Maintain a Village character and design guide. Create a guide for developers, businesses, and residents that encourages architectural styles, signage, materials, and landscaping that reflect Teutopolis' identity and small-town values, while ensuring buildings and public spaces remain accessible for all users.
- Prioritize sidewalk improvements, ADA-compliant crossings, and traffic calming near schools, the church, downtown, and parks.
- Usher new development near existing infrastructure and neighborhoods. Use zoning districts and the Future Land Use Map to direct development and public spaces to feel like natural extensions of Teutopolis.

2. Develop a coherent identity for the Main Street corridor

- Establish a Main Street business recruitment strategy. Conduct a market analysis to identify gaps in goods and services (e.g., cafe, retail, professional services). Recruit anchor businesses that match community values and attract destination businesses like restaurants and general stores that serve both locals and visitors. Focus recruitment on community-oriented services.
- Establish a Teutopolis Main Street steering committee focused on encouraging public-private partnerships and soliciting input and partnerships from the business community.

- Market Main Street as a destination. Identify streetscape improvements, and install benches, lamp posts, planters, trash bins, signage, and sidewalk improvements where necessary. Incorporate public art and Teutopolis' historic identity into Main Streets design.
- Incentivize local business development. Support local entrepreneurs, crafters, and family-owned businesses who want to open storefronts on Main Street.

3. Maintain investments in community facilities

- Invest in community facilities and gathering spaces. Public buildings, parks, and event spaces are central to community life. Teutopolis should prioritize maintenance and upgrades to these spaces while exploring opportunities for new or expanded facilities to serve a growing population.
- Prioritize infrastructure and services that help working families thrive. This includes ensuring access to high-quality childcare options, supporting before- and after-school programs, and maintaining strong partnerships with the local school district and civic organizations.

b) Land Use

1. Encourage development that protects the village's identity while accommodating residential, commercial, and industrial growth

- Implement architectural standards, form-based zoning codes, and zoning districts consistent with villages identity.
- Ensure commercial enterprises within the M (Industrial) district follow guideline standards and maintain a buffer between neighboring uses, mitigating negative externalities.
- Encourage contiguous development with lowest cost extension of transportation, sewer and water.
- Future development should correspond with the recommendations in the Future Land Use Map.
- Permit the integration of mixed-use commercial and residential uses in certain areas of the village to promote and encourage neighborhood access and growth. Expand the scope and use of B-1 (Light Commercial) and B-2 (General Commercial) districts in key nodes.

2. Encourage future development in areas where adequate infrastructure exists and to areas that maximize land use efficiency.

- Assure industrial sites are accessible to transportation networks and are designed with traffic considerations.
- Market developable sites with readily available and adequate existing infrastructure to attractive entities and developers.
- Promote context appropriate infill development on vacant properties within the village that have sufficient infrastructural capacity.
- Restrict development within designated floodplain areas. All new development proposals should be required to submit a drainage plan. Projects that worsen current drainage or flooding conditions should not be approved.

3. Encourage a variety of residential land uses to respond to community needs and an increasing population.

- Review R-1 (Single-Family Residential) districts to ensure the zoning is meeting community housing needs.
- Where appropriate, designate additional parcels for R-2 (Two-Family Residential) and R-3 (Low Density Multi-Family Residential) to meet the growing population and housing needs.
- Establish Planned Unit Development (PUD) overlays in certain residential areas to encourage creative and mixed residential uses for residents.

c) Economic Development

1. Foster a thriving local economy rooted in entrepreneurship and collaboration.

- Launch a "shop local" campaign to raise awareness and boost the visibility of existing businesses in the village.
- Coordinate with current and prospective community groups to hold events that market and engage local businesses with event attendees.
- Establish a steering committee focused on engaging business owners in local economic development.

2. Leverage public investments to attract and sustain development.

- Utilize tax increment financing (TIF) programs and Enterprise Zones to encourage and support local businesses, aspiring entrepreneurs, and the development of local business districts.
- Provide adequate infrastructure in appropriate locations to spur desired development.

3. Strengthen regional workforce pipelines and advance career readiness.

- In collaboration with Teutopolis Unit 50 Schools and regional educational institutions, support and promote existing workforce development programs.
- Provide aid or financial assistance to expand existing career development programs.
- Encourage and assist local businesses in providing mentorships, apprenticeships, internships, or other career pathway programs.

d) Transportation

1. Create safe and welcoming routes to community centers.

- Create a capital improvements program for road projects to proactively plan upkeep and decrease reoccurring transportation infrastructure costs.
- Maintain and upgrade street lighting so all roads and sidewalks are properly illuminated. In conjunction with sidewalk extensions, utilize the Sidewalk Placement Map to extend street lighting into underserved areas.

2. Maintain separation between residential and commercial traffic to promote connectivity, accessibility, and traffic control.

- Apply a street functional classification system to village streets, identifying select roads for through traffic movement and speed, and others for local traffic and access.
- Ensure future street construction is sufficient for the desired traffic movement, speed, and access to abutting properties and uses.
- Use zoning and regulatory tools to ensure new developments do not generate undesirable or conflicting traffic flows.
- Designate certain roadways specifically for truck traffic movement in light of recent industrial growth.
- Create truck parking zones in high industry areas to decrease conflicts and improve safety for non-truck traffic.

3. Support improved pedestrian and bicyclist connectivity, comfortability, and wayfinding.

- Maintain existing sidewalks and ensure their compliance with ADA standards. Utilizing the Sidewalk Placement Map, extend sidewalks into underserved areas.
- Enhance pedestrian crossings close to parks and schools by adding curb features, signs, and other pedestrian visibility measures.

- Where appropriate, designate on-road bike routes that unite community centers and hubs with each other.
- Retrofit existing developments to have biking facilities and codify that prospective development must have adequate biking facilities, like bicycle racks.
- Reduce street block width standards to maintain multiple access points and prevent low-accessible cul-de-sac developments.

e) Infrastructure

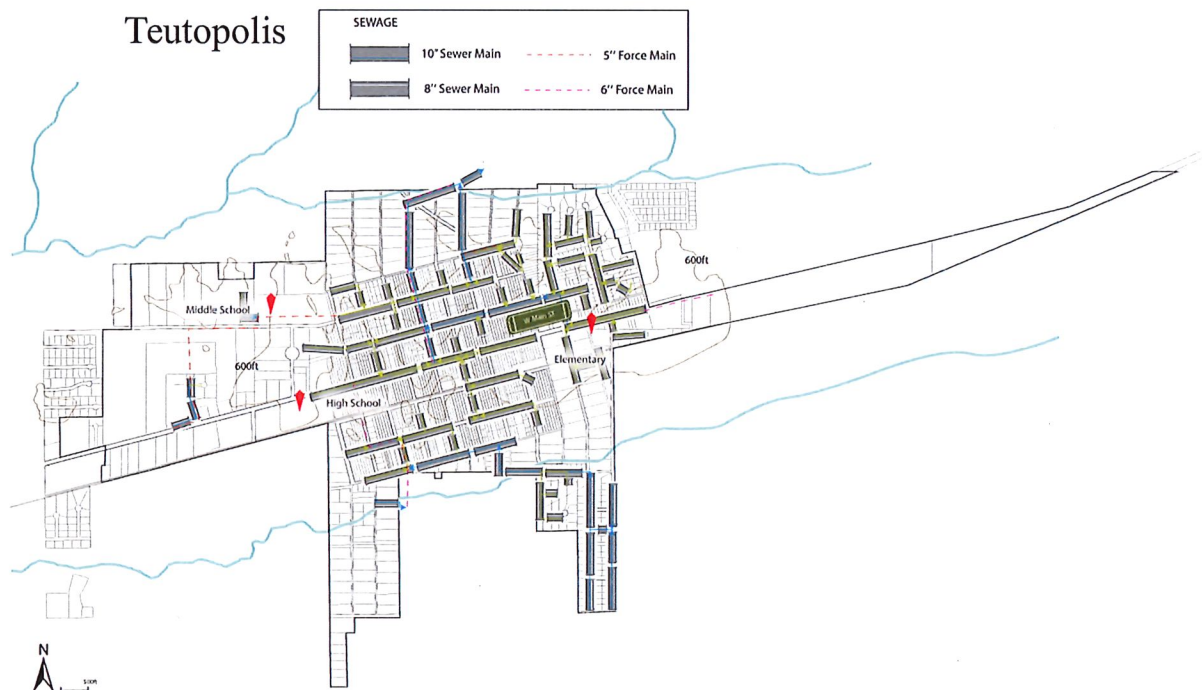
1. Modernize existing infrastructure to improve quality and access.

- Create comprehensive documentation of the lifespan of existing infrastructure and coordinate for future modernization of infrastructure.
- Utilizing the Cast Iron Replacement Map, replace the remaining cast iron water mains within the village to improve overall water quality.
- Account for various infrastructure modernization projects in a capital improvements program to keep a project schedule and minimize reoccurring maintenance expenditures.

2. Ensure infrastructure costs are factored into new development.

- Codify into subdivision standards that new developments must provide appropriate and adequate infrastructure to developed properties.
- When new development occurs within the village, development review and approval should factor in the short-term and long-run fiscal cost of infrastructure.
- Ensure the Village's fiscal capabilities can meet the financial responsibilities and burdens that infrastructure maintenance imposes.

Figure 13. Village of Teutopolis Water Infrastructure



3. Maintain long-term upgrades to treatment and distribution infrastructure to meet growing demand.

- Before expanding into new service areas, ensure the municipality can handle the new areas in addition to the maintenance requirements of existing infrastructure.
- Where combined systems are present, divide stormwater and sanitary sewers to prevent infiltration and contamination of the stormwater system during heavy rainfall.
- Where documented stormwater flow problems occur, develop a targeted maintenance program, and as necessary, upgrade stormwater mains to larger widths to improve the performance of the system.
- To increase water flow efficiency and lower the rate of flooding during heavy rainfall, lift stations should be reviewed and upgraded appropriately.

4. Expand infrastructure to non-serviced areas.

- Extend infrastructure services to non-serviced areas within the village using the Water and Wastewater Infrastructure maps and Future Land Use maps to prioritize investments.
- Expand infrastructure coverage and service into non-serviced areas outside of the village limits but within the village's ETJ to minimize future costs when areas are annexed into the village.

Figure 14: Teutopolis Sewer and Wastewater Infrastructure

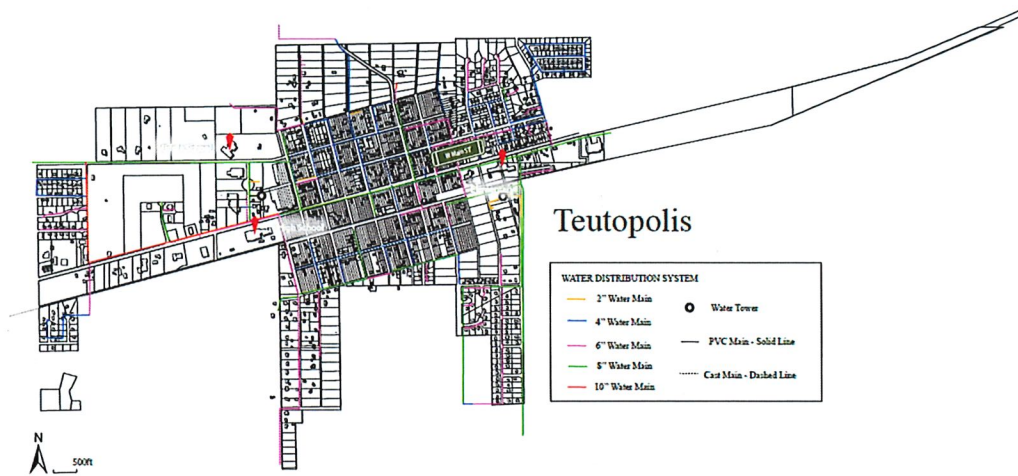
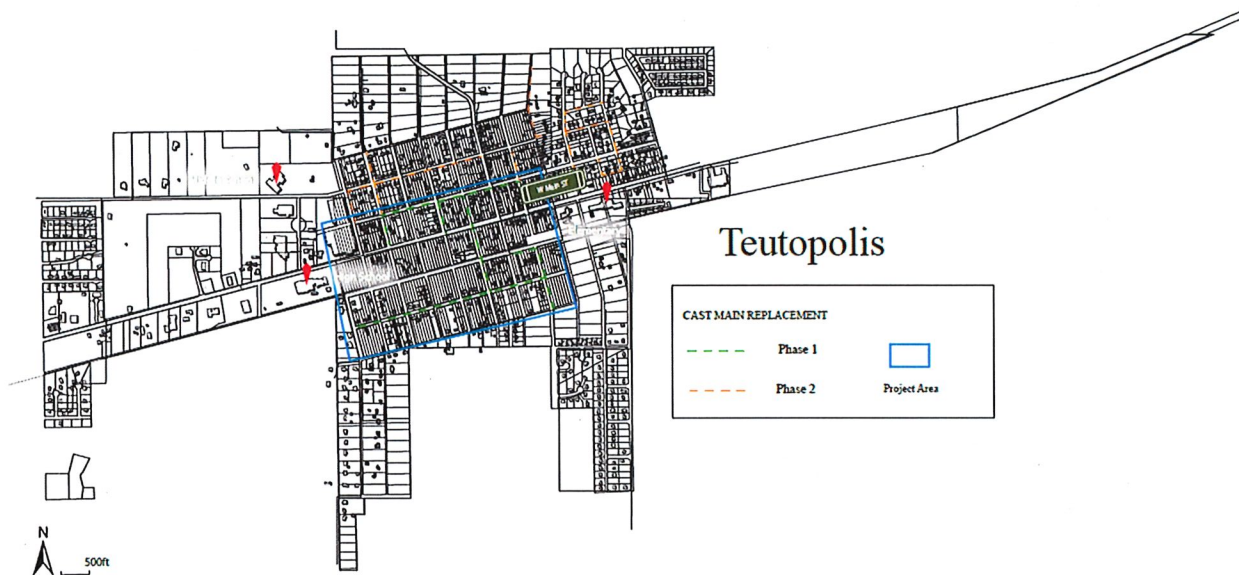


Figure 15: Cast Iron Main Replacement



f) Housing

1. Expand the availability and affordability of low-density housing options

- Introduce incentive programs for affordable single-family housing such as tax abatements, down-payment assistance, or land trusts.
- Support the development of a variety of single-family housing types, including starter homes, ranch-style houses, and accessible one-story residences to serve young families, seniors, and first-time buyers.

2. Diversify housing types while preserving community character

- Promote public-private partnerships to create new subdivisions.

- Change zoning regulations to allow for more diverse low-density housing types. Permit accessory dwelling units (ADUs), such as backyard cottages or garage apartments, in residential zones to offer affordable, low-impact housing.
- Review minimum unit size standards and existing special use permits for the village as a whole to enable the expansion of ADUs as appropriate.

3. Promote housing strategies support affordable family and senior housing

- Preserve the integrity of residential neighborhoods by enforcing zoning and nuisance ordinances. Review and update ordinances as necessary to guarantee emerging problems are addressed in a timely manner.
- Encourage homeowners and landlords to maintain and upgrade their properties.
- Provide an adequate supply of appropriately zoned land for projected residential growth.
- New housing development should be restricted to locations that can be served by utilities and surface transportation at the lowest cost to the Village.
- Promote the development of assisted living housing or other housing that will provide alternatives for current and new residents that have special needs.

g) Childcare

1. Ensure families have access to affordable, reliable childcare options

- Revise zoning codes to facilitate home-based and small-scale childcare centers in residential neighborhoods.
- Encourage mixed-use developments that combine childcare services with workplaces or community centers.

2. Pursue public-private partnerships and state/federal funding opportunities for affordable childcare.

- Partner with local employers and service providers to establish subsidized or sliding-scale childcare options.
- Apply for state or federal grants to develop quality childcare infrastructure close to residential zones.

h) Senior Care

1. Integrate senior housing into future growth scenarios.

- Encourage construction of single-story, ADA-compliant housing through public-private partnerships.
- Identify potential areas for infill development of senior housing.
- Identify potential areas for an independent and/or assisted living facility.

2. Promote senior activities programs and transportation access for seniors.

- Support and promote organizations such as Meals on Wheels and the 55+ Group to build a cohesive senior community.
- Offer public transportation services for seniors with limited transportation options.

D. Recommended Initial Priorities

Once a comprehensive plan is published, it can be challenging for decisionmaking bodies to figure out where to start with implementing plan goals. The following list of priority areas is intended as a recommended starting place for consideration by community members and decisionmakers. As with all of the recommendations in this plan, these recommendations should be considered as a starting place for community debate and deliberation – other items may take priority based upon community sentiment, available resources, and changes in conditions.

Goal Area	Goal	Priority Strategy
<i>Quality of Life</i>	Goal 1: Sustain Teutopolis' strong identity, values, and heritage while adapting to new growth.	Develop a gateway and signage plan. Design inviting village entry points with landscaping and signage that reflects Teutopolis' identity and values. Include pedestrian and automobile-oriented wayfinding to guide people comfortably around town.
	Goal 2: Develop a coherent identity for Main Street.	Establish a Teutopolis Main Street steering committee focused on encouraging public-private partnerships and soliciting input and partnerships from the business community.
	Goal 3: Maintain investments in community facilities.	Invest in community facilities and gathering spaces. Public buildings, parks, and event spaces are central to community life. Teutopolis should prioritize maintenance and upgrades to these spaces while exploring opportunities for new or expanded facilities to serve a growing population.
<i>Land Use</i>	Goal 1: Encourage development that protects the village's identity while accommodating residential, commercial, and industrial growth.	Encourage contiguous development with lowest cost extension of transportation, sewer and water.
	Goal 2: Encourage future development to adequate areas and maximize land use efficiency.	Promote context appropriate infill development on vacant properties within the village that have sufficient infrastructural capacity.
	Goal 3: Encourage a variety of residential land uses to respond to community needs and an increasing population.	Where appropriate, designate additional parcels for R-2 (Two-Family Residential) and R-3 (Low Density Multi-Family Residential) to meet the growing population and housing needs.

<i>Economic Development</i>	Goal 1: Foster a thriving local economy rooted in entrepreneurship and collaboration.	Establish a steering committee focused on engaging business owners in local economic development.
	Goal 2: Strategically leverage public investment to attract and sustain development.	Utilize tax increment financing (TIF) programs and Enterprise Zones to encourage and support local businesses, aspiring entrepreneurs, and the development of local business districts.
	Goal 3: Strengthen regional workforce pipelines and advance career readiness.	In collaboration with Teutopolis Unit 50 Schools and regional educational institutions, support and promote existing workforce development programs.
<i>Transportation</i>	Goal 1: Create safe and welcoming routes to community centers.	Create a capital improvements program for road projects to proactively plan upkeep and decrease reoccurring transportation infrastructure costs.
	Goal 2: Maintain separation between residential and commercial traffic to promote connectivity, accessibility, and traffic control.	Designate certain roadways specifically for truck traffic movement in light of recent industrial growth.
	Goal 3: Support improved pedestrian and bicyclist connectivity, comfort, and wayfinding.	Enhance pedestrian crossings close to parks and schools by adding curb features, signs, and other pedestrian visibility measures.
<i>Infrastructure</i>	Goal 1: Modernize existing infrastructure to improve quality and access, while prioritizing the replacement of aging units.	Create comprehensive documentation of the lifespan of existing infrastructure and coordinate for future modernization of infrastructure.
	Goal 2: Ensure infrastructure costs are factored into new development.	Codify into subdivision standards that new developments must provide appropriate and adequate infrastructure to developed properties.
	Goal 3: Maintain long-term upgrades to treatment and distribution infrastructure to meet growing demand.	Where combined systems are present, divide stormwater and sanitary sewers to prevent infiltration and contamination of the stormwater system during heavy rainfall.

	Goal 4: Expand infrastructure to meet growing demand.	Extend infrastructure services to non-serviced areas within the village using the Water and Wastewater Infrastructure maps and Future Land Use maps to prioritize investments.
<i>Housing</i>	Goal 1: Expand the availability and affordability of low-density housing options.	Support the development of a variety of single-family housing types, including starter homes, ranch-style houses, and accessible one-story residences to serve young families, seniors, and first-time buyers.
	Goal 2: Diversify housing types while preserving community character.	Review minimum unit size standards and existing special use permits for the village as a whole to enable the expansion of ADUs as appropriate.
	Goal 3: Promote housing strategies that support affordable family and senior housing	Promote the development of assisted living housing or other housing that will provide alternatives for current and new residents that have special needs.
<i>Childcare</i>	Goal 1: Ensure families have access to affordable, reliable childcare options.	Revise zoning codes to facilitate home-based and small-scale childcare centers in residential neighborhoods.
	Goal 2: Pursue public-private partnerships and state/federal funding opportunities for affordable childcare.	Partner with local employers and service providers to establish subsidized or sliding-scale childcare options.
<i>Senior Care</i>	Goal 1: Integrate senior housing into future growth scenarios.	Identify potential areas for an independent and/or assisted living facility.
	Goal 2: Promote senior activities programs and transportation access for seniors.	Support and promote organizations such as Meals on Wheels and the 55+ Group to build a cohesive senior community.

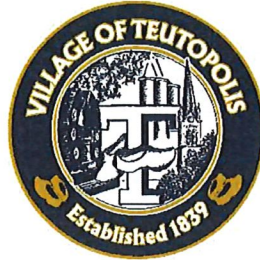
E. Conclusion

The residents' visions and aspirations for Teutopolis are reflected in this comprehensive plan. It allows for advancement and growth while paying tribute to the village's rich history. The plan builds on the village's strong identity and values, while guiding a clear path to accommodate change in a way that benefits all residents. All of its recommendations are based on the idea that Teutopolis is a place that supports its

residents and strives to create a better future. The goal has been consistent: uplift Teutopolis while keeping it ready for the new challenges it might face. Include planning for a growing population, the evolving local business environment, rising residential housing demand, water infrastructure, the elder housing shortage, childcare accessibility, and attracting new businesses. This plan is meant to address these issues and provide a narrative that will identify strategies that will aid Teutopolis in preserving the attributes its residents value and improving the quality of life in the village.

VIII.Appendix: Public Participation Results

A. Community Survey Instrument



Village of Teutopolis Community Survey 2024

The Teutopolis Community Survey asks for your opinions and ideas about important issues facing the Village of Teutopolis. The Village wants input from residents, workers, business owners, and people who spend time in the community. Your input will help update the Village's Comprehensive Plan, which was adopted in 2011.

This survey will take around ten minutes to complete. All your responses are anonymous and confidential, and you may choose not to answer any of the questions asked. The questions were selected by a committee of Teutopolis residents working on the Village's comprehensive plan update with the support of the Village Board. University of Illinois at Urbana-Champaign's Department of Urban and Regional Planning is providing technical support as part of the plan update process. Survey results will be made available in spring 2025 as part of a community town hall meeting where further input will be solicited.

We value your input and guidance on the future of our community and hope you will take the time to complete the survey. If you have any questions, please contact Amy Vahling, Village Clerk at village@teutopolis.com.

Q1) Which category or categories best represent your relationship to the Village of Teutopolis? You may still take the survey if none of the categories reflect your relationship to the Village. **Please check all that apply.**

☐

I currently live in the Village of Teutopolis

☐

I currently work in the Village of Teutopolis

☐

I have family members who live in the Village of Teutopolis

☐

I went to school in Teutopolis

☐

I currently have one or more children who are enrolled in a school in Teutopolis

☐

I previously had one or more children who were enrolled in a school in Teutopolis

The first few questions ask for your thoughts about the quality of life in Teutopolis.

Q2) Please indicate your level of satisfaction with the following community services, facilities, and conditions in Teutopolis. If you live outside the Village, please check "Don't know" for services you do not receive.

	Extremely dissatisfied	Somewhat dissatisfied	Somewhat satisfied	Extremely satisfied	Don't know
Ambulance services	☐	☐	☐	☐	☐
Fire protection	☐	☐	☐	☐	☐
Law enforcement	☐	☐	☐	☐	☐
Living options for seniors	☐	☐	☐	☐	☐
Access to affordable childcare	☐	☐	☐	☐	☐
Sidewalk access to / within village	☐	☐	☐	☐	☐
Sewer quality and service	☐	☐	☐	☐	☐
Storm water drainage	☐	☐	☐	☐	☐
Natural gas	☐	☐	☐	☐	☐
Electricity	☐	☐	☐	☐	☐
Internet / telecommunications access	☐	☐	☐	☐	☐
Drinking water quality and service	☐	☐	☐	☐	☐

(table continued next page)

Leadership provided by the Village Board and President	☐	☐	☐	☐	☐
Responsiveness of city employees	☐	☐	☐	☐	☐
Municipal budgeting and use of public funds	☐	☐	☐	☐	☐
Village communication with residents	☐	☐	☐	☐	☐
Enforcement of zoning ordinances	☐	☐	☐	☐	☐
Overall appearance of the community	☐	☐	☐	☐	☐

Q3) In your opinion, have the following aspects of life in Teutopolis improved or worsened over the past 10 years?

	Much worse	Somewhat worse	Stayed about the same	Somewhat better	Much better	I don't know
Overall appearance of the community	☐	☐	☐	☐	☐	☐
Safety / level of crime	☐	☐	☐	☐	☐	☐
Alcohol / drug issues	☐	☐	☐	☐	☐	☐
Condition of streets	☐	☐	☐	☐	☐	☐
Condition of sidewalks	☐	☐	☐	☐	☐	☐
Traffic during morning and afternoon commutes	☐	☐	☐	☐	☐	☐
Sewer availability to Village residents	☐	☐	☐	☐	☐	☐
Schools	☐	☐	☐	☐	☐	☐
Childcare options	☐	☐	☐	☐	☐	☐
Faith and religious community	☐	☐	☐	☐	☐	☐
Housing availability	☐	☐	☐	☐	☐	☐
Employment opportunities	☐	☐	☐	☐	☐	☐

If you currently live in the Village of Teutopolis, please answer questions 4a and 4b. If you do not live in the Village of Teutopolis, please proceed to question 5.

Q4a) Which of the following were important reasons for you choosing to locate or acquire property in Teutopolis?

	Not important	Somewhat important	Important	Very important
I have lived in Teutopolis all my life	☐	☐	☐	☐
Near employment	☐	☐	☐	☐
Reasonable cost of living	☐	☐	☐	☐
Quality of schools	☐	☐	☐	☐
Low crime rate	☐	☐	☐	☐
Faith and worship	☐	☐	☐	☐
Location / character	☐	☐	☐	☐
Lower taxes	☐	☐	☐	☐
To be near family	☐	☐	☐	☐
Affordable housing	☐	☐	☐	☐

Q4b) What are the top reasons you live in Teutopolis? Rank the following 1 through 10, by their importance to you, with 1 being the most important and 10 being the least important.

- _____ Sense of community
- _____ Convenience to work
- _____ Family lives there
- _____ Employment opportunities
- _____ Community upkeep and appearance
- _____ Faith and worship
- _____ Schools
- _____ Parks and recreation facilities
- _____ Housing opportunities
- _____ Municipal leadership

Q5) Thinking about the quality of life in Teutopolis, are there services, or improvements, that you think should be provided by the village, or any additional feedback you have for the Village? If so, please provide your feedback below (optional):

The next few questions ask for your thoughts about land use and zoning in Teutopolis.

Q6) In your opinion, how adequate are the current amounts of land devoted to the following uses in Teutopolis?

	Extremely inadequate	Somewhat inadequate	Neither adequate nor inadequate	Somewhat adequate	Extremely adequate	I don't know
Commercial: retail stores, restaurants, office buildings	☐	☐	☐	☐	☐	☐
Industrial: manufacturing, warehouses, distribution facilities	☐	☐	☐	☐	☐	☐
Residential: single family homes	☐	☐	☐	☐	☐	☐
Residential: multifamily - apartments, duplexes	☐	☐	☐	☐	☐	☐
Parks and open space	☐	☐	☐	☐	☐	☐

Q7a) Thinking about the next 10 years from a zoning standpoint, should the Village change the amount of land designated for the following uses?

	Less land	Keep the same	More land	I don't know
Commercial: retail stores, restaurants, office buildings	☐	☐	☐	☐
Industrial: manufacturing, warehouses, distribution facilities	☐	☐	☐	☐
Residential: single family homes	☐	☐	☐	☐
Residential: multifamily - apartments, duplexes	☐	☐	☐	☐
Parks and open space	☐	☐	☐	☐

Q7b) Please share any additional feedback you have regarding land use and zoning below (optional):

The next question asks about transportation infrastructure in Teutopolis.

Q8a) How satisfied are you with the current transportation infrastructure in Teutopolis?

	Extremely dissatisfied	Somewhat dissatisfied	Somewhat satisfied	Extremely satisfied	Don't know
Roadway maintenance on Main Street / Highway 40	☐	☐	☐	☐	☐
Local street maintenance (excluding Main Street / Highway 40)	☐	☐	☐	☐	☐
Parking options / availability	☐	☐	☐	☐	☐
Street safety, lighting, and signage	☐	☐	☐	☐	☐
Street safety around schools	☐	☐	☐	☐	☐
Bike lanes	☐	☐	☐	☐	☐
Sidewalk availability	☐	☐	☐	☐	☐
Sidewalk conditions / quality	☐	☐	☐	☐	☐

Q8b) Please share any additional feedback you have regarding transportation below (optional):

The next question asks about housing in Teutopolis.

Q9a) How satisfied are you with the following housing characteristics in Teutopolis?

	Extremely dissatisfied	Somewhat dissatisfied	Somewhat satisfied	Extremely satisfied	Don't know
Overall appearance of housing in Teutopolis	☐	☐	☐	☐	☐
Quality of affordable housing for purchase	☐	☐	☐	☐	☐
Availability of affordable housing for purchase	☐	☐	☐	☐	☐
Quality of affordable rental housing	☐	☐	☐	☐	☐
Availability of affordable rental housing	☐	☐	☐	☐	☐
Availability of senior housing	☐	☐	☐	☐	☐
Availability of assisted living and long-term care	☐	☐	☐	☐	☐

Q9b) Over the next 10 years, would you like to see any changes in each of the following housing types?

	Same amount (no change)	A little more of this type of housing	A lot more of this type of housing
Single family housing - owner-occupied	☐	☐	☐
Single-family housing - renter-occupied	☐	☐	☐
Duplexes / condos - owner-occupied	☐	☐	☐
Duplexes / condos - renter-occupied	☐	☐	☐
Senior housing - owner-occupied	☐	☐	☐
Senior housing - renter- occupied	☐	☐	☐

Q9c) The Village of Teutopolis currently permits up to 20 short term rental housing units (AirBnB, VRBO, etc.). In your opinion, is this number of short-term rental units appropriate?

- ☐ Too few
- ☐ About right
- ☐ Too many
- ☐ I don't know

Q9d) Please share any additional feedback you have regarding housing below (optional):

The next few questions ask about economic development in and around Teutopolis.

Q10) Please identify the relative priority for the following economic development programs in Teutopolis:

	Very low	Low	Medium	High	Very high	Don't know
Supporting and expanding existing businesses	☐	☐	☐	☐	☐	☐
Attracting new businesses	☐	☐	☐	☐	☐	☐
Providing incentives to attract new businesses	☐	☐	☐	☐	☐	☐
Improving the appearance of the retail business district	☐	☐	☐	☐	☐	☐
Providing support or incentives for local entrepreneurs who are willing to start a business in Teutopolis	☐	☐	☐	☐	☐	☐
Creating an additional business / industrial park	☐	☐	☐	☐	☐	☐
Develop available building space for new or expanding businesses to rent or purchase	☐	☐	☐	☐	☐	☐
Promoting new residential development	☐	☐	☐	☐	☐	☐

Q11) Below is a list of services that generally require public investment for improvement, maintenance, and/or construction. Would you be willing to pay more in taxes or special fees if you knew that money would be spent in the community for that particular reason?

	Yes	No	Need more information
To improve streets and roads	☐	☐	☐
To upgrade criminal justice and law enforcement capacities	☐	☐	☐
To support economic development	☐	☐	☐
To improve sewer and water infrastructure	☐	☐	☐
To improve the parks	☐	☐	☐
To support the establishment of a community center	☐	☐	☐
To improve the schools	☐	☐	☐

Q12) The following are some common strategies which communities use to shape future growth. Rank each strategy 1 through 5, by your preferred order of priority, with 1 being the highest priority and 5 being the lowest priority:

- _____ Provide incentives to attract and nurture new businesses
- _____ Provide incentives to retain existing businesses
- _____ Annex land to create more opportunities for development
- _____ Develop housing to be sold at an affordable rate
- _____ Develop housing to be rented at an affordable rate

Q13) What types of new businesses would you like to see located in Teutopolis?

The next few questions ask about education and schools.

Q14) Please rate the following characteristics of the Teutopolis School System

	Extremely dissatisfied	Dissatisfied	Satisfied	Extremely satisfied	Don't know
Quality of education	☐	☐	☐	☐	☐
Availability of program and services, including extracurricular activities	☐	☐	☐	☐	☐
Condition of buildings and grounds	☐	☐	☐	☐	☐
Safety of students at school	☐	☐	☐	☐	☐
Use of public funds	☐	☐	☐	☐	☐
Ability to recruit, hire and retain quality staff	☐	☐	☐	☐	☐
Leadership provided by the Board of Education, Superintendent & Principals/Directors	☐	☐	☐	☐	☐
Community engagement and district communication	☐	☐	☐	☐	☐

Q16) Please share any ideas you have for improving schools and education in Teutopolis

The next few questions ask about parks and community facilities around Teutopolis.

Q17) Thinking about the last 12 months, how often have you (or other members of your household) visited or used any of the following recreation or park facilities for personal or family recreational purposes?

	Never	Infrequent (fewer than 10 visits)	Occasional (10 to 20 visits)	Frequent (more than 20 visits)
Teutopolis Community Park / Ball Diamond	☐	☐	☐	☐
Public school facilities (outside of school sponsored activities)	☐	☐	☐	☐
Knights of Columbus Park / Ball Diamond and Pond	☐	☐	☐	☐
Mini-Park behind the Church / Church Ball Diamond	☐	☐	☐	☐

Q18) Please indicate your level of satisfaction with each of the following aspects of parks and recreation facilities in Teutopolis.

	Extremely dissatisfied	Somewhat dissatisfied	Neither satisfied nor dissatisfied	Somewhat satisfied	Extremely satisfied	Don't know
Park maintenance	☐	☐	☐	☐	☐	☐
Recreation facilities at parks	☐	☐	☐	☐	☐	☐
Recreation programs for youth	☐	☐	☐	☐	☐	☐
Recreation programs for adults	☐	☐	☐	☐	☐	☐
Recreation programs for senior citizens	☐	☐	☐	☐	☐	☐

Q19) The park owns a 5+ acre parcel of ground on the corner of Southern Row and Pearl Street. Considering the other park features around town, what is the best use of this property in the future?
(Please check all that apply)

- ☐ Ball diamond
- ☐ Soccer field
- ☐ Playground
- ☐ Pickleball courts
- ☐ Pavilion
- ☐ Indoor sports courts
- ☐ Other (please specify)

Q20) What *additional* programs or activities would you like to see the park provide?

The last few questions ask for your general thoughts about how Teutopolis should approach the future.

Q21) In your opinion, what are Teutopolis' most pressing issues at this time?

Q22) What do you like most about Teutopolis?

Q23) As change occurs, what aspects of Teutopolis do you believe need to be preserved and enhanced?

The final questions ask more about your demographics and relationship to the Teutopolis community. As a reminder, your answers to all questions are anonymous and will only be reported in the aggregate.

Q24) What is the ZIP code associated with your home address?

Q25) Do you currently own or rent your residence?

- ☐ I own
- ☐ I rent
- ☐ I prefer not to say

Q26a) In the next 10 years, do you plan to make any changes in where you live most of the time? **(Please select one)**

- ☐ No changes (remain in my current home)
- ☐ Buy a house or a different house within the Village of Teutopolis
- ☐ Rent a house or a different house within the Village of Teutopolis
- ☐ Buy a different house outside of the Village of Teutopolis but in Effingham County
- ☐ Rent a different house outside of the Village of Teutopolis but in Effingham County
- ☐ Buy a different house outside of Effingham County
- ☐ Rent a different house outside of Effingham County

Q26b) In question 26a, if you answered that you are planning to buy or rent a house or a different house within the Village of Teutopolis, please describe the type of housing you currently live in. **(Please select one)**

- ☐ Detached single family home - 1 bedroom
- ☐ Detached single family home - 2 bedrooms
- ☐ Detached single family home - 3 bedrooms
- ☐ Detached single family home - 4 or more bedrooms
- ☐ Duplex / multifamily home - 1 bedroom
- ☐ Duplex / multifamily home - 2 bedrooms
- ☐ Duplex / multifamily home - 3 bedrooms
- ☐ Duplex / multifamily home - 4 or more bedrooms

Q26c) In question 26a, if you answered that you are planning to make changes to where you live within the next 10 years. Which type of housing would you most likely be looking for? **(Please select one)**

- ☐ Detached single family home - 1 bedroom
- ☐ Detached single family home - 2 bedrooms
- ☐ Detached single family home - 3 bedrooms
- ☐ Detached single family home - 4 or more bedrooms
- ☐ Duplex / multifamily home - 1 bedroom
- ☐ Duplex / multifamily home - 2 bedrooms
- ☐ Duplex / multifamily home - 3 bedrooms
- ☐ Duplex / multifamily home - 4 or more bedroom

(options continued next page)

- ☐ Senior housing - independent living
 - ☐ Senior housing - assisted living
 - ☐ Other (please specify)
-

Q27) How long have you been a resident of the area around Teutopolis?

- ☐ Less than 1 year
- ☐ 1 - 5 years
- ☐ 6-10 years
- ☐ 11 - 20 years
- ☐ 20 years or longer
- ☐ I do not consider myself a resident of the Teutopolis area

Q28) Please indicate your gender

- ☐ Male
- ☐ Female
- ☐ Other
- ☐ Prefer not to say

Q29) What is your age?

- ☐ Under 20
- ☐ 20 to 29
- ☐ 30 to 39
- ☐ 40 to 49
- ☐ 50 to 59
- ☐ 60 to 69
- ☐ 70 to 79
- ☐ 80 or older
- ☐ I prefer not to say

Q30) Please indicate the number of people currently living in your household, including yourself:

Adults (including yourself)

Children under the age of 18

Q31) If you indicated in the previous question that you have children under age 18, what are their ages?
For children under the age of 1, please note their age as "0".

☐ Child 1 _____

☐ Child 2 _____

☐ Child 3 _____

☐ Child 4 _____

☐ Child 5 _____

☐ Child 6 _____

☐ Child 7 _____

☐ Child 8 _____

☐ Child 9 _____

☐ Child 10 _____

Thank you for completing the survey, please return to Village Hall

B. Community Survey Results

CLOSE-ENDED RESPONSES

Q1) Which category or categories best represent your relationship to the Village of Teutopolis? You may still take the survey if none of the categories reflect your relationship to the Village. Please check all that apply.

	Answer	
	Count	%
Currently live in Teutopolis	810	60.4%
Currently work in Teutopolis	291	22.5%
Family Member live in Teutopolis	869	65.3%
Went to school in Teutopolis	830	62.8%
Currently have children enrolled in school in Teutopolis	430	32.7%
Previously has children enrolled in school in Teutopolis	479	36.5%

Q2) Please indicate your level of satisfaction with the following community services, facilities, and conditions in Teutopolis. If you live outside the Village, please check "Don't know" for services you do not receive.

	Extremely Dissatisfied		Somewhat Dissatisfied		Somewhat Satisfied		Extremely Satisfied		Don't Know		Mean Score
	Count	%	Count	%	Count	%	Count	%	Count	%	
Ambulance Service	8	0.8%	30	3.0%	266	26.4%	158	15.7%	544	54.1%	4.19
Electricity	17	1.7%	55	5.5%	333	33.3%	314	31.4%	281	28.1%	3.79
Internet/Telecommunication Access	11	1.1%	46	4.6%	268	26.6%	504	50.0%	178	17.7%	3.79
Drinking Water Quality and Service	237	23.6%	234	23.3%	279	27.8%	130	12.9%	125	12.4%	2.67
Leadership Provided by the Village Board and President	31	3.1%	116	11.7%	400	40.2%	198	19.9%	250	25.1%	3.52
Responsiveness of City Employees	24	2.4%	56	5.7%	300	30.3%	303	30.6%	308	31.1%	3.82
Municipal Budgeting and Use of Public Funds	22	2.2%	92	9.3%	407	41.0%	106	10.7%	366	36.9%	3.71
Village Communication with Residents	21	2.1%	122	12.2%	434	43.5%	214	21.4%	207	20.7%	3.46
Enforcement of Zoning Ordinances	43	4.3%	129	13.0%	306	30.9%	99	10.0%	412	41.7%	3.72

Overall Appearance of the Community	18	1.8%	66	6.6%	401	40.0%	490	48.9%	27	2.7%	3.44
Fire Protection	22	2.2%	1	0.1%	71	7.0%	744	73.6%	173	17.1%	4.03
Law Enforcement	31	3.1%	53	5.2%	304	30.1%	473	46.8%	150	14.8%	3.65
Living Options for Seniors	62	6.2%	223	22.3%	212	21.2%	45	4.5%	458	45.8%	3.61
Access to Affordable Childcare	138	13.8%	269	27.0%	200	20.0%	29	2.9%	362	36.3%	3.21
Sidewalk Access to/within Village	68	6.7%	185	18.4%	448	44.4%	230	22.8%	77	7.6%	3.06
Sewer Quality and Service	64	6.4%	109	10.9%	311	31.1%	185	18.5%	331	33.1%	3.61
Storm Water Drainage	88	8.8%	181	18.1%	341	34.1%	108	10.8%	282	28.2%	3.32
Natural Gas	5	0.5%	22	2.2%	291	29.2%	262	26.3%	417	41.8%	4.07

Q3) In your opinion, have the following aspects of life in Teutopolis improved or worsened over the past 10 years?

	Much Worse		Somewhat Worse		Stayed about the same		Somewhat Better		Much Better		Don't Know		Mean
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Score
Overall Appearance of the Community	8	0.8%	36	3.6%	247	24.6%	431	42.8%	251	25.0%	33	3.3%	3.97
Faith and Religious Community	7	0.7%	73	7.3%	560	56.0%	167	16.7%	102	10.2%	91	9.0%	3.56
Housing Availability	60	6.0%	203	20.3%	286	28.6%	214	21.4%	66	6.6%	170	16.9%	3.53
Employment Opportunities	18	1.8%	59	5.9%	442	44.4%	240	24.1%	52	5.2%	185	18.4%	3.81
Safety/Level of Crime	12	1.2%	93	9.3%	561	55.9%	149	14.8%	101	10.1%	88	8.7%	3.5
Alcohol/Drug Issues	35	3.5%	157	15.7%	506	50.7%	122	12.2%	41	4.1%	137	13.6%	3.39
Condition of Streets	20	2.0%	98	9.8%	434	43.3%	307	30.6%	90	9.0%	53	5.3%	3.51
Condition of Sidewalks	44	4.4%	153	15.3%	326	32.5%	314	31.3%	95	9.5%	70	7.0%	3.47
Traffic during Morning and Afternoon Commutes	129	12.9%	377	37.6%	331	33.0%	71	7.1%	13	1.3%	81	8.1%	2.71
Sewer Availability to Village Residents	24	2.4%	53	5.4%	316	31.9%	87	8.8%	34	3.4%	476	47.3%	4.5
Schools	24	2.4%	137	13.7%	363	36.3%	256	25.6%	91	9.1%	129	12.8%	3.64
Childcare Options	82	8.2%	229	23.0%	245	24.6%	115	11.6%	15	1.5%	309	30.7%	3.68

Q4a) Which of the following were important reasons for you choosing to locate or acquire property in Teutopolis?

Not Important	Somewhat Important	Important	Very Important	Mean
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	Count	%	Count	%	Count	%	Count	%	Score
I have lived in Teutopolis all my life	150	25.4%	127	21.5%	165	28.0%	148	25.1%	2.53
Affordable Housing	54	9.0%	141	23.5%	248	41.4%	156	26.0%	2.84
Near Employment	114	19.1%	161	27.0%	207	34.7%	115	19.3%	2.54
Reasonable Cost of Living	62	10.3%	141	23.5%	280	46.7%	117	19.5%	2.75
Quality of Schools	26	4.3%	39	6.4%	174	28.5%	371	60.8%	3.46
Low Crime Rate	6	1.0%	27	4.4%	173	28.3%	406	66.3%	3.6
Faith and Worship	79	13.0%	84	13.8%	197	32.3%	250	41.0%	3.01
Location/Character	21	3.5%	72	11.9%	281	46.4%	231	38.2%	3.19
Lower Taxes	65	10.9%	122	20.4%	208	34.7%	204	34.1%	2.92
To be near Family	28	4.6%	60	9.9%	199	32.7%	321	52.8%	3.34

Q4b) What are the top reasons you live in Teutopolis? Rank the following 1 through 10, by their importance to you, with 1 being the most important and 10 being the least important.

	1		2		3		4		5	
	Count	%	Count	%	Count	%	Count	%	Count	%
Sense of Community	131	22.1%	129	21.8%	136	22.9%	83	14.0%	51	8.6%
Municipal Leadership	1	0.2%	0	0.0%	6	1.0%	4	0.7%	21	3.5%
Convenience to Work	32	5.4%	64	10.8%	67	11.3%	56	9.4%	67	11.3%
Family Lives There	295	49.7%	103	17.4%	63	10.6%	37	6.2%	25	4.2%
Employment Opportunities	5	0.8%	17	2.9%	18	3.0%	44	7.4%	55	9.3%
Community Upkeep and Appearance	14	2.4%	31	5.2%	69	11.6%	130	21.9%	144	24.3%
Faith and Worship	35	5.9%	84	14.2%	70	11.8%	80	13.5%	77	13.0%
Schools	76	12.8%	159	26.8%	122	20.6%	81	13.7%	47	7.9%
Parks and Recreation Facilities	0	0.0%	3	0.5%	22	3.7%	54	9.1%	81	13.7%
Housing Opportunities	4	0.7%	3	0.5%	20	3.4%	24	4.0%	25	4.2%

	6		7		8		9		10	
	Count	%	Count	%	Count	%	Count	%	Count	%
Sense of Community	28	4.7%	12	2.0%	15	2.5%	7	1.2%	1	0.2%
Municipal Leadership	29	4.9%	47	7.9%	60	10.1%	99	16.7%	325	54.8%
Convenience to Work	74	12.5%	79	13.3%	63	10.6%	40	6.7%	51	8.6%
Family Lives There	12	2.0%	20	3.4%	7	1.2%	9	1.5%	22	3.7%
Employment Opportunities	95	16.0%	104	17.5%	112	18.9%	84	14.2%	59	9.9%
Community Upkeep and Appearance	97	16.4%	64	10.8%	31	5.2%	11	1.9%	2	0.3%
Faith and Worship	68	11.5%	58	9.8%	42	7.1%	37	6.2%	42	7.1%

Schools	30	5.1%	44	7.4%	17	2.9%	11	1.9%	6	1.0%
Parks and Recreation Facilities	117	19.7%	96	16.2%	147	24.8%	55	9.3%	18	3.0%
Housing Opportunities	43	7.3%	69	11.6%	99	16.7%	240	40.5%	66	11.1%

Q6) In your opinion, how adequate are the current amounts of land devoted to the following uses in Teutopolis?

	Extremely Inadequate		Somewhat Inadequate		Neither Adequate nor Inadequate		Somewhat Adequate		Extremely Adequate		Don't Know		Mean Score
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	
Commercial: Retail Stores, Restaurants, Office Buildings	51	5.6%	240	26.5%	167	18.5%	293	32.4%	61	6.7%	93	10.3%	3.39
Industrial: Manufacturing, Warehouses, Distribution Facilities	18	2.0%	101	11.2%	164	18.2%	311	34.6%	187	20.8%	119	13.2%	4.01
Residential: Single-Family Homes	78	8.7%	228	25.5%	79	8.8%	317	35.4%	109	12.2%	84	9.4%	3.45
Residential: Multi-Family - Apartments, Duplexes	55	6.1%	187	20.8%	195	21.7%	186	20.7%	127	14.1%	148	16.5%	3.65
Parks and Open Space	20	2.2%	82	9.1%	80	8.9%	403	44.7%	283	31.4%	33	3.7%	4.05

Q7a) Thinking about the next 10 years from a zoning standpoint, should the Village change the amount of land designated for the following uses?

	Less Land		Keep the Same		More Land		Don't Know		Mean Score
	Count	%	Count	%	Count	%	Count	%	
Commercial: Retail Stores, Restaurants, Office Buildings	16	1.8%	298	33.0%	464	51.3%	126	13.9%	2.77
Industrial: Manufacturing, Warehouses, Distribution Facilities	66	7.4%	440	49.1%	267	29.8%	124	13.8%	2.5
Residential: Single-Family Homes	13	1.4%	192	21.3%	615	68.1%	83	9.2%	2.85
Residential: Multi-Family - Apartments, Duplexes	183	20.4%	356	39.6%	258	28.7%	101	11.2%	2.31
Parks and Open Space	12	1.3%	441	49.1%	396	44.1%	49	5.5%	2.54

Q8a) How satisfied are you with the current transportation infrastructure in Teutopolis?

	Extremely Dissatisfied		Somewhat Dissatisfied		Somewhat Satisfied		Extremely Satisfied		Don't Know		Mean Score
	Count	%	Count	%	Count	%	Count	%	Count	%	
Roadway Maintenance on Main Street/Highway 40	20	2.3%	107	12.1%	500	56.4%	233	26.3%	26	2.9%	3.16
Local Street Maintenance (excluding Main Street/Highway 40)	33	3.7%	153	17.2%	498	56.1%	167	18.8%	37	4.2%	3.02
Parking Options/Availability	14	1.6%	129	14.7%	523	59.4%	181	20.6%	33	3.8%	3.1
Street Safety, Lighting, and Signage	30	3.4%	180	20.3%	446	50.4%	207	23.4%	22	2.5%	3.01
Street Safety around Schools	38	4.3%	178	20.2%	425	48.1%	205	23.2%	37	4.2%	3.03
Bike Lanes	58	6.6%	149	16.9%	230	26.1%	135	15.3%	309	35.1%	3.55
Sidewalk Availability	52	5.9%	211	23.8%	420	47.4%	165	18.6%	39	4.4%	2.92
Sidewalk Conditions/Quality	65	7.3%	234	26.4%	423	47.8%	116	13.1%	47	5.3%	2.83

Q9a) How satisfied are you with the following housing characteristics in Teutopolis?

	Extremely Dissatisfied		Somewhat Dissatisfied		Somewhat Satisfied		Extremely Satisfied		Don't Know		Mean Score
	Count	%	Count	%	Count	%	Count	%	Count	%	
Overall Appearance of Housing in Teutopolis	10	1.2%	49	5.7%	441	50.9%	357	41.2%	10	1.2%	3.36
Quality of Affordable Housing for Purchase	87	10.1%	249	29.0%	352	40.9%	51	5.9%	121	14.1%	2.85
Availability of Affordable Housing for Purchase	121	14.1%	322	37.4%	266	30.9%	31	3.6%	120	14.0%	2.66
Quality of Affordable Rental Housing	54	6.3%	206	24.1%	227	26.5%	57	6.7%	311	36.4%	3.43
Availability of Affordable Rental Housing	66	7.8%	216	25.4%	197	23.2%	50	5.9%	320	37.7%	3.4
Availability of Senior Housing	125	14.8%	264	31.2%	93	11.0%	19	2.2%	346	40.9%	3.23
Availability of Assisted Living and Long Term Care	175	20.5%	251	29.5%	83	9.7%	19	2.2%	324	38.0%	3.08

Q9b) Over the next 10 years, would you like to see any changes in each of the following housing types?

	Same Amount (No Change)		A Little More of this Type of Housing		A Lot More of this Type of Housing		Mean Score
	Count	%	Count	%	Count	%	
Single-Family Housing - Owner-Occupied	151	18.0%	434	51.7%	255	30.4%	2.12
Single-Family Housing - Renter-Occupied	511	61.9%	279	33.8%	35	4.2%	1.42
Duplexes/Condos - Owner-Occupied	545	65.7%	236	28.4%	49	5.9%	1.4
Duplexes/Condos - Renter-Occupied	608	73.3%	179	21.6%	42	5.1%	1.32
Senior Housing - Owner-Occupied	254	30.6%	467	56.3%	108	13.0%	1.82
Senior Housing - Renter-Occupied	360	43.7%	376	45.6%	88	10.7%	1.67

Q9c) The Village of Teutopolis currently permits up to 20 short term rental housing units (AirBnB, VRBO, etc.). In your opinion, is this number of short-term rental units appropriate?

	Answers	
	Count	%
Too Few	114	13.2%
About Right	481	55.7%
Too Many	166	19.2%
Don't Know	102	11.8%

Q10) Please identify the relative priority for the following economic development programs in Teutopolis:

	Very Low		Low		Medium		High		Very High		Don't Know		Mean Score
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	
Supporting and Expanding Existing Businesses	15	1.9%	34	4.2%	255	31.8%	268	33.4%	148	18.5%	82	10.2%	3.93
Attracting New Businesses	21	2.6%	50	6.3%	232	29.1%	300	37.6%	133	16.7%	61	7.7%	3.82
Providing Incentives to Attract New Businesses	37	4.6%	96	12.0%	261	32.7%	229	28.7%	99	12.4%	76	9.5%	3.61
Improving the Appearance of the Retail Business District	20	2.5%	93	11.7%	325	40.9%	207	26.0%	86	10.8%	64	8.1%	3.55
Provide Support or Incentives for Local Entrepreneurs Who Are	26	3.3%	58	7.3%	230	28.9%	251	31.5%	166	20.9%	65	8.2%	3.84

Willing to Start a

Business in Teutopolis

Creating an Additional

Business/Industrial Park	52	6.6%	124	15.7%	288	36.4%	170	21.5%	68	8.6%	90	11.4%	3.44
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Develop Available

Building Space for New

or Expanding

Businesses to Rent or

Purchase	42	5.3%	95	12.0%	308	38.9%	192	24.2%	74	9.3%	81	10.2%	3.51
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Promoting New

Residential

Development	34	4.3%	64	8.1%	232	29.3%	226	28.6%	181	22.9%	54	6.8%	3.78
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Q11) Below is a list of services that generally require public investment for improvement, maintenance, and/or construction. Would you be willing to pay more in taxes or special fees if you knew that money would be spent in the community for that particular reason?

	Yes		No		Need More Information		Mean Score
	Count	%	Count	%	Count	%	
To Improve Streets and Roads	291	36.9%	229	29.0%	269	34.1%	1.97
To Upgrade Criminal Justice and Law Enforcement Capacities	165	21.0%	361	45.9%	261	33.2%	2.12
To Support Economic Development	273	34.7%	245	31.2%	268	34.1%	1.99
To Improve Sewer and Water Infrastructure	372	47.3%	189	24.0%	226	28.7%	1.81
To Improve the Parks	314	39.7%	292	37.0%	184	23.3%	1.84
To Support the Establishment of a Community Center	283	35.7%	307	38.8%	202	25.5%	1.9
To Improve the Schools	419	53.0%	178	22.5%	193	24.4%	1.71

Q12) The following are some common strategies which communities use to shape future growth. Rank each strategy 1 through 5, by your preferred order of priority, with 1 being the highest priority and 5 being the lowest priority:

	1		2		3		4		5	
	Count	%	Count	%	Count	%	Count	%	Count	%
Provide Incentives to Attract and Nurture New Businesses	198	28.7%	233	33.7%	142	20.5%	92	13.3%	26	3.8%
Provide Incentives to Retain Existing Businesses	189	27.4%	198	28.7%	147	21.3%	110	15.9%	47	6.8%

Annex Land to Create More

Opportunities for Development	96	13.9%	98	14.2%	220	31.8%	158	22.9%	119	17.2%
Develop Housing to be Sold at an Affordable Rate	194	28.1%	106	15.3%	127	18.4%	230	33.3%	34	4.9%
Develop Housing to be Rented at an Affordable Rate	14	2.0%	56	8.1%	55	8.0%	101	14.6%	465	67.3%

Q14) Please rate the following characteristics of the Teutopolis School System

	Extremely Dissatisfied		Somewhat Dissatisfied		Somewhat Satisfied		Extremely Satisfied		Don't Know		Mean Score
	Count	%	Count	%	Count	%	Count	%	Count	%	
Quality of Education	13	1.6%	48	6.1%	353	44.6%	327	41.3%	51	6.4%	3.45
Availability of Program and Services, including extracurricular activities	5	0.6%	56	7.1%	423	53.9%	235	29.9%	66	8.4%	3.38
Condition of Buildings and Grounds	37	4.7%	131	16.6%	428	54.4%	144	18.3%	47	6.0%	3.04
Safety of Students at School	9	1.1%	36	4.6%	444	56.6%	221	28.2%	75	9.6%	3.4
Use of Public Funds	18	2.3%	99	12.6%	379	48.3%	77	9.8%	211	26.9%	3.46
Ability to Recruit, Hire and Retain Quality Staff	64	8.2%	206	26.3%	315	40.2%	67	8.5%	132	16.8%	3
Leadership Provided by the Board of Education, Superintendent and Principal...	58	7.4%	152	19.3%	378	48.1%	80	10.2%	118	15.0%	3.06
Community Engagement and District Communication	16	2.0%	105	13.4%	428	54.7%	117	15.0%	116	14.8%	3.27

Q17) Thinking about the last 12 months, how often have you (or other members of your household) visited or used any of the following recreation or park facilities for personal or family recreational purposes?

	Never		Infrequent (<10 visits)		Occasional (10-20 visits)		Frequent (>20 visits)		Mean Score
	Count	%	Count	%	Count	%	Count	%	
Teutopolis Community Park/Ball Diamond	69	8.8%	248	31.5%	204	25.9%	267	33.9%	2.85
Public School Facilities, outside of school sponsored activities	172	22.0%	339	43.4%	167	21.4%	103	13.2%	2.26
Knights of Columbus/Ball Diamond and Pond	109	13.9%	327	41.7%	214	27.3%	135	17.2%	2.48

Mini-Park behind the Church/Church

Ball Diamond 122 15.5% 352 44.7% 185 23.5% 128 16.3% 2.41

Q18) Please indicate your level of satisfaction with each of the following aspects of parks and recreation facilities in Teutopolis.

	Extremely Dissatisfied		Somewhat Dissatisfied		Neither Satisfied nor Dissatisfied		Somewhat Satisfied		Extremely Satisfied		Don't Know		Mean
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Score
Park Maintenance	5	0.6%	28	3.6%	89	11.4%	326	41.7%	290	37.1%	43	5.5%	4.28
Recreation Facilities at Parks	6	0.8%	32	4.1%	114	14.7%	361	46.5%	218	28.1%	46	5.9%	4.15
Recreation Programs for Youth	5	0.6%	30	3.9%	93	12.0%	290	37.3%	219	28.2%	140	18.0%	4.43
Recreation Programs for Adults	19	2.5%	105	13.6%	203	26.2%	186	24.0%	59	7.6%	202	26.1%	3.99
Recreation Programs for Senior Citizens	38	4.9%	114	14.8%	177	22.9%	75	9.7%	26	3.4%	342	44.3%	4.25

Q19) The park owns a 5+ acre parcel of ground on the corner of Southern Row and Pearl Street. Considering the other park features around town, what is the best use of this property in the future?

	Answer	
	Count	%
Ball Diamond	133	19.1%
Soccer Field	135	19.1%
Playground	258	37.1%
Pickleball Courts	260	37.1%
Pavilion	259	37.1%
Indoor Sports Courts	344	49.0%
Other	137	19.2%

Q25) Do you currently own or rent your residence?

	Answer	
	Count	%
Own	725	92.7%
Rent	25	3.2%
Prefer not to Answer	32	4.1%

Q26a) In the next 10 years, do you plan to make any changes in where you live most of the time?

	Answer	
	Count	%
No Change (remain in current house)	610	79.4%
Buy a house or a different house in Teutopolis	92	12.0%
Rent a house or a different house in Teutopolis	5	0.7%
Buy a different house outside of Teutopolis but in Effingham County	35	4.6%
Rent a different house outside of Teutopolis but in Effingham County	2	0.3%
Buy a different house outside of Effingham County	20	2.6%
Rent a different house outside of Effingham County	4	0.5%

Q26b) In question 26a, if you answered that you are planning to buy or rent a house or a different house within the Village of Teutopolis, please describe the type of housing you currently live in.

	Answer	
	Count	%
Detached Single-Family Home - 1 Bedroom	2	2.1%
Detached Single-Family Home - 2 Bedrooms	13	13.5%
Detached Single-Family Home - 3 Bedrooms	45	46.9%
Detached Single-Family Home - 4 or more Bedrooms	30	31.3%
Duplex / Multi-Family Home - 2 Bedrooms	5	5.2%
Duplex / Multi-Family Home - 3 Bedrooms	1	1.0%

Q26c) In question 26a, if you answered that you are planning to make changes to where you live within the next 10 years. Which type of housing would you most likely be looking for?

	Answer	
	Count	%
Detached Single-Family Home - 1 Bedroom	1	1.1%
Detached Single-Family Home - 2 Bedrooms	11	11.7%
Detached Single-Family Home - 3 Bedrooms	33	35.1%
Detached Single-Family Home - 4 or more Bedrooms	38	40.4%
Duplex / Multi-Family Home - 2 Bedrooms	3	3.2%
Duplex / Multi-Family Home - 3 Bedrooms	2	2.1%
Senior Housing - Independent Living	3	3.2%
Other	3	3.2%

Q27) How long have you been a resident of the area around Teutopolis?

	Answer	
	Count	%
Less than 1 Year	19	2.4%
1 - 5 Years	55	7.0%
6 - 10 Years	57	7.3%
11 - 20 Years	276	35.1%
20 Years or Longer	379	48.2%

Q28) Please indicate your gender

	Answer	
	Count	%
Male	349	44.5%
Female	308	39.2%
Other	1	0.1%
Prefer not to say	27	3.4%

Q29) What is your age?

	Answer	
	Count	%
Under 20	1	0.1%
20 to 29	49	6.2%
30 to 39	149	18.9%
40 to 49	181	23.0%
50 to 59	125	15.9%
60 to 69	157	19.9%
70 to 79	77	9.8%
80 or Older	20	2.5%
Prefer not to say	29	3.7%

SELECTED OPEN-ENDED RESPONSES

Q24) What is the ZIP code associated with your home address?

1. 62467
2. 62467

3. 62467
4. 62467
5. 62467
6. 62462
7. 62467
8. 62401
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10. 62467
11. 62467
12. 62467
13. 62467
14. 62467
15. 62467
16. 62467
17. 62467
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19. 62467
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633.	62401
634.	60126
635.	62467
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639.	62467
640.	62467
641.	62401
642.	62424
643.	62467
644.	62467
645.	62467
646.	62424
647.	62401
648.	62467
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650.	62467
651.	62467
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655.	62467
656.	62401
657.	62467
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661.	62401
662.	62467
663.	62401
664.	62401
665.	62467
666.	62467
667.	62467
668.	62467
669.	62467
670.	62401
671.	62467
672.	62456
673.	62467
674.	62467

675.	62467
676.	62424
677.	62467
678.	62424
679.	62467
680.	62467
681.	62467
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688.	62467
689.	62467
690.	62424
691.	62467
692.	62467
693.	62467
694.	62467
695.	62467
696.	62401
697.	62467
698.	62467
699.	62424
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728.	62467
729.	62467
730.	62424
731.	62467
732.	62467
733.	62467
734.	62467
735.	62401
736.	62467
737.	62467
738.	62467
739.	62462
740.	62467
741.	62467
742.	62467
743.	62467
744.	62467
745.	62401
746.	62467
747.	62467
748.	62467
749.	62467
750.	62424
751.	62401
752.	62467
753.	62467
754.	62401
755.	62401
756.	62467
757.	62467
758.	62466

759.	62467
760.	62467
761.	62462
762.	62467
763.	62467
764.	62467
765.	62467
766.	62467
767.	62401
768.	62467
769.	62467
770.	62467

Q26c) In question 26a, if you answered that you are planning to make changes to where you live within the next 10 years. Which type of housing would you most likely be looking for? (Please select one)

Other (please specify)

1. In the country if possible
2. We are building a home.
3. Down size retired

Q30) Please indicate the number of people currently living in your household, including yourself:

Adults (including yourself)	Children under the age of 18
1	
1	
2	
2	2
2	
1	0
2	0
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2	0
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1	

3	
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2	0
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2	0
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2	0
2	0
5	0
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4	0
1	0
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3	0
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2	1
2	0
2	0
3	
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1	0
2	none
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1	0
2	0
2	0
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2	0
4	0
5	3
2	4
3	0
2	3
3	2
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3	1
2	2
1	0
2	2
2	2
2	3
4	1
4	2
1	0
2	0
2	0
2	2
6	4
2	0
2	3
2	3
2	1
2	
4	
2	0

1	1
2	1
2	0
2	3
5	1
2	
4	1
2	0
1	0
1	
2	0
3	
2	4
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3	1
2	0
2	0
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4	0
2	0
2	0
2	0
3	
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2	4
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Two	Zero
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2	4
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4	1
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2	3
4	1
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2	2
2	4
3	1
6	4
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2	0
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2	0
4	
6	2

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2	1
6	4
2	0
3	2
2	6
4	2
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4	3
4	1
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4	0
4	2
2	1
2	0
2	3
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Four	One
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3	2
3	3
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Two	0
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Two	None
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2	1
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5	3
1	0
3	3
2	1
2	0
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2	3
5	2
4	1
3	2
4	
3	
2	3
2	4
2	6
2	4
2	
3	
2	3
2	0
6	4
3	4
4	
3	1
5	3
2	0

4	
3	
2	4
3	1
2	1
2	2
2	3
6	4
4	2
2	
2	0
4	0
3	

Q31) If you indicated in the previous question that you have children under age 18, what are their ages?
For children under the age of 1, please note their age as "0".

Child 1	Child 2	Child 3	Child 4	Child 5	Child 6	Child 7	Child 8	Child 9	Child 10
13	10								
17									
6	4	1							
13	11	6	2						
17	15	13							
14	12	10	8	6	3				
14	11								
14									
15	10								
2	1								
16	6								
9	12	16							

17			
17	14		
5	4		
13	11	9	6
9	7	5	
12	9	2	
16			
15			
0			
8	6	3	
14			
17			
14	12	8	6
15			
9	6	3	1
5			
4			
16			
15	12	8	
15			
16	12	10	
8			
NA	NA	NA	
15			
6	4	3	
2	0		

11	7	5	3		
16					
9	12	14`16			
5	3	1			
17	13				
9					
0	1	2	4		
11	14				
18	14	11	8	3	1
17	17				
0	3	14			
12					
14	16				
9					
3	3	0			
14	9				
17	14	10			
15	12				
2					
3					
11	0				
12	7	3			
14	4				
15	10				
7	3	1			
17	15				

19					
14	17				
9	7	4			
3	0				
4	7	9			
15					
10	7				
16	14	11	9	6	
9					
10	7	3			
18	16	11			
1	4	6	9	13	14
8	5	3	1		
13	10				
7	8				
2					
2	0				
15					
4	2	0			
7	5	3			
14	8				
17	15	12			
17	15	12			
17					
8	5	3	1		
9	7	2			

17	15		
9	7	5	
10			
1			
0			
5	8	10	
15			
16	14	13	
8	7	5	4
12	10		
15			
10	7	4	
1 week old			
1	4		
15	14	11	7
10	8		
16			
14	11	8	2
14	12		
4	2		
16	13		
17			
17	14	11	
7	14	9	
9	13		
0			

3	7	11	
11	9		
7	5		
4	1		
8	12	14	
2			
9	7	2	
5	2		
10	7		
9	7	3	
3	2		
9			
10	9	6	
8	6	3	
8	6	2	
15			
6	4		
16	14	12	10
6	4	3	
10	7	4	1
8	6	2	
10	8	7	2
13	12	11	6
17	14	11	
7			
2	5		

2	0		
4	1		
13	11		
12	10	8	
8	7	3	1
14	11	7	4
14	11	7	4
16	12		
1	5	8	
2			
4	1		
2			
11	2		
7			
1	3	5	8
16			
4	1		
2			
12	10	8	5
13	15		
4	4		
17			
16	13		
5	3		
15	11	5	
14	12	6	

3	2	
0		
8	6	3
8	5	
17	15	
16		
15	10	5
16	13	
8		
17		
8		
14	12	6
7	5	
16	15	
15	12	9
14	9	6
7	5	3
11	7	1
9	6	
9	5	
7	5	3
11	8	
4		
16	13	
15	10	
16		

4			
8	6	3	
8	5	2	
17	16	13	9
5	1		
1	2	3	
1			
12	6		
7	4		
5			
2			
2			
7	4		
2	1		
16	14	11	6
17			
14	11	10	7
7	40		
9	7	4	
3	7	12	
9	7	5	
17	15	9	7
Under 7	Under 7	Under 7	
15	13		
12			
10	7	5	

15	13		
16	14	11	
11	13		
2			
7			
16			
11	9	7	
9	5	3	1
14			
17	14	11	8
1			
10	7	5	
14			
14			
5	2		
9	9		

Teenager Tennager Pre-teen Pre-teen.

10	12		
4	2	0	
16	14		
9	6	4	
2.5	0		
10	10		
7	9		
10	7	5	
17	14	11	9

10	9			
8	12	17		
9	7	5		
12	8			
8				
16	14	11	6	
17				
13	10			
13	8	6		
6	1	3	8	7
1	5	7		
10	7	5		
16	14	12		
10	7			
10	13			
4	2	0		
17	15	9	7	
11	14			
17				
14	17			
7	11	13		
6	4	2		
10	9	7	6	
17	15			
3				
14	12	10	8	

12	8	6	
12	8	6	
17	16		
6	4	2	
17	12		
2			
9	7		
3	0		
9	7		
11	5		
17	12		
11	8		
12	10	8	5
6	5	2	0
7	10	11	13
17	13		
10	12		
0			
15	13	11	
15	11	7	
2			
3	0		
10	6	3	
16	11		
15			
17	13		

12	10	8	6	4	1
9	14	14	16		
13	11	8	9		
14					
16	14	12			
8	6	4	2		
17					
2					
11	13				
16	12	9			
16	16	13	9		
8	5				

