

ORDINANCE NO. 1068

**ORDINANCE ADOPTING VILLAGE OF STILLMAN VALLEY, ILLINOIS 2026
COMPREHENSIVE PLAN UPDATE**

WHEREAS, pursuant to 65 ILCS 5/11-12-6 and 65 ILCS 5/11-12-7, the Village of Stillman Valley, an Illinois Municipal Corporation, has been vested with authority to adopt a comprehensive plan and amendments thereto for the present and future development or redevelopment of the municipality; and

WHEREAS, pursuant to 65 ILCS 5/11-12-4, the Village of Stillman Valley has created a planning and zoning commission that is charged with making recommendation on a comprehensive plan amendment, or update, for the municipality; and

WHEREAS, the Village of Stillman Valley Board of Trustees has caused to be prepared an updated comprehensive plan titled "Village of Stillman Valley, Illinois 2026 Comprehensive Plan Update"; and

WHEREAS, pursuant to State law, a public hearing regarding the proposed comprehensive plan update was conducted by the Planning and Zoning Commission on March 5, 2026 at 6:00 p.m. at Village Hall, and that all required public notice of said hearing was properly given pursuant to State law.

WHEREAS, that on March 5, 2026, the Village of Stillman Valley Planning and Zoning Commission by a vote of six (6) ayes, zero (0) nays and one (1) absent, recommended to the Village Board that said updated comprehensive plan be adopted as the official comprehensive plan for the Village of Stillman Valley.

BE IT ORDAINED, by the President and Board of Trustees of the Village of Stillman Valley, Illinois:

Section 1. That the "Village of Stillman Valley, Illinois 2026 Comprehensive Plan Update" as prepared and presented by the Village of Stillman Valley Board of Trustees, and reviewed at a public hearing and recommended for approval by the Planning and Zoning Commission, is hereby adopted as the official Comprehensive Plan of the Village of Stillman Valley, Illinois, a true and accurate copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

Section 2. That any typographical errors contained in Exhibit "A" shall be corrected at the direction of the Village Clerk without further action by the corporate authorities.

Section 3. That the above Ordinance shall take effect upon the expiration of ten (10) days after the date of filing notice of the adopted and comprehensive plan with the Ogle County Recorder's Office.

ADOPTED by the Board of Trustees of the Village of Stillman Valley this _____ day of March 9, 2026.

APPROVED by the Village President of the Village of Stillman Valley this _____ day of March 9, 2026.

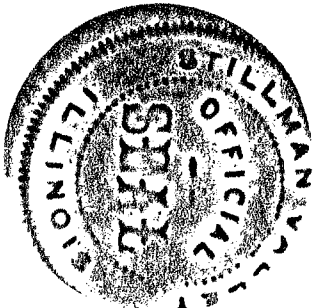
Motion by: TRUSTEE WALTRIP

Second by: TRUSTEE CONNELL

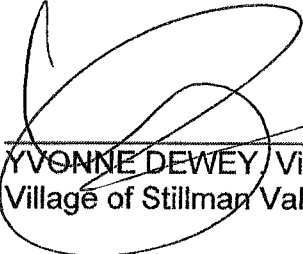
AYES: 5, RUSSELL, LORENZ, MARSH, CONNELL, WALTRIP

NAYS: 0

ABSENT/
ABSTAIN: 1, LONG



ATTESTED BY:



YVONNE DEWEY, Village Clerk
Village of Stillman Valley, Illinois



MARTIN TYPER, Village President
Village of Stillman Valley, Illinois

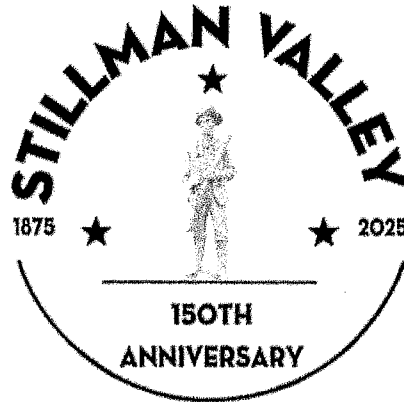
ORDINANCE 1068

ORDINANCE ADOPTING VILLAGE OF STILLMAN VALLEY, ILLINOIS 2026
COMPREHENSIVE PLAN UPDATE

EXHIBIT "A"

VILLAGE OF STILLMAN VALLEY, ILLINOIS 2026 COMPREHENSIVE PLAN UPDATE

Village of
Stillman Valley, Illinois

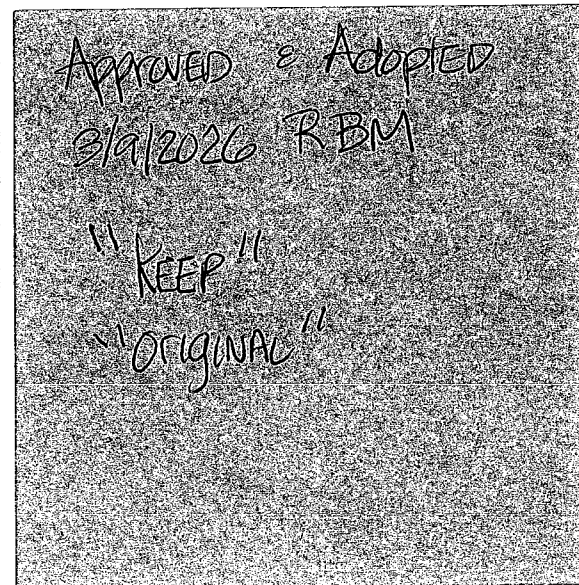


2026 Comprehensive Plan Update

Adopted March 9, 2026



Statue of Major Isaiah Stillman,
located in Monument Park



2026 Comprehensive Plan

Update

Adopted by the Village of Stillman Valley Planning Commission on March 5, 2026

Adopted by the Village Board of the Village of Stillman Valley on March 9, 2026

Acknowledgments:

Village Planning Commission:

Jim Leather-Chairman

John Stout

Carol Hoekstra

Dennis Kann

Caitlin Pierson

Rodney Waltrip

Steve Schoenberg

Village Board:

Martin Typer-Village President

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Karen Marsh

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Tamara Long

Village Board Treasurer:

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Village Clerk:

Yvonne Dewey

Superintendent of Public Works:

Dean Insko

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Harry Adams Jr.

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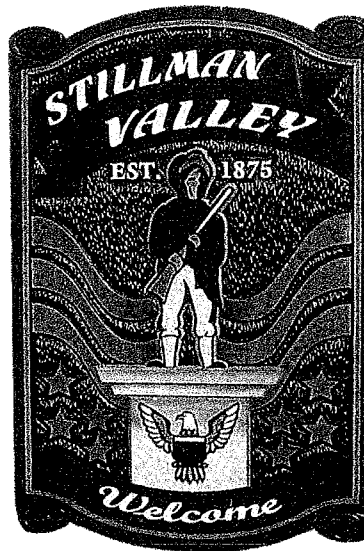
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Introduction

Welcome to the Village of Stillman Valley Comprehensive Plan. This Comprehensive Plan is the centerpiece of the community development planning process, stating our community's development goals and outlining public guidelines for future advancement.

The Stillman Valley Planning Commission and this Comprehensive Plan obtains its authority from Illinois municipal code 65 ILCS 5 Division 12 establishing Planning Commissions and Comprehensive Plans. It is through this State authority the duties, powers, and limits of a municipal Planning Commission and adopted Comprehensive Plan are established. The terms of an adopted Comprehensive Plan apply to all land within corporate limits of the municipality and all contiguous territory not more than 1.5 miles beyond the corporate limits not included in any municipality. Within the limits of the Village and the 1.5 mile planning radius this Plan may;

- A. *Establishing reasonable standards of design for subdivisions and for re-subdivisions of unimproved land and of areas subject to redevelopment in respect to public improvements as herein defined.*
- B. *Establishing reasonable requirements governing the location, width, course, and surfacing of public streets and highways, alleys, ways for public service facilities, curbs, gutters, sidewalks, street lights, parks, playgrounds, school grounds, size of lots to be used for residential purposes, storm water drainage, water supply and distribution, sanitary sewers, and sewage collection and treatment.*
- C. *May designate land suitable for annexation to the municipality and the recommended zoning classification for such land upon annexation.*

Additionally, this plan, as exactly described by Illinois statute states "An official comprehensive plan, or any amendment thereof, or addition thereto, proposed by a plan commission shall be effective in the municipality and contiguous area herein prescribed only after its formal adoption by the corporate authorities. Such plan shall be advisory and in and of itself shall not be construed to regulate or control the use of private property in any way, except as to such part thereof as has been implemented by ordinances duly enacted by the corporate authorities." (65 ILCS 5/11-12-6)

Additional powers granted to the Stillman Valley Planning Commission include;

If a municipality has adopted an official plan or map pursuant to the authority granted by this Division 12, the territory subject to that plan shall be exempt from the application of any less restrictive rules or regulations adopted by a County Board under the provisions of Section 5-1042 of the Counties Code. (65 ILCS 5/11-12-11)

In practice, this Plan establishes identifiable pathways that allow both the governing body and private interests to plan and budget with an idea as to the direction the Village may move in the future. This Plan functions as a practical guide to shape the day-to-day decisions of the present, with the realities of continuous advancement, so that the decisions made now make sense in the future.

Planning a community's future is a complex exercise. The process involves an existing community with a population of longtime residents, newcomers, and business people; a government structure whose composition can change often; regulations imposed by county, state and federal government agencies; the character of the community, and a Plan devised by numerous stakeholders.

Planning for the future of a community can also be controversial. When it is the public sector that directs the change, there is always the fear that, because you have planned for it, you are encouraging it. The real challenge is assuring that change occurs in concert with the goals and objectives of the community and its stakeholders. Only in visualizing the future of the community the way you want it to be, and working towards that vision, can the vision become a reality.

The Comprehensive Plan is a key element in shaping future possibilities, addressing issues of land use, public policies toward development, and infrastructure requirements. The purpose of the Comprehensive Plan is to provide a guideline to the Village to ensure that a cohesive direction, focused on a common goal, is maintained.

To achieve this, the Plan should be:

1. Comprehensive - The Plan must address all sections of the community as well as all activities associated with regulation development;
2. Flexible - The Plan must be structured to summarize policies and proposals and allow for flexibility to facilitate the ever-changing needs of the community;
3. Provident - The initial requirements of the Plan are to achieve solutions to short term issues, whereas, the ultimate goal of the Plan is to provide a perspective of future development and predict possible problems as far as 20 or more years into the future.
4. Advisory – The Plan must assist the governing body, but itself shall not be construed to regulate or control the use of property in any way.

With these general guidelines as a basis, specific issues may be addressed by analyzing the growth patterns and physical features of the Village. While a variety of factors influence where and when development takes place, several basic elements can be analyzed to assess the impact of past or future growth. The elements that this plan addresses are: Issues and Opportunities (Chapter 1); Housing (Chapter 2); Transportation Facilities (Chapter 3); Utilities and Community Facilities (Chapter 4); Agriculture, Natural and Cultural Resources (Chapter 5); Economic Development (Chapter 6); Intergovernmental Cooperation (Chapter 7); Land Use (Chapter 8); and, Implementation (Chapter 9).

The Village of Stillman Valley has experienced a period of population stabilization, yet continued economic and technical development should be anticipated, possible future population growth considered, foresight to anticipate the challenges associated with development, and appropriate policies and planning process should be in place to address future development when it occurs. This Comprehensive Plan addresses these issues and provides a set of guidelines for the policies which will shape the Village of Stillman Valley in the future.

Citizen input/participation is an important component of the planning process. The Village has hosted a community visioning/planning session, and public meetings and hearings to solicit input from the Village residents regarding the Comprehensive Plan. Many of the responses of the village residents are reflected in the goals and objectives formulated in the Comprehensive Plan.

Chapter 1 - Issues and Opportunities for Planning

The purpose of a comprehensive planning program is to advise the corporate governing body on guidelines that promote orderly and beneficial development, helping to create a community that offers residents an attractive, efficient, and "resident-friendly" environment in which to live. Such an environment can be realized in part by creating a financially sound governmental structure, supporting good schools, a variety of community facilities and services, efficient land use and transportation systems, and encouraging sufficient employment opportunities and adequate, affordable housing.

The planning process involves understanding the various physical, economic, and social issues within the Village. It examines where the Village has been, where it is now, what goals or targets the community hopes to achieve, and what actions are necessary to reach these goals. A successful planning program can provide the direction needed to manage future growth by offering guidelines to government leaders, private enterprise, and residents so that the Village development-related decisions are sound, practical, and consistent.

Section 1.1 Brief History and Description of the Planning Area

The Village of Stillman Valley is located in Marion Township, in north central Ogle County, Illinois. Stillman Valley is located within approximately five miles southwest of the City of Rockford and the Greater Rockford Airport, approximately 20 miles northwest of the DeKalb/Sycamore urban area, and approximately 70 miles west of Lake Michigan. Stillman Valley is located in a rich agricultural area that was predominately prairie interspersed with groves of timber in pre-settlement times.

The following are excerpts from the Bicentennial History of Ogle County regarding the early history of Stillman Valley:

Stillman Valley

When the first settlers came to this area the two communities along the Stillman Creek became known as Stillman Valley and Mouth of the Stillman. What the Indians called "Old Man's Creek" had become known as "Stillman Creek" after the defeat of Major Stillman and his soldiers by Black Hawk. However, the first settlement in the valley was named Hale when a post office was established there. It was named for Prof. Joseph Hale who taught at Rock River Seminar, Mt. Morris, and owned land to the northwest of the town. Hale had a store, church, school and around 14 houses. Hale and Black Walnut were the two trading centers of the day but when the Chicago & Pacific Railroad was laid out, that settled things where the more prominent town would be built.

Joshua White, the first settler in the immediate valley, had enough influence to get the railroad company to route the tracks past his farm rather than a distance north as originally planned. Therefore, in October 1874 he laid out a village of 10 blocks with lots of 66 ft. x 120 ft. with streets 66 ft. wide. The name Hale was abandoned and the town called Stillman Valley.

Early Building

The spring of 1875 marked the beginning of the building activity. The first building completed was a two-story store building for Silas Humphrey, his living quarters on the second floor. Soon after, Luke Dickerman's Hotel, which was something much needed in the early days of the railroads, was built. There were many employees of the railroad besides travelers stopping in Stillman Valley. The same year several houses were completed. The first one completed was built for Homer Lewis who owned land southwest of town. Albert F. Brown had one built on the adjoining lot. Across the street was a house built for Charles F. White and on the corner across from Brown was the large mansion built for Hollis Baker. Lovejoy Johnson had a large house built in 1879. He was prominent in many local enterprises: Stillman Valley Tile and Brick Factory, Stillman Valley Creamery, Johnson's Cider and Vinegar Factory, member of the board of the Congregational Church and the school board.

Several of the houses from Hale were moved to the new town as well as the Congregational Church building and the store operated by Gideon Johnson. This was later sold to Theodore Partridge who ran a general store and the building is still standing. Andrew Raney and Ed Patrick had a slaughter house east of town next to the tile factory and ran a meat market in town. Other business came to town and at the end of the first 10 years, there were several general stores, a jewelry store, drug store, two blacksmith shops, a harness and wagon shop, a milliner, hardware store, barber shop and several doctors. Those who did most of the building were fine carpenters such as: Miller & Chapman, John Hageman, William Main, William Town, John Kosier and others. Luke Dickerman was a bricklayer and store mason. Robert Buser laid most of the sidewalks in town. Later Emil Seebery did most of the cement work and stone work.

In 1882 the town was extended to the south and more houses went up. Many of these were the large homes of the Patrick family, Geo. Brown, Horace Hurd, James White, Rd. A.E. Hurd, Mason Lewis and others. The Chicago Great Western Railroad went through in 1888 and that created the need for more homes for railroad employees. A cream station and ice house were built near the depot by Eli Hoisington who shipped cream to Chicago.

Schools

In 1879 John Kosier, of Byron, built a new two-story brick school building. The old frame building from across the creek was moved to town and became the store of Wallace Revell.

In 1888 a three-year high school was started in the upper story of the brick school. In 1909, it became a four-year high school.

In 1927 a new Community High School was completed and the old brick building used entirely as a grade school. In 1928 bus service was started from Davis Junction to the high school making this the first school in northern Illinois to transport pupils to school.

Soldier's Memorial

In 1898 the lots where the soldiers of the Black Hawk War were buried were put up for sale as building lots. Citizens objected so action was taken to locate the remains and make it a permanent memorial site. At the time of the dedication of the monument in 1902, the largest group ever to be assembled in the town attended the ceremony.

Newspaper

The Stillman Valley Graphic was started in 1892 by Wilda Wayland, daughter of Dr. Wayland. She later sold it to Anna Marie Atwood, who in turn sold it to her uncle, John A. Atwood. He was the last to publish it in Stillman Valley.

Churches

In 1878 the Baptist Church building was moved in from east of town and stood until 1916 when it was struck by lightning and burned. The Congregationalists built a new brick building in 1893. Around 1880, there was a considerable number of Swedish and Norwegian people living in the vicinity. In 1885, they organized a congregation known as the Scandinavian Brothers and Sisters Society. They built a building in 1886. In 1892, it was reorganized as the Christian Mission Church. In 1907 a new building was built. In 1890, another church for the Swedish people was built in the east end of Stillman Valley, called the Swedish Free Church. In January 1919, the two Swedish churches merged into the United Christian Church (now Valley Covenant Church).

Business

In 1909 Stillman Valley's population was approximately 450. Business listed were: Agricultural implements, carriages and wagons, Agnew & Robbins; Grocery Stores: Revell, Hurd, and S.V. Grocery Co.; Bank: King & Wilbur, Barber, Ralph McCollister; Pool Halls: E.E. Alfred and G.J. Garnhart; Blacksmiths, Chas. Carlson and Frank Stimax; Building materials, Neola Elevator (E.H. Barnes, Mgr.); Clothing store, Alfors & Johnson; Coal and Grain, F.H. Griggs and Neola Elevator Co.; Creamery, J.M. Bickford; Dray & Transfer, E.E. Alfred; Drugs, W.B. Barrick; Dry Goods, H.G. Hurd; Funeral Director, John A. Atwoodt; Shoe Shop, H.G. Hofeld; Specialist, Dr. A.H. Beebe; Hotels & Liveries, Dickerman and E.E. Alfred; and Meat Market, Merton Jewell.

Village Incorporation

In 1911 the village was incorporated. Wallace Revell was the first mayor. Gas operated street lights were used in the town until the first electric light plant was established in 1916. During the years of the 1920's and 30's Stillman Valley was a busy trading center. Band concerts and street shows were sponsored by local merchants during the summer months. Chautauqua was held on the school grounds in 1920. The one-time community band was revived. More automobiles were seen on the roads and many of these were sold in Stillman Valley; Fords by Silas Hurd, Rannie Zimmerman and Tim Whitney; Dodge and Oldsmobile by Silas Hurd; Gray and Dort by Stimax & Son; and Overlands by Arthur Molin.

Fire Protection

In 1914 a hand pumper fire cart was purchased for fighting fires. During the next several years there were several disastrous fires: the livery barn at the Dickerman Hotel, the Baptist Church, the Stillman Valley Creamery and others. In 1919 a fire truck with a chemical tank was purchased

In 1929 a new fire district was established giving rural patrons fire protection and a new International truck with the most modern equipment of the time was purchased.

Figure 1.1 - 1872 Map of Part of Marion Township

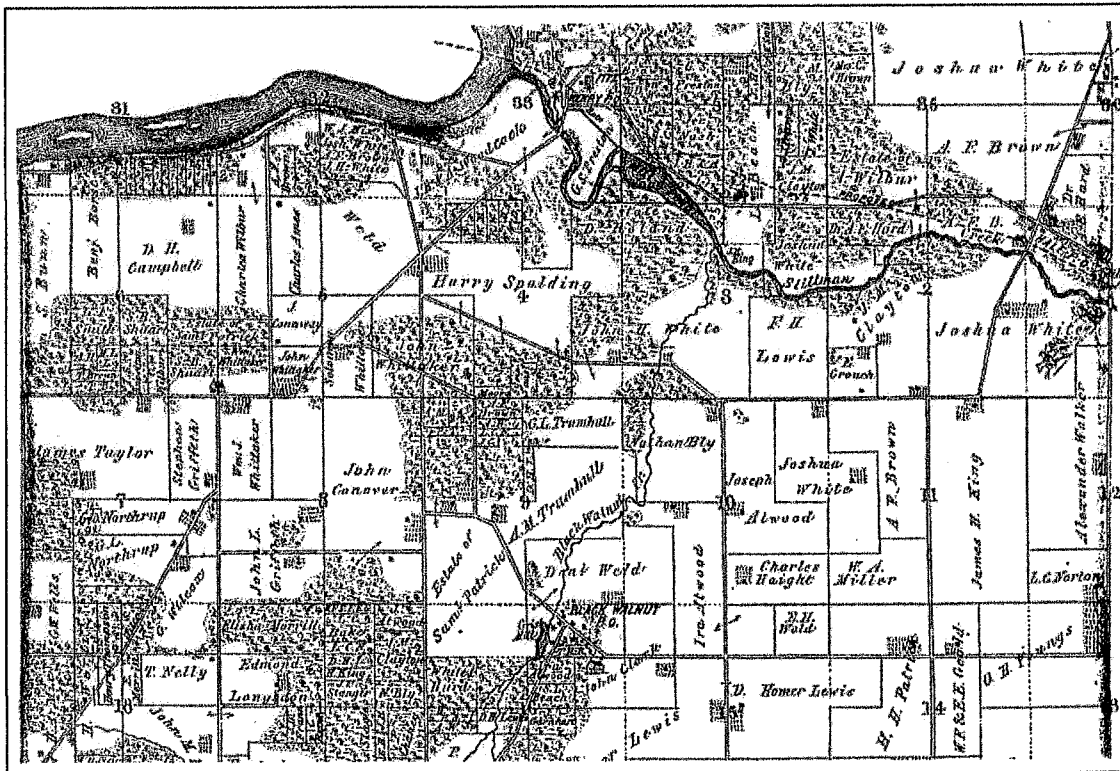
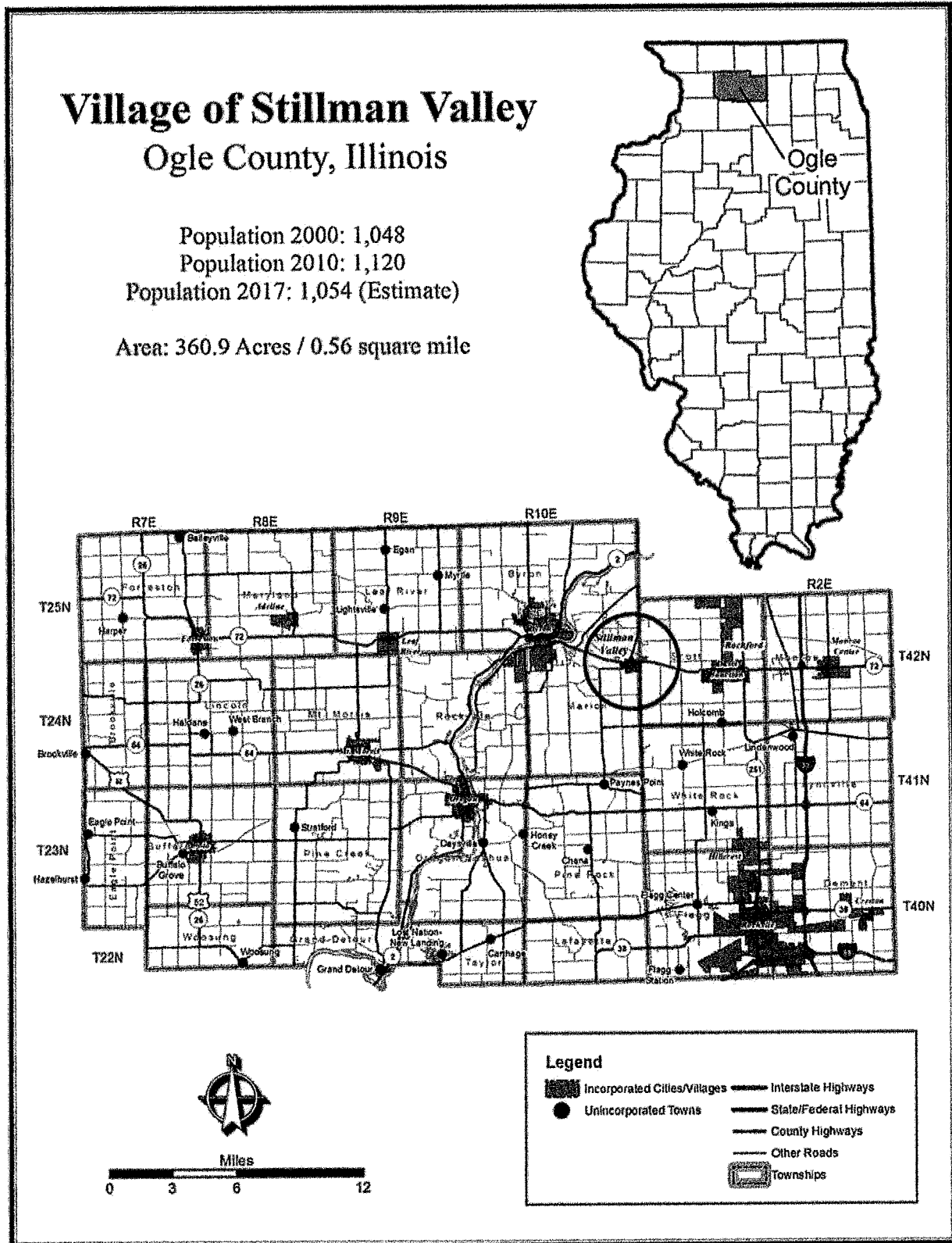


Figure 1.2 - Map of Stillman Valley Geographic Area



Section 1.2 Past Planning In Stillman Valley

The Village Board adopted a Comprehensive Plan documents in 1974, 2007, 2018, and 2026.

Section 1.3 The Comprehensive Planning Process

The comprehensive planning process involves several basic phases. The first phase involves research. Activities include acquiring a thorough knowledge of the existing community setting, identifying problems that require solutions, analyzing critical factors that need to be changed before progress can be made toward community goals, and establishing goals and objectives for growth and development.

The second phase of the comprehensive planning process involves the formation of planning policy. Planning policies recommend a course of action that will accommodate expected and unexpected change, produce desired change, or prevent undesirable change.

The next phase involves the selection of a preferred alternative for guiding future growth. The Land Use Element relates how the Village is expected to develop, identifying in general terms how development should proceed in the future to achieve community goals.

The final phase involves implementation of the plan and programs that will influence the day-to-day decisions made by government officials, private enterprise, and individuals. Plan implementation provides the means by which community goals can be achieved. Three major tools of implementation are the zoning ordinance, subdivision regulations, and capital improvements programs. Zoning regulations act to control growth and development so that it is harmonious with the proposals and recommendations set forth in the Comprehensive Plan. They promote sound, orderly development directed toward the preservation of property values and the improvement of the overall appearance of the community. Subdivision regulations assure that new land divisions are designed in an orderly and efficient manner and are in accordance with the Comprehensive Plan. The capital improvements program is a long-range financial plan for major public improvements. It proposes the best means for utilizing available financial resources to provide residents with necessary facilities and services.

The Comprehensive Plan is the primary link between the past, the present, and the future, making it perhaps the best resource for achieving continuity over a long period of time. It is to be used as a guide by those making decisions with regard to the development of the community. The Comprehensive Plan must also remain flexible so that it can be modified to reflect the processes of actual development and the changing attitudes and priorities of the community.

To maintain an updated Comprehensive Plan, new information must be continually gathered and studied to determine trends and re-evaluate projections, forecasts, and plans. Even policy recommendations, which are relatively permanent statements, may require periodic review to determine their appropriateness and suitability in relation to the direction and character of community development at that time. A well thought-out and updated Comprehensive Plan, with a solid base of public involvement, is one of the most fruitful investments a Village can make. As a collection of policies and plans designed to guide future growth and development, it will help ensure continuity over time as changes occur within the Village of Stillman Valley.

Section 1.4 Demographic Trends

A. Population Growth

Every 10 years the Federal government performs the National Census, and these Census results are the main source of the information used to understand how communities change over time. As illustrated in the following tables 1.1 and 1.2, the Village of Stillman Valley, with the exception of the period between 1980 and 1990, saw a gradual increase in its population up to 2010. Recent population estimates from the U.S. Census Bureau indicate that the population of the Village is maintaining to slightly increasing.

Table 1.1 - Village of Stillman Valley Population 1960 – 2024

Year	2024*	1960	1970	1980	1990	2000	2010	2020
Population	1,260	598	871	961	848	1,048	1,120	1,075

Source: (U.S. Bureau of the Census; U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates)

*2024 Estimate

Table 1.2 - Village of Stillman Valley Population Change and Percent Change 1960-1970, 1970-1980, 1980-1990, 1990-2000, 2000-2010; 2010-2020

Period (Years)	1960 - 1970	1970 - 1980	1980 - 1990	1990 - 2000	2000 - 2010	2010 – 2020
Population Change	273	90	-113	200	72	-45
Population % Change	45.65	10.33	-11.76	23.58	6.87	-4.02

Source: (U.S. Bureau of the Census; U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates)

B. Age Distribution

Table 1.3 below details the number of Village residents that occupied specific age groups in 2024 and 2016.

Table 1.3 - Distribution of Population by Age Group, Village of Stillman Valley

	2024	2016	Class Change 2024-2016	Class % Change
Under 5 Years	66	53	13	24.5%
5 - 14 years	198	171	27	15.8%
15-24 years	134	173	-39	-22.5%
25-44 years	316	239	77	32.2%
45-54 years	121	181	-60	-33.1%
55-64 years	123	124	-1	-0.8%
65-74 years	215*	65	150	331%
75-84 years	71	57	14	24.6%
85 years and over	16	12	4	33.3%
Median Age	38.9	36.1	2.8	7.8%

Source: (U.S. Bureau of the Census; U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates)

C. Education Levels

Table 1.4 below compares the educational attainment information for the Village of Stillman Valley. Between 2016 and 2024 the Village population has become more educated. The population with less than a high school education has decreased by 32 persons to just 16. The number of persons with a high school diploma has increased by 49 persons to 291. The number of persons with at least some college education up to a graduate or professional degree has increased by 176 persons, and makes up 64.4% of the over 25 age group, up 8.5% over the 2016 over 25 age group.

Table 1.4 - Educational Attainment of Persons 25 Years and Over. Village of Stillman Valley

	2024	2016	Change (+/-)	Change in total %
Less than 9th Grade	6 0.9%	10 1.5%	(-4)	-0.6%
9th - 12th Gr., no diploma	10 1.2%	38 5.6%	(-28)	-4.4%
High School Graduate	291 33.8%	242 35.7%	49	-1.9%
Some college, no degree	197 22.8%	157 23.2%	40	-0.4%
Associate's degree	105 12.2%	71 10.5%	34	1.7%
Bachelor's degree	134 15.5%	98 14.5%	36	1.0%
Graduate or professional degree	119 13.8%	62 9.1%	57	4.7%
Total	862 100%	678 100%	184	

Source: (U.S. Bureau of the Census; U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates)

D. Households and Income

The Village of Stillman Valley residential community is made up of different types of households. Table 1.5, below, details the changes in the make-up of Village households over the last 8 years. Family households have seen their number increase, and the percentage of total family households has increased between 2016 and 2024. Non-family households have decreased from 2016 to 2025 in both number (from 117 to 100) and percentage of total households (from 27.3% to 21.0%). Married-couple households have seen their number increase between 2016 and 2024, and their percentage increased from 79.7% of family households to 81.9%. Single-father households have increased in number and percentage of total households, but single-mother households have decreased from 18.3% of family households in 2016 to 5.6% in 2024. The Persons Per Household (Average Household Size) calculation for the Village has increased to 2.65 in 2024 from 2.51 in 2016.

Table 1.5 - Households, Average Household Size and Household Type, Village of Stillman Valley

	2024	2016	Change (+/-)	% Change
Households	476	428	48	11.2%
Average Household Size	2.65	2.51	0.14	5.6%
Households by Type:				
Family Households (% of Total Households)	376 (79.0%)	311 (72.7%)	65	20.9%
Married-couple families (% of Family Households)	308 (81.9%)	248 (79.7%)	60	24.2%
Other family, male householder (% of Family Households)	47 (12.5%)	6 (1.9%)	41	783.3%
Other family, female householder (% of Family Households)	21 (5.6%)	57 (18.3%)	-36	-63.2%
Non-Family Households (% of Total Households)	100 (21.0%)	117 (27.3%)	-17	-14.5%
Householder living alone (% of Total Non-Family Households)	50 (50.0%)	108 (92.3%)	-58	-53.7%
Householder 65 years and older (% of Total Non-Family Households)	33 (33.0%)	46 (39.3%)	-13	-28.3%

Source: (U.S. Bureau of the Census; U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates)

Another instructive piece of information on the state of households within the Village is the level of income that each household achieves. Again the Census provides insight into the range of incomes present within the Village of Stillman Valley.

Table 1.6 - Household Income 2024, Village of Stillman Valley

Household Income (\$)	2024	2016	Change (+/-)	Change in total %
Less than 10,000	3 (.6%)	46 (39.3%)	(-33)	-38.7%
10,000 - 14,999	0 (0%)	9 (2.1%)	(-9)	NA
15,000 - 24,999	9 (1.9%)	50 (11.7%)	(-41)	-9.8%
25,000 - 34,999	38 (8.0%)	50 (11.7%)	(-12)	-3.7%
35,000 - 49,999	41 (8.6%)	42 (9.8%)	(1)	-1.2%
50,000 - 74,999	70 (14.7%)	79 (18.5%)	(-9)	-3.8%
75,000 - 99,999	134 (28.2%)	55 (12.9%)	79	15.3%
100,000 - 149,999	96 (20.2%)	78 (18.2%)	18	2.0%
150,000 or more	85 (17.8%)	31 (7.2%)	54	10.6%
Total Households	476 (100%)	428 (100%)	48	
Median Household Income (\$)	\$87,833	\$61,125	\$26,708	43.7%

Source: (U.S. Bureau of the Census; U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates)

Table 1.6 above describes how household incomes have changed in the last 8 years. It is a testimony to both the inflation of wages and the increased earning power of the residents of the Village of Stillman Valley that median household income has increased to \$87,833 to \$61,125, up 43.7%. The percentage increase in households earning greater than \$50,000 for Stillman Valley is similarly up over the 8-year period (80.9% from 55.7%).

With the examination of income information, the Village should also assess the poverty status of its residents. "Poverty" is generally defined as a set of money income thresholds that vary by family size and composition to determine who is poor. If a family's total income is less than that family's threshold, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically. That is, they are the same throughout the United States. However, the poverty thresholds are updated annually for inflation using the Consumer Price Index (CPI-U). The official poverty definition counts money income before taxes and does not include capital gains and non-cash benefits (such as

public housing, food stamps, and Medicaid). Poverty is not defined for people in military barracks, institutional group quarters, or for unrelated children under age 15 (such as foster children). Table 1.7 below outlines poverty thresholds for years 2024 and 2016. Table 1.8 lists the Census information on poverty for the total number of residents, children under 18 years of age, and individuals 65 years of age and older within the Village of Stillman Valley.

Table 1.7 - Weighted Average Poverty Thresholds - 2024

Size of Family Unit	2024	2016
One Person	\$16,320 (<65 years) \$15,050 (65 years and over)	\$12,486 (<65 years) \$11,511 (65 years and over)
Two Persons	\$21,100 (<65 years) \$20,220 (65 years and over)	\$16,072 (<65 years) \$14,507 (65 years and over)
Three Persons	\$24,950	\$18,774
Four Persons	\$32,130	\$24,755
Five Persons	\$38,110	\$29,854
Six Persons	\$41,130	\$34,337
Seven Persons	\$48,970	\$39,509
Eight Persons	\$54,740	\$44,188
Nine Persons or more	\$64,900	\$53,155

Source: (U.S. Bureau of the Census)

Table 1.8 - Poverty Status 2024 and 2016, Village of Stillman Valley

	2024	2016	Change (+/-)	Change in total %
Individuals	1260	1,075	(-43)	-5.4%
Below Poverty Level	108 8.6%	151 14.0%		
Children	335	285	(-16)	-8.5%
Below Poverty Level	55 16.4%	71 24.9%		
Individuals 65 years and over	302	134	(-11)	-10.7%
Below Poverty Level	6 2.0%	17 12.7%		

Source: (U.S. Bureau of the Census; U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates)

Poverty status as a percentage of the population for whom poverty status is determined to have decreased within the Village of Stillman Valley between 2016 and 2024 among all individuals (14.0% to 8.6%), children (24.9% to 16.4), and persons 65 years of age and older (12.7% to 2.0%).

Employment Characteristics

Table 1.9 below summarizes employment by industry data provided for 2016 from the 2012-2016 American Community Survey 5-Year Estimates, and 2024 from the 2024 American Community Survey: ACS 5-Year Estimates Subject Tables. This information represents what type of industry that the working residents of the Village were employed by, and is not a listing of the employment currently located within the Village of Stillman Valley. The discussion of the Village economy will take place within the Economic Development Element of this Comprehensive Plan.

Table 1.9 - Summary of Employment by Industry, Village of Stillman Valley

Industry	2024	2016	Change (+/-)	% Change
Agriculture, forestry, fishing and hunting, and mining	0	0	0	0
Construction	28	54	(-26)	-48.1%
Manufacturing	149	88	61	69.3%
Wholesale trade	5	9	(-4)	-44.4%
Retail trade	41	52	(-11)	-21.2%
Transportation and warehousing, and utilities	38	44	(-6)	-13.6%
Information	3	2	1	50%
Finance, insurance, real estate, and rental and leasing	26	19	7	36.8%
Professional, scientific, management, administrative, and waste management services	42	20	22	210.0%
Educational, health and social services	145	202	(-57)	-28.2%
Arts, entertainment, recreation, accommodation and food services	20	47	(-27)	-57.4%
Other services (except public administration)	43	8	35	537.5%
Public administration	16	17	(-1)	-5.9%

Source: (U.S. Bureau of the Census; U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates)

Section 1.5 Population Projections

Projections are estimates of future populations based on statistical models that extrapolate past and present trends into the future. Projections can be created through very simple or very complex calculations. The type of calculations used is based on the available data and desired use of the projection.

Forecasts are also estimate of a future population based on statistical models. Forecasts, however, include additional adjustments made to reflect assumptions of future changes.

Targets express desirable future populations based on policies and goals.

Developing population projections is a complex process. There is always a greater difficulty in deriving population projections for small geographic areas such as townships and small cities or villages. Projections for larger geographic areas are more reliable, since the large population base will be less likely to exhibit short term variations. Likewise, any projection results that extend for periods longer than ten years become statistically less reliable as inputs to the projection are based on calculations rather than actual numbers. In summary, the smaller the area and the longer the period, the less likely a projection will be accurate.

The Village of Stillman Valley, with the exception of the period between 1980 and 1990, saw a gradual increase in its population up to 2010. Recent population estimates from the U.S. Census Bureau (2024 ACS 5-Year Estimates) indicate that the population of the Village is stable to slightly increasing. For the purposes of population projections, it is assumed that the Village population will stabilize and increase very gradually into the future. This assumption is based on the belief that Stillman Valley, with its quality school system, rural and family-oriented atmosphere, and relatively low taxes, will remain a desirable place to live. Population increase in Stillman Valley will likely be a result of an increase in the number of housing units. (see Table 1.10A below).

To estimate the Stillman Valley population for 2030, 2040 and 2050, two different methodologies were employed, as follows:

Population Projection Methodology A:

The number of occupied housing units and persons per household within the Village was projected out to 2030, 2040 and 2050 using a simple mathematical progression projection assuming a 5.25% increase per 10-year period for occupied housing units and a 3.31% decrease per 10-year period for persons per household. The projected number of housing units was multiplied by persons per household to yield an estimated population, starting from the US Census Bureau 2024 ACS 5 year estimate.

Population Projection Methodology B:

The population percent change between 2000 and 2020 was calculated to be 2.57%, which was then divided by the number of years in the period (20) to yield an average annual growth rate of 0.1285%. This average annual growth rate was then used to project the population for 2030, 2040 and 2050, starting from the 2020 Census total of 1075.

This population projection does not include any large-scale development of vacant land for residential uses within the planning period. It is still possible, however, for vacant or developed lands within and/or adjacent to the Village to be developed or redeveloped. Larger-scale residential development could have a significant impact on the number of housing units and the Village's population.

Table 1.10 - Methodology A Projected Population Village of Stillman Valley

Year	2024	2030	2040	2050
Projected Housing Units	476	491	517	544
Projected Person per Household	2.65	2.60	2.52	2.44
Population	1260	1,276	1,302	1,327

Table 1.11 - Methodology B Projected Population Village of Stillman Valley

Year	2020	2030	2040	2050
Population	1,075	1,089	1,102	1,117

Table 1.12 - Projected Population Based on Average Projected Population of Methodology A and Methodology B Village of Stillman Valley

Year	2030	2040	2050
Population	1,1182	1,202	1,222

Section 1.6 Community Goals, Objectives and Policies

The following goals, objectives and policies provide the framework for guiding future community development activities within Stillman Valley. Goals are stated as desirable conditions to strive for in the future. They are common ideals of the community that can be achieved through the actions of government leaders, private enterprise and individuals. Objectives are general targets to be achieved along the path of satisfying community goals. Policies are methods of action to accomplish these stated objectives. Together these three pieces express the uniqueness of the community while stating changes that will produce desirable patterns for growth and development.

A. Goal:

The goal of this Plan is to advise the corporate governing body of Stillman Valley on policies that preserve its current quality living environment. It is the goal of the Village to maintain the overall aesthetic quality of its residential, recreational, commercial and industrial areas.

B. Objectives:

1. Promote the maintenance and improvement of existing development within Stillman Valley.
2. New development, either at the Village edge or on in-fill sites, should be designed in a manner that allows urban services to be most efficiently and economically provided.
3. Ensure that newly developed or redeveloped areas are compatible with existing uses of land.
4. To improve long range fiscal planning for the Village.

C. Policies:

1. The Village of Stillman Valley should implement the recommendations of the Comprehensive Plan to ensure the Village remains a desirable place to live and work, and support maintaining the current balance of residential, commercial, industrial and recreational land uses.
2. Current implementation tools, such as the zoning ordinance, subdivision regulations, and other Village ordinances should continue to be used and enforced.
3. The Village should develop a capital improvement program to address future public utility, transportation, and other public needs.
4. The Village should encourage development which protects and enhances the Village's tax base.
5. The Stillman Valley Planning Commission should maintain an active role in assessing Village needs, evaluating development, and utilizing the planning process as a means of accomplishing the recommendations contained in the Comprehensive Plan.
6. It is the policy of this Plan to authorize the Village Board and Planning Commission to evaluate and make decisions on all issues and planning opportunities as they arise. This Plan also recognizes that the Village Board and Planning Commission will have the most up to date and complete information available when making the decisions that will best serve the community.

Chapter 2 - Housing in the Village of Stillman Valley

Section 2.1 Housing Inventory

A. Housing Tenure

Housing tenure information sheds light on how residents live in the community. Occupancy and vacancy characteristics can help indicate if the current amount of housing stock is sufficient to meet existing demand. Between 2024 and 2016, the Village of Stillman Valley experienced a net increase of 48 units to its housing stock, and increase of 9.6% (Table 2.1). Over that time period, Stillman Valley owner-occupied housing units increased by 31%, while renter-occupied housing units decreased by 40%. Ogle County overall had a lower percentage of owner-occupied housing units in 2024 (85.1% to 75.4%), and a slightly higher percentage of renter-occupied housing units (24.2% to 14.9%).

Table 2.1 - Comparison of Housing Occupancy, Village of Stillman Valley and Ogle County

	Stillman Valley 2024	Stillman Valley 2016	Ogle County 2024	Ogle County 2016
Occupied Housing Units <i>% of Total Housing Units</i>	476 95.2%	428 94.7%	20,821 92.0%	20,782 92.2%
Owner-occupied <i>% of Occupied Units</i>	405 85.1%	309 72.2%	15,693 75.4%	15,762 75.8%
Renter-occupied <i>% of Occupied Units</i>	71 14.9%	119 27.8%	5,128 24.6%	5,020 24.2%
Vacant Housing Units <i>% of Total Housing Units</i>	24 4.8%	24 5.3%	1,762 7.8%	1,770 7.8%
Total Housing Units	500	452	22,632	22,552

Source: (U.S. Bureau of the Census; U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates)

The U.S. Department of Housing and Urban Development has established a minimum target rate for overall unit vacancy of 3% to assure an adequate choice of housing for consumers. According to Census data, table 2.1 shows that the Village of Stillman Valley had an overall year 2024 vacancy rate of 4.8% (down 0.5% from 2016), a rate slightly lower than Ogle County as a whole.

B. Structure Type

Structure type information (single family, duplex, multi-family, etc.) is a common method used for describing the physical characteristics of housing stock. The following "number of units in structure" information provides insight into the mix of housing types in the Village. Table 2.2 below compares the distribution of structure types within the Village of Stillman Valley with Ogle County as a whole, over two Census periods. In the year 2024, single-family homes (1-unit detached) made up 87.6% of Stillman Valley housing units, a slightly higher percentage than Ogle County as a whole (82.8%). The single-family detached homes within Stillman Valley have been increasing in number and in percentage of total units over the last eight years. Ogle County as a whole has seen single-family detached homes increase in number and increase slightly as a percentage of total housing units.

Table 2.2 - Comparison of 2024 to 2016 Occupied Housing Units and Structure Type Village of Stillman Valley and Ogle County

	Stillman Valley 2024	Stillman Valley 2016	Ogle County 2024	Ogle County 2016
1 Unit Detached	417 87.6%	377 83.4%	17244 82.8%	17,929 79.5%
1-Unit Attached	11 2.3%	22 4.9%	431 2.1%	470 2.1%
2-4 Units	48 10.1%	53 11.7%	1039 5.0%	1,481 6.5%
Total Occupied Units	476	428	20,821	20,782

Source: (U.S. Bureau of the Census; U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates)

C. Housing Conditions: Age and Value

Age is often used as a measure of a houses condition. It should, however, not be the sole criterion since many older homes are either remodeled or kept in a state of good repair to maintain their value. Table 2.3 below shows a comparison of housing age between the Village of Stillman Valley and Ogle County as a whole. 38% of the housing stock within the Village of Stillman Valley was constructed in 1980 or later, compared to 37.2% for Ogle County as a whole.

Table 2.3 - Comparison of Housing Age, Village of Stillman Valley and Ogle County

Year Structure Built	Stillman Valley 2024	Ogle County 2024
2010 or later	5 1%	662 3.8%
2000 to 2009	44 9.2%	2,461 11.8%
1980 to 1999	132 27.7%	4620 22.2%
1960 to 1979	140 29.4%	5790 27.8%
1940 to 1959	58 12.2%	3138 15.1%
1939 or earlier	97 20.4%	4150 19.9%

Source: (U.S. Bureau of the Census; U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates)

Housing value is another important aspect for gauging the overall condition of the current housing stock. The value of housing has risen significantly since 2016 all across Ogle County. Table 2.4 shows the distribution of housing values across various price ranges, as well as the median home value for the Village of Stillman Valley and Ogle County. The median home value has increased from 2016 to 2024 within the Village of Stillman Valley by 51.1%, and within Ogle County as a whole by 41.1%.

Table 2.4 - Comparison of Owner-Occupied Housing Units with a Mortgage Values, Village of Stillman Valley and Ogle County

	Stillman Valley 2024	Stillman Valley 2016	Ogle County 2024	Ogle County 2016
Less than \$50,000	0 0.0%	15 4.9%	329 3.6%	1,078 6.8%
\$50,000 - \$99,999	14 5.4%	80 25.9%	978 10.8%	3,692 23.4%
\$100,000 - \$299,999	230 89.1%	224 69.2%	5,991 66.1%	9,835 62.4%
\$300,000 - \$499,999	14 5.4%	0 0.0%	1,358 15%	1,157 7.3%
\$500,000 - \$749,999	0 0.0%	0 0.0%	282 3.1%	0 0.0%
\$750,000 or more	0 0.0%	0 0.0%	120 1.3%	0 0.0%
Median Value	\$188,700	\$119,300	\$195,500	\$138,500

Source: (U.S. Bureau of the Census; U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates)

D. Housing Affordability

According to the US Department of Housing and Urban Development, no more than 30% of household income should be spent on monthly housing costs in order for that home to be considered affordable. The U.S. Census provides data on housing costs as a percentage of household income for home owners.

In 2024, 84.4% of Stillman Valley homeowners paid less than 30% of their monthly income toward housing costs. This percentage is lower than that of Ogle County as a whole, which is at 89.9%.

In 2024, 86.2% of renters in the Village of Stillman Valley were paying a monthly rent which was affordable to them. This percentage is higher than that of Ogle County as a whole (67.3%).

Affordability for renters has increased within the Village of Stillman Valley, as the percentage of renters within the Village of Stillman Valley that paid less than 30% of their monthly income toward rent increased from 77.6% in 1999 to 86.2% in 2024.

Section 2.2 Housing Demand

A. Population Trends

As discussed in the Issues and Opportunities chapter of this plan, the Village of Stillman Valley population is mostly steady, and the latest population estimate (2024) for the Village is 1,260. The projected population for the Village in 2040 (Table 1.10C) is 1,302.

B. Household Trends

The average number of residents that inhabit each home or apartment is identified by the U.S. Census as *persons per household*, or PPH, and it is calculated by dividing the number of *residents living in occupied housing units* (those not living in group or institutional quarters) by the number of *occupied housing units* (those not classified as vacant). In order for the Village to begin to approximate the future needs for housing units, an assumption must be made on how the units will be occupied. It is anticipated that the PPH will continued to decrease (3.31% per 10-year period), and the number of housing units will increase at a moderate rate (5.25% per 10-year period).

C. Housing Development Environment

Of the land devoted to urban development, no single land use demands greater acreage than residential activities. In 2024, over 36% of the total land area of the Village of Stillman Valley contains residential development. The *Transportation, Utilities and Community Facilities*, and *Land Use* chapters will provide a more detailed analysis of the following topics, but a brief summary is included here to provide some context for housing unit development.

Infrastructure: There is a sufficient transportation network to allow for an economic and efficient expansion of housing in the general Stillman Valley area; Stillman Valley itself has little available vacant land within its existing borders for residential development. The Village's water distribution/collection system are adequate and contain sufficient capacity to serve future development, and the wastewater treatment facility has adequate capacity to serve future development.

Developable land: There is a limited amount of vacant developable land within the existing corporate boundary of the Village of Stillman Valley to provide for the anticipated number of future housing units. Annexation of land will likely be required to meet the anticipated demand. There is an adequate amount of land suitable for annexation to be developed for residential uses.

D. Housing Issues Identified by the Plan Commission

- A. Older homes and historic homes need to be maintained and/or rehabilitated.
- B. There is a need for elderly housing (i.e. condominium housing designed for lower/moderate/fixed income residents) and Del Webb-type of housing for persons 55 years of age and older.
- C. Traditional residential development is creating a negative financial impact on the public school system.

- D. Residential uses are not compatible with the commercial downtown area of the Village.
- E. Improvements are needed in the commercial downtown area and Pine Street area of the Village.
- F. Residential developments are not providing adequate open space areas, and are not being developed in a thoughtful, creative manner.
- G. New developments are not displaying enough variety/individuality in housing styles.

Section 2.3 Conclusions – Housing Analysis

- A. Between 2016 and 2024, the Village of Stillman Valley experienced a net increase of 48 units to its housing stock (Table 2.1). In the year 2024, single-family homes (1-unit detached) made up 87.6% of Stillman Valley housing units, which is slightly higher than Ogle County as a whole (82.8) (Table 2.2).
- B. The overall housing vacancy rate of 5.0% indicates that there is an adequate supply of available housing within the Village.
- C. According to 2024 American Community Survey 5-Year Estimates data, 32.6% of Stillman Valley's housing units were built before 1960. 37.9% of the housing stock in the Village was constructed in 1980 or later compared to 37.8% for Ogle County as a whole.
- D. The 2024 median value for housing within the Village of Stillman Valley was \$188,700. This was 3.4% lower than the median value for Ogle County as a whole (\$195,500), but up 58.2% over 2016.
- E. In 2024, 84.4% of the households within the Village of Stillman Valley paid less than 30% of their monthly income toward housing costs, and those units were therefore considered affordable to those living in them. This percentage is lower than that of Ogle County as a whole (89.9%). In 2024, 86.2% of renters in the Village of Stillman Valley were paying a monthly rent which was affordable to them. This percentage is higher than that of Ogle County as a whole (67.3%).
- F. There is a limited amount of vacant developable land within the existing corporate boundary of the Village of Stillman Valley to provide for the anticipated number of future housing units, but there is an adequate amount of land suitable for annexation to be developed for residential uses.

Section 2.4 Housing and Residential Development Goals, Objectives, Policies

Because of its major impact on community growth and development, efforts must be taken to protect the existing housing supply through effective building and land use code enforcement and to promote compact growth of new residential neighborhoods in areas that can be served conveniently and economically with public facilities and utilities.

A. Goal

It is the goal of this Plan to advise the corporate governing body on guidelines that preserve or improve the quality and integrity of existing residential housing and neighborhoods, and encourage the provision of an adequate, affordable supply and choice of housing for all residents.

B. Objectives

1. Protect existing residential neighborhoods from intrusion by non-compatible or undesirable land use activities. Neighborhood design enhances community character/
2. Promote an adequate supply and choice of owner and renter type housing units to serve the current and future residents of Stillman Valley.
3. Promote decent, safe and sanitary housing that contains a variety of housing styles and creativity in design.

4. Maintain adequate housing to meet the special needs of the elderly, handicapped and low to moderate income. Different agencies will be sensitive and aware of the housing issues of our senior citizens and those with special needs.
5. Promote the rehabilitation of historic and substandard homes in the community in order to provide a decent and safe living environment for all residents.
6. Promote housing development that takes into consideration the protection of natural resources and open spaces.
7. Ensure that new residential development pays its "fair share" of costs relative to its impact on the local taxing districts, and does not create a burden on existing tax payers.

Policies

1. The Village of Stillman Valley should continue to use the zoning ordinance to maintain the character of existing residential neighborhoods, ensure that new residential developments are located in suitable areas and ensure that residential development proposals meet density standards.
2. Effective building and housing codes should be adopted to ensure the quality and safety of new and existing housing units.
3. Any new elderly housing developments should be located in areas accessible to commercial, recreational, medical, and other necessary facilities and services.
4. Work with local taxing districts to ensure that adequate public facilities and services are available and/or can be provided to new development, and that adequate fees are paid by new development to offset its impact.
5. It is the policy of this Plan to authorize the Village Board and Planning Commission to evaluate and make decisions on all housing issues and opportunities as they arise. This Plan also recognizes that the Village Board and Planning Commission will have the most up to date and complete information available on housing when making the decisions that will best serve the community.

Chapter 3 - Transportation Facilities

Section 3.1 Transportation Facility Inventory

A. Roads & Highways

The existing functional classification system categorizes streets and highways according to their two primary purposes: 1) to move vehicles (traffic mobility), and 2) to serve adjacent land (land access).

Arterials accommodate the movement of vehicles, while local streets provide a land access function (neighborhood streets that lead to homes, etc.). Collectors serve both local and through traffic by providing a connection between arterials and local roads. The Village of Stillman Valley local road system consists of a total of approximately 10.7 miles of public roadway within the Village. State highways (IL Route 72) account for 0.9 miles; Stillman Road (County Highway 4) and Meridian Road (County Highway 16) account for approximately 2.0 miles; Village streets account for approximately 7.8 miles. See Appendix I: Maps for Map 1: Transportation Facilities, Village of Stillman Valley and 1.5 Mile Planning Area and Map 2: Transportation Facilities, Village of Stillman Valley.

1. Arterials

IL Route 72 serves as an arterial transportation route both to and through the Village of Stillman Valley. According to the Illinois Department of Transportation (IDOT), the average daily traffic volume (ADT) reported in 2017 for IL Route 72 west of the Village was 4,050 vehicles, within the Village was 4,350 vehicles and east of the Village was 3,650 vehicles. Also according to IDOT, the 2017 average daily truck traffic (ADTT) west of the Village on IL Route 72 was 475 vehicles, within the Village was 725 vehicles and east of the Village was 310 vehicles. Traffic mobility is the major function of these highways, although land access is important for the businesses and residences along it.

According to IDOT's FY 2019-2024 Proposed Highway Improvement Program, there are no planned IDOT future highway improvement projects for the Village of Stillman Valley or its 1.5 mile planning area.

2. Collectors

Stillman Road (County Highway 4) and Meridian Road (County Highway 16) are considered collectors in and near the Village.

The Illinois Department of Transportation recorded the following 2017 ADT counts on Stillman and Meridian Roads:

Stillman Road south of IL Route 72: 1,550 vehicles

Stillman Road north of IL Route 72 and south of CP Railway: 2,250

Stillman Road north of CP Railway: 2,250

Meridian Road south of IL Route 72 and north of School Dr.: 1,000

Meridian Road south of School Dr.: 1,100

3. Local Streets

The remaining roads are classified as local streets. Their primary function is land access.

B. Pedestrian & Bicycle Facilities

The Ogle County Greenways and Trails Plan denotes the former Chicago Great Western Railroad right-of-way as a potential recreation trail, and the Stillman Creek riparian corridor as a potential secondary recreation trail.

C. Rail

The Canadian Pacific Kansas City Limited Railway (CPKC) runs east-west along the northern boundary of the Village of Stillman Valley. CPKC is a Class I railroad; headquartered in Calgary, Alberta, it owns approximately 20,000 miles of track all across Canada and the United States, serving Minneapolis-St. Paul, Milwaukee, Detroit, Chicago, Kansas City and New York City in the United States and stretching from Montreal to Vancouver, and as far north as Edmonton in Canada. There is currently no access to rail facilities in or near the Village.

D. Trucking

Semi-trailer truck traffic in the Village generally consists of through-traffic on IL Route 72.

E. Air Transportation Facilities

The Chicago-Rockford International Airport (RFD) serves the Village of Stillman Valley and region.

RFD currently encompasses over 3,000 acres of land in Winnebago County and is located on the southwestern edge of the City of Rockford approximately 8 miles from the intersection of IL Route 72 and Stillman Road via Stillman/Meridian/Kishwaukee Road. The airport is generally bound by IL Route 251 to the east, the Kishwaukee River to the south, the Rock River to the west and U.S. 20 Bypass to the north. RFD is a publicly-owned air carrier airport operated by the Greater Rockford Airport Authority (GRAA).

RFD has two general purpose runways and a variety of terminal facilities, including a passenger terminal, corporate and general aviation hangars, fixed base operator offices and facilities, an Air Traffic Control Tower (attended continuously), airport maintenance facilities, air freight and air cargo facilities, and a UPS and Amazon cargo sortation facility. Although classified as an air carrier airport, RFD also serves as an important general aviation facility for the Rockford and surrounding area.

RFD Runway 1/19, oriented north/south, is 8,199 feet long and 150 feet wide with a dual-double tandem pavement strength of 1,120,000 pounds. Runway 1/19 is served with a Category III Instrument Landing System. Runway 7/25, oriented to the northeast/southwest, is 10,000 feet long and 150 feet wide with a dual-double tandem pavement strength of 1,120,000 pounds. Runway 7/25 is served with a Category III Instrument Landing System.

Runway 7/25, the primary runway on the airfield, is principally used for departures in west flow and arrivals in east flow during the night-time hours, winds permitting. This is done in an effort to keep traffic away from a majority of Rockford's population located north of the airport. Runway 1/19 is principally used by light general aviation and commuter aircraft during calm wind patterns. The flight patterns for aircraft touch-and-go training (including that of the military) occurs either to the south of the airport (on Runway 7/25) or to the west of the airport (on Runway 1/19). Military aircraft use both runways for training purposes.

RFD is home to 30 industrial tenants and the largest regional parcel-sorting facility in the UPS system - the only facility of its type that handles coast-to-coast cargo. The airport has progressively evolved from a general aviation facility to a dynamic commercial service airport. RFD is presently ranked as the 14th largest US cargo airport, landing 3.1 billion pounds of cargo in 2024, and the passenger service saw 262,432 passenger flights in 2023.

RFD is an international airport capable of landing aircraft in Category III conditions. These state-of-the-art facilities, when coupled with runway lengths of 10,000 ft. and 8,200 ft., allow RFD to land any jet aircraft operating in the world today - even under the most adverse conditions. RFD's modern two-story 50,000 sq. ft. terminal building has a "hassle-free" environment with jet bridge boarding.

RFD is a United States Customs Port of Entry, home to 30 industrial tenants and the Authority is grantee for Foreign Trade Zone #176. The diverse activities at RFD cause it to have a greater economic impact on the region it serves than any other commercial service airport in the State of Illinois, excluding the city of Chicago's system of airports.

Over the past few years more than \$225 million has been invested in infrastructure improvements and facilities at RFD aimed at making your experience safe, efficient, and hassle-free. A majority of dollars spent on these projects were funded through local, state, and federal grants. The completion of these projects has allowed RFD to be in the position to accommodate the tremendous growth in passenger and cargo services.

Section 3.2 Transportation Issues Identified by the Planning Commission

- The Canadian Pacific Kansas City Limited Railway and IL Route 72 are the most important components of the Village transportation system.
- Bicycle routes/recreational trails are missing components of the Village transportation system.
- Unplanned points of access on arterial highways are a concern.

Section 3.3 Goals, Objectives, Policies

A. Goal

It is the goal of this Plan to advise the corporate governing body on guidelines that develop an area-wide transportation planning and funding approach that maximizes efficiency and minimizes conflicts between modes of transportation.

B. Objectives

1. Provide a viable public transportation network for all Village residents.
2. Provide for safe and efficient movement of all modes of transportation (vehicles, pedestrians and bicycle traffic, etc.).
3. Plan for the timely and efficient maintenance of Village transportation facilities.

C. Policies

1. Consider recommendations within the Ogle County Greenways and Trails Plan when making decisions regarding the pedestrian and bicycle network.
2. Promote the use of the existing rail line.
3. Promote/encourage the development of commuter/passenger rail service in the region.
4. Leverage the presence of the Union Pacific Railroad's Global III intermodal facility, RFD and the existing rail line to the advantage of the Village.
5. Promote and support uses that protect the capabilities of RFD airport.
6. Develop, implement, and periodically update a Capital Improvements Program outlining transportation facilities improvements.
7. It is the policy of this Plan to authorize the Village Board and Planning Commission to evaluate and make decisions on all transportation issues and planning opportunities as they arise. This Plan also recognizes that the Village Board and Planning Commission will have the most up to date and complete information available when making the decisions on transportation that will best serve the community.

Chapter 4 - Utilities and Community Facilities

Section 4.1 Public Utilities Inventory

The physical well-being of the Village of Stillman Valley is dependent upon the adequacy of its public utilities and services. A safe and ample source of water, an adequate means of disposing of solid and liquid waste, and adequate supplies of energy are essential in maintaining the public health, economy and natural resource base of the Village.

A. Wastewater Treatment Plant

The Village of Stillman Valley purchased land and began constructing a new wastewater treatment facility in 2014, and put it into service in July of 2015 with a maximum design flow of 730,000 gallons per day. The new plant was designed to satisfy the IEPA 20-year (2033) flow loadings. The primary components of the wastewater treatment facility include: a triplex influent lift station, fine influent screening, a coarse bubble diffused air activated sludge biological treatment plant with clarifiers, aerobic sludge digestion, sludge dewatering press, and UV effluent disinfection. The current wastewater treatment plant is designed for a hydraulic flow of .200 million gallons per day (MGD) and biological oxygen demand (BOD) of 400 pounds per day.

The average monthly BOD loading in 2017 was 170 pounds per day (42.5% of design), and in 2018 was 164 pounds per day (41% of design) based on monthly sampling. Treated and disinfected effluent is discharged to Stillman Creek adjacent to the treatment plant. The new wastewater treatment plant currently has the capacity to serve an additional 330 households.

B. Sewage Collection System

The majority of the Stillman Valley sanitary sewer collection system was installed 1938, and consists of approximately 33,100 linear feet of clay and PVC pipe. The sewage collection system is entirely gravity fed. There are no short-term capital improvements or repairs required for the sewage collection system; however, long-term the trunk sewer main from the downtown area serving areas to the south and west will be at capacity once the Homestead subdivision is built out, and will need to be upsized.

C. Municipal Water

1. Municipal Water Supply and Water Distribution System

The Village of Stillman Valley (Illinois Environmental Protection Agency [IEPA] Facility #1410550) has three public water supply wells. The three municipal wells together are capable of producing up to 2,131,200 gallons per day. Well #2 (IEPA #11819) and Well #3 (IEPA #01503) produce 112,732 gallons per day on average to an estimated population of 1,260 through 470 service connections. Well #1 (IEPA #11818) is used as a standby well. Well #1 is 300' deep, Well #2 is 460' deep, and Well #3 is 404' deep. The wells utilize a shallow bedrock aquifer, which is overlain by permeable bedrock and impermeable till, and permeable alluvial deposits. The aquifer utilized is considered confined by the IEPA, and therefore is not considered geologically sensitive.

Well #1 is located at the southeast corner of S. Spruce and E. Roosevelt (IL Route 72) Streets. Well #2 is located on the south side of E. Grant Street approximately 132' west of S. Maple Street. Well #3 is located at the northwest corner of Stillman Road and S. Prairie Trail. Municipal well capacities are as follows:

Well #1 is capable of producing 259,200 Gallons per Day (GPD) @ 180 gallons per minute (GPM).

Well #2 is capable of producing 432,000 GPD @ 300 GPM.

Well #3 is capable of producing 1,440,000 GPD @ 1,000 GPM.

The Village water system also included an elevated 200,000 gallon capacity storage tank located near Well #1.

The Village's water distribution system was installed in the 1930s. There is currently approximately 44,000 linear feet of water main within the Village of Stillman Valley and a total of 470 water meters. The Village of Stillman Valley also maintains a total of 87 fire hydrants. In the near future the Village is planning to replace the last of approximately 450 feet of undersized 4-inch Transite (Asbestos Cement pipe) water main with 6-inch and 8-inch PVC pipe.

The Village of Stillman Valley wells are protected by a wellhead protection ordinance, which imposes a 1,000' setback, and includes a listing of permitted and prohibited uses within two specific zones of protection (please see the actual Wellhead Protection Ordinance text for more information). Map 3: Wellhead Protection Zones, Village of Stillman Valley found in Appendix 1: Maps indicates the municipal well locations and 1,000' wellhead protection zones within the Village.

According to the Illinois Environmental Protection Agency's "Annual Water Quality Inspection Report" for the period of January 1 to December 31, 2024 for the Village of Stillman Valley, the Stillman Valley community water supply's source water is not susceptible to contamination. This determination is based on a number of criteria including: monitoring conducted at the wells; monitoring conducted at the entry point to the distribution system; and, available hydro-geologic data on the wells. Furthermore, in anticipation of the U.S. Environmental Protection Agency's proposed Ground Water Rule, the Illinois EPA has determined that the Stillman Valley community water supply is not vulnerable to viral contamination. This determination is based upon the evaluation of the following criteria during the Vulnerability Waiver Process: the community's wells are properly constructed with sound integrity and proper siting conditions; a hydraulic barrier exists which should prevent pathogen movement; all potential routes and sanitary defects have been mitigated such that the source water is adequately protected; monitoring data did not indicate a history of disease outbreak; and, the sanitary survey of the water supply did not indicate a viral contamination threat. Because the community's wells are constructed in a confined aquifer, which should prevent the movement of pathogens into the wells, well hydraulics were not considered to be a significant factor in the susceptibility determination. Hence, well hydraulics were not evaluated for this system ground water supply.

Between 2003 and 2005 the Village made the following improvements to the water supply and distribution system:

- Construction of new Well #3;
- Rehabilitation of Well #2;
- Completion of several water main looping and replacement projects throughout the Village.

In 2015 an extension of water main to the new wastewater treatment plant site on E. Hales Corner Road was completed.

D. Storm Water Drainage Facilities

There are storm sewers in the Village; however, their exact locations are not known, as they have not been located and mapped. The storm sewers outlet to the Stillman Creek.

There are no known surface drainage problems within the Village with the exception of the portion of the Village lying north of the CPKC railroad tracks that is subject to occasional flooding.

E. Solid Waste Disposal

The Village of Stillman Valley currently has a municipal contract for solid waste disposal and recycling with Northern Illinois Disposal.

F. Corporate Utilities

1. Natural gas is available throughout the Village from NiCor Gas.
2. Electric Power - The aggregate electrical supplier for the residents of the Village of Stillman Valley is MC2. Any resident(s) of the Village not participating in the electrical aggregation program receives electrical power from ComEd.
3. Telephone Service - Local telephone service, long distance, cellular and other specialized phone services are available from a number of private firms.
4. Cable television service is provided by Xfinity.
5. Satellite television service is available from a number of private firms.
6. Fiber optic internet service is available to Village residents through a variety of sources.

Section 4.2 Analysis of Public Utilities Needs

To maintain the public health, economy and natural resource base of the Village, public utilities and services must be adequate for existing and planned development. Stillman Valley's public utilities and services were analyzed and the following recommendations were developed to ensure that the Village has the continuing capacity to serve existing and new development and that public utilities are provided in areas where they can be most efficiently and economically extended:

A. Wastewater Treatment Plant

The current wastewater treatment plant has adequate capacity to serve future development.

B. Sewage Collection System

The current sewage collection system maintenance program should be continued and expanded in the future if necessary. The Village should analyze the condition and capacity of existing collection pipes and explore options for repair/replacement including lining of adequately sized sewer mains and evaluate capacities of trunk sewer mains from the downtown area to the South and West to their intersection with Homestead Subdivision.

C. Municipal Water System

The Village's municipal water system consists of the drinking water supply, which is obtained from a confined bedrock aquifer, a water distribution system, and a water storage facility. The municipal water system is adequate to serve existing needs. The Village should continue to eliminate any existing dead-end water mains when feasible and replace approximately 450 feet of remaining four-inch asbestos water main in various locations. Since 2004 Well #1 has been reserved as emergency only backup; the Village should analyze the capital investment of rehabilitating Well #1 versus the drilling of a new well should demand increase.

D. Storm Water Drainage Facilities

The Village should work toward identifying the location, type and condition of existing storm sewers within the Village. A maintenance program should be put in place, and storm sewer maintenance/improvements included in a Capital Improvements Program.

E. Solid Waste Disposal

The Village should continue its municipal contract for waste disposal and recycling service.

F. Corporate Utilities

The Village should keep the lines of communication open with ComEd, and request to be informed of future projects (e.g. line upgrades or new facilities) that may impact Stillman Valley.

Section 4.3 Community Facilities Inventory

A. Village Facilities and Services

1. Village Hall - Stillman Valley Village Hall is a single story building located at 120 N. Walnut Street within the central business district of the Village. The village hall contains a small office for the Treasurer and Village President, a reception area near the entrance and a meeting room. The meeting room serves as the board room where the Village Board meets twice each month and various committees meet frequently throughout the month. Occasionally, other community related organizations will use the room for their meetings.
2. Police Protection – The Village does not have a police force. The Ogle County Sheriff's Department provides protective services through patrols and on a "callout" basis.
3. Fire Protection - The Stillman Fire Protection District provides fire and ambulance service to the Village. The District encompasses an area of approximately 65 square miles roughly, bounded by South Bend Road on the north, IL Route 64 on the south, Marrill Road on the west, and White Rock Road on the east. The Stillman Fire Protection District facility is located in the village at 200 S. Rural Road and consists of two engine companies, two tender companies, two grass trucks, two Paramedic level (ALS) ambulances, two Chief's vehicles, a utility vehicle, and a Mass Casualty Trailer. The District is staffed by Paid-on-Call at night and Paid-on-Premise during the day along with a full time Paramedic Fire Chief. The District currently maintains Paramedics, EMT's, and numerous other State Fire Marshal certifications among members.
4. Library - The Julia Hull District Library is located within the Stillman Valley High School, and provides materials and services to meet the educational and informational needs of the community. Special attention is given to providing popular materials in a variety of formats for users of all ages. The Julia Hull District Library is a "Joint Library" serving both the Meridian Community Unit School District and the public.

B. Public School Facilities

Residents of the Village of Stillman Valley and surrounding area are served by the Meridian Community Unit School District.

C. Junior College Facilities

Residents of the Village of Stillman Valley and the surrounding area are served by Rock Valley College, located in Rockford, IL. Rock Valley College is a comprehensive two-year community college offering courses for transfer, career programs and certificates. Rock Valley College is accredited by The Higher Learning Commission and is a member of the North Central Association of Colleges and Schools. Rock Valley College is also recognized by the Illinois board of Higher Education and by the Illinois Community College Board.

D. Parks, Recreation and Open Space

The Village of Stillman Valley owns and maintains four parks. Monument Park is located at the southeast corner of E. Roosevelt Street (IL Route 72) and S. Spruce Street. Ropp Park is located at the northeast corner of the intersection of E. Pershing Street and S. Maple Street. Recreation Park is located at the northeast corner of the intersection of E. Washington Street and N. Walnut Street. Puri Family Dog Park is located at 300 block of Milwaukee Lane. It opened July 8, 2025.

E. Other Community Facilities and Services: Churches

Two churches are located in the Village of Stillman Valley: 1) Valley Evangelical Covenant Church is located at 103 S. Maple Street; 2) Congregational Christian Church is located at 217 W. Roosevelt Street.

F. Community Facilities Needs/Issues

To maintain its attractiveness as a residential community, the Village must continue to provide a high level of community services and facilities. The following recommendations are offered to strengthen the Village's existing facilities and services and ensure that future improvement and building programs are economical and efficient.

1. Village Facilities and Services Needs/Issues:
 - a. Village Hall: The existing Village Hall has a lack of space for Board and Committee meetings. There is limited off-street parking. No ADA compliant bathroom at Village Hall. Off-site locations are available if ample public participation is anticipated.
 - b. Fire Protection: The Village is comfortable with the current level of service.
 - c. Police Protection: In order to provide the residents of the Village of Stillman Valley with an adequate level of police protection, the Village may choose to negotiate an intergovernmental agreement with the Ogle County Sheriff's Department to provide police protection to the Village in the future.
 - d. Library: The Village Board is comfortable with the library facilities and services.
2. Public School Facilities Needs/Issues: Being identified by a separate citizen's group.
3. Junior College Facilities Needs/Issues: None identified.
4. Parks, Recreation and Open Space Needs/Issues:
 - a. None identified
5. Other Community Facilities and Services Needs/Issues:
 - a. Community / senior citizen's center.

Section 4.4 Goals, Objectives, Policies

A. Public Utilities And Services Goals, Objectives, Policies

1. Goal

It is the goal of this Plan is to advise the corporate governing body on guidelines that promote sanitary sewer, water and other necessary public utilities, facilities and services to existing and planned future development in an efficient and cost effective manner.

1. Objectives

- a. Promote the expansion, maintenance, and rehabilitation of utilities and community facilities/services to achieve housing, economic development, land use and other comprehensive planning goals.
- b. Continue the municipal waste hauling and recycling service contract.
- c. Promote the extension of public utilities only in areas environmentally suitable for urban development.
- d. Promote the fair and equitable distribution of benefits and costs for future public utility upgrades and expansions.

2. Policies

- a. A capital improvements program should be developed to complement land use strategies of the Comprehensive Plan. (A capital improvements program should be updated and reviewed on a regular basis.)
- b. Land developers should be responsible for the cost of providing facilities and services, or upgrading existing facilities and services, in order to promote the fair and equitable distribution of costs and benefits.
- c. Maintain and protect the quality of the Village water supply.
- d. Work with Ogle County to coordinate future growth and economic development.
- e. It is the policy of this Plan to authorize the Village Board and Planning Commission to evaluate and make decisions on all utilities and public facilities issues and opportunities as they arise. This Plan also recognizes that the Village Board and Planning Commission will have the most up to date and complete information available on utilities and public facilities when making the decisions that will best serve the community.

B. Community Facilities Goals, Objectives, Policies

1. Goal

It is the goal of this Plan to advise the corporate governing body on guidelines that maintain and provide community facilities and services that will make Stillman Valley a more attractive community in which to live and work.

2. Objectives

- a. Work with the Stillman Valley Fire Protection District to ensure that adequate fire protection, and ambulance and emergency medical services are provided to all areas of the Village.
- b. Negotiate and enter into an intergovernmental agreement with the Ogle County Sheriff to provide police protection within the Village of Stillman Valley.
- c. Encourage the provision of a wide variety of social, cultural and educational activities for the benefit and enjoyment of all residents.
- d. Village officials should periodically communicate with Meridian school officials any education-related issues or concerns regarding Meridian students.
- e. Address the identified inadequacies of the existing Village Hall facility, and adopt a plan to address the inadequacies, including identifying parcels of land suitable and desirable for a new and/or expanded Village Hall. Improvements and/or land acquisitions should be included as a component of a capital improvements plan.

3. Policies

- a. The Village of Stillman Valley should continue work with the Stillman Valley Fire Protection District to provide fire protection services that will attain the highest levels of efficiency in providing for the safety and welfare of residents.

- b. The Village of Stillman Valley should work with the Ogle County Sheriff to provide police protection services that will attain the highest levels of efficiency in providing for the safety and welfare of residents.
- c. Secure right-of-first-refusal contracts with owners of land identified as suitable and/or desirable for a new and/or expanded Village Hall.
- d. An effective capital improvements program should be implemented to insure long range financial planning for needed public facilities.
- e. It is the policy of this Plan to authorize the Village Board and Planning Commission to evaluate and make decisions on all community facility issues and planning opportunities as they arise. This Plan also recognizes that the Village Board and Planning Commission will have the most up to date and complete information available when making the decisions on community facilities that will best serve the community.

C. Parks, Recreation and Open Space Goals, Objectives, Policies

1. Goal

It is the goal of this Plan to advise the corporate governing body on guidelines that ensure that adequate open space and recreation facilities are provided for and made accessible to all the residents of Stillman Valley.

2. Objectives

- a. Study the adequacy of existing park facilities and include any improvements or acquisitions as a component of a capital improvements plan.
- b. Promote expanded and new community recreational services and activities to meet the needs and desires of the community without increasing the tax burden or creating an additional taxing district, such as a park district.
- c. Request future development to provide park and/or open space lands.

2. Policies

- a. It is the policy of this Plan to authorize the Village Board and Planning Commission to evaluate and make decisions on all parks and open space issues and planning opportunities as they arise. This Plan also recognizes that the Village Board and Planning Commission will have the most up to date and complete information available when making the decisions on parks and open spaces that will best serve the community.

Chapter 5 - Agriculture, Natural and Cultural Resources

Section 5.1 Agricultural Resources

Nearly 87% of the Village's 1.5 mile extra-territorial planning area is in agricultural or agriculturally-related use. Grain farming is the predominant agricultural activity in the Village of Stillman Valley planning area.

The economic activity of agriculture has some very specific land use requirements, depending on the type of farming. The growing of crops for profit necessitates relatively large, contiguous parcels, the slope of which should not be excessive and the soils, fertile and well drained. This is particularly true of grains and soybeans. Other types of agricultural pursuits, such as feed lots, garden farms, and dairies generally demand increased labor and less land to be profitable. Generally, agricultural units are limited to the physical characteristics of the land and are relatively flexible with respect to location. This is in marked contrast to other economic activities where the location of the activity with respect to others is a very important part of their economic framework.

Ogle County is one of the top agricultural producing counties in the State. According to the 2022 Census of Agriculture, Ogle County ranked 16th in the State for market value of agricultural products sold, 14th for the number of hogs and pigs, and 2nd for the number of cattle and calves. Ogle County's dominant crops are corn and soybeans; however, relatively significant amounts of hay are also grown in the County.

Table 5.1 - Major Crop Production 2024, 2023, and 2016, Ogle County, Illinois

	2024	2023	2016
<u>Corn</u>			
Acres Harvested	218,000	215,000	220,000
Yield (Bu./acre)	235.1	216.8	225.9
Production (Bu.)	50,547,000	46,612,000	49,691,000
<u>Soybeans</u>			
Acres Harvested	NA	113,500	103,000
Yield (Bu./acre)	No USDA Data	61.8	65.6
Production (Bu.)		6,983,000	6,759,000

Source: (2024, 2023 and 2016 Illinois Agricultural Statistics Bulleting (U.S. Department of Agriculture; National Agricultural Statistics Service, Illinois Field Office))

Table 5.2 - Livestock Production 2024, 2024, and 2016, Ogle County, Illinois

	2024	2023	2016
<u>Cattle & Calves**</u> No. Head	29,500	23,500	33,500
<u>Beef Cows**</u> No. Head	6,900	5,700	8,600

Source: (2024, 2023 and 2016 Illinois Agricultural Statistics Bulletin (U.S. Department of Agriculture; National Agricultural Statistics Service, Illinois Field Office))

Other agricultural items and trends of note according to the 2022 and 2012 Census of Agriculture:

- The average age of farm operators has been decreasing to 55.2 in 2022 from 57.7 in 2012. (2022 and 2012 Census of Agriculture)
- Men dominate the farming occupation in Ogle County, although female farm owners appear to be increasing. In 2022, 71.4% of farm operators were men, compared to 90.9% in 2012.
- The number of farms in Ogle County decreased between 2022 and 2012 to 919 from 1,148, and the average farm size increased between 2022 and 2012 to 383 acres from 328 acres. This is similar to trends in Illinois as a whole. The increase in farm size is largely due to the advances in farming technology and the increased use of bigger and more efficient farm machinery. In addition, because farming is becoming more and more mechanized, smaller farms are being consolidated in order to realize the benefits associated with the economy of scale. These trends are likely to continue as technology continues to improve and the business of farming demands greater amounts of financial resources.

Section 5.2 Natural Resources

This section will describe the existing conditions of natural resources in the Village of Stillman Valley and surrounding area. Natural resources include: soils, watersheds, streams, groundwater, floodplains, wetlands, forests, vegetation and wildlife.

A. Topography and Physiography

The topography of the Village of Stillman Valley planning area is mostly flat to rolling, and is the result of both erosional processes and irregularities in the bedrock surface, which have influenced the total drift thickness, as well as the actions of several glacial advances that crossed the County during the Pleistocene Epoch. The two glacial ages of particular importance to the physiographic development of the planning area and the region in general were the Illinois Episode and the more recent Wisconsin Episode, which ended approximately 10,000 years ago.

Elevations in the Village of Stillman Valley planning area range from 680' above mean sea level (MSL) to 830' MSL. The lowest elevations in the planning area are in the Stillman Creek valley. The highest elevations in the planning area are found in the extreme northern portions along Crestview and Wildwood Roads. Elevations within the Village range from 700' in the Stillman Creek valley to 770' along the southern boundary of the Village. See Map 4: Topography, Village of Stillman Valley and 1.5 Mile Planning Area found in Appendix I: Maps.

Physiographically, the Village of Stillman Valley planning area is located in the Rock River Hill Country of the Till Plains Section of the Central Lowlands Province. The Central Lowlands Province is principally the State of Illinois. This area is characterized by its rolling hills, thin glacial drift and narrow valleys. The Rock River Hill Country Division is divided into two sections; Freeport and Oregon. Two distinct bedrock types are recognized in these section, dolomite and limestone under the Freeport Section and sandstone under the Oregon Section. These different bedrock types have a significant effect on the resultant flora and natural communities of the two sections.

B. Soils

There are four general soil association within the Village of Stillman Valley planning area (see Map 5: General Soil Associations, Village of Stillman Valley and 1.5 Mile Planning Area found in Appendix I: Maps). General soil association have common characteristics, but it must be understood that soils can vary greatly within a small geographic area. The general soil associations within the Village of Stillman Valley planning area and their general characteristics are as follows:

Drummer-Selma-Canisteo:

Nearly level, poorly drained soils that formed in loess over outwash material or in loamy material over outwash.

This soil association consists of soils on broad flats and in depressions on outwash plains. It makes up about 6 percent of the County. It is about 40 percent Drummer soils, 27 percent Selma soils, 13 percent Canisteo soils, and 20 percent soils of minor extent.

Drummer soils are poorly drained. These nearly level soils are mainly in low lying areas and depressions on till and outwash plains. Selma soils are poorly drained. These nearly level soils are mainly on flat outwash plains and along streams and drainage ways. Canisteo soils are poorly drained. These nearly level soils are on outwash plains and along drainage ways, mainly on flats or in depressional areas on outwash plains.

Of minor extent are Elburn, La Hogue, Parr and Jasper soils. Elburn soils are somewhat poorly drained. These soils are nearly level to gently sloping. They are on stream terraces and gently side slopes on uplands. The somewhat poorly drained and nearly level La Hogue soils are on stream terraces and outwash plains. The well drained and nearly level to sloping Parr soils are on upland ridgetops and side slopes on till plains. The well drained, nearly level to sloping Jasper soils are on terraces along streams and on outwash plains.

The soils in this association are used primarily for corn, soybeans, and specialty crops. They are also used for small grain, hay and alfalfa. Hogs and beef cattle are the main livestock enterprises. Drainage is the main concern of management.

These soils are poorly suited to dwellings and septic tank absorption fields because they are wet and subject to flooding.

Plano-Catlin-Saybrook:

Nearly level to sloping, moderately well drained soils that formed in loess over outwash or in loess over glacial till.

This soil association consists of soils on ridgetops and side slopes on uplands. It makes up about 24 percent of the County. It is about 18 percent Plano soils, 17 percent Catlin soils, 6 percent Saybrook soils, and 59 percent soils of minor extent.

Plano soils are moderately well drained. These nearly level to sloping soils are on uplands, mainly on broad ridgetops. Catlin soils are moderately well drained. These nearly level to sloping soils are on uplands, mainly on convex slopes. Saybrook soils are moderately well drained. These nearly level to sloping soils are on uplands, mainly on ridgetops and valley side slopes.

Of minor extent are Ogle, Jasper, Palsgrove, Tama, Drummer and Parr soils. The well drained, gently sloping to sloping Ogle soils are on ridgetops and side slopes on uplands. The well drained, nearly level to sloping Jasper soils are on outwash plains. The well drained, gently sloping to sloping Palsgrove soils are on broad ridgetops and convex side slopes on uplands. The well drained, nearly level to sloping Tama soils are on convex ridgetops, side slopes, and high stream terraces on uplands. The poorly drained, nearly level Drummer soils are in low lying areas and depressions on till and outwash plains. The well drained, nearly level to sloping Parr soils are on uplands. These soils are on ridgetops and side slopes on till plains.

The soils in this association are primarily used for corn, soybeans, small grain, and hay and pasture. Beef cattle and hogs are the main livestock enterprises. Erosion is the main concern of management.

These soils are only moderately suited to dwellings because they shrink and swell. Plano soils are well suited to septic tank absorption fields, but Catlin soils are poorly suited because they are wet. Saybrook soils are moderately suited to septic tank absorption fields because of wetness and permeability.

Jasper-Parr-Varna:

Nearly level to sloping, moderately well drained and well-drained soils that formed in loamy material or calcareous till.

This soil association consists of soils on convex slopes, ridgetops, and side slopes. It makes up about 5 percent of the County. It contains about 32 percent Jasper soils, 21 percent Parr soils, 5 percent Varna soils, and 42 percent soils of minor extent.

Jasper soils are well drained. These nearly level to sloping soils are on outwash plains, mainly on convex slopes and gently undulating outwash plains. Parr soils are well drained. These gently sloping and sloping soils are on uplands, mainly on ridgetops and side slopes on till plains. Varna soils are moderately well drained. These gently sloping and sloping soils are on uplands, mainly on convex side slopes.

Of minor extent are Odell, Selma, Drummer, La Hogue, and Dickinson soils. The somewhat poorly drained, nearly level Odell soils are on till plains on uplands. The poorly drained, nearly level Selma soils are along streams and drainage ways on outwash plains. The poorly drained, nearly level Drummer soils are in low lying areas on outwash plains and in depressions on till and outwash plains. The somewhat poorly drained, nearly level La Hogue soils are on stream terraces and outwash plains. The well drained, gently sloping to sloping Dickinson soils are on convex side slopes, on stream benches, and in outwash areas on uplands.

The soils in this association are used primarily for corn, soybeans, small grain, and hay. Hogs and beef cattle are the main livestock enterprises. Erosion and drainage are the main concerns of management.

The soils of this association are well suited to moderately suited to dwellings. Parr and Varna soils are limited because they shrink and swell. These soils are moderately suited to poorly suited to septic tank absorption fields because of the permeability, and Varna soils are also limited by wetness.

The above Drummer-Selma-Canisteo, Plano-Catlin-Saybrook and Jasper-Parr-Varna soil associations are areas dominated by silty and loamy soils that formed in loess, glacial till, and outwash on uplands and in upland depressions; these soils are nearly level to strongly sloping, but some soils on outwash plains are level. The most extensive problem is soil erosion. Drainage is also a concern on some soils.

Martinsville-Whalan-Rockton:

Nearly level to moderately steep, well-drained soils that formed in loamy material or in loamy and clayey material over dolomite bedrock.

This soil association consists of soils on plan and convex side slopes and ridges. It makes up about 6 percent of the county. It is about 32 percent Martinsville soils, 26 percent Whalan soils, 19 percent Rockton soils, and 23 percent soils of minor extent.

Martinsville soils are well drained. These nearly level to strongly sloping soils are on uplands, mainly on stream terraces and outwash plains. Whalan soils are well drained. These nearly level to steep soils are on uplands, mainly on convex crests of knolls and valley side slopes. Rockton soils are well drained. These gently sloping to sloping soils are on uplands, mainly on convex side slopes and ridges.

Of minor extent are Ashdale, Jasper, Miami, Fayette, and Kidder soils. The well drained, gently sloping to sloping Ashdale soils are on broad ridgetops and side slopes on uplands. The well drained, nearly level to sloping Jasper soils are on convex slopes on outwash plains. The well drained, gently sloping to moderately steep Miami soils are on convex ridgetops and side slopes on uplands. The well drained, gently sloping to strongly sloping Fayette soils are on convex ridges, side slopes, and high stream terraces on uplands. The well drained, gently sloping to strongly sloping Kidder soils are on side slopes on uplands.

The soils in this association are primarily used for corn, soybeans, hay, small grain, and some forest. Hogs and beef cattle are the main livestock enterprises. Erosion is the main concern of management.

These soils generally are moderately suited to dwellings because of the shrink-swell potential of the Martinsville and Rockton soils and the moderate depth to bedrock in the Whalan soils. Whalan soils, however, are well suited to dwellings without basements. The nearly level and gently sloping Martinsville soils are well suited to septic tank absorption fields, but the moderately sloping and strongly sloping Martinsville soils are moderately suited because of slope. Whalan and Rockton soils are poorly suited to septic tank absorption fields because bedrock is at a depth of 20 to 40 inches.

The above Martinsville-Whalan-Rockton soil association are areas dominated by sandy, loamy, and silty soils that are moderately deep or deep over bedrock, on uplands; these soils are dominantly nearly level to very steep. The most extensive problem is soil erosion.

Lawson-Comfrey-Jasper:

Nearly level to sloping, somewhat poorly drained, poorly drained, and well-drained soils that formed in silty and loamy alluvium or in loamy material over outwash.

This soil association consists of soils on terraces and bottom lands. It makes up about 6 percent of the County. It is about 37 percent Lawson soils, 26 percent Comfrey soils, 24 percent Jasper soils, and 13 percent soils of minor extent.

Lawson soils are somewhat poorly drained. These nearly level soils are mainly on first and second bottoms near major streams and in old oxbows on outwash plains. Comfrey soils are poorly drained. These nearly level soils are mainly on bottom lands of rivers, streams, and drainage ways. Jasper soils are well drained. These nearly level to sloping soils are mainly on terraces along streams and on outwash plains.

Of minor extent are Dickinson, Warsaw, Wea, Martinsville, and Kidder soils. The well drained, gently sloping to sloping Dickinson soils are on convex slopes and stream benches and in outwash areas on uplands. The well-drained, gently sloping to sloping Warsaw soils are on terraces and outwash plains. The well drained, nearly level to gently sloping Wea soils are on terraces and outwash plains. The well drained, nearly level to strongly sloping Martinsville soils are on stream terraces and outwash plains on uplands. The well drained, gently sloping to strongly sloping Kidder soils are on side slopes on uplands.

The soils in this association are primarily used for corn, soybeans, and small grain. Hogs and beef cattle are the main livestock enterprises. Erosion and drainage are the main concerns of management. The soils are used primarily for agriculture, but if they are used for dwellings or sanitary facilities, caution should be taken because of the high water table and flooding in lower areas.

These soils are generally not suited to dwellings and septic tank absorption fields because they are subject to flooding and are wet. The well drained Jasper soils are well suited to dwellings but are moderately suited to septic tank absorption fields because of the permeability.

The above Lawson-Comfrey-Jasper soil association are areas dominated by loamy and silty soils that formed in alluvium or outwash materials on flood plains and terraces; these soils are dominantly nearly level to sloping, but some soils along major creeks and the Kyte and Leaf Rivers are strongly sloping. The most extensive problem is flooding and the drainage of soils.

C. Groundwater

Groundwater is generally plentiful in the Village of Stillman Valley and the surrounding area. The Village has three public water supply wells which together are capable of producing up to 2,131,200 gallons per day. Well #2 (IEPA #11819) and Well #3 (IEPA #01503) produce 112,732 gallons per day on average to an estimated population of 1,085 through 430 service connections. Well #1(IEPA #11818) is used as a standby well. Well #1 is 300' deep, Well #2 is 460' deep, and Well #3 is 404' deep. The wells utilize a shallow bedrock aquifer, which is overlain by permeable bedrock and impermeable till, and permeable alluvial deposits. The aquifer utilized is considered confined by the IEPA, and therefore is not considered geologically sensitive.

D. Surface Water

The Village of Stillman Valley is located within the Stillman Creek local watershed. The 1.5 mile planning area of the Village is located within the Stillman Creek, Black Walnut Creek and Upper Rock River local watersheds. See Map 6: Local Watersheds, Village of Stillman Valley and 1.5 Mile Planning Area found in Appendix I: Maps.

The Illinois Environmental Protection Agency (IEPA) annually collects chemical, physical, biological, habitat and toxicity data on rivers and streams, inland lakes, Lake Michigan and groundwater to satisfy reporting requirements found in Section 305(b) of the Federal Clean Water Act (CWA). The primary purpose of the Section 305(b) process is to provide for an assessment of the overall water quality conditions of Illinois waters. The IEPA provides the following assessment of the Rock River, Stillman Creek and Black Walnut Creek:

Table 5.3 - Stream Quality Data, Streams Within the Village of Stillman Valley Planning Area

Stream Segment ID	Stream Segment Name	Segment Length (mi.)	Impairment of Designated Use(s)	Potential Causes of Impairment	Potential Sources of Impairment
P-14	Rock River	11.01	Fully supporting aquatic life, primary contact recreation and aesthetic quality; not supporting fish consumption.	Mercury and poly-chlorinated biphenyls	Atmospheric deposit-toxins and unknown sources.
PP-01	Stillman Cr.	17.99	Fully supporting aquatic life and aesthetic quality	No data.	No data.
PPA-01	Black Walnut Cr.	10.44	Fully supporting aquatic life.	No data.	No data.

Source: (Illinois Integrated Water Quality Report and Section 303(d) List, 2018 (IL Environmental Protection Agency))

Note: Streams/stream segments are not entirely within the Village of Stillman Valley planning area.

E. Wetlands

In general terms, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. The single feature that most wetlands share is soil or substrate that is at least periodically saturated with or covered by water. The water creates severe physiological problems for all plants and animals except those that are adapted for life in water or in saturated soil. Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is non-soil and is saturated with

water or covered by shallow water at some time during the growing season of the year. (U.S. Fish & Wildlife Service)

All wetlands found to occur within the Village of Stillman Valley and the 1.5 mile planning area are classified by the U.S. Fish & Wildlife Service as "Palustrine" wetlands. The Palustrine System includes all non-tidal wetlands dominated by trees, shrubs, emergents, and mosses or lichens. The Palustrine System was developed to group the vegetated wetlands traditionally called by such names as marsh, swamp, fen, and prairie, which are found throughout the United States. It also includes the small, shallow, permanent or intermittent water bodies often called ponds. Palustrine wetlands may be situated shoreward of lakes, river channels, or estuaries; on river floodplains; in isolated catchments; or on slopes. They may also occur as islands in lakes or rivers.

The only areas classified as wetlands within the Village are the sewage treatment pond and the Stillman Creek and adjacent area easterly of the sewage treatment plant. The sewage treatment plan pond is classified as PAB4GX under the U.S. Fish & Wildlife Service "Wetland and Deepwater Habitats Classification" system, which translated means, Palustrine, aquatic bed floating vascular, intermittently exposed, excavated wetlands. The Stillman Creek wetland easterly of the sewage treatment plant is classified as PSS1C (*Palustrine, broad-leaved scrub/shrub, seasonally flooded*). Wetlands outside the Village limits and within the 1.5 mile planning area are situated primarily within the bottom-lands of and along the banks of the Stillman Creek and Black Walnut Creek, within and adjacent to small bodies of water (ponds), as well as within and adjacent to poorly drained depressions, drainageways and swales in agricultural fields. See Map 7: Wetlands, Village of Stillman Valley and 1.5 Mile Planning Area found in Appendix I: Maps.

F. Floodplains

Flood plain lands and adjacent waters combine to form a complex, dynamic physical and biological system found nowhere else. When portions of floodplains are preserved in (or restored to) their natural state, they provide many benefits to both human and natural systems. These benefits range from providing aesthetic pleasure to reducing the number and severity of floods, helping handle stormwater runoff and minimizing non-point water pollution. For example, by allowing floodwater to slow down, sediments settle out, thus maintaining water quality. The natural vegetation filters out impurities and uses excess nutrients. Such natural processes cost far less money than it would take to build facilities to correct flood, stormwater, water quality and other community problems. Natural resources of floodplains fall into three categories: water resources, living resources and societal resources. The following sections describe each category's natural and beneficial functions.

Natural flood and erosion control

Over the centuries, floodplains develop their own ways to handle flooding and erosion with natural features that provide floodwater storage and conveyance, reduce flood velocities and flood peaks, and curb sedimentation. Natural controls on flooding and erosion help to maintain water quality by filtering nutrients and impurities from runoff, processing organic wastes and moderating temperature fluctuations. These natural controls also contribute to recharging groundwater by promoting infiltration and refreshing aquifers, and by reducing the frequency and duration of low surface flows.

Biologic resources and functions

Floodplains enhance biological productivity by supporting a high rate of plant growth. This helps to maintain biodiversity and the integrity of ecosystems. Floodplains provide excellent habitats for fish and wildlife by serving as breeding and feeding grounds. They also create and enhance waterfowl habitats, and help to protect habitats for rare and endangered species.

Societal resources and functions

People benefit from floodplains through the food they provide, the recreational opportunities they afford and the scientific knowledge gained in studying them. Wild and cultivated products are harvested in floodplains, which are enhanced agricultural land made rich by sediment deposits. They provide open space, which may be used to restore and enhance forest lands, or for recreational opportunities or simple enjoyment of their aesthetic beauty. Floodplains provide areas for scientific study and outdoor education. They contain cultural resources such as historic or archaeological sites, and thus provide opportunities for environmental and other kinds of

studies. Floodplains can increase a community's overall quality of life, a role that often has been undervalued. By transforming floodplains from problem areas into value-added assets, the community can improve its quality of life. In Illinois, Chicago's lakefront, Peoria's riverfront, Naperville's Riverwalk, and Lockport's historic canal district are well-known examples. Parks, bike paths, open spaces, wildlife conservation areas and aesthetic features are important to citizens. Assets like these make the community more appealing to potential employers, investors, residents, property owners and tourists.

The Federal Emergency Management Agency (FEMA) has designated and mapped floodplains, or "Special Flood Hazard Areas" within the Village of Stillman Valley and its 1.5 mile planning area, as shown on Map 8: Floodplains, Village of Stillman Valley and 1.5 Mile Planning Area found in Appendix I: Maps. Encroachment on flood plains by development, such as structures and fill, reduces the flood-carrying capacity, increases the flood heights and velocities, and increases flood hazards in areas beyond the encroachment itself. Development can occur in Special Flood Hazard Areas if structures are constructed above the elevation of the 100-year flood plain, but flood plain development should be discouraged.

In order to have common standards, the National Flood Insurance Program (NFIP) and the State of Illinois adopted a baseline flooding probability called the base flood. The base flood is the one percent chance flood. The one percent chance flood is the flood that has a one percent (one out of 100) chance of occurring in any given year. The one percent chance was chosen as a compromise between excessive exposure to flood risk from using a lower standard (such as a 10 percent chance flood) and applying such a high standard (say, a 0.1 percent chance flood) that it would be considered excessive and unreasonable for the intended purposes of requiring the purchase of flood insurance and regulating new development. The one percent chance flood has also been called the 100-year flood. The term 100-year flood is often misconstrued. Commonly, people interpret the 100-year flood definition to mean "once every 100 years." This is wrong. You could have a 100-year flood two times in the same year, two years in a row, or four times over the course of 100 years. You could also not have a 100-year flood over the course of 200 years. To avoid confusion (and because probabilities and statistics can be confusing), the NFIP uses the term base flood. A 100-year flood is defined as having a one-percent chance of being reached or exceeded in any single year. Thus, the 100-year flood also is called the "one-percent annual chance flood." To restate, the 100-year flood, the base flood, refers to a flood that the one percent chance of occurring in any given year. The terms base flood, 100-year flood and one-percent annual chance flood are used interchangeably throughout the NFIP. Another term used is the "500-year flood." This has a 0.2% chance of occurring in any given year. While the odds are more remote, it is the standard used for protecting critical facilities, such as hospitals and power plants.

Development within Special Flood Hazard Areas is regulated to the "Base Flood." The land area covered by the floodwaters of the base flood is the base flood plain. On FEMA maps, the base flood plain is called the Special Flood Hazard Area (SFHA). The SFHA is the area where the NFIP's flood plain management regulations must be enforced by the community and the area where the federal mandatory flood insurance purchase requirement applies. The computed elevation to which floodwater is anticipated to rise during the base flood is the base flood elevation (BFE).

The term "100-year flood" has caused much confusion for people not familiar with statistics. Another way of looking at it is to think of the odds that a base flood will happen sometime during the life of a 30-year mortgage (26% chance).

Table 5.4 - Chance of Flooding Over a Period of Years

Flood Size				
Time Period	10-Year	25-Year	50-Year	100-Year
1 Year	10%	4%	2%	1%
10 Years	65%	34%	18%	10%
20 Years	88%	56%	33%	18%
30 Years	96%	71%	45%	26%
50 Years	99%	87%	64%	39%

Even these numbers do not convey the true flood risk because they focus on the larger, less frequent, floods. If a house is low enough, it may be subject to the 10- or 25-year flood. During the proverbial 30-year mortgage, it may have a 26% chance of being hit by the 100-year flood, but the odds are 96% (nearly guaranteed) that it will be hit by a 10-year flood. Compare those odds to the only 5% chance that the house will catch fire during the same 30-year mortgage. (Source: CFM Study Guide, IL Assoc. of Flood plain and Stormwater Managers).

G. Natural Areas and Open Spaces

Natural areas and open space provide Stillman Valley with recreational opportunities, resource protection and aesthetic beauty, and are an important part of the Village's identity. See the Utilities and Community Facilities Element for a complete listing of parks and open spaces within the Village of Stillman Valley.

As stated earlier in this chapter, nearly 87% of the Village's 1.5 mile extra-territorial planning area (7,829.9 acres) is in agricultural or agriculturally-related use, which is open space. Much of this open space is natural area, particularly within riparian corridors.

There are no Illinois Natural Areas Inventory Sites, no "Ecologically Significant" stream corridors, and no known unique natural areas within the Village or the 1.5 mile planning area.

H. Wildlife

There is little area within the Village of Stillman Valley considered suitable as wildlife habitat. Scattered woodlands and fence rows exist throughout the Village of Stillman Valley's 1.5 mile extraterritorial planning area, which provide habitat for various wildlife species, including white-tailed deer, wild turkeys, gray and fox squirrels, cotton tail rabbit, woodchucks, and possibly badgers. These woodlands and fence rows also serve as important islands of habitat for migratory birds. There are no known rare or endangered species within the Village or within the 1.5 mile planning area.

Section 5.3 Cultural Resources

Cultural and historic resources often help link the past with the present and can give a community a sense of place or identity. These resources can include historic buildings and structures along with ancient, historic and archeological sites.

Many of Stillman Valley's historic structures have been lost to time, accidental fires, and the demolition crew, although there are some fine examples of late-nineteenth century residential architecture, and the commercial downtown has historical and cultural value. The Stillman Valley Cemetery, which first had burials around 1850, is an important cultural and genealogical resources, serving as records of past inhabitants of the area.

Early trails were important to the settlement and development of Ogle County. Many trails that later became wagon roads and stage routes were originally Indian trails. As settlers moved to the area, many trails were blazed across the County to make travel and marketing of agricultural products easier and safer. One such trail, a segment of a trail from Chicago to Galena, passed just north of the Village. It is unlikely that there is any evidence of the trail left today.

The timber groves in the area are also important cultural and historic resources. There are no named historical groves in the Village of Stillman Valley's planning area, but two large historical groves are near by: Black Walnut Grove was southwest of the Planning Area, and Noble's Grove was north/northwest of the Planning Area in the extreme northwest part of the Marion Township along the Rock River. The groves served as important resting places for travelers and sources of raw materials and the necessities of life in the early settlement days, as they provided sources of shelter, lumber, fire wood, water, and game for food. The groves later became recreational areas for community, church and family festivals and picnics.

The most significant cultural resource in the Village of Stillman and its planning area is Stillman's Run Battle Site, also known as Battle Ground Memorial Park. The site is owned by the Village of Stillman Valley, and is listed on the National Register of Historic Places (Site #83003587). In 1901, the Battlefield Memorial Association of Stillman Valley erected a monument with funds from the Forty-Second Illinois General Assembly. One side of the monument explains that it memorializes "the Illinois volunteers who fell at Stillman's Run, May 14, 1832, in an engagement with Black Hawk and his warriors."

The marble monument also soberly notes, "The presence of soldier, statesman, martyr, Abraham Lincoln assisting in the burial of these honored dead has made his spot more sacred."

Another side of the monument reads: "Here, on May 14, 1832, the first engagement of the Black Hawk War took place. When 275 Illinois militiamen under Maj. Isaiah Stillman were put to flight by Black Hawk and his warriors. So thoroughly demoralized were the volunteers that a new army had to be called into the field." The monument honors the following volunteers:

Captain John G. Adams

Sergeant John Walters

Corporal James Milton

Private Isaac Perkins

Private Joseph Draper

Private David Kreeps

Private Zadock Mendinall

Private Tyrus M. Childs

Private James Doty

Scout Gideon Munson

Section 5.4 Issues Identified by the Planning Commission

- A. Protection of groundwater, the source of Village drinking water is very important.
- B. Park and open space areas within Stillman Valley are extremely important to the lifestyles of the Village residents, but also to the image of the Village of Stillman Valley projected to the region.
- C. Protection of floodplains from development is important.
- D. Agriculture is an important natural resource to the Village and region.
- E. Protect the views and natural beauty surrounding the Village.

Section 5.5 Goals, Objectives, Policies

A. Goal

It is the goal of this Plan to advise the corporate governing body on guidelines that preserve and protect those features that reflect the unique history, natural resources and character of the Village of Stillman Valley.

B. Objectives

1. Work with other state and local units of government to protect the Village's groundwater resources.
2. Work to maintain Stillman Creek and Black Walnut Creek as environmental and recreational assets to the Village.
3. Ensure an adequate supply of open space within the Village.
4. Preserve historic sites and structures within the Village and the 1.5 mile planning area.
5. Highlight the Swedish and German heritage of the Village and surrounding area.
6. Encourage and work toward the establishment of a Village museum or historical display area.

C. Policies

1. Continually review and update the wellhead protection ordinance, as needed, to maintain the best protection possible.
2. Maintain and manage park and open spaces within the Village to retain their cultural, recreational and aesthetic qualities.
3. Adopt and enforce regulations to protect the flood plain areas of the Village from development.
4. Identify and make public more aware of historic sites and structures within the Village and the 1.5 mile planning area.
5. Continue to support the annual Fall Festival.
6. It is the policy of this Plan to authorize the Village Board and Planning Commission to evaluate and make decisions on all natural resource issues and planning opportunities as they arise. This Plan also recognizes that the Village Board and Planning Commission will have the most up to date and complete information available when making the decisions on natural resources that will best serve the community.

Chapter 6 – Economic Development

Section 6.1 Introduction

This section of the Comprehensive Plan summarizes the Village of Stillman Valley's existing economic activity and conditions, and looks to what future conditions might be desirable. Economic development, which can be defined as the type and level of business activity within an area, is often based on a combination of market forces, regulation, and the extent of local government encouragement. This element concludes with goals, objectives, and policies to promote the stabilization, retention, or expansion of the economic base. County and State economic development information is included to help the Village identify potential opportunities that could be used to pursue appropriate economic development activities.

Section 6.2 Economic Base Characteristics

A. Labor Force Analysis

B. Educational Attainment

C. Earnings and Income

Wages are not the only form of income that residents receive. "Total income" is defined by the US Census as the sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from non-farm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability pensions; and any other sources of income received regularly such as Veterans' (VA) payments, unemployment compensation, child support, or alimony.

According to the U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, 376 (78.9%) of 476 households sampled within the Village of Stillman Valley were classified as households with earnings; 158 were households with social security income; 14 were households with supplemental security income; 184 were households that received retirement income, and 14 households received food stamps/SNAP benefits in the past 12 months. In order to better understand the existing wage-earning realities within the Village of Stillman Valley, "earnings" data was considered to be more informative. "Earnings" are defined by the US Census Bureau as the algebraic sum of wage or salary income and net income from self-employment, representing the amount of income received regularly before deductions for personal income taxes, Social Security, bond purchases, union dues, Medicare deductions, etc.

Table 6.1 compares income for households and individuals for the Village of Stillman Valley with Ogle County as a whole. Earnings are not included due to lack of historical data. The Village of Stillman Valley has increased household income at a greater rate than the County overall, and has increased per capita income at the same rate as Ogle County as a whole. Both median household income and per capita income for the Village of Stillman Valley are higher than Ogle County overall.

Table 6.1 - Comparison of Household and Per Capita Income, Village of Stillman Valley and Ogle County

	Median Income Per Household			Per Capita Income		
	2024	2016	Change	2024	2016	Change
Village of Stillman Valley	\$87,311	\$61,125	42.8%	\$46,618	\$28,732	62.3%
Ogle County	\$82,183	\$55,832	47.2%	\$40,038	\$24,959	60.4%

Source: (U.S. Bureau of the Census; U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates)

Table 1.6 of the Issues and Opportunities Chapter details changes in household income over the last 10 years.

1. Percent in Labor Force and Unemployment

Table 6.2 below shows the number of residents 16 years and above living in the Village of Stillman Valley, Ogle County and the State of Illinois. Age sixteen is considered to be the lower threshold for being eligible for employment. The Village of Stillman Valley has a similar percentage of residents in the labor force (61.3%) compared to Ogle County (61.6%) and the State (65.6%). The Village of Stillman Valley has an unemployment rate of 1.2%, which is lower than the Ogle County unemployment rate of 5%, and the State of Illinois unemployment rate (4.9%).

Table 6.2 - Employment Status of Population 16 Years and Above in 2024

	Village of Stillman Valley	Ogle County
Population 16 yrs. and over	919	41,401
In Civilian Labor Force % in Civilian Labor Force	563 61.3%	25,496 61.6
Employed % Employed	556 98.2%	24,207 94.9%
Unemployed % Unemployed	7 1.2%	1,286 5.0%
Not in Labor Force % Not in Labor Force	356 38.7%	15,905 38.4%

Source: (U.S. Bureau of the Census; U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates)

2. Type of Employment for Village Residents

Table 6.3 below provides information regarding the type of occupation that Village of Stillman Valley residents are employed in. Table 1.9 of the Issues and Opportunities Chapter summarizes resident employment by industry. Information for both these tables represents what type of occupation/industry the working residents of the Village were employed in, and is not a listing of the employment opportunities currently located in the Village.

Table 6.3 - Stillman Valley Resident Employment by Occupation

	Number	Percentage
Occupation Employed civilian population >16 yrs.	556	100.0%
Management, science, business and arts occupations	206	37.1%
Service occupations	108	19.4%
Sales and office occupations	86	15.5%
Natural resources, construction, and maintenance occupations	21	3.8%
Production, transportation, and material moving occupations	135	24.3%

Source: (U.S. Bureau of the Census; U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates)

3. Commuting

The mean travel time to work for Stillman Valley residents is higher than the County mean travel time, but lower than the State mean travel time.

Table 6.4 - Mean Travel Time to Work

Village of Stillman Valley	22.2 minutes
Ogle County	26.8 minutes
State of Illinois	29.6 minutes

Source: (U.S. Bureau of the Census, ACS 2024)

D. Economic Base Analysis

Businesses and industries in the Village of Stillman Valley and immediate area include:

4 Restaurants and Taverns:

16 Retail and Services:

1 Agribusiness

Section 6.3 Community Assessment: Strengths and Weaknesses Analysis

It is necessary for Stillman Valley to look at the factors that influence their economy. The Village is predominantly comprised of single family residential development, a downtown central business district and other commercial sites. However, it's potential to expand is unconstrained. Stillman Valley is located near urban areas that offer quick commute to a variety of employment opportunities, higher education institutions (Rock Valley College, Rockford University, Northern Illinois University), entertainment, medical facilities, and with numerous other urban amenities. The Village provides municipal sewer and water service. Fire and ambulance service is provided by the Stillman Valley Fire Protection District. The following section reflects responses to a 2006 community survey conducted by the Village, and discussions held by the Village Plan Commission on the types of businesses that would be a good fit for Stillman Valley's particular situation.

A. Categories or types of new businesses and/or industries that are desired by the community:

- Full-service grocery store.
- Agri-businesses.
- Research & Development / Technology-Related Industry
- Bio-Tech Industry
- Renewable Resource Technology Industry

B. Community strengths for attracting/retaining businesses and industry:

- Location to transportation facilities (IL Route 72, Stillman and Meridian Roads, Canadian Pacific Railroad, I-39 corridor, Global III Intermodal Facility in Rochelle, Chicago-Rockford International Airport
- Proximity to metropolitan areas (Rockford, Chicago and suburbs)
- Labor force
- Excellent schools

C. Community weaknesses for attracting/retaining businesses and industry:

- Lack of population base for attracting retail development

Section 6.4 Economic Development Programs

This section contains a brief description of the Village of Stillman Valley development actions and various programs that could potentially assist the Village's businesses with loans and grants.

A. Regional

Blackhawk Hills Economic Development District (EDD)

The mission of the Blackhawk Hills EDD is to develop and implement a regional Comprehensive Economic Development Strategy that will enhance job opportunities and improve the quality of life for local communities. The focus that the Council has adopted for economic development issues is to:

- Promote the importance of the planning process to facilitate positive and desirable economic growth within the individual communities of the EDD;
- Assemble and implement a regional plan based on the needs of the communities within the region;
- Provide technical assistance to the communities in the EDD by connecting local people, with specific projects, to the appropriate local, state, and federal offices;
- Provide assistance in grant or loan applications; and
- Provide support for communities in the form of statistical, demographic, and economic data.

B. State

The Illinois Department of Commerce and Economic Opportunity (DCEO)

DCEO has a broad range of financial assistance programs to help communities with economic development. DCEO offers a number of innovative programs to augment conventional sources of financing and help with business locations, relocations, and expansions:

Participation Loan Program

The program works through banks and other conventional lenders to generally provide subordinated financial assistance to small businesses that will employ Illinois workers. The state will participate in loans up to 25 percent of the total amount of a project, but not less than \$10,000 nor more than \$2,000,000.

Minority, Women and Disabled Participation Loan Program

This program is similar to the Participation Loan Program, except that participation may not exceed 50 percent of the project, subject to a maximum of \$100,000.

Enterprise Zone Financing Program

Similar to the Participation Loan Program, except that DCEO will generally provide favorable interest rates to businesses either locating in or expanding in one of the 97 certified enterprise zones located throughout the state.

Development Corporation Participation Loan Program

This program provides financial assistance through a Development Corporation to small businesses that provide jobs to workers in the region served by the Development Corporation. The state will participate in loans up to 25 percent of the total amount of a project, but not less than \$10,000 nor more than \$1,000,000.

Illinois INVENT (Illinois Innovation Venture Fund)

The INVENT Program was created to provide seed and early stage capital, in the form of a qualified security investment, to Illinois entrepreneurs that are developing small businesses.

Surety Bond Guaranty Program

The program is designed to assist Illinois' small, minority and women contractors with technical assistance; help them receive experience in the industry; and assist in obtaining bid, performance and payment funds for government, public utility and private contracts up to \$9,000,000.

Business Development Public Infrastructure Program

The Business Development Public Infrastructure Program provides low-interest financing to units of local government for public improvements on behalf of businesses undertaking expansion or relocation projects that meet the program criteria and demonstrate great potential for creating and retaining jobs. The infrastructure improvements must be made on public property and must directly result in the creation or retention of private-sector jobs. The local government must demonstrate clear need for the financial assistance to undertake the improvements.

Affordable Financing of Public Infrastructure Loan and Grant Program

This program provides financial assistance to, or on behalf of local governments, public entities, medical facilities and public health clinics for the purpose of making affordable the financing of public infrastructure improvements needed to insure health, safety and economic development in a community.

Community Development Assistance Program (CDAP)

CDAP is a federally funded program that assists smaller Illinois local governments in financing public facilities, housing rehabilitation projects or economic development needs. Grants are made to units of local government and may be loaned to businesses for projects that will create or retain jobs in the community. Grant funds may also be used by the local government for improvements to public infrastructure that directly support economic development. The program is limited to communities with populations under 50,000 that are not located within one of the eight large urban counties that receive funds directly from the federal government. Funds are targeted toward projects that primarily benefit low- and moderate-income people.

Community Services Block Grant Loan Program (CSBG)

This program provides long-term, fixed-rate financing to new or expanding businesses that create jobs and employment opportunities for low-income individuals. The program links federal, state and private financing by using CSBG funds at low interest rates in combination with bank funds and equity.

Large Business Development Program

The Illinois Large Business Development Program (LBDP) provides incentive financing to encourage large out-of-state companies to locate in Illinois or existing large companies to undertake substantial job expansion or retention projects. Funds available through the program can be used by large businesses (500 or more employees) for typical business activities, including financing the purchase of land and buildings, construction or renovation of fixed assets, site preparation and purchase of machinery and equipment. LBDP funds are targeted to extraordinary economic development opportunities; that is, projects that will result in substantial private investment \$12,000,000 and the creation of 500, or \$30,000,000 and the retention of 1,500 or more jobs.

Employer Training Investment Program (ETIP)

This state-funded program assists Illinois companies in training new workers or upgrading the skills of their existing workers. ETIP grants up to 50% may be awarded to individual companies, multi-company efforts and intermediary organizations offering multi-company training.

Technology Challenge Grant Program

The Technology Challenge Grant Program provides grants to fund science and technology projects, partnerships between universities and industry, high-tech commercialization projects, transfer projects and infrastructure improvements.

Illinois Technology Enterprise Development and Investment Program

Provides investment, loans or qualified security investments to or on behalf of young or growing businesses in cooperation with private investment companies, private investors or conventional lending institutions. Investors assume a portion of the investment loan or financing for a business project. New or emerging businesses also are eligible through financial intermediaries as they commercialize advanced technology projects.

Recycling Industry Modernization (RIM) Program

The Recycling Industry Modernization Program provides grants to manufacturers to encourage them to modernize their operations and divert materials from the solid waste stream. RIM projects require the use of recycled materials and/or solid waste reduction activities.

Section 6.5 Economic Development Issues/Conclusions

- There is a lack of business to serve daily Village needs such as a full-service grocery store.
- There is a lack of an industrial tax base.
- Stillman Valley is in an advantageous geographic location to attract business and industry.

Section 6.6 Economic Development Goals, Objectives, Policies

A. Goal

It is the goal of this Plan to advise the corporate governing body on guidelines that promote the stabilization and expansion of the current economic base, while fostering an environment of high aesthetic appeal for existing and new commercial establishments.

B. Objectives

1. Maintain and improve the appearance and quality of existing commercial businesses and industry in the community.
2. Identify and prioritize the needs of the business community.
3. Encourage commercial and industrial development in areas that are compatible with and accessible to existing utility services and commercial or industrial activities.
4. Promote the availability of land for orderly commercial and industrial development that supports a healthy economy through redevelopment, retention and attraction.
5. Capitalize on economic development programs available from the local, regional and state level.
6. Develop a community atmosphere and educational system that retains and attracts a quality labor force that is paid livable wages.

C. Policies

1. Utilize development review requirements to maintain a high level of aesthetic quality for Stillman Valley commercial and industrial development.
2. Overhead power/utility/cable tv wires should be buried underground within the Village whenever possible or appropriate, as a part of roadway reconstruction projects or site development or redevelopment.
3. It is the policy of this Plan to authorize the Village Board and Planning Commission to evaluate and make decisions on all economic development issues and planning opportunities as they arise. This Plan also recognizes that the Village Board and Planning Commission will have the most up to date and complete information available when making the decisions on economic development that will best serve the community.

Chapter 7 - Intergovernmental Cooperation

The intergovernmental cooperation chapter identifies opportunities for establishing or maintaining cooperation between local units of government. Cooperation improves lines of communication between different units of government, and aids in the recognition and possible resolution of, conflicts between jurisdictions, and allows for the identification of mutual service needs and improvements. The intent of this chapter is to advise the corporate governing body on guidelines that identify, inventory and analyze existing and potential cooperative relationships.

Section 7.1 Inventory of Intergovernmental Agreements

Inventory and examination of existing municipal relations allows for the understanding of how units of local government currently work together and how these relationships can be enhanced. As Stillman Valley develops and redevelops in the future it is important for the Village to continue to work with surrounding units of local government. The Village of Stillman Valley has one standing agreement with other units of local government. The Village is a member of the Ogle County GIS Partnership. The role and function of the Ogle County GIS Partnership is to improve the efficiency and effectiveness of its members through the coordinated development of a county-wide Geographic Information System (GIS). The intended beneficiaries of this partnership are the citizens, taxpayers and GIS Partnership members of Ogle County. The expected benefits are improved products and services delivered at a reasonable cost. When developed in a coordinated fashion, GIS affords many opportunities and benefits including: Capture of the available economies of scale in the initial investment and maintenance of systems; Risk sharing and minimization; Elimination of needless duplication of effort through coordination and custodianship; and Enhanced tools to support decision making and operations in carrying out the public's business.

Section 7.2 Issues/Conclusions Regarding Intergovernmental Relations

The Village should continue to actively participate in the development and maintenance of the Ogle County GIS program, and benefit from the program.

Section 7.3 Goals/Objectives/Policies

A. Goals

1. Encourage cooperation between Village of Stillman Valley and other units of government, where appropriate, to ensure availability of services and facilities.
2. All intergovernmental agreements shall be entered into with the best interests of the residents of the Village of Stillman Valley getting foremost consideration.

B. Objectives

1. Share services across county or municipal borders whenever deemed appropriate by the Village.
2. Seek to negotiate annexation boundary agreements with neighboring municipalities in order to avoid future conflicts.
3. Periodically review intergovernmental agreements to re-affirm that they are still in the best interests of the residents of Stillman Valley.

C. Policies

1. Establish and maintain communication with Ogle County, surrounding townships, and other units of local government for discussion on local issues.
2. Maintain existing intergovernmental relations and cooperation.
3. Explore additional opportunities for intergovernmental cooperation and beneficial agreements.
4. It is the policy of this Plan to authorize the Village Board and Planning Commission to evaluate and make decisions on all intergovernmental cooperation issues and planning opportunities as they arise. This Plan also recognizes that the Village Board and Planning Commission will have the most up to date and complete information available when making the decisions on intergovernmental cooperation that will best serve the community.

Chapter 8 - Land Use

The purpose of this plan's land use chapter is to compile an inventory of existing land use information, and advise the corporate governing body on guidelines that establish the goals, objectives and policies which will be used to guide public and private actions concerning future land use and development. These goals, objectives and policies express ideas that are consistent with the desired character of the community and the other chapters of the Comprehensive Plan.

Section 8.1 Existing Land Use Within the Village of Stillman Valley

The Village of Stillman Valley consists of primarily single family homes. Commercial uses are located at the intersection of IL Route 72 (W. Roosevelt Street) and Rural Road (Stillman Road), at the northeast corner of IL Route 72 and Meridian Road, and in the central downtown area located on N. Walnut Street north of IL Route 72. Table 8.1 below details existing land use within the Village of Stillman Valley. Map 9: Land Use, Village of Stillman Valley found in Appendix I (Maps) graphically details existing land uses.

Table 8.1 - Existing Land Use Within the Village of Stillman Valley

Land Use	Area (Acres)	% of Village
1-2 Family Residential	129.0	34.1
Multi-Family Residential	1.5	0.4
Church	1.6	0.4
Commercial	8.8	2.3
Industrial	4.6	1.2
Public/Governmental	141.6	37.5
Parks/Open Space	8.3	2.2
Vacant/Developable	10.2	2.7
Railroad R.O.W.	7.9	2.1
Street/Road R.O.W.	63.4	16.8
Total	377.9	100.0

Source: (Harry Adams, Village Planning Consultant)

The following sections describe the different land use categories present within the Village.

A. Residential Land Use

Existing residential development within the Village is classified into two categories: 1-2 Family and Multifamily.

1. 1-2 Family is the largest residential category, accounting for 129.0 acres, or 35.8% of the Village land area.
2. Multi-Family includes structures that contain 3 or more units. The multi-family category accounts for 1.5 acres, or 0.4 % of Village land area.

B. Commercial

Commercial land uses are retail and service types of uses. Commercial land uses account for 8.8 acres, or 2.4% of Village land area.

C. Industry

Industrial land uses include manufacturing, processing, assembly, and warehousing/storage types of uses, including grain storage facilities. Industrial land uses account for 4.6 acres, or 1.3% of Village land area.

D. Public/Government

Public/Governmental land uses include the Village Hall, municipal land not including parks (such as municipal well sites and sewage treatment facilities), the Stillman Fire Protection District facility, and school sites. These uses account for 128.6 acres, or 35.6% of Village land area.

E. Parks/Open Space

Total park/open space acreage in Stillman Valley is 5.3 acres, 1.5% of Village land area.

F. Church

Church land uses account for 1.6 acres, or 0.4% of the Village land area.

G. Street/Road Right-of-Way

This land use category includes public street and road right-of-way within the Village, which accounts for 63.4 acres, or 17.6% of the Village land area.

H. Vacant/Developable

"Vacant/Developable" lands have potential to be developed for urban uses in the future. 10.2 acres within the Village are classified as "Vacant/Developable".

Section 8.2 Existing Land Uses Within the Extra-territorial Planning Area

The Village of Stillman Valley's 1.5 mile extra-territorial planning area encompasses approximately 9,009.2 acres of land exclusive of the area of the Village. Nearly 87% of the Village of Stillman Valley's 1.5 mile extra-territorial planning area is in agricultural or agriculturally-related use. Approximately 12.5% of the 1.5 mile extra-territorial planning area is currently devoted to residential and residentially-related uses. Table 8.2 below details existing land use within the Village of Stillman Valley's 1.5 mile extraterritorial planning area. Map 8.2: Land Use, Village of Stillman Valley 1.5 Mile Planning Area found in Appendix I (Maps) graphically details existing land uses.

Table 8.2 - Existing Land Use Within 1.5 Miles of the Village of Stillman Valley

Land Use	Area (Sq. Ft.)	Area (Acres)	% of Area
Farmsteads With House	84,626,943.3	1,942.8	21.6
Farm Land	256,440,583.7	5,887.1	65.3
Residential	49,163,985.5	1,128.7	12.5
Commercial	409,827.4	9.4	0.1
Industrial/Utility	344,135.1	7.9	0.1
Public/Governmental	1,104,780.2	25.4	0.3
Cemetery	349,614.7	8.0	0.1
Total	392,439,869.9	9,009.2	100.0

Source: (Harry Adams, Village Planning Consultant)

Section 8.3 Land Use Trend Analysis and Projected Land Use

The Village of Stillman Valley is a community that is unconstrained in its ability to expand its borders to accommodate any new development. Future development will consist of annexation of land adjacent to the Village, filling appropriate vacant parcels, and possibly through redevelopment of land currently developed.

A. Residential Land Use

The Village of Stillman Valley, for the period between 2000 and 2026, has experienced a time of relative population stability. Future demand for housing will likely require annexation of additional land into the Village, or development of vacant land that is currently within the Village.

B. Commercial Land Use

To encourage commercial vitality within the Village of Stillman Valley it will be necessary to maintain and improve the appearance and quality of existing businesses, while encouraging high quality new commercial development and redevelopment of areas where needed.

C. Industrial Land Use

The limited industrial base of the Village is stable, and current industrial users are not anticipated to expand their current operational footprint to any large extent. The Village should encourage new industrial uses where identified as appropriate, and prepare its infrastructure to accommodate potential industrial uses.

D. In-fill and Redevelopment Areas

The Village of Stillman Valley Plan Commission has identified the land area mapped as "Vacant/Developable" on Map 9: Land Use, Village of Stillman Valley (found in Appendix I: Maps) as a commercial in-fill area. There are no areas specifically identified or available for other types of in-fill development or re-development in the future. Other than areas identified as land use conflicts, all other areas within the Village should remain in its current and existing use.

Section 8.4 Land Use Conflicts

A. Existing land use conflicts:

- At times, the "Bees Wings" that become airborne as a result of drying grain at the grain elevators is a nuisance.
- Residential uses in the commercial downtown area.

Section 8.5 Goals, Objectives, and Policies

A. Goal

1. It is the goal of this Plan to advise the corporate governing body on guidelines that provide a balance of land uses to serve existing and future residents of the Village, as well as nonresidents, that minimizes disputes between conflicting land uses.
2. Protect property values by promoting land uses that are not in conflict with existing uses.

B. Objectives

1. Add to the industrial base of the Village.
2. Encourage redevelopment, as well as new development in buildable, vacant areas of the Village, that is consistent and compatible with surrounding areas.

C. Policies

1. Support land uses that primarily serve local community needs.
2. Encourage safe and attractive development; ensure that the development site is physically suited to the proposed use; apply sound design and landscape principles in the planning, layout and construction of new development.
3. Ensure that proposed uses are compatible with surrounding uses; give consideration to the opinions of neighboring landowners, and interests of the Village in general.
4. It is the policy of this Plan to authorize the Village Board and Planning Commission to evaluate and make decisions on all land use issues and planning opportunities as they arise. This Plan also recognizes that the Village Board and Planning Commission will have the most up to date and complete information available when making the decisions on land use that will best serve the community.

Section 8.6 Future Land Use Recommendations

Map 10: General Development Plan Map found in Appendix I illustrates the Future Land Use recommendations of the Village of Stillman Valley Comprehensive Plan, and identifies how development could proceed in the future to meet the Village's goal of encouraging a pattern of community growth and development that will provide a quality living environment. Future development and redevelopment should be encouraged in an orderly pattern adjacent to, and compatible with, existing development. Land Use recommendations include both immediate and long range planning recommendations to be implemented. Where differences exist, the long range Land Use Plan recommendations are not considered to be inconsistent or in conflict with the Village's existing zoning map because all existing land uses are grandfathered in for the lifetime of the land use. Implementation of the Plan will occur over a period of

many years as development proposals and land use changes are presented to the Village for consideration.

A. Residential Land Use

Residential development may be any of the following: 1-2 family residential, residential planned development, duplex, and multi-family.

1. 1-2 Family Residential includes one-unit residential structures as well as two-unit residential structures.
2. Residential Planned Development – mixed-residential projects consisting of single family, duplex, and multi-family structures, including condominium-type development, subject to site plan approval by the Stillman valley Plan Commission and Village Board. Maximum allowable unit density will be established during the site plan review process.
3. Multi-Family includes structures that contain 3 or more units.

B. Planned Development

Mixed-use projects consisting of commercial and residential uses, subject to site plan approval by the Stillman Valley Plan Commission and Village Board. Maximum allowable unit density will be established during the site plan review process.

C. Commercial

Commercial land use includes small and large-scale retail and service establishments (i.e. stand-alone buildings and strip centers, etc.). Office land use includes doctors, lawyers, financial services, government agencies, etc.

D. Industrial

Industrial land use includes processing and manufacturing operations as well as wholesale sales and establishments with large amounts of outside storage of materials. Industrial land uses may also include bio-tech/research facilities, research & development/technology-related facilities, Battery Energy Storage Systems, renewable resource technology-related facilities, etc.

E. Conservation/Open Space

Lands placed within this category include wetlands, lands that are designated by the Federal Emergency Management Agency as being subject to the Base Flood, or 100-year flood, for National Flood Insurance regulatory purposes, and non-designated flood plain, riparian corridors, natural area, groves, as well as other lands which are intended to remain in a natural state in order to provide a buffer between adjacent land uses with different intensities of use (industrial / residential, etc.).

F. Continued Agricultural Use

Land that is currently in agricultural or agriculturally-related use and should remain in agriculture or agriculturally-related use until precluded by the natural, orderly, and logical development of the Village.

Chapter 9 – Implementation

Section 9.1 Introduction

The Comprehensive Plan is intended to be used as the guide for future development decisions. Its real value, however, will be measured in the results it produces. To accomplish the goals, objectives, and policies of the Village, due consideration should be given to the principles and guidelines of the Plan by the Village Board when future proposals are presented, however it is understood that the Village Board and Planning Commission has all authority to evaluate and make decisions on all issues and planning opportunities as they arise. This Plan also recognizes that the Village Board and Planning Commission will have the most up to date and complete information available when making the decisions that will best serve the community.

Every community is developed as the result of countless individual decisions such as: To buy or sell land; to subdivide land; to build homes, business, industries, schools and other community facilities; and to construct streets and install utilities. Each day, decisions are made that will affect the future of the village. They are made by landowners, lawyers, realtors, public officials and all private citizens. Whether these individual actions will add up to a well-developed, attractive and economically sound community will depend, to a large measure, on how well they are related to the village's objectives and plans. Successful implementation of the Plan can only be accomplished through adequate legislative and administrative tools, public support, and enthusiastic leadership.

While the Village of Stillman Valley Planning Commission is charged with the responsibility of preparing the comprehensive plan, it is by law only an advisory body and does not have legislative power. The Village Board, invested with all legislative power, should carefully receive all Planning Commission recommendations, consider the short and long term implications of the recommendations, and take the necessary steps to implement the vision and goals of the community.

Section 9.2 Comprehensive Plan Adoption Procedures

The Village of Stillman Valley Planning Commission should recommend the adoption or amendment of the comprehensive plan by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the Planning Commission. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. The recommended Comprehensive Plan shall be forwarded to the Village Board for formal official adoption by the Village. Adoption should be in the form of a resolution passed by a majority vote of the Village Board. Upon adoption by the Village Board, the adopted Comprehensive Plan shall be filed with the Ogle County Clerk.

One copy of the adopted Comprehensive Plan, or of an amendment to such a plan, shall be sent to all of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Village and within the 1.5 mile extra-territorial planning area of the Village.
2. The Ogle County Regional Planning Commission.
3. The Julia Hull District Library.

Section 9.3 Comprehensive Plan Implementation

Upon formal and official adoption of the Comprehensive Plan by the Village Board, the Village should undertake a review of its regulatory tools (zoning ordinance, subdivision regulations, etc.) for compatibility and consistency with the various goals, objectives and policies of the adopted comprehensive plan, and identify any sections of the documents that may need updating to accomplish this.

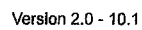
Section 9.4 Integration, Amendment, and Update of Comprehensive Plan Elements

The goals, objectives, and policies contained within the preceding eight elements (chapters) of this Comprehensive Plan, along with the accompanying inventory and analysis, have been thoroughly reviewed and approved by the Stillman Valley Plan Commission and Village Board. Throughout the drafting and review process, great care was taken to include all issues and concerns from Board and Commission members, as well as from the community at large. Special attention was then given to making sure that the policies required to address the individual issues or concerns did not conflict, either with each other within the chapter, or between the different chapters. The future revision of any Comprehensive Plan goal, objective, or policy should receive the same level of deliberation and analysis as the original Plan; special attention should be given so that the new adopted language does not create conflicts within or between chapters.

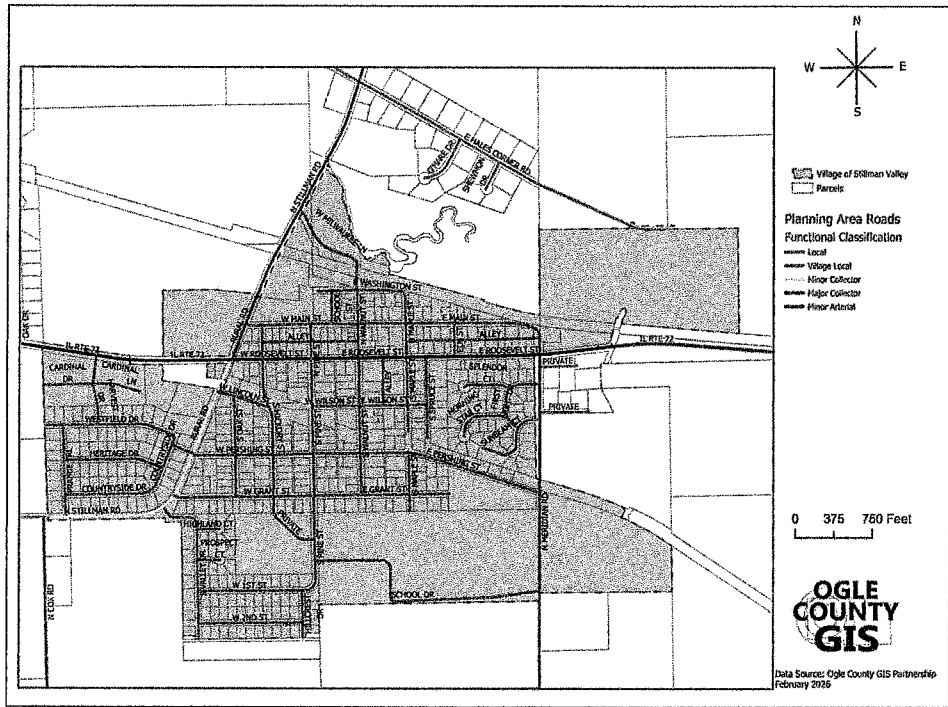
Section 9.5 Monitoring/Formal Review of the Plan and Continuation of the Planning Process

To assure that this Comprehensive Plan will continue to provide useful guidance regarding development within the Village, the Stillman Valley Plan Commission must periodically review and amend the Plan to ensure that it remains relevant and reflects current Village attitudes. In order to achieve this, the Village Plan Commission should once each year place the performance of the Comprehensive Plan on the agenda for discussion and recommendation to the Village Board. Discussion should include a review of the number and type of amendments approved throughout the previous year, as well as those that were denied. This information serves to gauge the adequacy of existing policies; multiple changes indicate policy areas in need of re-assessment. Other topics would include changes to either the development market or resident attitudes toward different aspects of Village life. As a result of this discussion, the Plan Commission would recommend either no change to the Plan, or one or more specific changes that should be addressed.

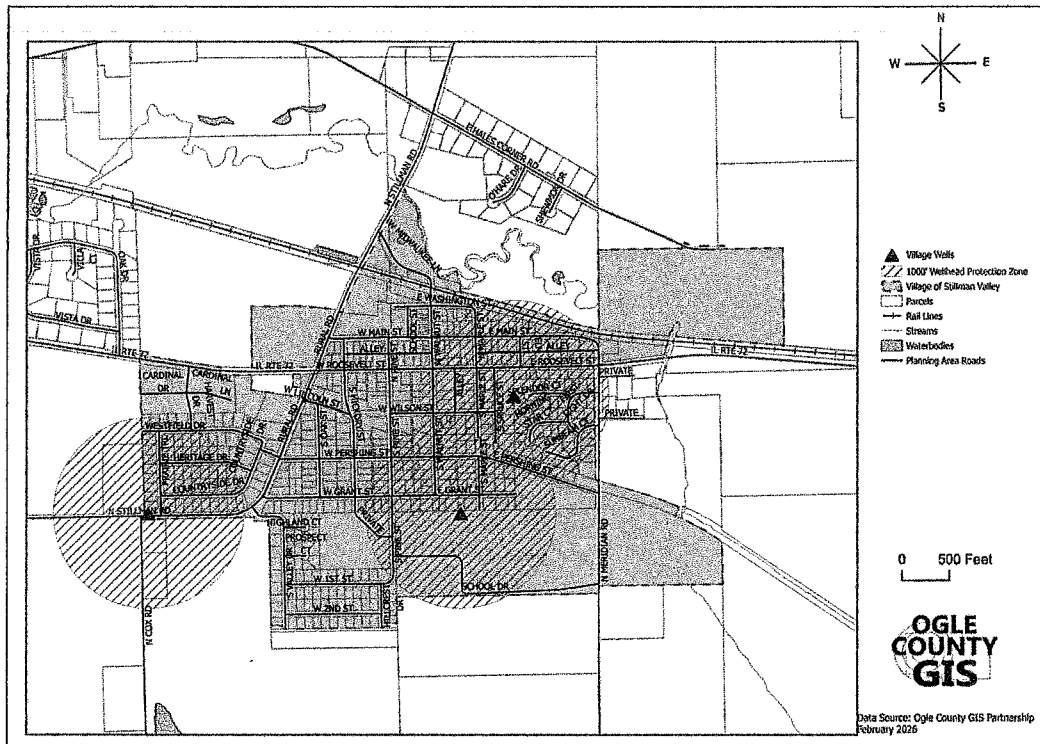
Map 1 - Transportation Facilities, Village of Stillman Valley and 1.5 Mile Planning Area



Map 2 - Transportation Facilities, Village of Stillman Valley

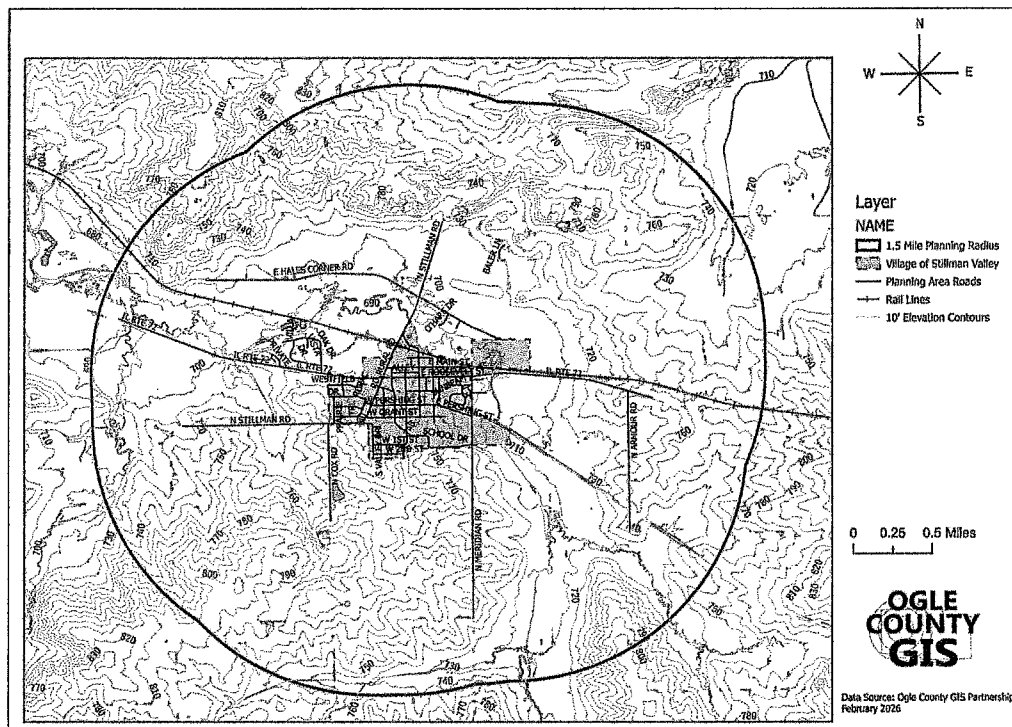


Map 3 - Wellhead Protection Zones, Village of Stillman Valley

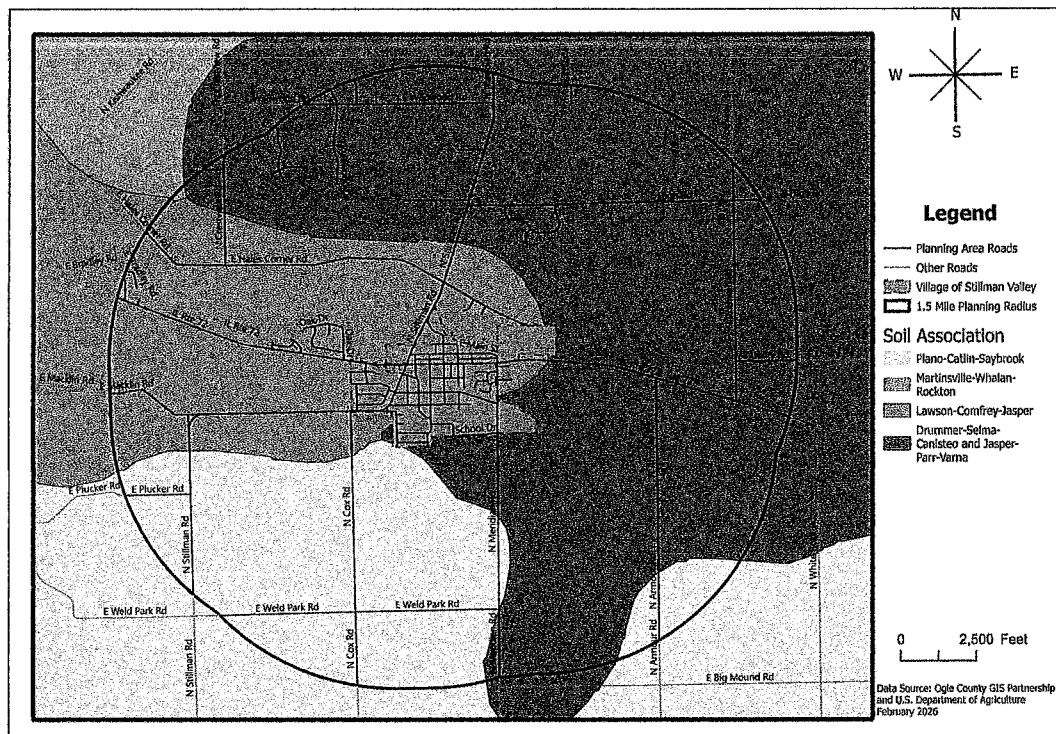


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Map 4 - Topography, Village of Stillman Valley and 1.5 Mile Planning Area

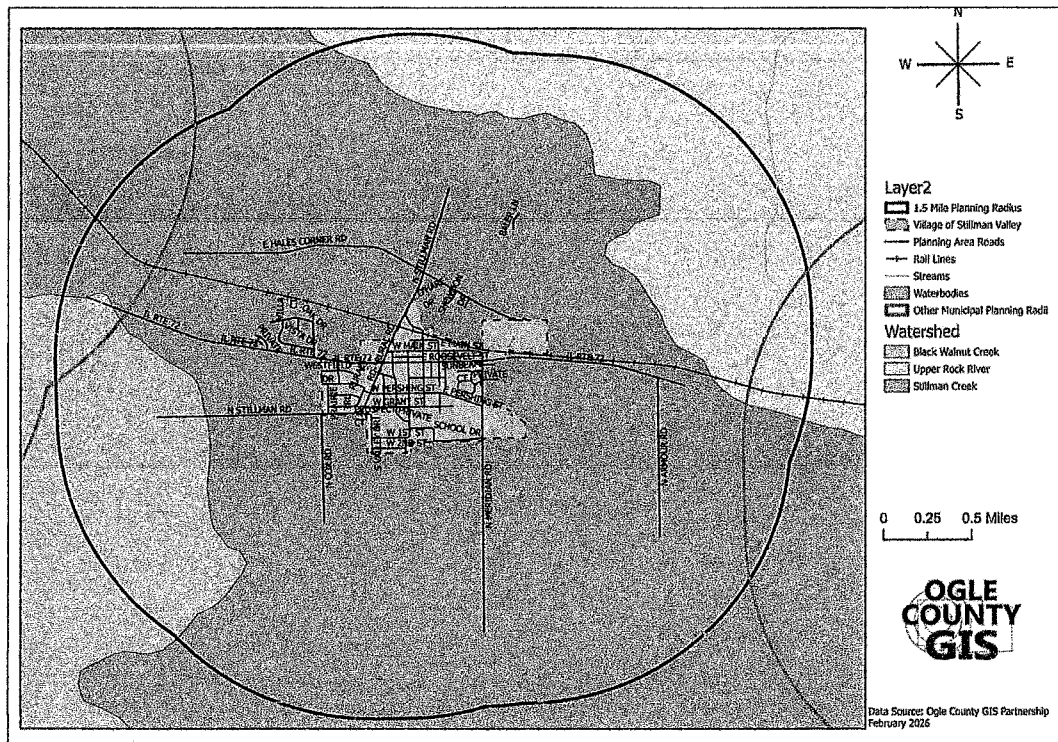


Map 5 - General Soil Associations, Village of Stillman Valley and Mile Planning Area

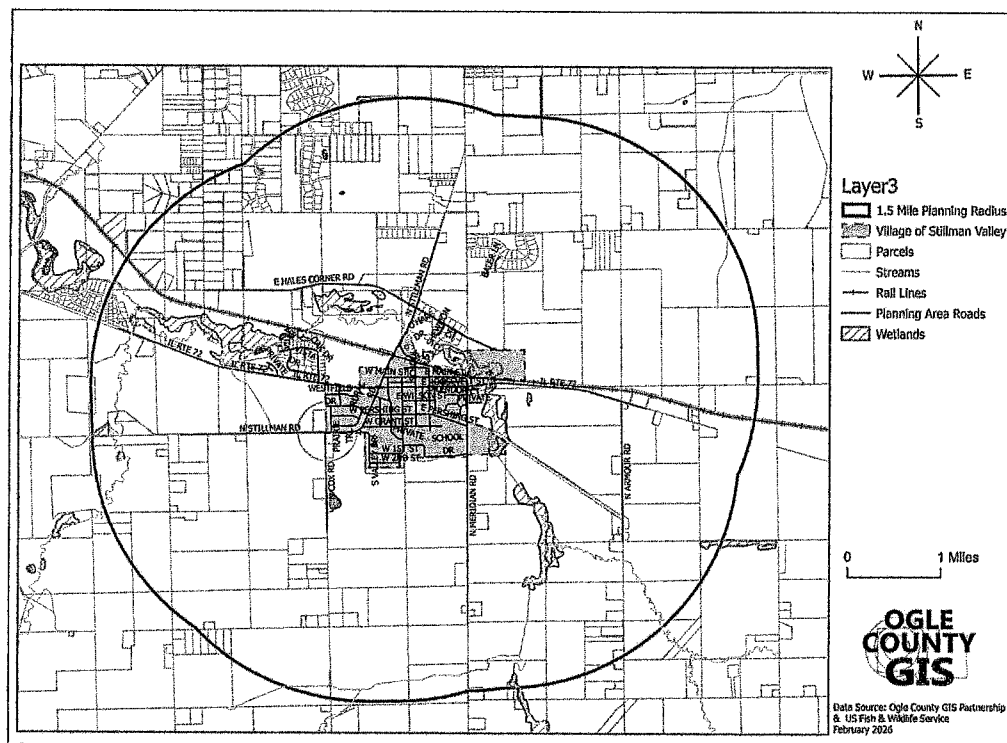


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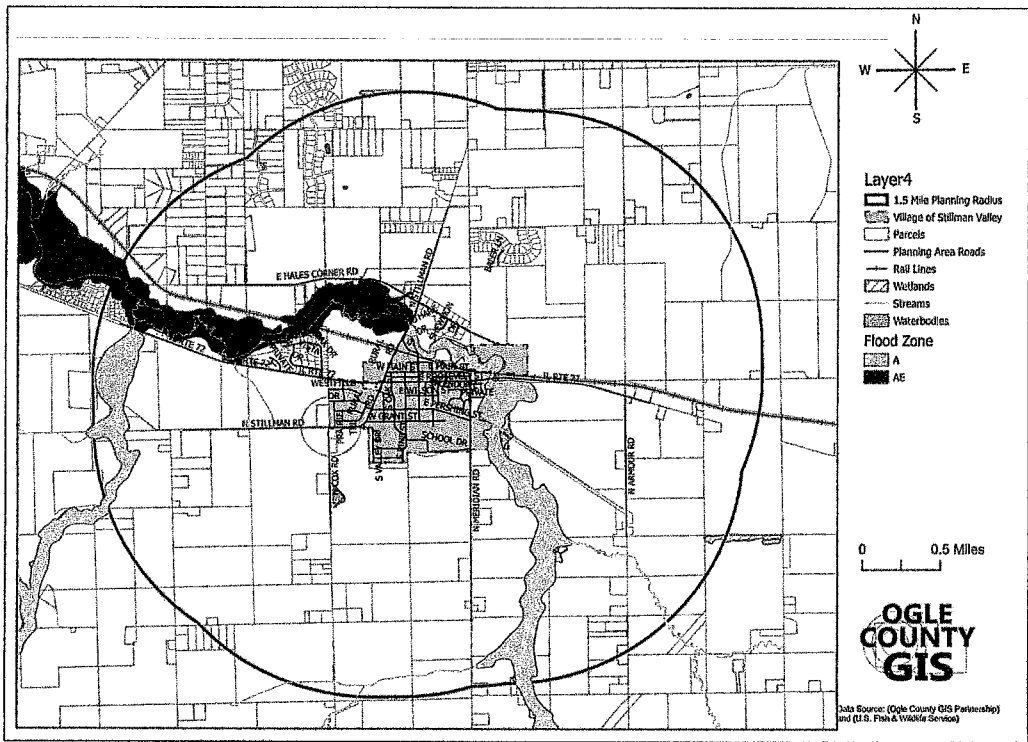
Map 6 - Local Watersheds, Village of Stillman Valley and 1.5 Mile Planning Area



Map 7 - Wetlands, Village of Stillman Valley and 1.5 Mile Planning Area

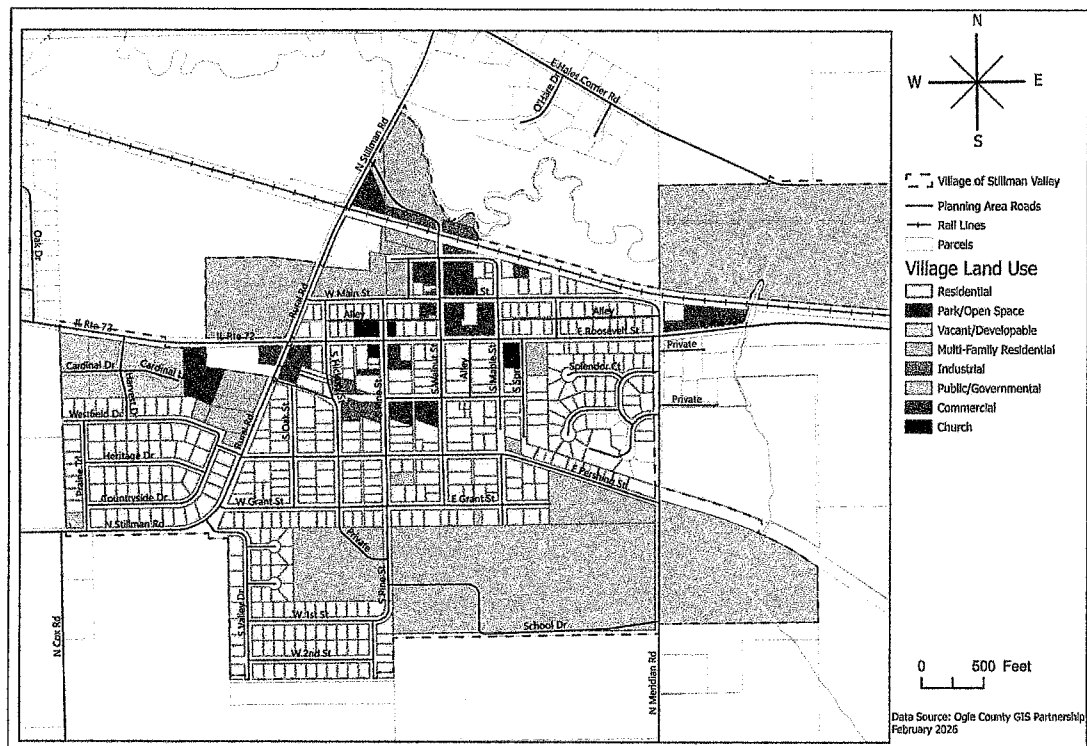


Map 8 - Floodplains, Village of Stillman Valley and 1.5 Mile Planning Area

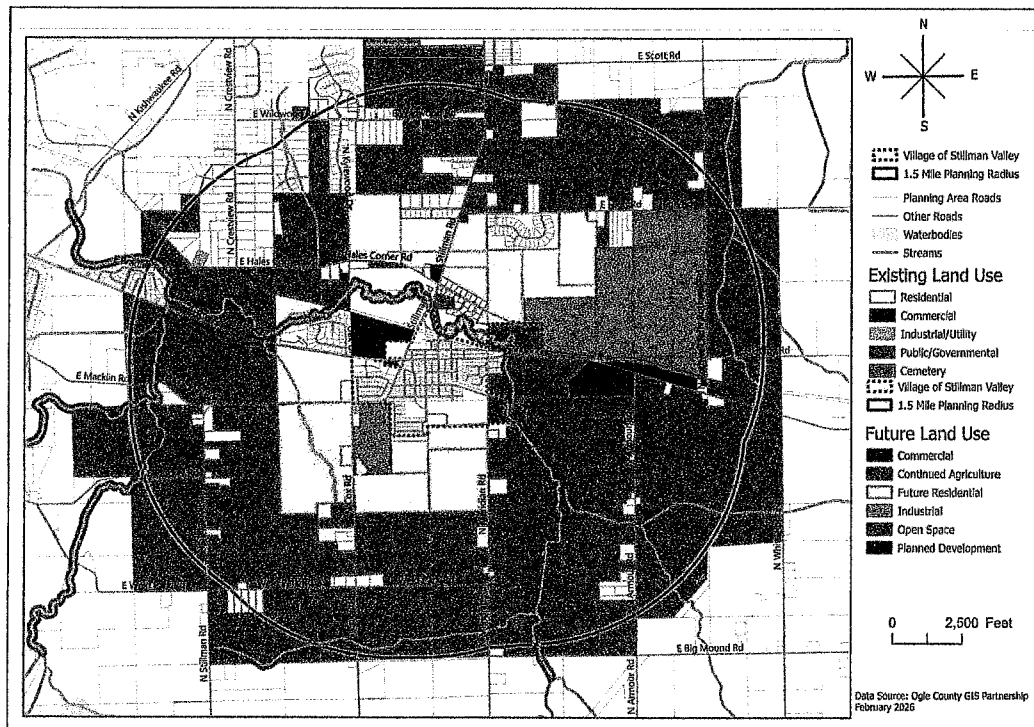


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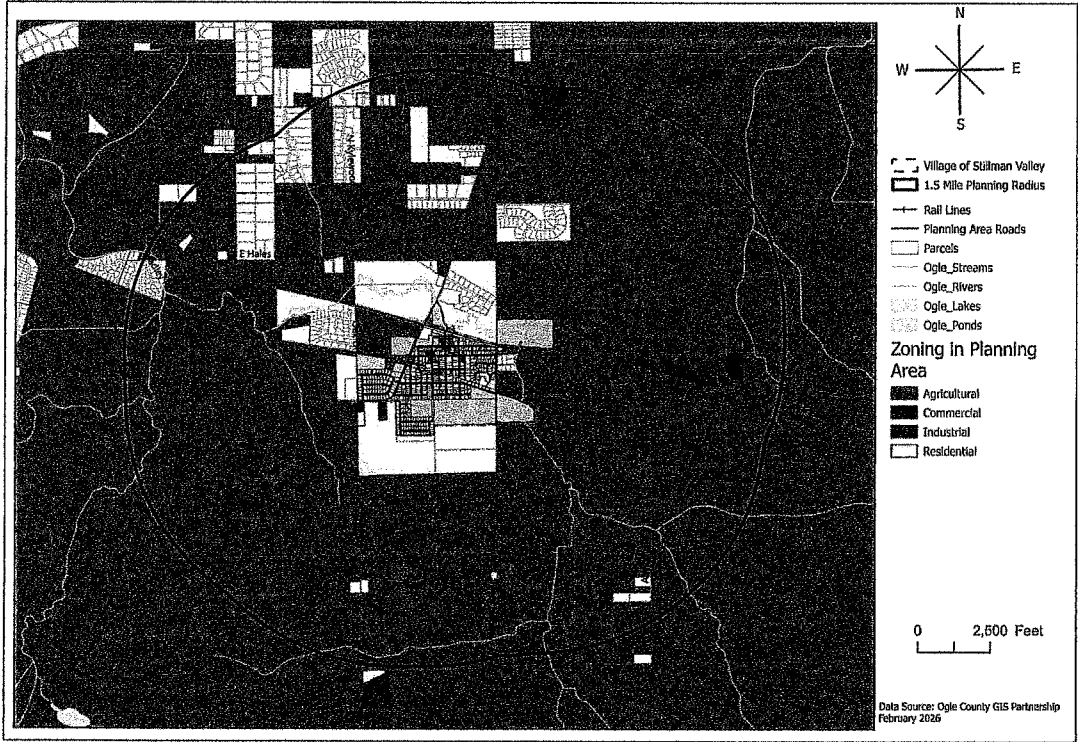
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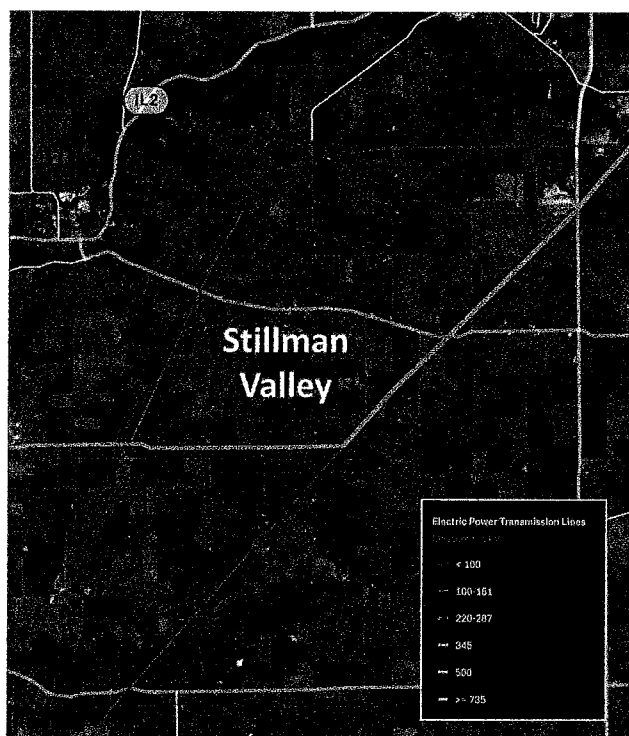
Map 10 - General Development Plan, Village of Stillman Valley and 1.5 Mile Planning Area



Map 11 - Zoning, Ogle County



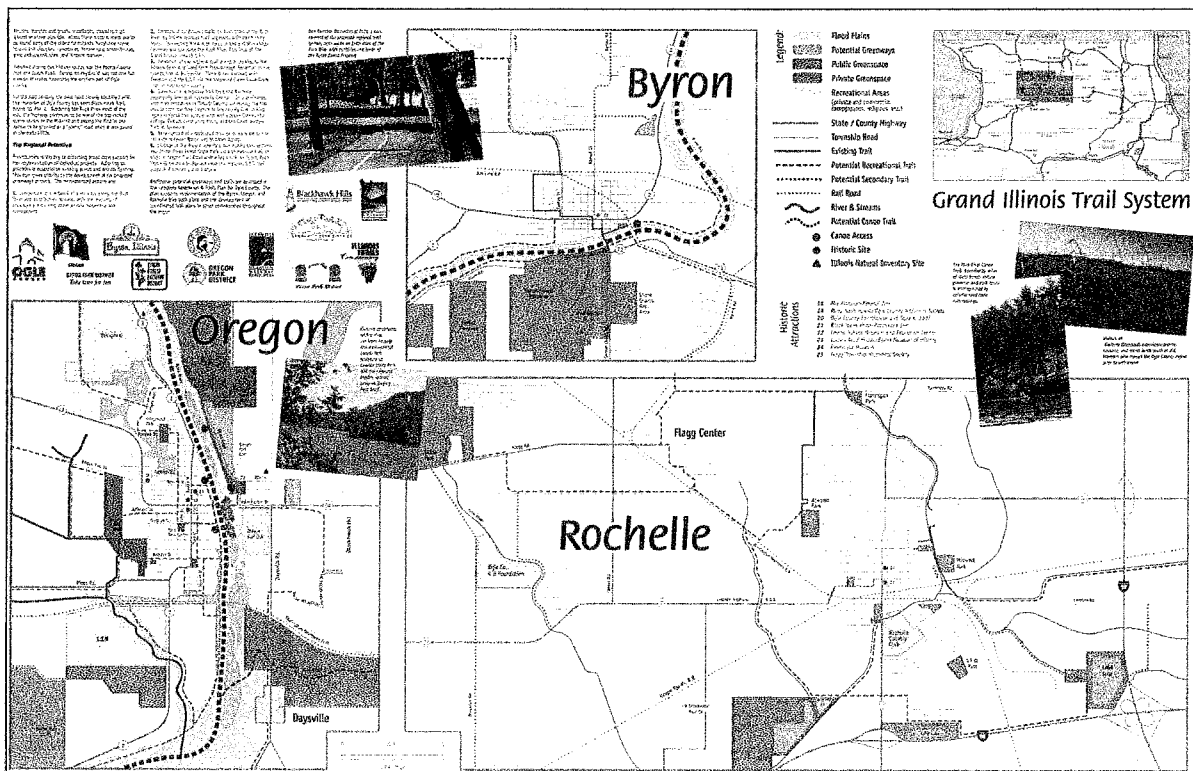
Map 12 - Electrical Transmission Lines near Stillman Valley



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Map 13 - Ogle County Greenways and Trails Plan





Chapter 11 - Bibliography

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