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Quality of Life

Quality of Life

Quality of life is a subjective concept that combines both tangible and intangible elements of a community including its social, cultural, economic, and physical attributes. The relationship between these elements creates a unique community fabric that influences the experiences of residents and visitors. Positive attributes are often associated with housing character, quality schools, access to recreation and entertainment, and a healthy environment. Just as important to overall quality of life is the interaction of residents with each other and their surroundings; this includes civic pride, history, community organizations, and cultural and faith-based institutions.

The quality of life section focuses on the health, comfort, and enjoyment of residents of Spring Valley, with the goal of improving livability and building community across the City. In order to work towards this goal, the City, residents, businesses, schools, and non-profit organizations all must work together. Quality of life is impacted by every development decision the community makes whether that be by City leaders and staff, developers, or individual property owners.

Education

Education plays an outsized role in overall quality of life within a community. It's the foundation of many peoples' jobs and is a large factor for families when deciding where to buy or build a home. Schools are often the focus of a community, and community and school success are highly interrelated. Community decline can reduce educational performance, which in turn reduces the attractiveness and leads to further deterioration of the community, which in turn further impacts the schools in a negative feedback loop. Fortunately, Spring Valley is home to three outstanding schools: John F. Kennedy Elementary School, Hall High School, and St. Bede Academy. The new Hall High School finished construction in 2015, replacing a 100-year-old facility. St. Bede Academy recently completed an \$18 million STEM Science lab and Student Commons addition to their facility.

Going forward, it will be important for the City, school system, and area employers to develop partnerships aimed at strengthening neighborhoods, developing needed curriculums, and generally making Spring Valley a community attractive to families. Partnering with the schools on workforce development initiatives can be economically beneficial to the City itself. Currently, a common concern is the education or preparedness of individuals seeking jobs. The Walmart Distribution Center and St. Margaret's Hospital are the largest employers in Spring Valley but remain understaffed because applicants either don't qualify for the job or require additional training that might decrease the efficiency of the workplace. If the area schools are highly rated and creating a skilled workforce, it is likely to result in successful business attraction efforts and new housing development.

Quality of Life Map



Recommendations

Parks & Open Space

The community has expressed great interest in the continued maintenance and development of the parks system. Kirby Park and specifically the Spring Valley Coveny-Veterans Memorial Swimming Pool were identified as critical community assets. Continued investment in the parks system will support other comprehensive plan goals such as attracting more families to the community and providing the quality of life amenities desired by businesses as they make decisions about growth and development.

Coal Miner's Park was identified as an undervalued asset in need of additional investment. A master plan should be created for Coal Miner's Park that includes improvements to the parking area, trails and paths, play equipment, and a hilltop lookout. Funding for both the master plan and actual construction, as well as other parks system improvements can come from a variety of sources, including transportation and non-transportation federal funds as well as local resources such as tax revenue and voter-approved bonds. Private sources of parks and recreation funds include non-profit organizations either directly or indirectly associated with parks and trails, as well as corporate and

business sponsors. Public sector efforts can then be leveraged with private sector funding sources from small businesses, corporations and grant foundations, civic organizations, and even private citizens as part of the local match.

Beyond physical improvements, activating Spring Valley's parks and public spaces with programmed events and activities is incredibly important. Many communities engage residents and attract tourists with performing arts, food trucks, fitness workouts, and dance parties. Often, local governments do not have the capacity or funding to dedicate staff to work on programming; therefore, partnerships between a downtown association, recreation leagues or organizations, neighborhood associations, or other not-for-profit organizations are critical to creating and managing parks programming.



Photos of the existing parking and lawn areas in Coal Miners Park.



The Cinco de Mayo Festival is one of the community events held downtown.

Community Pride & Civic Engagement

A common theme at early steering committee and focus group meetings was a decline in community pride and civic engagement. From a reduction in volunteerism to a decline in involvement with local government, the community will be facing challenges in developing the next group of local leaders. Concerns of community pride also stem from a lack of investment and upkeep. Creating events like a community clean up or incentives for redevelopment of buildings in the downtown could also excite people for the future of Spring Valley. Making change visible is sometimes the way community pride is reinvigorated. Movie nights in the park, more year-round festivals, and volunteer opportunities could be a start to encouraging engagement and identifying the next group of leaders.

Sometimes it's the City's own residents that are perpetuating the negative attitudes and stereotypes. In order to better emphasize the good things happening within Spring Valley and call for more people to help improve the community, the City should initiate a positivity campaign. The initiative would be organized to highlight positive aspects of the City and call attention to good news, whether a major community event, jobs announcement, or something as simple as a neighborhood clean-up or "front yard of the month" program.

Recommendations

Branding, Wayfinding & Communication


Developing a brand identity has long been used by businesses and corporations to build a customer base, launch a new product, or maintain an image. Communities can use many of the same techniques to build confidence in existing residents, attract visitors, and grow the local economy. More than a logo and tagline, a brand is a set of tools used to create differentiation of the community and over time build an appearance, feeling, and imagery among residents and the surrounding region.

There are concerns with trying to develop a branding strategy or expand on existing efforts. Incorporating cliché statements and themes in a brand can be interpreted as artificial and contrived and therefore off-putting. Additionally, if the brand doesn't resonate with the local community, it will not be accepted and used as a selling point. The best brands are relevant to locals and done with creativity. While a community's history is important, branding should reflect what the community is today and what it is going to be tomorrow. Branding standards can then be incorporated into gateway treatments, wayfinding signage, the City website, and other marketing materials.

In the context of city planning, a gateway is a landmark, land use transition, or significant feature that is a point of visual interest when entering a community. Gateways into Spring Valley play a significant role as part the regional transportation network, moving people into and around the City. They also contribute to community character and the first impression realized by visitors. Gateways are typically a combination of elements that work together to create an experience as someone traverses the City. Various components of a gateway could include public art, landscape plantings, branding and welcoming signage, lighting, or other aesthetic enhancements.



Examples of gateway signage that celebrate local context and branding.



In conjunction with a branding update, the City should develop a communications and information sharing plan. This plan should identify messaging goals and target audiences for City communications. At a minimum, the target audience should be all Spring Valley residents, regardless of age, income, or ethnicity. Additional targets may be potential visitors, developers, or economic development professionals. With this plan, the City should focus on sharing good news, while also creating specific channels by which to receive complaints or issues identified by residents.

While Facebook is an effective way to share news at essentially no cost to the City, it may not reach or be accessible to all residents. City officials and staff are always approachable and willing to listen, but again, not all residents may be comfortable or know who to talk to. The communications plan may still include Facebook as one component, as well as a general City email address that could then be forwarded to the appropriate department, a dedicated voicemail box, better advertisement of the existing comment form on the website, or some combination thereof.

Economic & Workforce Development

One of the key strategies for the City to market itself in term of economic development is its central location between Chicago, the Quad Cities, Rockford, and Bloomington. Spring Valley has transitioned from a mining economy to one more focused on light manufacturing and logistics. Additionally, the City supports the entrepreneurial spirit with smaller professional businesses and independent retailers located throughout the City and especially in the downtown. In order to better protect the City from future economic downturns, the City needs to continue to focus on and support economic development efforts that will diversify the job base and increase the average hourly wage in Spring Valley. There is no single strategy that will lead to a more diverse economy; communities use a combination of approached that often include:

- Developing regional collaboration.
- Promoting entrepreneurial development and providing technical assistance to small and start-up businesses.
- Leveraging existing assets to support local growth.

- Enhancing the skills and capacity of the area workforce.
- Encouraging reinvestment of local wealth back in to the economy.

Workforce development is a critical component of any successful economic development effort. Workforce development may include skill development for displaced workers, on-the-job training for existing employees, education reform to adjust local curriculum, and other assistance to remove barriers to employment such as childcare, transportation, and skills accreditation. Industry growth is dependent on the supply of skilled labor. Without the availability of an adequate workforce, local expansion and the attraction of new businesses will be limited.

Hall High School and the Illinois Valley Community College are tremendous community assets that should continue to work with regional employers to help ensure student success and long-term employability. Additional vocational training and two-year post-secondary programs in the community should be developed. A career ladders or pathways strategy supports worker transitions

Recommendations

from work to training throughout the worker's career. The objective is to offer continued step training to advance skills over time to improve overall wages and employment opportunities. Often, these pathways are developed in conjunction with industry groups, trade unions, and training organizations such as colleges, universities, and secondary schools.

These programs will help transition the worker better into the workforce and help identify and connect workers with training necessary for career advancement. For example, a career pathways program in health care can help advance a worker from an entry level nursing assistant to an LPN, RN, and potentially an advanced nursing specialty. Instead of all of this training upfront, which may be too much of a burden for many workers, the training can be in step programs allowing for continued employment and work along each step of the ladder. Career ladder programs are often focused on critical industries and occupations with employment gaps. These programs should be appropriately focused to existing and emerging industries and occupations.

In addition to attraction and retention efforts for large companies and the workforce development programs to support them, Spring Valley should continue efforts to support small businesses and grow entrepreneurial talent. Often times, too much emphasis is placed on business attraction efforts and luring new businesses and the promise of job creation to the community. While new business development does have a positive economic impact on the community, it also requires a substantial amount of resources. The "Economic Gardening" approach is based upon studies that show that many of the new jobs created in a community come from existing businesses, yet oftentimes business retention and expansion efforts receive fewer resources than attraction and business recruitment efforts.

This economic gardening approach is based upon a "grow from within" strategy helping existing businesses grow larger both in terms of jobs, wages, and wealth. This strategy includes more focus on strategic growth challenges such as developing new markets, refining business models, and gaining access to competitive intelligence. An

entrepreneurship training program focuses directly on equipping potential entrepreneurs and new small business owners within a community with the knowledge and tools necessary to develop and sustain a successful business venture. The programs focus on a curriculum that includes the mechanics of running a business, strategic planning and marketing, understanding markets and customers, and financing. The programs typically also provide post-course counseling and coaching as the entrepreneur applies those skills to a new venture or startup.



City Capacity & Staffing

Running a city is not easy. Despite a decline in Spring Valley's population, limited growth to property values, and the resulting implications on municipal tax revenue, the City still must provide quality services and amenities across the community. Staff and officials are increasingly spread thin in addressing all the needs and concerns of the community. Local leaders must balance residents' many diverse interests with the City's limited resources. Unfortunately, that can mean not everyone's needs can or will be met in a timely manner. City leaders must consider which services are most essential, which departments' budgets to cut or boost, and whether to raise taxes.

With involvement and volunteerism being low, City leaders and staff are now being asked to provide leadership on tasks and events that have historically been provided by other groups and service organizations. Additionally, because the current staffing situation is minimal, it is possible that people do not run for public office because of the amount of work and responsibilities they would be taking on. The Council, Mayor, and City staff should be providing leadership on various City initiatives and cannot be the only ones working to implement those initiatives. As resources may become available, the City should evaluate the potential to add staff, such as a communications and outreach director or city planner.



POLICE



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Implementation

Implementation

Implementation is the process by which the recommendations of the comprehensive plan get translated into meaningful change within the community. The City of Spring Valley has been thoughtful in its approach to this process in order to carefully craft the vision for the future. The implementation section lays out the next steps necessary in order to realize the goals, objectives, and recommendations related to this vision. It is important that key stakeholders, including the Mayor, City Council, Plan Commission, City Staff, business leaders and not-for-profit organizations play a key role implementing this comprehensive plan.

While the plan goals and objectives have been organized under the categories of Land Use & Community Form, Transportation & Utilities, Downtown, and Quality of Life, they are all interconnected and implementation relies on treating each component as a part of a whole. Care was taken to ensure the Plan provides policies, programs, and recommendations within the context

of that basic reality. Not all the goals and objectives can be completed immediately, so the plan must be treated as a living document. This means that the plan should continue to evolve over time as physical, economic, and social conditions change, and as resources become available. The City must consider the necessary staff and budget resources and prioritize the actions in order to successfully implement the comprehensive plan.

The key implementation challenge often comes in translating a plan's vision, goals, and recommendations into the day-to-day operations and actions of City government. As the City determines how to implement the plan's recommendations, it is important to continuously consider the integrity of the planning process, Spring Valley's values, its resources, and why the policy, recommendation, or project is important to the City's future. This plan represents the community's desired future. It is the collective will and roadmap for how to achieve that future. It is critical to find ways to give the plan life and maintain its integrity.

Extensive discussion was undertaken to ensure the comprehensive plan reflects the desired land use pattern for the community, and identifies improvements needed for undeveloped and targeted redevelopment areas over the next 20 years. This 20-year period allows adequate time to implement new development ordinances, adjust existing land use patterns where needed, and improve the transportation network. It also allows the City adequate time to formulate capital improvement strategies and funding sources to implement the recommendations and achieve ultimate success of this planning effort. While the planning horizon spans 20 years, the plan will need to be reviewed and updated before then. City leaders and staff must track progress in meeting the plan goals and objectives, determine when an update should be initiated, what changes should be incorporated, and how those changes will be incorporated. Any amendments should include an evaluation of the existing conditions, vision, goals, objectives, and key initiatives.



Interpretation

The comprehensive plan should serve as Spring Valley's guide for land use and development policies to promote orderly growth and redevelopment within City limits. The long-range goals, objectives, and recommendations, along with the supporting maps, are intended to guide development decisions towards the community's collective vision of the future. City staff, the Plan Commission, and City Council should interpret the goals and objectives as a long-term and deliberately broad vision. The Commission and Council should keep in mind that this plan reflects the community's values. City officials cannot expect to control all circumstances. However, the spirit of this plan should be adhered to in order to ensure that the community's values are maintained. Members of the Plan Commission and City Council should interpret the plan recommendations by saying, "given our long-term goals and changing community conditions, these are the projects and programs that we want to complete in the short-term and long-term, and this is how we plan to accomplish them." Interpreting the plan in this way

will enable the members of both the Commission and Council to justify their approval, or denial, of any proposed development or redevelopment in Spring Valley.

When a new annexation, rezoning, subdivision, or site plan review request is filed with the City, staff and consultants should review and evaluate the application against the Spring Valley Comprehensive Plan and the City's other ordinances, and provide a staff report with a formal recommendation to the Plan Commission regarding its findings. The staff report should include an evaluation of the development and the degree to which the proposed project conforms to the plan's goals, objectives, recommendations, and future land use, transportation and quality of life maps. The Spring Valley Comprehensive Plan does not contain the actual decisions that should be made; however, it does serve as a reminder and provide guidance of the community's collective vision for the future growth and development of this area, and should be interpreted as such.

Implementation

Zoning and Development Review

Zoning protects the rights of individual property owners while promoting the general welfare of the community. The purpose of zoning is to locate specific land uses where they are most appropriate. In determining the most appropriate zoning designation, the City must consider such things as public utilities, road access, and the existing or established development pattern of the area in which development is proposed.

From a policy standpoint, the plan will provide guidance specifically for changes in land use through rezonings or future land use amendments. The City Council and Plan Commission should consider the relevant section of the plan when reviewing applications and desired changes. Specifically, this review should determine whether a rezone or land use amendment is consistent with the Comprehensive Plan, applicable recommendations in the plan, and the future land use and

transportation maps. If the application is supported by the relevant sections of the plan, then the rezoning/amendment should be approved. If the application is not supported by the relevant sections of the plan, then the Council and Commission should either deny the application or approve the application with conditions that would make it consistent with the intent of the comprehensive plan. A situation could occur where changes happen in Spring Valley that make the Comprehensive Plan inconsistent with the values and goals of the City. At that point, the Commission or Council should note this inconsistency and the comprehensive plan should be updated to be responsive to these changing conditions.

In general, the Plan Commission and City Council should consider that a rezone is only justifiable under the following circumstances:

- When the requested rezoning is consistent with long range land use plans adopted by the City Council.

- When there was an error or oversight in the original zoning of the property.
- When changes have occurred to conditions in the vicinity of the property which prevent the reasonable use of the property as currently zoned.
- When the requested rezoning benefits the community at large.

Rezoning should not be granted because of a single concern expressed by a property owner or group of property owners. The community's collective vision for the future is not negotiable. Should the Plan Commission recommend approval to the City Council for numerous rezones that are substantially inconsistent with the future land use map included in this plan, the plan should be amended. This is an indication that the area's conditions, issues and/or priorities have changed.



Monitoring and Updates

Planning does not have a defined beginning and end. It is an on-going process that responds to new information and circumstances and incorporates changing conditions into decisions. Circumstances that may change include physical conditions of buildings and infrastructure, economic climate, the natural environment, and social and community goals.

Once the plan is adopted it will need to be revised from time to time to ensure that it stays consistent and relevant to current conditions. An implementation committee designated by the City Council should be used to monitor and update this plan. A plan update should occur at intervals of approximately every five years. The purpose of the plan update is to re-evaluate the goals, policies, and strategies contained within this plan, noting those to change and those to remove. New

goals and recommendations should be added as needed, to make sure the Plan is effective and provides the needed direction.

A disciplined schedule for plan review is helpful in plan implementation. Noting areas of the plan's success helps to build support for future planning activities. The identification of less successful components of the plan may suggest a need for refinement and/or amendment. The Plan Commission should conduct an annual review of the plan, asking whether the conditions on which the plan was predicated still hold true. An annual "report card" should be prepared to review and document the activities of the Plan Commission, Board of Zoning Appeals, and City Council as they relate to development in Spring Valley. This annual report should be presented to the Plan Commission and City Council.

Implementation

Fiscal Considerations

The implementation of the comprehensive plan will require the City's financial commitment and support. Although it is the City's intent to administer this plan with the current financial resources available, monies may need to be set aside in future budgets to carry out some of the recommended actions. The adoption of the Comprehensive Plan does not authorize expenditures for its implementation. The City Council, in accordance with state statutes and the City's policies, may authorize the financial resources to implement the plan. Additional funding may be available from outside sources. When opportunities become available and make sense financially, the City should seek these funds through federal, state or local grants, loans and other resources. A summary of potential funding sources is included at the end of this chapter.

Coordination and Partnerships

Planning elements are interconnected between many City initiatives, non-profit-based community projects, and private development. The City should assume a leadership role in promoting strong partnerships between City, regional, and state public agencies; community groups and non-profit organizations; the local business community; neighborhoods; and the private sector. The City should conduct outreach and continuing education on the Plan's vision and principles by encouraging developers, builders, and the business community to help implement the plan.



Primary Initiatives

After taking into consideration the communicated needs of the City and the information and ideas discussed throughout the planning process, a list of ten primary initiatives has been identified to help prioritize City projects and help create a working plan of next steps. These recommendations and associated action steps should be used as the first set of work plan items to be prioritized and completed. During plan review periods, the City should reassess current conditions and adjust this list appropriately. The top ten initiatives, in no particular order, are:

Form a Comprehensive Plan Implementation Committee.

For the plan to be a living document, it must be used to define the City's work plan and agenda for the physical, fiscal and policy implementation mechanisms. Therefore, the City Council should create an Implementation Committee to help guide City staff in preparing and prioritizing elements of the comprehensive plan. The Implementation Committee should develop an annual work plan by prioritizing the recommendations and actions steps for the fiscal year and develop a strategy for moving these items forward. This information should be shared and approved by the City

Council, since they control the budget for the City. It will be important that this is completed prior to City budgeting time in order to ensure adequate funding is in place for those policies or programs that require financial resources. It is best to try to develop a work plan in two-year increments so that the Plan Commission, City Council, and supporting department staff can allocate budgetary resources to help implement the appropriate recommendations prioritized for the upcoming year.

Action Steps:

1. Create a committee comprised of City Council and Plan Commission representatives, City staff, business owners, and community volunteers.
2. Develop a regular meeting schedule, such as quarterly, to review plan progress, suggest project priorities to City leaders, identify completed projects, and needed updates.
3. Assist with the creation of the annual Comprehensive Plan Report Card to be presented to the Plan Commission and City Council.
4. Ensure an active and engaged membership on the committee, bringing new members on as needed.

Primary Initiatives

Create a three to five-year capital improvements plan.

The capital improvements plan (CIP) is a planning document that covers a timeframe of three to five years and is updated annually. It aids in plan implementation by providing the necessary funding for short-range infrastructure and capital improvement projects. The document provides guidance and planning for capital improvements throughout the City and allocates financial resources to various community needs and requests. The document states the City Council's prioritization of the financial resources available for capital project spending by identifying which projects should be included, when they should be constructed, and how they will be financed. This plan represents the City's tentative commitment to comply with the plan unless circumstances or priorities change in the future. The commitment is more certain in the first year of the CIP and becomes increasingly more tenuous in subsequent years. Nevertheless, the CIP should be used as

the City's present plan and priority over the next three to five years. Even though the CIP is a planning document, it should not be an automatic authorization of the construction of projects, given the procurement process and the allocation of resources.

Action Steps:

1. Develop a list of needed capital projects, equipment purchases, and major studies needed for the City.
2. Determine cost estimates and timetables for each project, purchase, and study.
3. Prioritize needed improvements.
4. Identify funding options and develop a financing plan.
5. Prepare the initial capital improvements plan for a three to five-year timeframe.
6. Adopt the capital improvements plan by City Council resolution.
7. Update the plan on an annual basis, to remove completed projects and add new ones.



Update the zoning ordinance and subdivision regulations to better reflect the goals and recommendations of this plan.

The Spring Valley Comprehensive Plan is a statement of policy and it is not a regulatory document. The most common regulatory means for implementing the plan is through zoning and subdivision ordinances. The zoning ordinance regulates land use and development for land within the city. It controls the size, density, and character of development within a district through the use of developmental standards. Additionally, zoning classifications are broken into permitted land uses within each district as well as conditional and special exception land uses. In addition to restricting uses, zoning ordinances also dictate the bulk of development (typically through height requirements, floor-area ratios, maximum lot coverage, and/or minimum open space) and building placement on the site (typically through the use of building setbacks). The subdivision regulations control how parcels are subdivided

to create smaller lots. This includes for residential purposes as well as commercial or industrial development. In addition to standards for lot creation, the subdivision regulations also control construction of infrastructure and utilities that will be dedicated to the City when complete.

Action Steps:

1. Create a steering committee to review and lead a comprehensive process to update the zoning ordinance and subdivision standards.
2. Consult with a zoning and land use professional to facilitate an update to the zoning and subdivision control ordinances.
3. Draft amendments.
4. Conduct an outreach and education campaign in advance of a public hearing by the Plan Commission and adoption by the City Council.
5. Make documents easy to access and navigate by publishing them online in the form of an interactive PDF.

Primary Initiatives

Develop a Code Enforcement Strategy to improve the visual appearance of the community.

City codes such as the zoning ordinance, building code, nuisance regulations, and weeds ordinance are important to protect the health, safety, welfare, and aesthetic character of the community. However, they are only beneficial when they are respected by all residents and business owners. When property owners do not adequately maintain the structures and sites they own, City-led code enforcement will likely be required to realize abatement of violations. Code enforcement is a time and resource intensive process, but incredibly important in implementing the recommendations of this plan and realizing the big picture vision for the community. Code enforcement, or lack thereof, was identified as a major issue, if not “the” issue, throughout the comprehensive planning process.

Action Steps:

1. Conduct an information campaign about City codes and widespread code enforcement violations such as abandoned buildings, poorly maintained buildings, trash, tall grass and weeds, graffiti, and inoperable vehicles.
2. Explore the use of a ticketing system instead of court orders for code enforcement violations.
3. Consult with peer communities about successful efforts and explore recommendations of the American Association of Code Enforcement.
4. Consider creation of a code enforcement board or delegate such responsibility to the Plan Commission as part of the zoning ordinance and their official Rules of Procedure
5. Develop a pilot program to target a specific issue within the City for a 6-month time frame to gauge how successful the program can be.
6. Seek approval from City Council on pilot program.
7. Implement pilot program and monitor results, including number of existing violations prior to start of program, number of owners/tenants/landlords contacted, number of violations remedied, and the number of citations issued.



Create a neighborhood stabilization program to address housing maintenance, rehabilitation, and blight elimination.

The City must continue efforts to strengthen and beautify existing neighborhoods. One way to accomplish this is through promoting and incentivizing infill on vacant lots and rehabilitation of outdated or unkept housing stock. Residential rehabilitation can be challenging because of the scattered nature of the issue, outdated infrastructure, or increased construction costs. City incentives and programs could be used to help offset some of these challenges, while increased code enforcement, as mentioned above, can target inadequate maintenance.

Action Steps:

1. Evaluate vacant housing stock and determine which structures need to be demolished and which can be rehabilitated.
2. Establish a program and pursue funding for blight elimination and demolition of unsafe structures.
3. Consider incentives for residential rehabilitation such as permit or utility fee waivers, tax abatement, or rehab grants and low interest loans.
4. Review and amend the zoning ordinance to ensure it allows desired infill types.
5. Support desired infill and redevelopment through public investments in infrastructure improvements and beautification efforts.
6. Continually enforce City codes to protect investment and property values in Spring Valley neighborhoods.

Primary Initiatives

Create a Downtown streetscape plan and pursue funding for improvements.

St. Paul Street currently functions as a pedestrian oriented, mixed-use district with a relatively wide right-of-way, low traffic speeds, and on-street parking, but it could be more. St. Paul Street should be redesigned to narrow the overly wide travel lanes thereby creating additional space that can be dedicated to pedestrians, bicyclists, outdoor dining, landscape plantings, and/or amenity areas. Focusing on aesthetic, pedestrian, and gateway enhancements to this corridor will protect existing downtown investment while encouraging new investment and strengthening the visual appeal of the community's heart and the small town, historic character that everyone values. Given the cost and importance of such a project, a streetscape plan should be the first step in implementing this project.

Action Steps:

1. Form a local project committee of City officials and business owners to determine the appropriate project limits, phasing, and scope.
2. Refine the project goals and develop a project program that may include additional streetscape amenities (i.e. benches, bike racks, signage, planters, lighting, etc.), crosswalks, ADA curb ramps, gateways, etc.
3. Identify and procure funding including grants and available tax dollars.
4. Consult with a design professional for completion of design and construction documentation.
5. Bid and construct the project.

Prioritize missing pedestrian infrastructure and pursue funding for improvements.

Sidewalks are a key component of creating an attractive, walkable community. They help to connect residents to recreational amenities and commercial areas. However, several streets in the City do not have any sidewalks or they are in disrepair and need complete replacement.

Action Steps:

1. Form a local project committee to prioritize sidewalk and trail improvements.
2. Develop a program of preferred project elements (i.e. sidewalks, lighting, curb ramps, etc.)
3. Coordinate with IDOT on potential funding sources and plans for improvement along state routes.
4. Identify and procure funding including grants and available tax dollars.
5. For more complex projects, consult with a design professional for completion of design and construction documentation.
6. Bid and construct projects based on priority, as funds become available.



Update the Parks and Recreation plan with a focus on improvements to Coal Miners Park and increased community events programming.

In order to maintain a successful parks and recreation system that responds to resident’s needs and desires, additional parks and recreation planning should occur. Parks and recreation planning has numerous benefits that include establishing overall goals and objectives for the system, collecting public input, determining system shortfalls, and prioritizing projects. In addition to physical park improvements, the Parks and Recreation plan focuses on programming activities and events that happen within parks or other community spaces. An up to date parks and recreation plan can help in acquiring grant funding

through the Illinois Department of Natural Resources or from other organizations that fund community parks and recreation.

Action Steps:

1. Create a steering committee to lead the update to the Parks and Recreation Plan.
2. Update the plan through assistance of the Playground and Recreation Board, City Staff, and/or an outside consultant.
3. Hold public meetings and garner public support.
4. Draft amendments.
5. Use the new plan to pursue a Park and Recreational Facility Construction Program (PARC) grant through the Illinois Department of Natural Resources.

Primary Initiatives

Develop a communications plan to better share good news about the community and also provide an official avenue for nuisance complaints or other issue identification.

In order to better emphasize the good things happening within Spring Valley and call for more people to help improve the community, the City should develop a communications plan and identify opportunities to highlight positive aspects of the City and recent good news. Additionally, specific mechanisms by which to submit code complaints or identify City issues should be created, so that these discussions don't take over other meetings, events, or the day-to-day responsibilities of City staff.

Action Steps:

1. Form a local project committee of City officials and residents to develop goals and objectives of the communications plan.
2. Determine the communication mechanisms needed to reach a broad audience of Spring Valley residents and business owners.
3. Implement needed communication mechanisms including updates to the City website and social media accounts.
4. Evaluate results and the reach of City communications.

Grow the Spring Valley Business Revitalization Grant Program and help to identify building needs to proactively support downtown revitalization efforts.

The goal of the Spring Valley Revitalization Grant Program is to visibly enhance the city's business district, promote the historic restoration of its structures, encourage economic renewal, and create a safe, attractive, and well-maintained environment that promotes a thriving entrepreneurial climate. This goal is very much still applicable, but the maximum funding amount for each project needs to be increased. This will hopefully lead to increased revitalization efforts by property owners. As an additional step, the City should consider retaining the services of a preservation architect to identify needed repairs and potential costs for rehabilitation to key structures.

Action Steps:

1. Determine additional funding sources to support the Spring Valley Business Revitalization Grant Program such as grants or TIF district revenue.
2. Consult with a historic preservation architect to evaluate and determine specific building needs for key structures in the downtown, including cost estimates for needed work.

3. Incorporate these evaluations and cost estimates into marketing materials for vacant and underutilized downtown structures.
4. Develop and host educational sessions about the existing program, design guidelines, historic preservation techniques, and funding sources outside of the Spring Valley Business Revitalization Grant Program.
5. Encourage immediate restoration through a "quick fix" approach for storefronts, that would include simple repairs to wood, touch up painting, removing abandoned signs, and creating community displays in empty windows.
6. Consider increasing the maximum grant funding available to each project, from the current level of \$5,000 to at least \$10,000.



Potential Funding Sources

The following is a list and description of funding sources that may be used to help finance recommendations and projects described earlier in the plan. Because these programs change from time to time and funding may not always be available in a given budget year, Spring Valley should continue to search for and monitor grants and other funding programs to identify new opportunities as they are available.

Economic Development

Illinois Department of Commerce and Economic Opportunity (DCEO)

Community Development Assistance Program – Economic Development

The Economic Development component of the larger Community Development Assistance Program allows local governments to request a maximum of \$1,000,000.00 for gap financing to assist businesses locating or expanding in the community. Funds may be used for machinery and equipment, working capital, building construction and renovation, or improvements to public infrastructure that creates and/or retains jobs in the community. Applications are accepted on an ongoing basis. (<https://www2.illinois.gov/dceo/CommunityServices/CommunityInfrastructure/Pages/default.aspx>)

Potential Funding Sources

Advantage Illinois

Advantage Illinois focuses on assisting small businesses with start up costs, working capital, business procurement, franchise fees, equipment, inventory, as well as the purchase, construction, renovation, or tenant improvements of an eligible place of business that is not for passive real estate investment purposes. Specific opportunities include:

- Standard Participation Loan Program (PLP) – designed to enable small businesses to obtain medium to long-term financing, in the form of term loans, to help grow and expand their businesses. Department participation is subordinated to the lender and has a “below market” interest rate.
- Minority/Women/Disabled/Veteran-Owned Businesses – similar to Standard PLP; however, the amount of financial support may range depending on loan term, MWDV majority control/ownership.
- Revolving Line of Credit (RLOC PLP) – similar to Standard PLP except in the form of a revolving line of credit. Maximum term is two years and further support requires reapplication.

<https://www2.illinois.gov/dceo/SmallBizAssistance/AdvantageIllinois/Pages/default.aspx>

Illinois Department of Transportation (IDOT)

Railway Freight Program (RFP)

The purpose of the Rail Freight Loan Program This program provides capital assistance to communities, railroads, and shippers to preserve and improve rail freight service in Illinois. In the past, grants were available, but the program is not only offering low interest loans. Applications are accepted on an ongoing basis. (<https://idot.illinois.gov/transportation-system/local-transportation-partners/county-engineers-and-local-public-agencies/funding-opportunities/rail-freight-loan-program>)

Economic Development Program (EDP)

The purpose of the EDP grant is to provide state assistance for roadway improvements or new construction that are necessary for access to new or expanding industrial, manufacturing or distribution type companies. Funding will include preliminary engineering, construction, construction engineering and contingencies. The focus of the program is on the creation and retention of permanent full-time jobs. Projects which only improve opportunities for future development or are speculative in nature are not eligible. This is not a competitive program; however, the funding commitment is based on

how many jobs will be created and/or retained. The company must commit to creating new employment and/or retaining employment in Illinois. Funding amounts for each project are determined by the number of new and retained jobs.

The EDP program uses state only funds and is designed to provide 50% state funding for eligible locally owned roadways and 100% state funding for roadway improvements on state owned routes. The remaining 50% match will be provided by local government entities or private sources. Some examples of local agency matching fund sources are: MFT funds, other state grants, federal EDA grants, or money from the company donated to the local agency. This program allows the department to contribute up to a maximum of \$2 million to local economic development projects. Due to the program’s overall size, costs beyond the \$2 million project limit must be absorbed by the local community, company or developer. Preliminary Engineering (PE) cost estimates must be completed prior to applying for or being approved for EDP funds. The maximum combined reimbursement for PE and CE is 15% of the total project cost. (<https://idot.illinois.gov/transportation-system/local-transportation-partners/county-engineers-and-local-public-agencies/funding-opportunities/economic-development-program>)



Truck Access Route Program (TARP)

The purpose of TARP is to help local governments upgrade roads to accommodate 80,000 pound truck loads. This program will provide \$45,000 per lane mile and \$22,000 per eligible intersection for selected projects. The state participation will not exceed 50 percent of the total construction costs or \$900,000, whichever is less. The application window is open every fall, typically from early October to early November. (<https://idot.illinois.gov/transportation-system/local-transportation-partners/county-engineers-and-local-public-agencies/funding-opportunities/truck-access-route-program>)

United States Department of Commerce Economic Development Administration (EDA)

EDA's Public Works and Economic Adjustment Assistance (EAA) programs provide economically distressed communities and regions with comprehensive and flexible resources to address a wide variety of economic needs. Projects funded by these programs will support work in Opportunity Zones and will support the mission of the

Department by, among other things, leading to the creation and retention of jobs and increased private investment, advancing innovation, enhancing the manufacturing capacities of regions, providing workforce development opportunities, and growing ecosystems that attract foreign direct investment.

Through the PWEAA NOFO, EDA solicits applications from applicants in order to provide investments that support construction, non-construction, planning, technical assistance, and revolving loan fund projects under EDA's Public Works program and EAA programs (which includes Assistance to Coal Communities). Grants and cooperative agreements made under these programs are designed to leverage existing regional assets and support the implementation of economic development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities, including those negatively impacted by changes to the coal economy. Applications are accepted on an ongoing basis. (<https://www.eda.gov/funding-opportunities/>)

Infrastructure

Illinois Department of Commerce and Economic Opportunity (DCEO)

Community Development Assistance Program – Public Infrastructure

The Public Infrastructure component of the larger Community Development Assistance Program allows local governments that need to improve public infrastructure and eliminate conditions detrimental to public health, safety, and public welfare to request a maximum of \$500,000.00 to undertake projects designed to alleviate these conditions, with an emphasis on helping communities with substantial low to moderate-income populations. (<https://www2.illinois.gov/dceo/CommunityServices/CommunityInfrastructure/Pages/default.aspx>)

Potential Funding Sources

Illinois Environmental Protection Agency (IEPA)

Wastewater & Drinking Water State Revolving Funds (SRF)

The Wastewater and Drinking Water loan programs provide low-interest loans through the State Revolving Fund (SRF). The SRF includes two loan programs: the Water Pollution Control Loan Program (WPCLP) which funds both wastewater and storm water projects, and the Public Water Supply Loan Program (PWVSLP) for drinking water projects. These programs are annually the recipients of federal capitalization funding which is combined with state matching funds, interest earnings, repayment money, and the sale of bonds to form a source of financing for infrastructure projects. This program operates on an annual funding cycle based on the state budget. (<https://www2.illinois.gov/epa/topics/grants-loans/state-revolving-fund/Pages/default.aspx>)

Illinois Department of Transportation (IDOT)

Safe Routes to School (SRTS)

SRTS uses a multidisciplinary approach to improve conditions for students who walk or bike to school. SRTS funds infrastructure and non-infrastructure improvements. Projects are funded at 80 percent with a 20 percent local match required. (<http://www.idot.illinois.gov/transportation-system/local-transportation-partners/county-engineers-and-local-public-agencies/safe-routes-to-school/index>)

Illinois Transportation Enhancement Program (ITEP)

On December 4, 2015, the transportation bill, Fixing America's Surface Transportation Act, or "FAST Act" was signed into law. This was the first Federal law in over ten years to provide long-term funding certainty for surface transportation. The FAST Act eliminated the MAP-21 Transportation Alternatives Program (TAP) and replaced it with a set-aside of Surface Transportation Block Grant (STBG) program funding for transportation alternatives. This new STBG program set-aside provides funding for the ITEP. Applicants may apply for up to

\$2,000,000 maximum per project in federal ITEP funds.

A proposed project must meet the following criteria:

- The project must fit within one of the eligible categories and must comply with any additional IDOT policies as outlined in the guidelines.
- The project must relate to surface transportation.
- The project must have an eligible project sponsor.
- The project must be selected through a competitive process.

Federal funds will provide reimbursement up to 50% for right-of-way and easement acquisition costs, and up to 80% for Phase II engineering, utility relocations, construction engineering, and construction costs. The required 20% or 50% local match is the responsibility of the project sponsor. Street lighting can qualify for 50% funding if co-located with an alternate transportation facility and Pedestrian lighting can qualify for 80% funding if not co-located with a street. Lighting within a designated historic district is qualified for 80% funding. (<https://idot.illinois.gov/transportation-system/local-transportation-partners/county-engineers-and-local-public-agencies/funding-opportunities/ITEP>)



Congestion Mitigation and Air Quality Improvement Program (CMAQ)

The overall goals of the CMAQ Program are to improve air quality and reduce congestion, as established in the Federal authorizing legislation. To carry out these goals, four objectives have been identified:

- Localized Congestion Relief
- Operational Improvements
- Mode Shift
- Direct Emissions Reduction

Types of projects eligible for CMAQ funding include transit improvements, traffic flow improvements, bicycle facility projects, and direct emissions reduction projects. (<https://www.cmap.illinois.gov/mobility/strategic-investment/cmaq>)

Parks & Recreation Illinois Department of Natural Resources (IDNR)

Park and Recreational Facilities Construction Program (PARC)

The Park and Recreational Facility Construction Act (PARC) provides grants to eligible local governments for park and recreation unit construction projects and land acquisition. Grant Amounts range from \$25,000 to \$2,500,000 and cover 75% of capital project cost for most applicants, 90% of capital project cost for disadvantaged communities. (<https://www.dnr.illinois.gov/grants/Pages/PARC-Grant.aspx>)

Federal Recreational Trails Program (RTP)

The federal “Recreational Trails Program” (RTP), was created through the National Recreational Trail Fund Act (NRTFA) as part of the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) and re-authorized by the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU). This program provides funding assistance for acquisition, development, rehabilitation and maintenance of both motorized and non-motorized recreation trails. By law, 30% of each states’ RTP funding must be earmarked for motorized trail projects, 30% for non-motorized trail projects and the remaining 40% for multi-use (diversified) motorized and non-motorized trails or a combination of either.

The RTP program can provide up to 80% federal funding on approved projects and requires a minimum 20% non-federal funding match. Applications for grant assistance must be received by IDNR no later than March 1 of each calendar year. Awards are generally announced within 180 days following the application deadline date. (<https://www.dnr.illinois.gov/AEG/Pages/FederalRecreationalTrailsProgram.aspx>)

Potential Funding Sources

Bike Path Program

The Illinois Bicycle Path Grant Program was created in 1990 to financially assist eligible units of government to acquire, construct, and rehabilitate public, non-motorized bicycle paths and directly related support facilities. Grants are available to any local government agency having statutory authority to acquire and develop land for public bicycle path purposes. Revenue for the program comes from a percentage of vehicle title fees collected pursuant to Section 3-821 (f) of the Illinois Vehicle Code. (<https://www.dnr.illinois.gov/grants/Pages/BikePathProgram.aspx>)

Open Space Lands Acquisition and Development Program (OSLAD) and Land and Water Conservation Fund (LWCF)

The OSLAD and LWCF programs provide funding assistance to local government agencies for acquisition and /or development of land for public parks and open space. Eligible Activities include:

- Acquisition of land for new park sites or park expansion, water frontage, nature study, and natural resource preservation.
- Development/Renovation of picnic and playground facilities; interpretive nature facilities; sport courts and fields; swimming pools; campgrounds; fishing piers; winter sports facilities; park roads, parking, utilities, and restrooms; and design services related to these projects.

Applications are due July 1st each year. (<https://www.dnr.illinois.gov/grants/Pages/default.aspx>)

Boat Access Area Development Program

The Boat Access program is a state-financed grant program that provides funding assistance to local government agencies for acquisition and/or development of land for public boat and canoe access areas in Illinois. This program can provide up to 100 percent reimbursement funding assistance on approved development project costs and 90 percent reimbursement on land acquisition costs. The local agency must demonstrate and possess the ability to finance the costs of an approved project prior to receipt of grant funds. This program is funded through a percentage of the state's marine motor fuel tax and canoe registration fees. (<https://www.dnr.illinois.gov/grants/Pages/default.aspx>)



Housing

Illinois Department of Commerce and Economic Opportunity (DCEO)

Community Development Assistance Program – Housing Rehabilitation Program

Low-to-moderate income communities can apply for grants to improve housing and rehabilitate and retrofit properties. A maximum of \$500,000 in grant funds or \$50,000 per household is available to improve the homes of low-to-moderate income residents of owner-occupied single family housing units. Grants provide residents with safe and sanitary living conditions and help to stabilize neighborhoods and affordable housing in the community. (<https://www2.illinois.gov/dceo/CommunityServices/CommunityInfrastructure/Pages/default.aspx>)

Historic Preservation

Illinois Historic Preservation Agency

Financial incentives for building rehabilitation fall into four major categories: tax incentives, local incentives, low-interest loans, and grants. Typically, tax incentives, local incentives, and loans are intended for private property owners, while the vast majority of grants are for non-profit and government entities. Tax incentives administered by the Illinois State Historic Preservation Office (SHPO) include:

- 20% federal rehabilitation income tax credit for rehabilitating historic, income-producing properties.
- Property Tax Assessment Freeze program for historic, owner-occupied residences.
- 25% state rehabilitation income tax credit for rehabilitating historic, income-producing properties. Eligible expenditures must be incurred between January 1, 2019 and December 31, 2023.

(<https://www2.illinois.gov/dnrhistoric/Preserve/Pages/Funding.aspx>)





10 Existing Conditions

Demographic Characteristics

Population Change

Spring Valley, Peru, and Bureau County have all been experiencing population decline over the last 10 years. A five-year projection also indicates that the decline will continue. From 2010 to 2018, Spring Valley saw a population decline of 2.9 percent while the county saw only a decline of 1.3 percent.

This declining trend is not a random event for Spring Valley, and is likely happening to other similarly sized communities across the county. Multiple factors could be contributing to this trend, from job opportunities to quality of life.

Population Pyramid

The population pyramid compares the 2010 population and age breakdown to data from 2017. The 35-44 year age group saw dramatic decrease. The male population amongst this group decreased 55% while females between 35-44 decreased by 40%. Women aged 20-24 nearly doubled in size between 2010 and 2017.

Change in Population

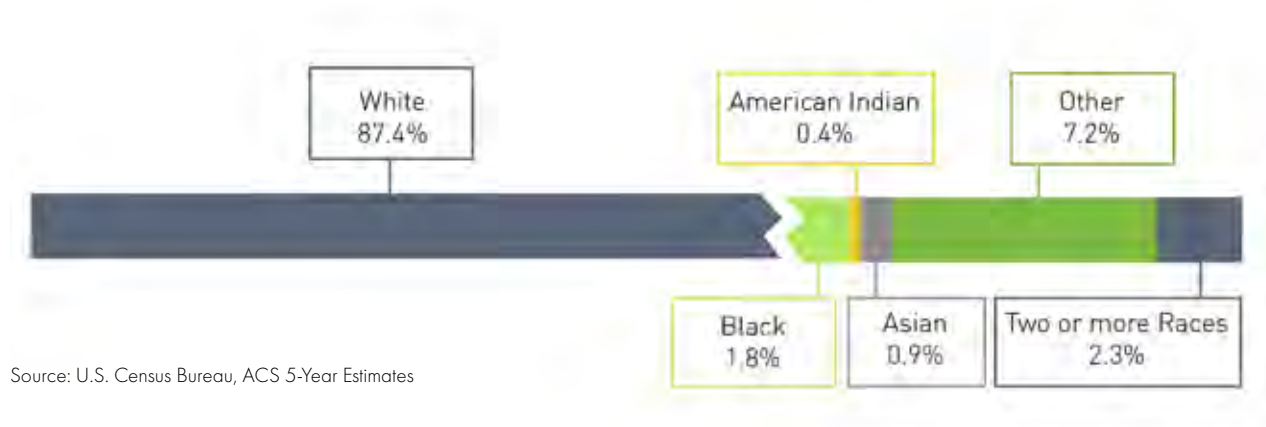
	2010	2018	2023	Change between 2010-2018
Spring Valley	5,558	5,396	5,260	-2.915%
Peru	10,723	9,958	9,702	-7.134%
Bureau County	34,957	34,496	33,831	-1.319%

Source: ESRI Community Analyst

Population by Age and Sex, 2017 Estimates

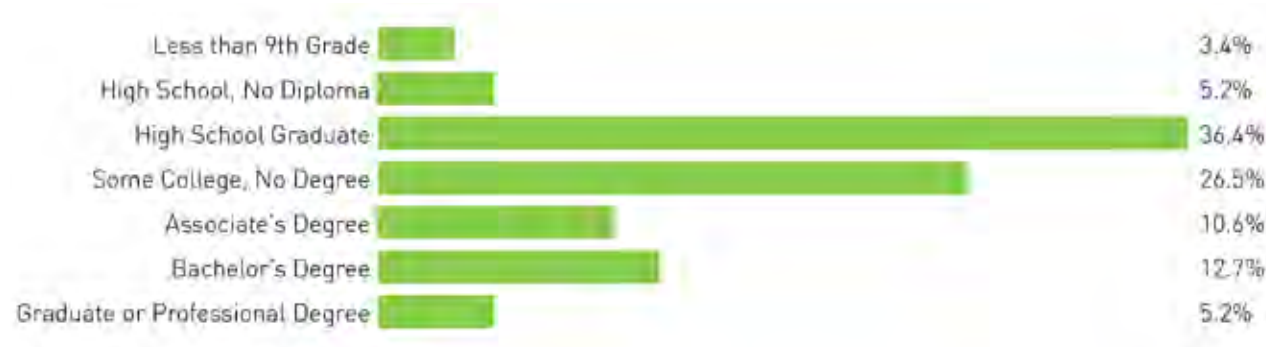


Population by Race and Ethnicity



Source: U.S. Census Bureau, ACS 5-Year Estimates

Educational Attainment of People 25 years and older



Source: U.S. Census Bureau, ACS 5-Year Estimates

Population by Race & Ethnicity

2018 statistics show that the City of Spring Valley is primarily White, with no other race representing more than 2 percent of the population. Less than two percent of the community is Black, and less than one percent is American Indian or Asian.

In total, 17.5 percent of residents in Spring Valley identify as being of Hispanic Origin.

Educational Attainment

The educational attainment of Spring Valley residents outpaces the State average at the high school, some college, and associate's degree levels, but falls behind when considering those who have earned a bachelor's and graduate or professional degree. Only 12.7 percent of residents have a bachelor's degree and 5.2 percent have a graduate or professional degree. Across the State of Illinois, 20.5 percent of individuals 25 and over have a bachelor's degree and 13.0 percent have a graduate or professional degree.

Housing Characteristics

Median Household Income

In 2018, it was calculated that the median household income in Spring Valley was just under \$50,000. By the year 2023, ESRI data estimates that this value will continue to increase in the next five years. It will increase by about 14% and households will be bringing in just under \$57,000 a year.

Median Household Income, 2018-2023 estimates



Source: ESRI Community Analyst

Renter/Owner Occupied Units

In 2010, There was a total of 2,369 households in Spring Valley. There were 2,305 occupied housing units and 64 vacancies. Of the units that were occupied, 1,645 units were owner occupied and 660 were renter occupied.

Renter vs. Owner Occupied Units, 2010



By 2017, the number of households increased by 124 units. The total occupied housing units decreased, and vacant units increased between 2010 and 2017. Both owner occupied and renter occupied units decreased because of the decrease in occupied units total, but it was a very small change: a 20 unit decrease in owner occupied units and a 25 unit decrease in renter occupied units. Despite overall growth in the units within Spring Valley, vacant units increased from 64 in 2010 to 233 in 2017, a 264% increase.

Renter vs. Owner Occupied Units, 2017



Source: U.S. Census Bureau, ACS 5-Year Estimates

Occupied Household Income



Source: U.S. Census Bureau, ACS 5-Year Estimates

Occupied Household Income

There are various changes from 2010 to 2017 when looking at the household income statistics. The largest percentage of growth is between the \$150,000-\$199,999 range where it was 1.6% in 2010 and grew to 4.5% in 2017. Even though there is a decrease in household earnings between the \$35,000-\$74,999 range, this could allude to higher paying jobs that residents are taking and seeking out across the community if occupied household income is increasing.

Housing Stock by Type



Source: U.S. Census Bureau, ACS 5-Year Estimates

Housing Stock by Type

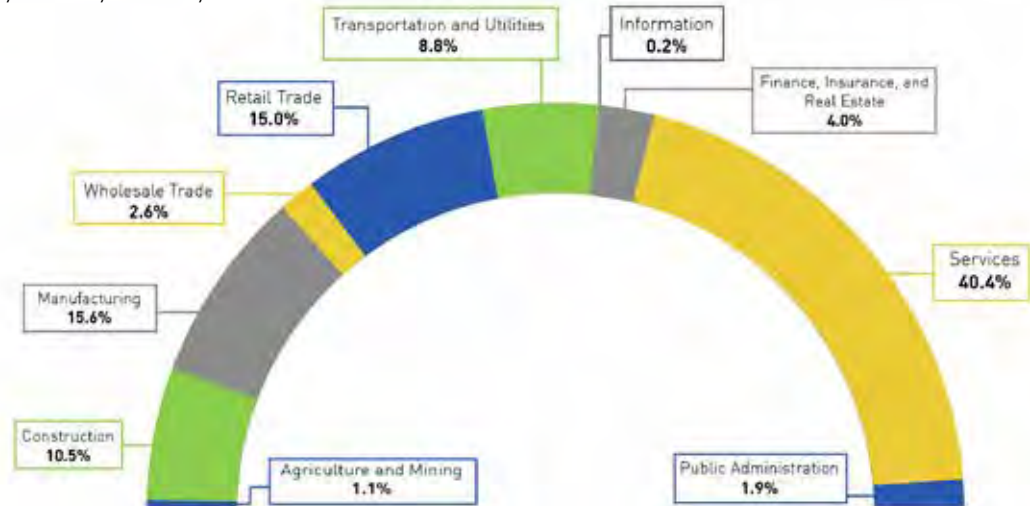
There have been minimal changes in the housing stock from 2010 to 2017. In 2010, Spring Valley had 2,369 housing units. 2017 has an estimated 2,493 housing units within Spring Valley, showing an increase in units by 124 (or 5.2%). When looking at the breakdown of housing units, the most dramatic change was the two-bedroom units decreasing from 886 to 702, which is a 20.7% decrease in seven years. All other housing types show an increase in development.

Economic Characteristics

Employment by Industry

A summary of Spring Valley's current employment by industry group is shown to the right. 2017 data gathered from ESRI Community Analyst shows that 40.4% of jobs are service, with the next largest category being manufacturing at 15.6%, and then at 15.0% in retail trade. This shows that the community is lacking in providing professional job opportunities and could be an indicator as to why residents might leave Spring Valley for work.

Employment by Industry

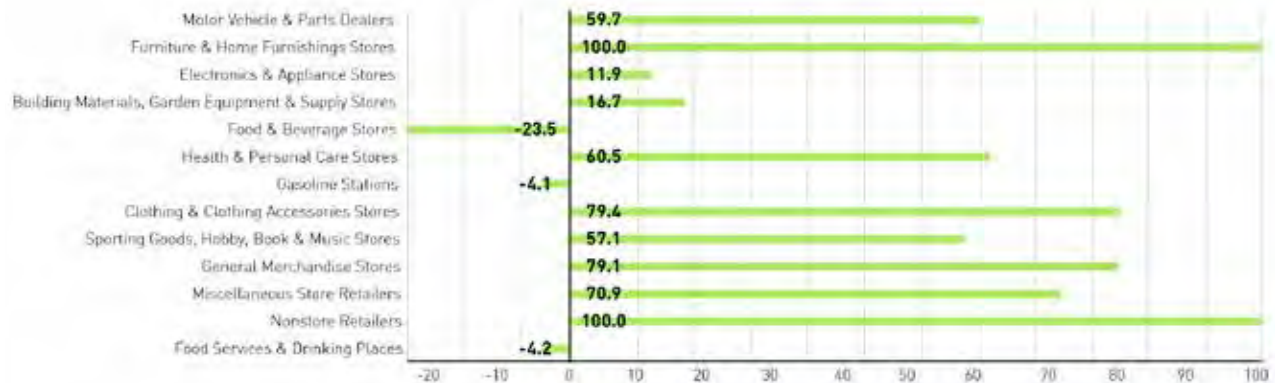


Source: ESRI Community Analyst

Leakage & Surplus

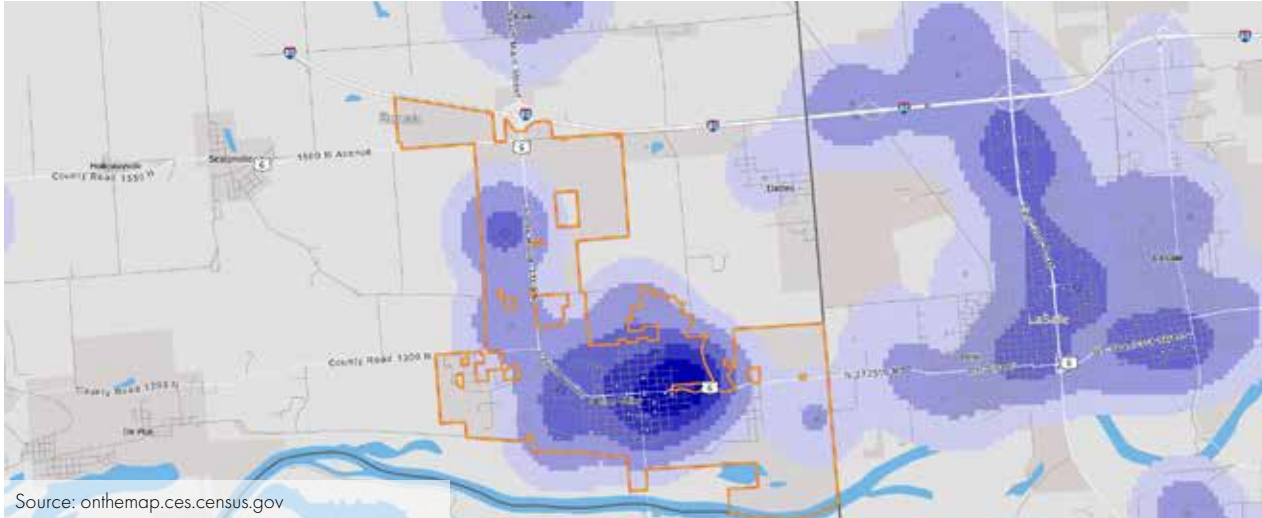
The leakage/surplus factor presents a snapshot of retail opportunity for Spring Valley. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents leakage of retail opportunity outside the trade area, while a negative value represents an increase in retail sales where customers are drawn in to Spring Valley from outside the trade area. Spring Valley currently supports the market demands for food and beverage stores, food services and drinking places, and gas stations. This indicates that Spring Valley does not service other retail shopping needs for people, and therefore must travel outside for those additional needs.

2017 Surplus / Leakage Factor by Industry Subsector

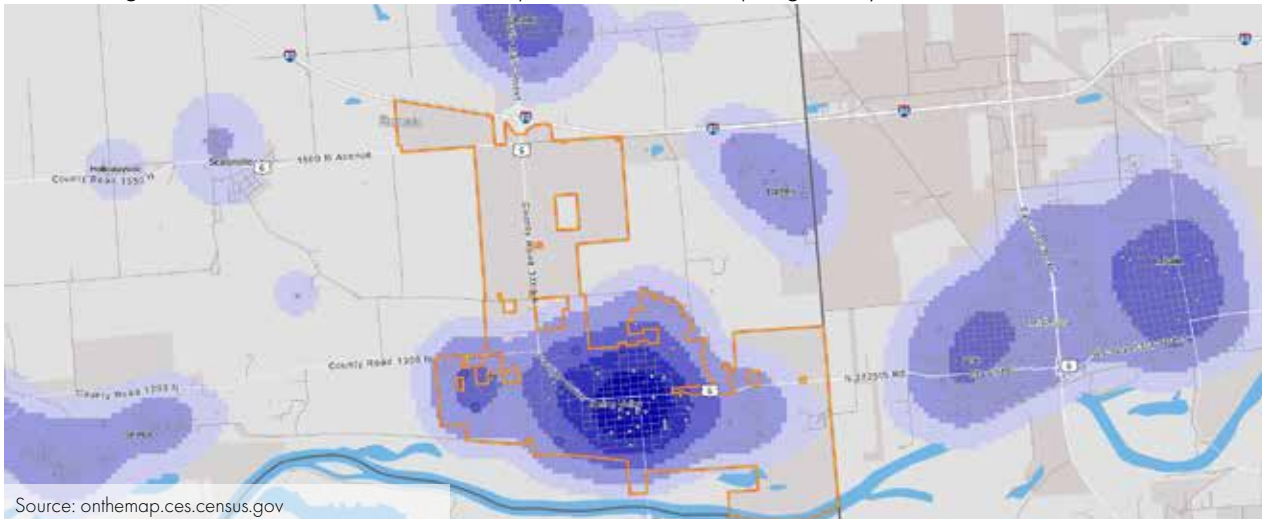


Source: ESRI Community Analyst

Commuting Patterns: Job Location of Spring Valley Residents



Commuting Patterns: Home Location of People who Work in Spring Valley



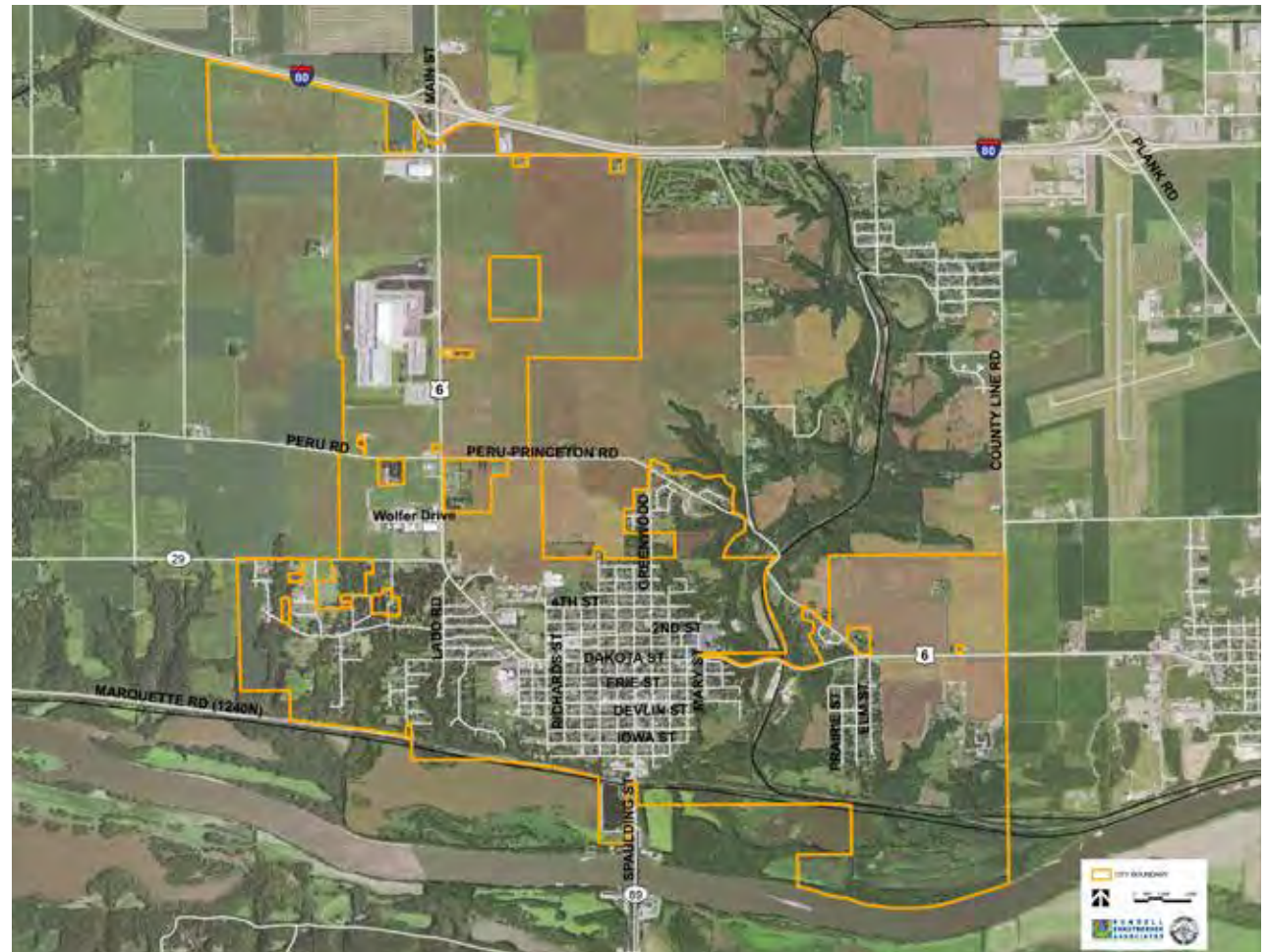
Commuting Patterns

The first map (top) shows the job location of Spring Valley residents. This illustrates that residents within the boundaries are traveling to LaSalle and Ladd for work. The Walmart Distribution Center and Saint Margaret's Hospital are also large employers within Spring Valley. Other smaller, local businesses that are located along Dakota Street and Saint Paul Street employ residents as well.

The second map (bottom) shows the home location of people who work in Spring Valley. This shows that in comparison to the residents leaving Spring Valley for work, Spring Valley is attracting residents from LaSalle, Dalzell, Ladd, Seatonville, DePue, and other smaller communities to work here. This map indicates that there is a demand for work and that residents from neighboring communities will travel for work when there is an opportunity available.

Spring Valley Incorporated Limits

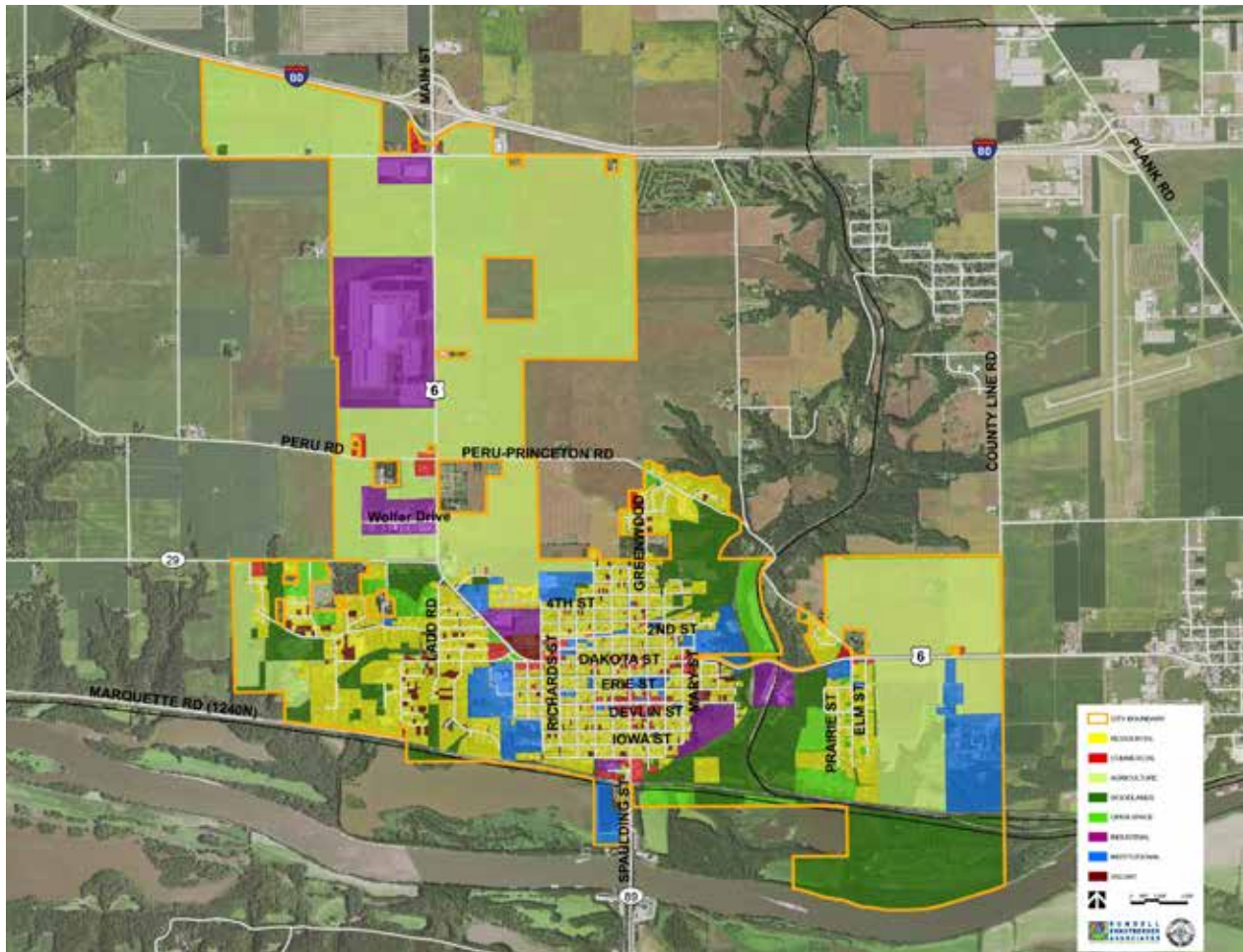
Spring Valley is approximately 7.37 square miles or 4,716 acres. The orange line on the map to the right represents the incorporated limits of the city. Spring Valley is bounded by I-80 to the north, the Illinois River to the south, Peru to the east and unincorporated Bureau County to the west.



Existing Land Use

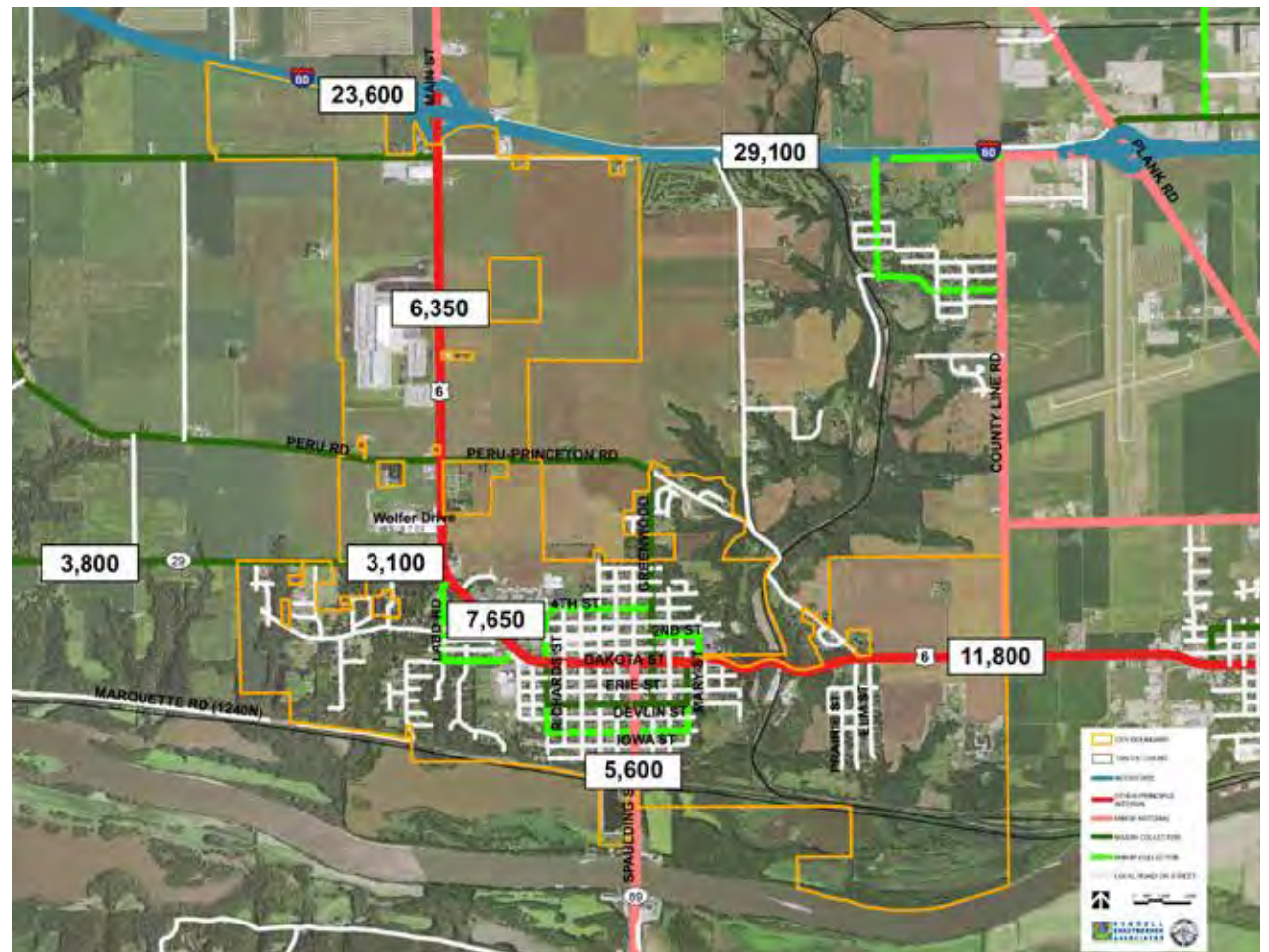
The existing land use map shows the current use of land within Spring Valley. A percentage breakdown of each land use is shown below:

- Agriculture – 43.9%
- Residential – 16.4%
- Commercial – 1.5%
- Industrial – 8.8%
- Institutional – 6.5%
- Open Space – 7.1%
- Woodlands – 14.5%
- Misc. – 0.1%
- Vacant – 1.2%



Road Classifications & Traffic Counts

Spring Valley is well served by both state and national roadways. I-80 runs directly north of Spring Valley, and sees the most daily traffic. Route 6, which runs directly through the City as Dakota Street and continues north to the interstate, is the main arterial connector from Spring Valley to Peru and LaSalle. There are almost 12,000 daily trips along US Hwy 6 on the east side of the City. Traffic counts decrease as US Hwy 6 turns north, on the west side of the City. IL-89 and IL-29 are state owned roads and are the two other main entrances and exits into Spring Valley.



Environment

The environment map depicts the floodway, floodplain, wetlands, and leaking underground storage tanks in the area. The purpose of this map is to show where development should not occur; if development were to occur in any of these areas, additional considerations will be required. The 100-year floodplain is any area that is susceptible to being inundated by water during a 100-year flood event. A 100-year flood is not one that will occur every 100 years but is instead a flood that has a one percent chance of happening in any given year.

The leaking underground storage tanks (LUSTs) show where there could be potential pollutants in the ground. Within Spring Valley, there are nine known LUSTs. LUSTs may increase the cost of redevelopment on a site and can be a threat to public health if not addressed.

