

Comprehensive Plan



Cherry Valley, Illinois





VILLAGE OF CHERRY VALLEY COMPREHENSIVE PLAN

Adopted: 1989

Amended: 1993

Amended: 1995

Amended: 2001

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Amended: 2008

Amended: 2009

Prepared by: The Cherry Valley Planning Commission

THE COMPREHENSIVE PLAN

VILLAGE OF CHERRY VALLEY, ILLINOIS

Prepared by:

The Cherry Valley Village Board of Trustees

and

The Cherry Valley Planning Commission

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INTRODUCTION:

Cherry Valley adopted its first Comprehensive Plan in 1971 as a resource and policy guide during a period of minimal growth in the Village and surrounding area. In 1988, recognizing that substantial changes had occurred since 1971, the Village Board directed the Planning Commission to develop a new plan. Since 1988 the planning commission has further recognized the need to amend the plan including the most recent revision occurring in 2000 through 2004.

The Updated Comprehensive Plan, which follows, is a significant change from the previous Plan. New commercial development, the influx of new housing and the development of new highway routes within the planning area has warranted major revision and clarification of policies currently in effect. The needs addressed and goals outlined reflect the important role the Village must play in determining its future as well as the future of the entire Planning Area.

The Comprehensive Plan will serve as the Village's official planning document. The Village will make every effort to carry out the contents of this document to insure that the living and business environment is secured and enhanced for all residing within the Cherry Valley Planning Area. Items contained within this plan shall be reviewed from time to time as circumstances warrant. Calls for revision may come from the Village Board, the Village Planning Commission or area residents.

**RESIDENTIAL DEVELOPMENT:
URBAN RESIDENTIAL WITHIN THE CHERRY VALLEY PLANNING AREA**

GOAL: To encourage urban single-family and two-family residential development within the Cherry Valley Planning Area where it is deemed desirable and appropriate. To create a superior residential environment which reflects the needs of residents. To protect residential areas from encroachment by incompatible land use.

POLICIES:

1. Residential subdivisions are encouraged to develop as traditional neighborhoods.
2. All subdivisions shall be served with municipal water, sanitary sewer, curb, gutters, sidewalks, storm sewers and paved roads in accordance with Village standards.
3. Improvement will be the sole responsibility of the developer.
4. If located within the Village limits of Cherry Valley, The Village will not assume responsibility for any improvements installed by the developer prior to being inspected and approved by the appropriate Village official and/or representative of the Village.
5. Developers / Property owners will be required to comply with established Village impact fee ordinances including the Village's requirement for park/open space or financial compensation in lieu of land.
6. Urban residential development will be located only in those areas designated by the Village's Land Use Plan map.
7. For those parcels outside the Village limits, the developer shall enter into an annexation agreement with the Village of Cherry Valley prior to final plat approval.
8. Promote improvement of deteriorating housing and maintain stability of existing neighborhoods.
9. Promote the development of various types of Senior Housing within the Village limits where it is deemed appropriate.



PLAN: With the increasing number of new residential subdivisions within the planning area, it is imperative that all municipal improvements be installed. Rural subdivisions within the urbanized area reflect poor planning shall be discouraged. New residential developments will not be permitted to impose an unnecessary financial burden on the Village. To achieve this end, the developer shall provide for all utilities and assist in other ways to offset expenses created by additional residents.

**RESIDENTIAL DEVELOPMENT:
MULTI-FAMILY DEVELOPMENTS WITHIN THE CHERRY VALLEY PLANNING
AREA**

GOAL: To encourage urban multi-family residential developments within the Cherry Valley Planning Area where it is deemed desirable and appropriate. To create a suitable living environment which will meet the needs of the residents. To protect residential areas from encroachment by incompatible land use.

POLICIES:

1. Multi-family developments are encouraged to develop as identifiable neighborhoods.
2. Multi-family development sites must be served with full municipal services.
3. Developers / property owners of Multi-family developments will be required to comply with established Village impact fee ordinances including the Village's requirement for park/open space or financial compensation in lieu of land.
4. Developers must design their developments in a way to minimize any adverse impact between multi-family uses and other single family residential and non-residential uses which may be adjacent to the site.
5. Urban Multi-family development will be located only in those areas designated by the Village's Land Use Plan map.



6. The highest density of Multi-family development shall occur within close proximity distance to shopping, personal services, etc.
7. Promote improvement of deteriorating housing
8. and maintain stability of existing neighborhoods

PLAN:

Cherry Valley will allow urban multi-family development only where designated and only if municipal services are readily available. While encouraging a primarily single family residential community, the Village recognizes the importance of available multi-family developments. Multi-family development shall only occur in those places where residents have ready access to basic services such as shopping, medical services, and other similar needs.

**RESIDENTIAL DEVELOPMENT:
SINGLE FAMILY RURAL RESIDENTIAL DEVELOPMENT WITHIN THE CHERRY
VALLEY PLANNING AREA.**

GOAL: To discourage rural residential development within our one and a half (1 1/2) mile extraterritorial limits.

PLAN: Rural residential development is a category intended for the construction of single-family homes, on larger lots located outside of the Village's urban service area. No urban services or improvements are required, but it is understood that if services are requested at a future date, for whatever reason, it is the Village's right to determine whether the area will be served. If it is determined that urban services can be provided, it will be under the terms and conditions set forth in the "Annexation of Existing Subdivisions" section of the Comprehensive Plan.

**RESIDENTIAL DEVELOPMENT:
ANNEXATION OF EXISTING SUBDIVISIONS**

GOAL: To annex those existing residential subdivisions within the planning area where it is deemed desirable by both the existing Village as well as residents of the targeted subdivision. Annexation will result in the incorporation of property and in the assimilation of new residents. To achieve identification with Cherry Valley and to receive municipal services as a level equal to the existing Village.

POLICIES:

1. Annexation of existing residential subdivisions should be mutually agreed upon by the majority of its residents and the Village.
2. The Village will not pursue annexations where the majority of the residents are opposed, unless there is a potential health or safety threat.
3. Subdivisions to be annexed must agree to be assessed for the following improvements (if not already existing):
 - Cherry Valley municipal water -Curb and gutter
 - Sanitary sewer -Road repair (if deterioration exists)
 - Improvements such as sidewalks and streetlights if deemed necessary by the Village Board
4. Installation of all improvements will occur as quickly as possible after annexation has been completed.
5. Where possible, the Village will address the issue of neighborhood parks in accordance with the Village's policy regarding parks and open space.
6. Upon annexation, subdivision residents will be provided with all benefits provided to existing residents.

PLAN: It is important that the Village be in a position to insure its economic well being. Requests for subdivision annexations will be judged in light of the Village's ultimate village limits plan.

With the increasing urbanization of the Planning area it is vital that all homes and businesses be provided with municipal services. A large percentage of existing older subdivisions were constructed without the provision of sanitary sewer, municipal water or any other improvements. The rural character of these subdivisions is being replaced with a higher density found within an urban area.

The Village has established these policies to protect the health and safety of area residents and to insure Cherry Valley's fiscal well being. Calls for, municipal services, from unimproved subdivisions is increasing. Regardless of when services are actually provided, the Village can not be expected to pay for the installation of needed improvements. Besides being an unreasonable expectation, the cost would be well beyond the Village's means. Continued development of septic and well subdivisions in the face of the increasing urbanization of the area would pose an unnecessary health, safety and welfare threat to the residents of the Planning area.

**COMMERCIAL DEVELOPMENT
GENERAL DEVELOPMENT PATTERNS;**

GOAL:

To improve and stabilize the community's economy, in order to achieve full employment and improved standard of living for area residents. Preserve the integrity of adjoining residential areas, as well as, the viability of commercial districts. Insure commercial is concentrated in similar areas

POLICIES:

1. The Village's Official Zoning Ordinance and Map will serve as the sole source of determining, zoning and criteria for development of property within the Village limits.
2. The Village rejects the practice of "spot zoning", and problems which typically result from its use.
3. Encourage the development of regional commercial districts within designated areas of the Village.
4. Preservation of the "Old downtown District" for those commercial developments suited to a neighborhood clientele.
5. Development of man made or natural barriers which will preserve the residential areas, that are located in close proximity to commercial development.
6. Encourage developments that reflect the Village's long term Land Use Map.
7. Enforcement of the Village's Sign Ordinance to insure the rights of businesses and avoid the risks presented by unrestricted signage.
8. When requested to do so; the Village will consider assisting any way possible to encourage new commercial developments or preserve existing business.



ECONOMIC DEVELOPMENT GENERAL STATEMENT OF POLICY

GOAL: To initiate those activities that will increase, maintain and protect the economic well being of the Village.

POLICIES:

1. The Village will promote economic development only within commercial, office and industrial designated areas as outlined in the land use map.
2. The Village will act in good faith in its attempts to attract new business and retain existing businesses.
3. Cherry Valley will only provide those concessions that can be recaptured by the Village within the first few years of operation.
4. The Village will not become involved in agreements that potentially threaten or harm the stability and well being of the community.



5. Economic development will be allowed only so far as it is consistent with other policies stated within the Comprehensive Plan. Economic development efforts will be secondary when in an unresolved conflict with other stated policies regarding residential, park or landscaping.
6. Promote the development of business park and office research development within the community.

PLAN:

The Village will carefully weigh all attempts at economic development between expenses incurred and benefits received. In no case will the Village compromise the health, safety and welfare of residents for the sake of attracting new business. It is the responsibility of the Village to safeguard the atmosphere of the community while providing a viable atmosphere for new businesses. In those rare occasions when an impasse is reached between business and residents the safeguarding of residential lifestyle must have priority.

**ECONOMIC DEVELOPMENT:
MARKETING & PROMOTIONAL EFFORTS:**

GOAL: To initiate those activities which will maintain and promote the economic well being of the Village, as well as provide for review, revision and evaluation of these same activities.

POLICIES:

1. The Village will work with the Rockford Area Chamber of Commerce and other metropolitan organizations in the promotion of the greater Rockford area. The Village will also work with Growth Dimensions of Belvidere / Boone County.
2. The Village will continue as an active participant within various Regional Economic Development organizations.
3. The Village will maintain and keep current the Village's "Community Profile", "Land Directory" and other promotional materials. These materials will be kept readily available to all interested commercial parties.
4. The Village will follow up on all inquiries made regarding Cherry Valley and surrounding unincorporated properties.
5. All inquiries and negotiations involving business interests shall be kept strictly confidential.
6. Announcement regarding any new business developments shall be made by, and at the sole discretion of the business party.
7. From time to time the Village may undertake marketing activities to solicit commercial and industrial interest in Cherry Valley.
8. Activities will be evaluated for their effectiveness. The Village will not, unless demonstrating a clear need, undertake long term promotional activities/advertisements which require significant expenditures.
9. Suggestions for possible economic development activities will be actively sought from the Village Planning Commission as well as other interested individuals, groups or organizations.
10. Efforts at economic development will be goal specific and reviewed for their effectiveness.

PLAN:

The Village should carefully consider any economic development efforts prior to its undertaking. Any effort should be given considerable thought as to the costs involved and the goals which hoped to be achieved. As a result, the Village will support only carefully planned and goal specific marketing efforts.

The Village will strive to maintain and improve the business climate in order to encourage development in specific commercial areas. To enhance the Village's reputation with business, officials will keep all contacts with potential businesses confidential. To further protect the privacy of business all news releases or media announcements concerning business will be initiated only by the business itself.

Cherry Valley will make every effort to respect the rights of existing and potential businesses within the Village.



**INDUSTRIAL DEVELOPMENT
GENERAL DEVELOPMENT PATTERNS:**

GOAL: To designate and preserve those portions of the Cherry Valley Planning Area best suited for the development of industrial activities.

POLICIES:

1. Encourage development of industrial activities only within those areas designated on Cherry Valley's Land Use Map.
2. Evaluate proposed industrial usage for a property based on criteria outlined in the Comprehensive Plan.
3. Discourage industrial development where it is determined to have negative impact because of proximity to residential areas, inadequate transportation access, or is detrimental to the community as a whole.
4. Work for the eventual phasing out of industrial activities with the "old downtown district".
5. Encourage industrial developments having minimal or no outside storage or activity.
6. Require use of significant landscaping in a manner which will complement surrounding sites and land uses.
7. The Village will remain open to proposals that call for light industrial development within Boone County along bypass Route 20.
8. Require industries to meet state and federal regulatory performance standards for noise, air, odor and environmental pollution.



PLAN: The economic and social well being of the community depends on a diffused tax base which will not compromise the living conditions of area residents. To this end the Village will promote the development of light industrial activities within specific areas, and strive for the eventual elimination of industrial activities within the "Old Downtown District".

Industrial activities that develop will be required to construct their business in such a way as to minimize impact on surrounding activities. The use of landscaping, internal storage, and minimal noise, traffic or air pollution will be major considerations for future developments.

ANNEXATION:

GOAL:

To annex areas within, the Cherry Valley Planning Area, deemed desirable, and demonstrated to be cost effective for the Village to do so. To annex, those specific areas where it is thought desirable, with the least amount of delay possible.

POLICIES:

1. To annex those properties within the Planning Area where it has been identified to be desirable as well as cost effective.
2. Negotiations for annexation with will be done in good faith.
3. The Village will fully explain to targeted property owners the full costs and benefits expected PRIOR to concluding an agreement to be annexed.
4. Property owners not wishing to be annexed will not be forced to do so unless failure to annex will create or continue the existence of a health and/or safety threat.
5. Upon annexation, full municipal services will be provided as soon as feasible.
6. In no case will annexation be carried out if it is demonstrated that the Village can not provide full services equal in quality to those given to existing areas of the Village.

PLAN:

With increased urbanization within the Planning Area, the Village has designated a priority annexation area. Annexation within this area, has already been demonstrated to be cost effective. While the Village does not intend to continue to expand indefinitely, failure to annex may result in the Village being "land locked". Well thought out annexation will allow the Village to maintain viable options for growth in the future.

While actively pursuing annexation, it is the responsibility of the Village to fully inform the property owner of all costs and benefits that will be realized from annexation. Annexations should result in mutual benefit, convenience and satisfaction.

**ANNEXATION
ESTABLISHED MUNICIPAL LIMITS:**

GOAL:

To establish a general political/geographic development from which to plan for future community and economic development, by area governmental bodies based on availability of utilities.

POLICIES:

1. To designate an "Ultimate Village Limits" map that will serve the Village's planning process.
2. Use of an Ultimate Village Limits Map shall not imply that all properties will be annexed to the Village if it is determined that it is ultimately not in the Village's best interest.
3. This designation will not necessarily exclude other areas from being considered, however, it will be necessary to demonstrate that such an annexation is in agreement with the Village's ultimate development plan.
4. It is the responsibility of the existing and future Planning Commissions to weigh the desirability of annexing additional property.
5. Each annexation shall be considered on its own merit regardless of information contained on the "Ultimate Village Limits" map.
6. The "Ultimate Village Limits" map will be a basis from which the Planning Commission shall designate land use proposals. The availability of adequate utilities, or the ability to extend adequate facilities within a particular area will also be of utmost importance.

PLAN:

The Ultimate Village Limits map is to be considered a tool from which Cherry Valley will make future plans for land use and development. It is by no means an absolute document, but will provide a basis for consideration of any future annexation requests. As with other planning statements, the Ultimate Village Limits map will need to be revised and re-evaluated as new circumstances present themselves.

**ANNEXATION
BOONE COUNTY:**

GOAL: To provide for the potential future expansion of the Village of Cherry Valley into Boone County. To establish ultimate municipal limits in Boone County.

POLICIES:

1. Village expansion within Boone County will be first weighed as to its full cost and benefit impact.
2. Development within Boone County will not necessarily be cause for the Village to annex into Boone County.
3. Development planned for Boone County/Cherry Valley area must be done with the full knowledge of the Boone County Planning Commission, Soil & Water Conservation and other related agencies.
4. Development planned for Boone County must be in agreement with the Village's land use plan, and must not threaten surrounding land uses.
5. Where mutually beneficial; Cherry Valley will consider extending its municipal services into Boone County if requested to do so for existing residential or existing and proposed commercial developments.

PLAN:

Boone County, is not included in Cherry Valley's immediate future growth plans, however its potential future benefit to the Village should be kept firmly in mind.

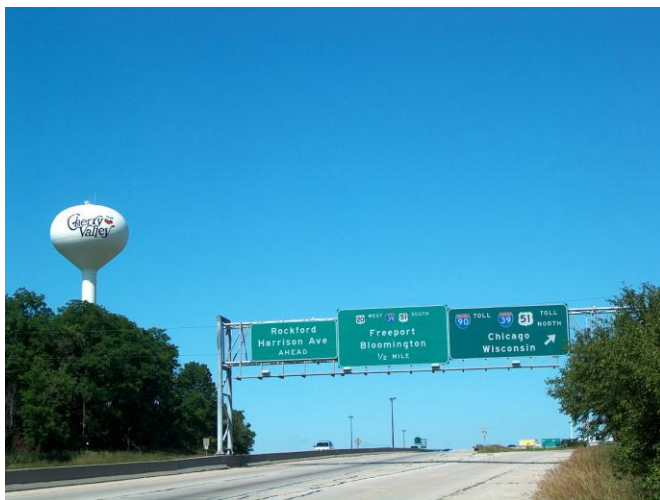
While willing to consider the expansion of municipal utilities, the Village will make serious consideration prior to any annexation to the east. Several considerations make annexation into Boone County potentially complicated and expensive. Any such move will clearly need to demonstrate that it is in the Village interest to do so.

**TRANSPORTATION:
CAPITAL ROAD PROJECTS:**

Unquestionably, the Village of Cherry Valley is located in the primary development region of Winnebago County. Streets, highways and Interstates within the Village carry a substantial volume of regional traffic as well as providing access for Village residents and business. These roads include By-pass 20, Harrison Avenue, Perryville Road, Interstate 90, US-51 (Interstate 39), Newburg Road, Bell School, and Business Route 20 (Rockford's East State Street).

In order to accommodate development as provided for on the Land Use Plan the following improvements to the transportation network will be required:

1. Expansion of Bell School to four lanes from Rockford East State south to "Magic Waters" drive.



2. Long term consideration for the needs on Lyford/Mill Road.
3. Work for the use of frontage roads along Business Route 20 within Boone County to reduce access and improve traffic flow within the area.
4. Numerous other transportation improvements which are outlined within the Village's adopted Capital Improvements Program.

5. Participation within the Rockford Area Transportation Study (RATS), as well as other regional planning organizations.

PLAN: As the Cherry Valley area faces increasing urbanization, the need for expanding and updating existing roads is imperative. Where appropriate, the Village will strive for the creation of frontage/secondary roads which will reduce the hazards which exist when existing major roads are over burdened.

**TRANSPORTATION:
OTHER TRANSPORTATION FACILITIES:**

In addition to the major street plans listed within the "Capital Roads Project" section, the future may present opportunities to develop other transportation facilities which could prove limited alternative modes of travel for people and commerce. While not replacing vehicular travel as the principal means of transportation, these facilities may eventually be available:

Future Plans regarding other transportation facilities will be based on the following policies:

1. The Village will encourage development and use of mass transit operations within the Village to serve the various regional destinations such as CherryVale Mall and Magic Waters.
2. The Village will encourage, passenger rail service if possible, as a means of providing transportation.
3. Bicycle/Pedestrian Routes: A type of transportation with immediate application is the provision of an interconnected system of designated routes for use by cyclists and pedestrians. These routes would be used to link neighborhoods, major activity centers, and serve also for recreational purposes. The Village will work with other county governmental bodies including R.A.T.S. in an attempt to design and create a metropolitan wide bike/pedestrian path.



PLAN: At this point there is no justification for the Village to become involved in such activities as mass transit. As the area continues to grow, this policy may need to be re-evaluated. The Village will also encourage the use of the Chicago Northwestern rail, which passes through the Village. The Village will also assist in the creation of an area wide bicycle/pedestrian path.

**COMMUNITY FACILITIES
VILLAGE OF CHERRY VALLEY:**

GOAL: To identify those capital projects/community facilities of a structural nature which have been recognized as being long term needs for the Village and its continual operation:

POLICIES:

1. The new Village Hall will facilitate, within one structure, all services offered by the Village. Excluding Public Works Garages which will also need to be constructed or expanded to accommodate growth within this Department.
2. The Village will need to site and construct additional elevated water towers in order to secure adequate storage, pressure and fire flow.
3. The Village will need to closely evaluate and identify those additional facilities which may need to be constructed to insure the general welfare of resident, including improvements related to drainage within the Village.
4. The Village will maintain an ongoing five (5) year program report of capital improvement projects proposed for the Village.

PLAN: The Village of Cherry Valley recognizes that it is a growing community, and with growth comes the need to improve and expand its community facilities. At this time the only other major structural project which has been identified is an additional municipal elevated water tower to service the Village area. Construction of this tower shall be done within the next two years. Obviously, other major community facilities will be identified as well.

The Village has developed and maintained an ongoing five-year capital improvement program study, which will serve, as a guide to identify future improvements needed within the community.



PARK & ENVIRONMENTAL NATURAL FEATURES AND OPEN SPACES

GOAL: To insure the preservation and protection of the Planning Area's significant natural features including, but not limited to, surface, waters, wood areas, wet lands, flood plains and plains.

POLICIES:

1. Restrict or prohibit development in the flood-prone areas and in areas where unstable soil conditions exist, and encourage measures that will reduce the amount of land subject to flooding within areas of urban development.
2. Enhance the quality of surface water through measures to eliminate pollution in storm drainage.
3. Conserve tree cover and natural scenic areas for the enhancement of the urban and rural environments.
4. Protect areas where topographic variations create potential for erosion.
5. Prohibit development, which would create excessive odor, noise, and visual pollution.
6. Encourage preservation of open space along stream corridors in a way appropriate to the character of the stream corridor through coordination of public and private development.
7. To the extent consistent with the existing natural features of the site, encourage the utilization of open space for multiple purposes, including recreation and enhancement of environmental quality.
8. To pursue Winnebago County plans to purchase recreational and open space along the Kishwaukee River.
9. Encourage the use of landscaping for existing developed sites without natural features and the landscaping of future sites in a manner which, will carry out the beautification goals of the Village.
10. Prohibit physical alterations or construction of any sort upon wetlands or flood plain areas within the Planning Area through the enactment of a Village wetland preservation and flood plain ordinances. Land acquisitions to preserve environmentally sensitive areas adjacent to Baumann Park promote neighborhood accessibility to park and recreation areas.

**PARK & ENVIRONMENTAL
NATURAL FEATURES AND OPEN SPACES (CONTINUED)**

12. Encourage preservation of natural features while promoting quality development.
13. Village pursue converting existing landscaping areas into native and low maintenance landscaping in our parks.

PLAN: The Village, in cooperation with other governmental bodies will work to insure that residents of the Cherry Valley Planning Area protected against the adverse effects of construction or alterations of natural wetland, or flood prone areas.



PARK & ENVIRONMENTAL ISSUES:

PARKS:

GOAL: To improve and preserve the standard of living for area residents by the development of functional, attractive and sufficient recreational parks. To provide recreational opportunities for all residents of the Village.

POLICIES:

1. Existing Village parks shall be maintained and improved in a manner, which will enhance its usage and enjoyment for Village residents.
2. Residential developments shall be required to provide park or open space in an amount determined in accordance with the Village's ordinance regarding park and open space.
3. Park / Open space lands offered by a developer must be demonstrated to have some value for its intended usage. No park area shall serve primarily as a water retention area.
4. If deemed appropriate by the Village Planning Commission and Board; developers may be required to provide cash in place of land for development of parks or open space within the Village.
5. The Village recreation board shall sponsor special short-term recreational programming as deemed appropriate.
6. Parks shall be so spaced so as to prevent the necessity of children crossing heavily traveled roads/streets.
7. Open space may be designated for those lands inappropriate for other uses, and may serve other functions such as natural flooding areas or untouched areas for wildlife.
8. The Village shall develop neighborhood parks as circumstances warrant their creation.
9. The Village will make every effort to be design facilities so as to insure recreational opportunities for those with physical handicaps.
9. Promote neighborhood accessibility to park and recreational areas.
11. Study the need and desire for a municipal pool.

PLAN: Increasing number of residents within Cherry Valley requires that the Village provide sufficient park and open space. Dedication of land and/or money for park or open space shall be required of residential developments within the Village. The amount of such donations shall be set by the Village's park and open space ordinance. It is the Village's intent to protect against developers from donating park land which is useless for development or prone to constant flooding.

Open space designation shall be used when it is felt that specific properties are inappropriate for park development. Open space classification shall also be used when property is clearly demonstrated to be suited for natural flooding, or serve as habitat for wildlife. In the case of wildlife areas; the Village shall prohibit any form of trapping or hunting. Trapping shall only be used when wildlife populations are shown to be too great for the land to support.

Open space designation shall further imply that the Village feels the specific land is inappropriate for any other use. In no case will the Village allow open space to be used for other purposes. To insure the quality of life for all Village residents, and to protect their civil liberties; the Village will work toward developing parks which will be accessible and enjoyable to those with physical handicaps.



**PARKS & OPEN SPACES
WITHIN THE PLANNING AREA:**

GOAL: To provide for the creation and maintenance of adequate park/open space to serve the needs of Planning Area residents.

POLICIES:

1. Policies stated for the Village's park and open space requirements shall also apply to the general Planning Area.
2. Park / Open space sites shall become the responsibility of an appropriate governmental body (Rockford Park District, County Forest Preserve, Township, etc...)
3. In the case of cash donations for park / open space; the village shall collect and disburse money for the creation of sites.

PLAN: It is the conviction of the Village that new residential developments must provide for the creation of parks and open space for the residents

It is the responsibility of the developers of new residential subdivisions to make provisions for adequate park / open space for their residents. It is unreasonable to expect limited existing areas to be further burdened by an increased number of users.

PARK & OPEN SPACES

FUTURE POTENTIAL PARK SITES:

GOAL: To identify, and secure appropriate sites for the development of suitable park and open space. Park and open space shall be so situated in a manner, which will provide equal access to all area residents.

POLICIES:

1. The Village shall identify potential sites for the development of neighborhood parks when it is determined that a potential need exists within the Village.
2. Cherry Valley shall work in cooperation with the various appropriate agencies to identify locations for potential parks.
3. The Village, the Rockford Park District, and other governmental bodies shall work to develop and maintain the creation of a potential park / open space map which will serve as a guide to future park sites within the Cherry Valley Planning Area.

PLAN: With increasing urbanization, it is imperative that the Village and other governmental bodies work together for the development of adequate park facilities to serve area residents.

This will require the Village to cooperate with the Rockford Park District and others in the development of long range plans for locating, purchasing, and operating suitable park area.

The Village will make every effort, in working with the Rockford Park District to secure suitable and adequate sized parcels for development of neighborhood parks. Failure to do so will result in the over use and deterioration of existing park and open space facilities.

WASTE MANAGEMENT:

GOAL: To encourage the preservation of natural resources in ways which will protect the environment, and reduce the amount of waste which must be committed to landfills.

POLICIES:

1. The Village will actively cooperate with other governmental bodies to solve issues of regional interest relating to waste management.
2. The Village has developed and will continue to provide a community wide recycling program for materials, which have demonstrated themselves to be recyclable.
3. The Village actively seek to recycle additional materials.
4. The Village will work against any waste management programs, which rely solely on landfills to accommodate waste & refuse.

PLAN: Cherry Valley strongly supports the concept of recycling both as a way to decrease dependency on landfills, and as a way to help preserve the environment. The Village, in order to pursue these goals, will develop and execute those programs which will most effectively provide for recycling within the Village and minimize the amount of refuse which will need to be placed in a landfill.

LAND USE CHANGES & TRENDS:

Since the first Comprehensive Plan was completed in 1971, there has been significant development within Cherry Valley in all categories of land use. Beginning in 1964 with its first annexation, the Village has expanded its boundaries north south and west by nearly 2000 acres.

New single family residential housing has occurred in the 1980's & 1990s primarily in East Valley , ValleyWoods, Valley Ridge, Old Orchard and SouthVale subdivisions. In the late 1990s definite plans began whereby the Village will experience additional growth land within Boone County.

Minimal two family development has occurred only within East Valley and Swanson Park subdivisions. There are a number of existing two family units which are nonconforming uses within the old portion of the Village. These homes pre-date the Village's attempts at zoning, and non-compliance should lessen as older homes are replaced with newer units.

Apartment units within Cherry Valley are almost solely located on CherryVale N. Blvd, east of Bell School Road. It is the intent of the Village to locate apartment houses in specifically designated areas to insure adequate parking, open space, etc. It is the Village's belief that the placement of apartments within single family residential districts will result in incompatible land usage.

COMMERCIAL DEVELOPMENT within the Village shall be encouraged only within the older downtown area of the Village, the area around CherryVale Mall, land adjoining Interstate 90 north of Newburg and land adjoining Business Route 20. Long term development will likely occur along Bypass Route 20 near and in Boone County.

OPEN SPACE: The Village's proximity to the Kishwaukee River has created a number of natural wetland areas, which are not suited for filling or development. In order to reduce flooding, erosion or other problems caused by inappropriate land use, the Village has designated various sites, which are deemed unsuitable for alteration. These areas, as designated on the land use map, shall be used for park area, or may be left in a total natural state for use by wildlife or natural flooding. The Village will aggressively challenge development of any parcel, which would have a negative impact on the Village.

ARTS & CULTURE:

GOAL: To provide Planning Area residents accessible avenues for cultural development, expression, and involvement.

POLICIES:

1. Village will continue sponsorship of musical and/or theatrical presentations within Baumann Park.
2. Village will promote and encourage excellence in architectural design for all new construction within Cherry Valley.
3. Village will work for the restoration and preservation of historical buildings within the old downtown district, and the collection of artifacts related to the history of the Village.
4. Village will provide space for the exhibition of local artists within various Village municipal buildings frequented by the public.
5. Village will identify, collect and preserve oral, written and physical history of Cherry Valley making historical education possible through Village government resources.
6. Village will include use of arts within Cherry Valley's summer youth program.
7. Village will encourage utilizing various art forms within the Cherry Valley Festival Days.
8. Village government facilities will be available for cultural, educational, and community purposes at minimal costs whenever possible.

PLAN:

The definition of "art" is difficult since it encompasses a wide range of activities including performing arts, visual arts, literature, as well as the preservation/restoration of buildings and the preservation of those items related to the Village's heritage.

The Village will, through the policies outlined above, work to insure that various avenues for the promotion of the arts are available to planning area residents.

EXHIBITS:

- PROFILE OF GENERAL DEMOGRAPHIC CHARACTERISTICS: 2000
- PROFILE OF SELECTED SOCIAL CHARACTERISTICS: 2000
- PROFILE OF SELECTED ECONOMIC CHARACTERISTICS: 2000
- PROFILE OF SELECTED HOUSING CHARACTERISTICS: 2000
- POPULATION PROJECTIONS
- VILLAGE ANNEXATIONS 1896-PRESENT
- CHERRY VALLEY HOUSING STARTS 1979-2001
- COMPOSITION OF VILLAGE LAND USES
- COMMERCIAL ZONED PROPERTY
- INDUSTRIAL & RESIDENTIAL ZONED PROPERTY
- PARKS & PUBLIC OPEN SPACES

POPULATION DATA:

1940	583
1950	741
1960	875
1970	952
1980	964
1990	1,615
1997	2,144 (special census)
2000	2,191
2001	2,388 (estimate)
2002	2,472
2003	2,567
2004	2,804
2005	2,948

HISTORY:

The rate of population growth demonstrates slow growth from 1940 until 1980. Prior to the 1990's most of the population growth within the planning area occurred outside the Village limits.

CURRENTLY:

Recent annexation of vacant parcels designated for residential development, prompted substantial increases beginning in 1991. Existing Village limits have the capacity for less than 100 units of additional R1 & R2 housing. Based on a conservative estimate of 25 new units per year, the Village's existing available property within Boone County will be completely developed by 2005.

FUTURE PROJECTIONS:

- If the Village does not annex additional residential properties, its total population will reach 3,500.
- If the Village annexes currently vacant properties within the Winnebago County portion of its planning area, it can expect to reach an ultimate population of 8,800.
- If the Village decides to annex all properties within its immediate planning area, it can expect to reach an ultimate population of 15,200.

UPDATED 12/2/05

VILLAGE ANNEXATIONS 1896 - PRESENT

ANNEXATION: YEAR	NUMBER	SIZE (IN ACRES)
1896-1964	0	0
1964	1	12.10
1965-1968	0	0
1969	4	288.83
1970-1974	0	0
1975	1	17.65
1976	0	0
1977	1	125.00
1978	1	15.00
1979	3	15.09
1980	1	58.59
1981	0	0
1982	1	5.45
1983	0	3.10
1984-1985	0	0
1986	2	52.00
1987	6	100.80
1988	3	160.32
1989	5	272.86
1990	3	356.99
1991	0	0
1992	1	2.70
1993	0	0
1994	0	0
1995	2	12.06
1996	0	0
1997	0	0
1998	0	0
1999	3	132.92
2000	2	191.67
2001	4	462.37
2002	2	2.25
2003	0	0
2004	1	0.99
2005	1	42.69
2006	1	0.92

TOTAL AREA OF VILLAGE: 4.506 SQ. MILES

TOTAL AREA UNDER

ANNEXATION AGREEMENTS: 304.90 ACRES

Updated: 08/14/06

CHERRY VALLEY HOUSING STARTS 1979 - 2006:
(Single & Two-Family Units)

1979:	11
1980:	32
1981:	8
1982:	1
1983:	8
1984:	14
1985:	20
1986:	17
1987:	16
1988:	5
1989:	9
1990:	13
1991:	9
1992:	70
1993:	69
1994:	48
1995:	40
1996:	17
1997:	11
1998:	16
1999:	17
2000:	25
2001:	45
2002:	26
2003:	28
2004:	45
2005:	38
2006:	13* (Thru July)

Updated: 08/14/06



Village of Cherry Valley
 Comprehensive Plan
 Land Use Map
 Adopted: 1989
 Revised: 1995, 2000, 2004, 2008, 2009

Residential

Yellow; Urban Residential
 Brown; Urban Multi-Family

Business

Red; Commercial Retail
 Purple; Office
 Orange; Lt. Industrial
 Orange Line; General Industrial
 Blue; Central Business District

Other

Green; Park, Public, Private open Space
 Priority Acquisition Areas of the WCFFPD
 White; Outside of Planning Area
 Gray; Agriculture

--- Limits of Cherry Valley's extra-territorial review

Note: All areas designated residential will be in full compliance with the Village's Park / Open Space Requirements

