

decision-making.

3. Direct residential development into municipalities. Encourage residential infill and redevelopment, as well as mixed-use development in urban areas, to make efficient use of land, and preserve natural resources.
4. Require high-quality new residential development.
5. Preserve the existing range of housing opportunities.

III. Economic Development

Promote economic development throughout the county that balances the needs of the current and future economy with a high quality of life standard.



Economic development strategies include reserving significant areas of the County for commercial, office and industrial land uses in advance of development.

Objectives

1. Support the existing industrial base.
2. Attract new industrial and commercial development, and wealth-building employment to the County.
3. Preserve prime farm land as agriculture is a key part of the County's economy.
4. Promote a well-educated local workforce.

IV. Growth

Growth must be focused on supporting the principals of balanced growth by preserving open space and natural areas, reducing traffic congestion, utilizing existing infrastructure and resources, and preserving the quality of life within our community.

Objectives

1. Focus growth where it provides the greatest benefit to the County as a whole.

2. Anticipate the future location and timing of new development, so that needed infrastructure for such land use is planned for and available.
3. Retain existing, and create new, employment opportunities when planning for growth.
4. Support the established smart growth policies of the "Balanced Growth: Winnebago County



The County's high quality open space network offers residents numerous active and passive recreational opportunities.

Balanced Growth Initiative" and the "Rock River Valley Green Communities Initiative."

V. Natural Resources

Preserve Winnebago County's green infrastructure by protecting, conserving, restoring and properly managing such assets.

Objectives

1. Preserve the County's natural resources and recognize them as part of Winnebago County's identity.
2. Adopt land use policies and regulations to preserve and protect natural resources and environmentally sensitive areas, including the scenic beauty of the County.
3. Continue to connect Winnebago County's greenway system to the existing regional network as identified on the "Boone and Winnebago Regional Greenways Plan."
4. Provide a high quality active and passive recreation network for County residents.
5. Implement strategies to prevent and/or

- minimize air and water pollution and soil erosion.
6. Coordinate efforts with public and private organizations to educate County residents on the value of natural resources and environmentally sensitive lands.

VI. Public Utilities and Facilities

Maintain, develop and plan for public facilities and utilities in an economical and environmentally sound manner.

Objectives

1. Maximize investment in existing public infrastructure and services.
2. Plan for growth and development primarily within Facility Planning Areas. Limit the use of septic systems.
3. Coordinate with local governments and/or agencies to ensure that sufficient finances, including capital and operating funds, are available for public facilities and services to meet the needs of the population.
4. Require extensions of public utilities and facilities to be funded, in whole or in part, by the entities creating the demand.
5. Preserve water quality through proper stormwater management techniques.

VII. Transportation

Plan, construct and maintain an accessible, efficient, multi-modal, regional transportation system that meets the needs of the public and commerce, while minimizing risks to health, safety and the environment.

Objectives

1. Coordinate with federal, state, township and municipal agencies to promote a proactive balanced transportation system that is integrated with land use policy to enhance economic development, vitality and community character.
2. Review the County's transportation system and related facilities regularly to assess the levels of need and efficiently manage financial resources for upgrades.
3. Enhance interconnectivity among air, rail, mass transit, highways and non-vehicular pathways, and encourage alternate means of transportation.

4. Improve the safety and security of the entire transportation system throughout all areas of the County, both urban and rural.
5. Minimize the impact of transportation on the environment in accordance with federal, state and local legislation, regulations and standards. Consider the non-tangible factors of aesthetics and quality of life issues when developing, modifying, and maintaining the existing and planned transportation system.
6. Transfer jurisdictional authority of roads to townships and municipalities, as appropriate, to reduce the number of road miles under the responsibility of the County.

VIII. Telecommunications & Technology

Plan for and install state-of-the-art telecommunication infrastructure, attract high-tech businesses, and train a local workforce that can staff such businesses.

Objectives:

1. Maintain high-quality telecommunications infrastructure that is sensitive to aesthetic and public safety issues.
2. Prepare the local workforce, including students who will later enter the workforce, for a high-tech economy.
3. Maintain an on-going dialogue and working relationship with high-tech businesses located within the County and the region to assess the strengths and weaknesses of Winnebago County. Use this dialogue to pursue partnership opportunities.

Complementary Planning Efforts

In addition to this *Plan*, other planning efforts of the County should be consulted for guidance in land use decisions. The following adopted plans and studies supplement the goals, objectives and policies of the *2030 Land Resource Management Plan*:

- Boone and Winnebago Regional Greenways Plan
- Springfield Avenue Corridor Study
- Natural Resources Inventory
- Principles of Balanced Growth: Winnebago County Balanced Growth Initiative
- Green Communities Environmental Vision
- Rock River Valley Green Communities Initiative
- Industry Study on Aerospace

- Industry Study on Logistics/Warehousing
- Industry Study on Food Processing
- Industry Study on Call Centers

Future Land Use Map

Figure 3: Future Land Use Map shows the planned future development of the County. The Future Land Use Map categories shown in Figure 3 can be described as follows:

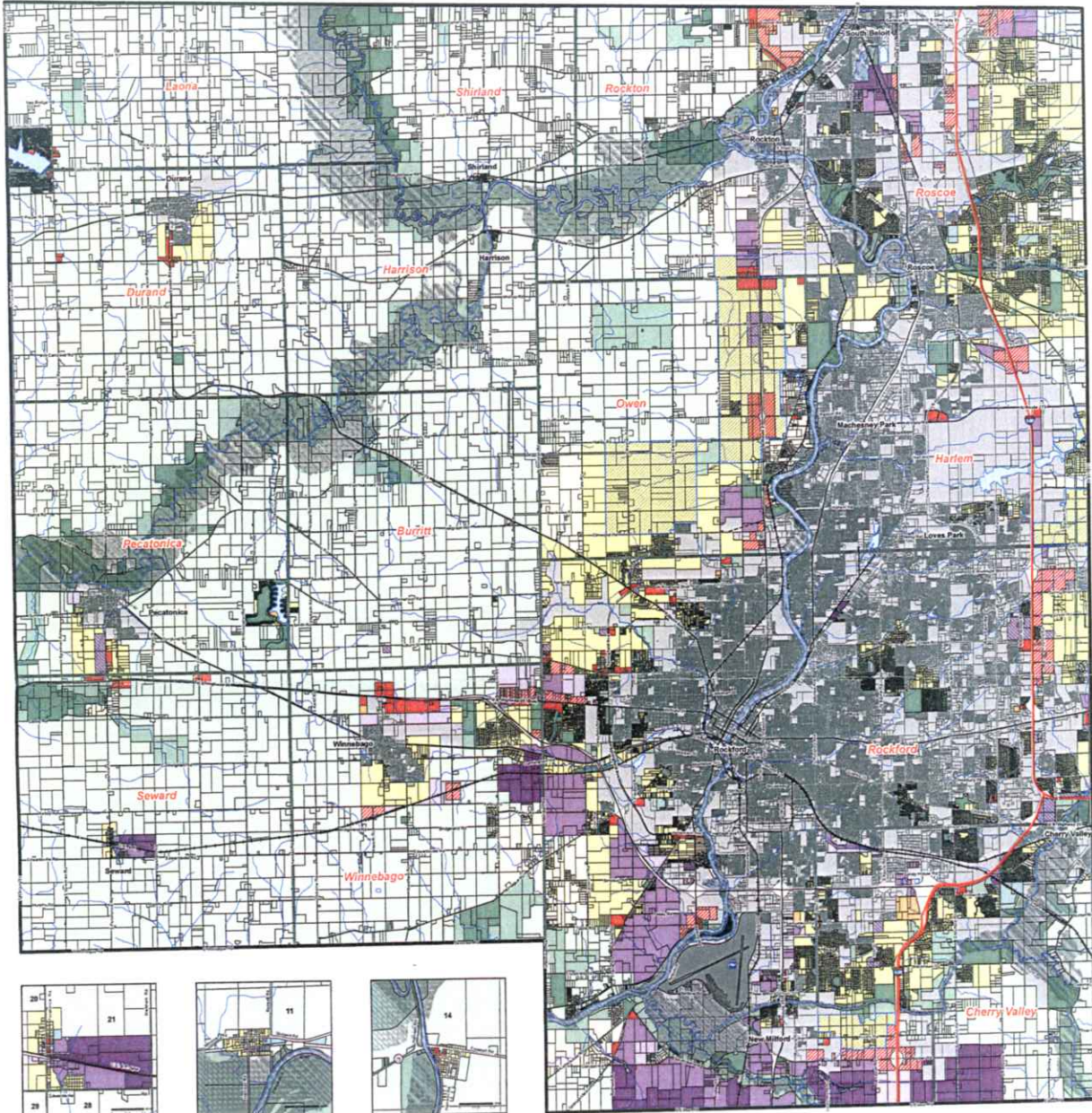
- **Agriculture.** This category refers to the use of land for agricultural purposes including, but not limited to, farming, farmsteads, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, as well as the accessory uses that are typically a part of these activities. Single-family homes on 40 acre, quarter-quarter section lots are also part of this land use category.
- **Residential - Low Density.** The low density residential land use consists of and/or encourages single-family development of a density of 1.5 dwelling units per acre or less. The designation of low density residential is not intended to discourage clustering of development sites within a residential subdivision. For example, while a density of 1.5 du/is approximately a 30,000 square foot lot size, residential units can be clustered so that the overall density is 1.5 du/a but the individual lot sizes can vary with the preservation of open space. Conservation design is appropriate for areas designated as low density residential.
- **Residential - Medium Density.** The medium density residential land use consists of and/or encourages single-family and very limited and appropriately placed (i.e. transitional areas) two family developments of a density of more than 1.5 dwelling units per acre up to 7 du/a.
- **Residential - High Density.** High density residential land uses are reserved for multi-family developments. There is limited application of this land use designation in the future. The majority of areas shown as high density residential have been determined by the land use plans of the municipalities.
- **Commercial.** Commercial uses are those businesses that provide goods and/or services directly to the consumer, where those goods are available for immediate purchase. This category includes a variety of commercial uses of various intensities, from low impact commercial recreational uses such as bowling alleys to retail stores, restaurants, home improvement centers and motor vehicle uses. Commercial uses located on high priority arterial gateways are encouraged to include enhanced site design such as additional landscaping and building design, especially where visible from adjacent arterials roads.
- **Commercial or Office.** This land use indicates areas where both retail commercial use and office use is appropriate. Ideally, but not necessarily required, these areas will be predominantly office with limited retail establishments to support those office uses. The blending of the commercial and office uses is intended to buffer nearby residential areas from more intensive uses via a less intensive non-residential development. Commercial or office uses located on high priority arterial gateways are encouraged to include enhanced site design such as additional landscaping and building design, especially where visible from adjacent arterials roads.
- **Heavy Commercial or Light Industrial.** These areas are appropriate for either heavy commercial or light industrial uses, typically serving as a transition from concentrations of industrial uses located along high traffic roadways. Heavy commercial and light industrial have been combined in this category because these uses have similar impacts on adjacent properties. Heavy commercial uses located directly adjacent to roadways can serve as a buffer use to industrial users further within the site. This category would permit less intense commercial uses as well. Examples of heavy commercial uses include baseball stadium parks, amusement parks, raceways, water parks and outdoor movie theaters. Commercial or industrial uses located on high priority arterial gateways are encouraged to include enhanced site design such as additional landscaping and building design, especially where visible from adjacent arterials roads.

Chapter 2 Future Land Use

- **Industrial – Light.** Light industrial land uses include wholesale, distribution, storage, and research and development facilities. Light industrial uses have no off-site impacts and all activities are conducted indoors. Large-scale office parks are also permitted within the light industrial category. This category encourages higher aesthetic standards than the other industrial categories as it is generally located at or near main gateway arterials (I-90, I-39, etc.)
- **Industrial – Medium.** Medium intensity industrial uses are those industrial uses that cannot meet the performance standards of the light industrial category, primarily due to some off-site impacts, but still function in a relatively clean and quiet manner. Some outdoor storage is also permitted in the medium industrial category, though screening requirements would apply. The majority of industrial uses can be classified as medium industrial. Industrial uses in the light industrial category are also permitted in the medium industrial category.
- **Industrial – Heavy.** Heavy industrial uses are engaged in the processing and manufacturing of materials or products, predominately from extracted or raw materials, and storage or manufacturing processes that potentially involve hazardous conditions. Heavy industrial uses typically have significant off-site impacts. The use typically produces noise, vibration, illumination or particulate matter that can be perceptible to adjacent land uses, and therefore requires significant buffering for aesthetics and careful planning for compatible land uses. Heavy industrial users require a more significant amount of land in order to properly accommodate buffering and screening requirements. Industrial uses in the light and medium industrial categories are also permitted in the heavy industrial category.
- **Open Space & Forest Preserves.** This category encompasses areas specifically designated for use as active and passive recreation areas and natural resource preservation areas. Much of this land is intended to become forest preserve. However, not all the land in this category is required to be in public ownership. Private ownership of open space, for example, but not limited to, a golf course, may also be acceptable.

(The Future Land Use Map also shows *existing* open space and forest preserve areas in order to illustrate the green infrastructure corridors.)

- **Public Facilities.** Public facility land uses provide services to the County, such as a police, fire, schools, post office, etc.
- **Traditional Neighborhood Development Land Use Overlay.** The Traditional Neighborhood Development (TND) Land Use Overlay is intended to encourage – but does not mandate – TND-type development. A TND District is a self-sustaining town that is mixed-use and mixed density in character. A TND requires a specific mix of land uses, generally three or more – residential, commercial, office, light industrial, civic, open space, etc. and a range of housing choices, creating a relatively dense, mixed-use environment. Residents are able to walk to a local shopping district as well as recreational and entertainment uses.
- **River Corridor Protection Overlay.** This is an overlay designation designed to protect the County’s river corridors. The location of the overlay has been derived from County information on critical and sensitive areas from the “Boone and Winnebago Regional Greenways Plan” and floodplain information, though the overlay does not cover as much area as the critical and sensitive areas or floodplain; it is restricted to the major river corridor area only. Within the overlay, land uses should be restricted to agriculture or open space, including forest preserve. With continued analysis of the river corridor the boundaries of this overlay may change.
- **Incorporated Area.** The incorporated area includes the following municipalities: Cherry Valley, Durand, Loves Park, Machesney Park, New Milford, Pecatonica, Rockford, Roscoe, Rockton, South Beloit, and Winnebago.



Legend

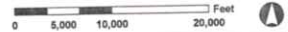
<ul style="list-style-type: none"> Winnebago County Townships Incorporated Boundary Lakes & Waterways Airport Property 	<ul style="list-style-type: none"> Agriculture Low Density Residential Medium Density Residential High Density Residential Encouraged Traditional Neighborhood Development Location 	<ul style="list-style-type: none"> Commercial Commercial or Office Light Industrial Medium Industrial Heavy Industrial Heavy Commercial or Light Industrial 	<ul style="list-style-type: none"> Existing - Open Space or Forest Preserve Future - Open Space or Forest Preserve River Corridor Protection Overlay Public Facility
---	---	---	--

* Townships labeled in red
Hamlets, Villages & Municipalities labeled in black
Data Source Courtesy of WnGIS

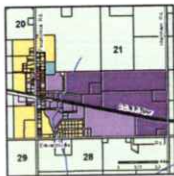
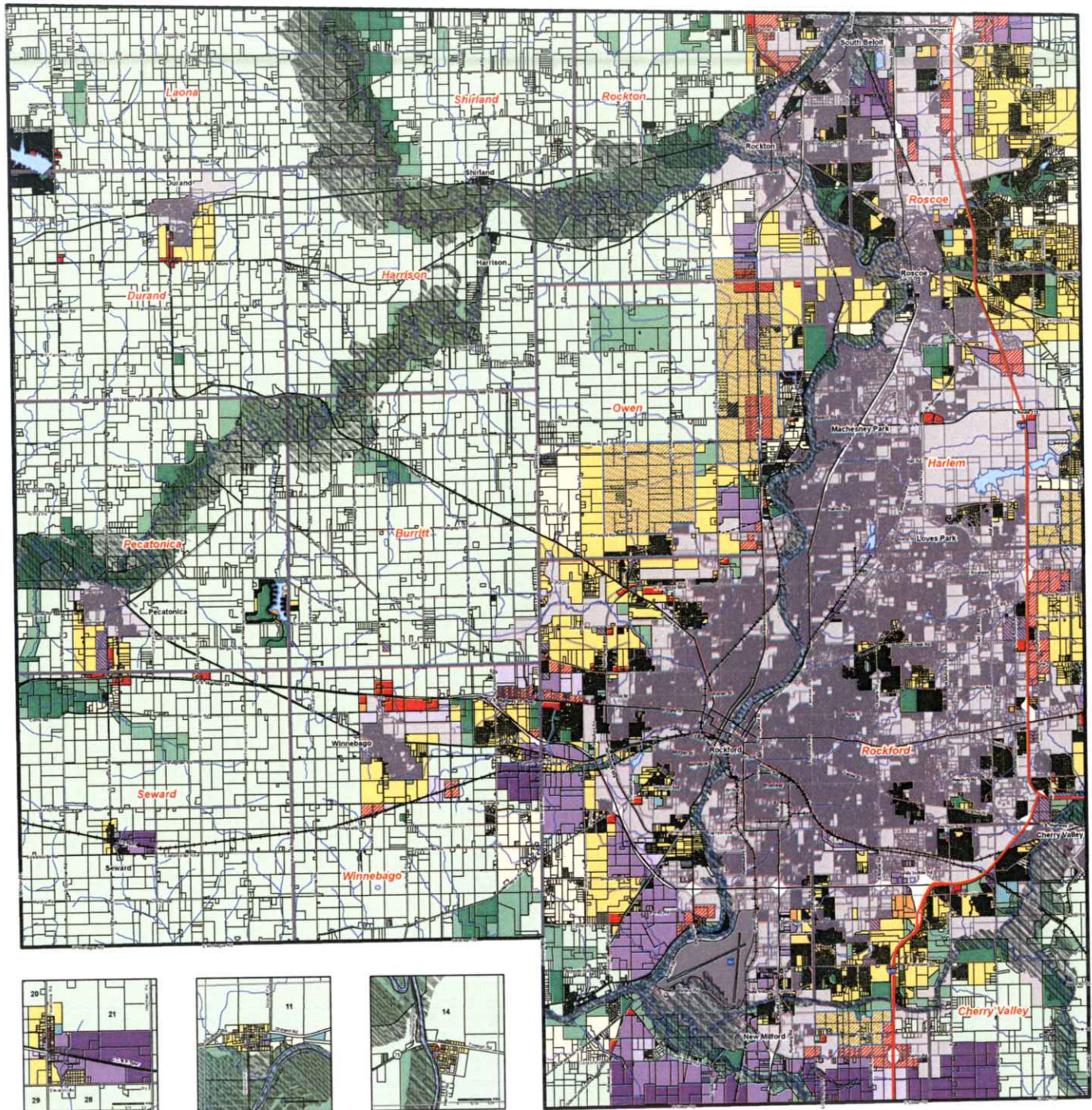
Future Land Use Plan Map: Winnebago County

2030 Land Resource Management Plan
Winnebago County, Illinois

May 2009



CAMIROS



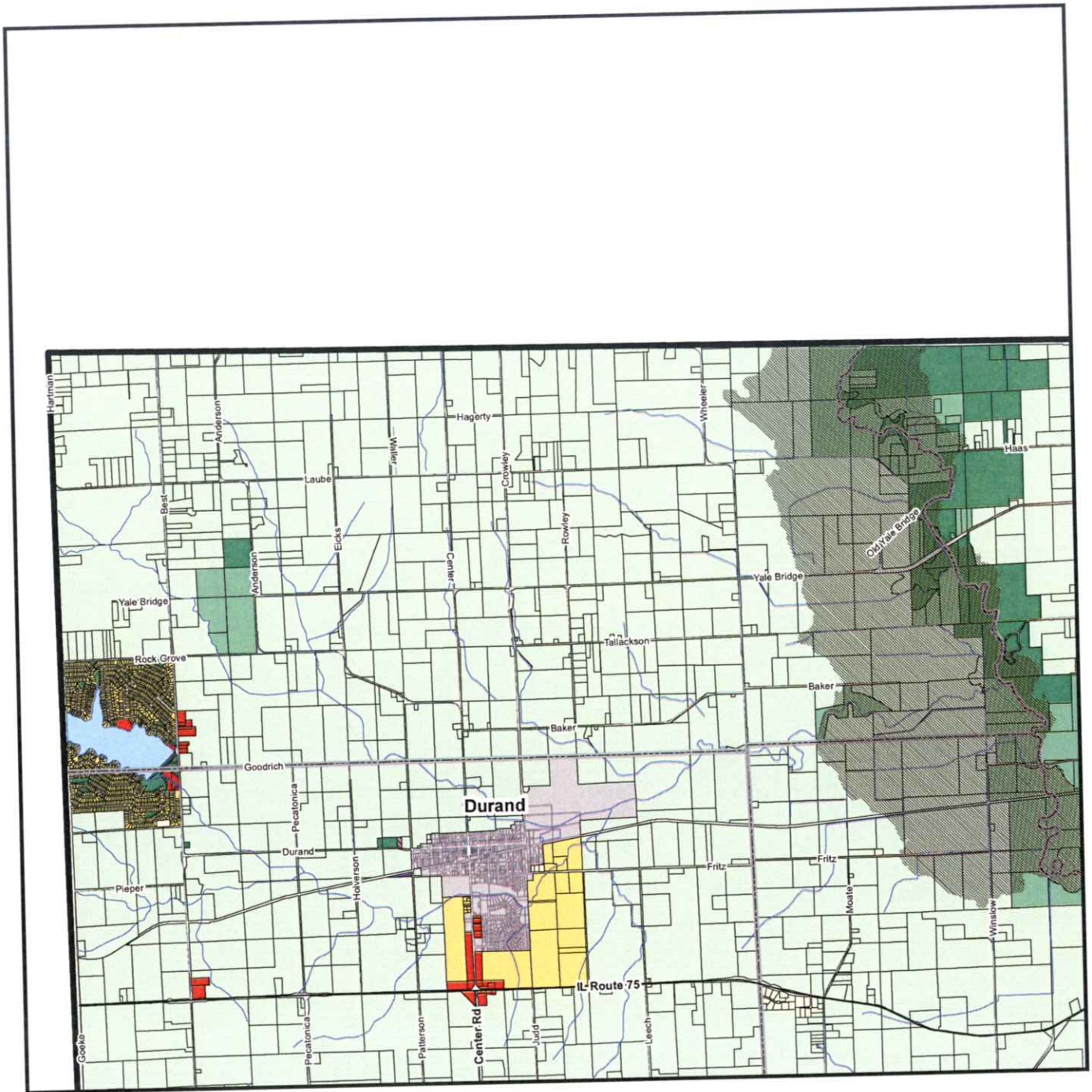
Legend

- | | | | |
|--|---|---|--|
| <ul style="list-style-type: none"> Winnebago County Townships Incorporated Boundary Lakes & Waterways Airport Property | <ul style="list-style-type: none"> Agriculture Low Density Residential Medium Density Residential High Density Residential Encouraged Traditional Neighborhood Development Location | <ul style="list-style-type: none"> Commercial Commercial or Office Light Industrial Medium Industrial Heavy Industrial Heavy Commercial or Light Industrial | <ul style="list-style-type: none"> Existing - Open Space or Forest Preserve Future - Open Space or Forest Preserve River Corridor Protection Overlay Public Facility |
|--|---|---|--|

* Townships labeled in red
Hamlets, Villages & Municipalities labeled in black
Data Source Courtesy of WnGIS



Figure 3: Future Land Use Map



Legend

Winnebago County	Agriculture	Commercial	Existing - Open Space or Forest Preserve
Townships	Low Density Residential	Commercial or Office	Future - Open Space or Forest Preserve
Incorporated Boundary	Medium Density Residential	Light Industrial	River Corridor Protection Overlay
Lakes & Waterways	High Density Residential	Medium Industrial	Public Facility
Airport Property	Encouraged Traditional Neighborhood Development	Heavy Industrial	
		Heavy Commercial or Light Industrial	

*Data Source Courtesy of WinGIS

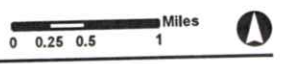
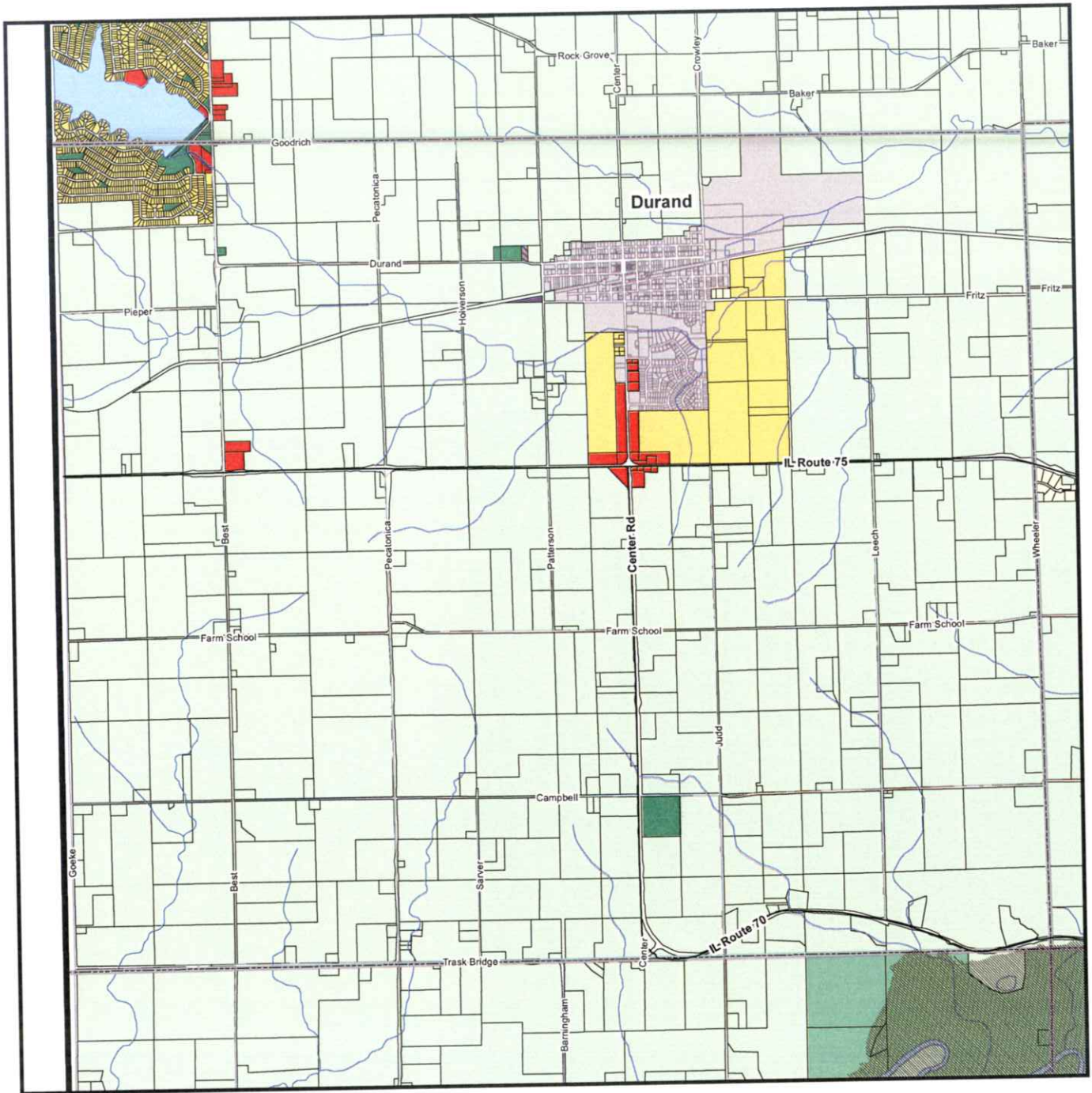


Figure 3a: Future Land Use - Laona

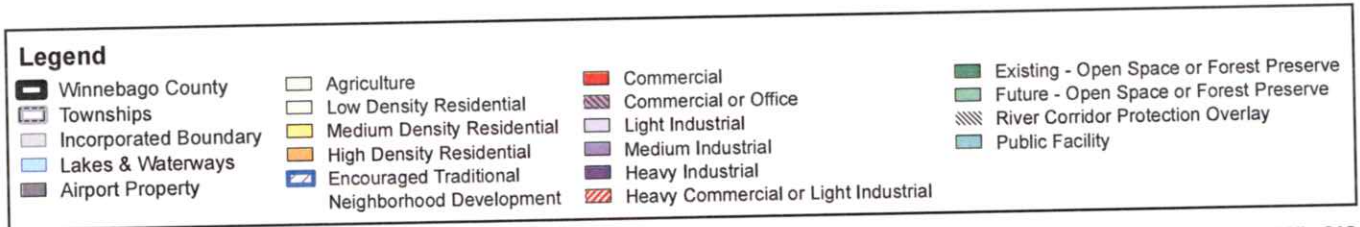
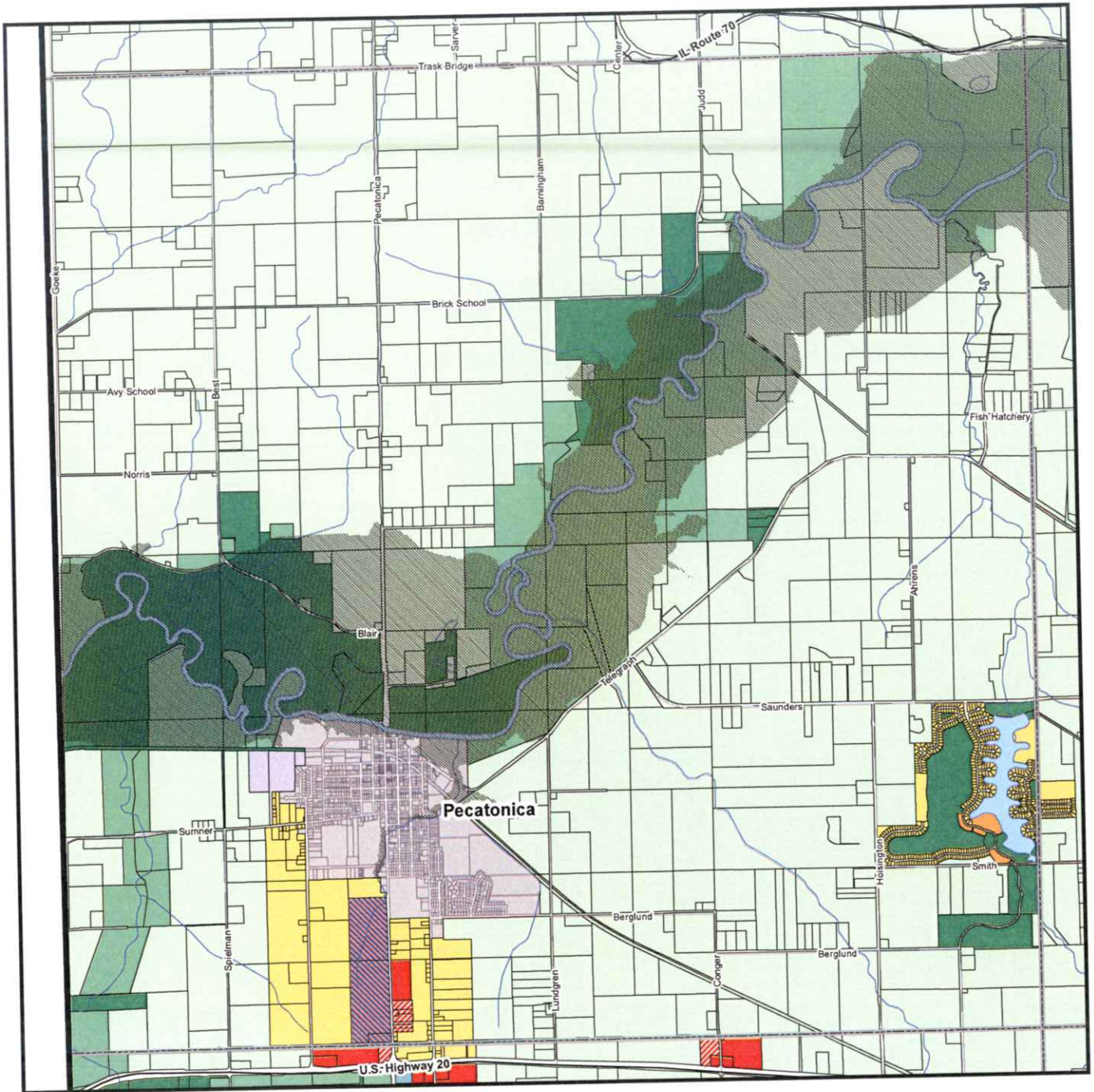
2030 Land Resource Management Plan
Winnebago County, Illinois



*Data Source Courtesy of WinGIS

Figure 3b: Future Land Use - Durand
 2030 Land Resource Management Plan
 Winnebago County, Illinois





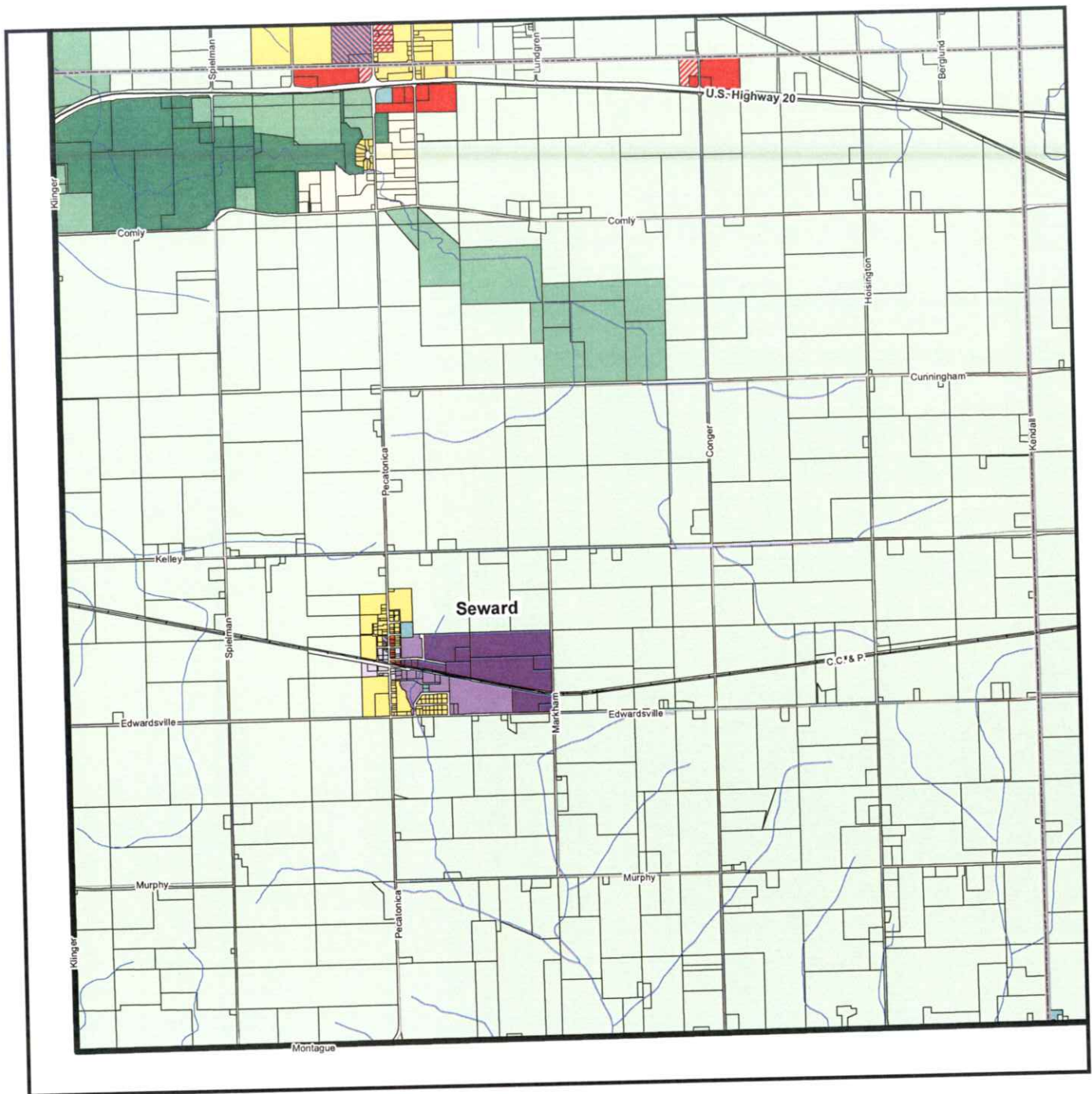
*Data Source Courtesy of WinGIS

Figure 3c: Future Land Use - Pecatonica

2030 Land Resource Management Plan
Winnebago County, Illinois



CAMIROS



Legend

Winnebago County	Agriculture	Commercial	Existing - Open Space or Forest Preserve
Townships	Low Density Residential	Commercial or Office	Future - Open Space or Forest Preserve
Incorporated Boundary	Medium Density Residential	Light Industrial	River Corridor Protection Overlay
Lakes & Waterways	High Density Residential	Medium Industrial	Public Facility
Airport Property	Encouraged Traditional Neighborhood Development	Heavy Industrial	
		Heavy Commercial or Light Industrial	

*Data Source Courtesy of WinGIS



Figure 3d: Future Land Use - Seward

2030 Land Resource Management Plan
Winnebago County, Illinois