RESOLUTION 2008-6002

WHEREAS, the appointment to the 911 ETS Board by the Ogle County Board, AND WHEREAS, the name of

Sandra G. Beitel
204 S 3rd St
Oregon, IL 61061

who is an elector of said district, is presented to the Ogle County Board for approval of appointment,

BE IT HEREBY RESOLVED, the appointment is for a term that will end June 30, 2012.

Voted upon and passed by the Ogle County Board
this 17th day of June, 2008.

Lyle Hopkins, Vice-Chairman
Ogle County Board

(COUNTY SEAL)

Rebecca Huntley, Ogle County Clerk

RESOLUTION 2008-6003

WHEREAS, the appointment to the 911 ETS Board by the Ogle County Board, AND WHEREAS, the name of

Robert J. Brass
9979 N Kishwaukee Rd
Stillman Valley, IL 61084

who is an elector of said district, is presented to the Ogle County Board for approval of appointment,

BE IT HEREBY RESOLVED, the appointment is for a term that will end June 30, 2012.

Voted upon and passed by the Ogle County Board
this 17th day of June, 2008.

Lyle Hopkins, Vice-Chairman
Ogle County Board

(COUNTY SEAL)

Rebecca Huntley, Ogle County Clerk

RESOLUTION 2008-6009

WHEREAS, the appointment to the 911 ETS Board by the Ogle County Board, AND WHEREAS, the name of

Brian D. Kunce
P.O. Box 293
Stillman Valley, IL 61084

who is an elector of said district, is presented to the Ogle County Board for approval of appointment,

BE IT HEREBY RESOLVED, the appointment is for a term that will end June 30, 2012.

Voted upon and passed by the Ogle County Board
this 17th day of June, 2008.

Lyle Hopkins, Vice-Chairman
Ogle County Board

OGLE COUNTY CLERK * OGLE COUNTY, ILLINOIS * 1730
(COUNTY SEAL)

Rebecca Huntley, Ogle County Clerk

RESOLUTION 2008-6010

WHEREAS, the appointment to the 911 ETS Board by the Ogle County Board, AND WHEREAS, the name of

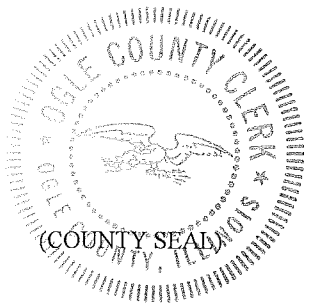
C. Richard Smith
129 S. Franklin St
Byron, IL 61010

who is an elector of said district, is presented to the Ogle County Board for approval of appointment,

BE IT HEREBY RESOLVED, the appointment is for a term that will end June 30, 2012.

Voted upon and passed by the Ogle County Board
this 17th day of June, 2008.

Lyle Hopkins, Vice-Chairman
Ogle County Board



(COUNTY SEAL)

Rebecca Huntley, Ogle County Clerk

RESOLUTION 2008-6011

WHEREAS, the appointment to the Board of Review by the Ogle County Board, AND WHEREAS, the name of

Paul I. Lower
1809 Westgate Ct
Rochelle, IL 61068

who is an elector of said district, is presented to the Ogle County Board for approval of appointment,

BE IT HEREBY RESOLVED, the appointment is for a term which ends May 31, 2010.

Voted upon and passed by the Ogle County Board
this 17th day of June, 2008.

Lyle Hopkins, Vice-Chairman
Ogle County Board

(COUNTY SEAL)

Rebecca Huntley, Ogle County Clerk

RESOLUTION 2008-6001

WHEREAS, the appointment to the Byron Museum District by the Ogle County Board, AND WHEREAS, the name of

Harry F. Adams, Sr
10488 N Lynn Rd
Byron, IL 61010

who is an elector of said district, is presented to the Ogle County Board for approval of appointment,

BE IT HEREBY RESOLVED, the appointment is for a term which ends June 30, 2013.

Voted upon and passed by the Ogle County Board
this 17th day of June, 2008.

Lyle Hopkins, Vice-Chairman
Ogle County Board

(COUNTY SEAL)

Rebecca Huntley, Ogle County Clerk

APPLICATION FOR APPOINTMENT BY THE OGLE COUNTY BOARD

FILED
MAY 29 2008
Rebecca Huntley
COUNTY CLERK - RECORDER

Date: 5-22-08
Please type or print legibly

Position: Byron Museum District

Applicant's Name: Harry (First) F. (M.I.) Adams (Last)

Address: 10488 Lynn Rd. (Street)

Byron (City) Ill. (State) 61010 (Zip)

Occupation: General Contractor

Township: Byron

Phone: 815-234-8739 (Home) Same (Work)

Qualification Requirements:

1) Are you a registered voter in the Byron Museum District? (YES) NO

OVER

If you wish to make written comments, please use other side.

I understand this application must be returned to the Ogle County Clerk's Office on or before May 30, 2008. The above information is true and correct to the best of my knowledge.

Nancy F. Adams
Signature of Applicant

MAIL TO: OGLE COUNTY CLERK
P.O. BOX 357
OREGON, IL 61061

Ogle County Resolution 2008-6012

Resolution to Authorize Long Range Planning Purchase

WHEREAS, on June 11, 2008 the Ogle County Sheriff and Executive Committee reviewed a proposal for pre-owned space saver, mechanical assist, high-density mobile shelving system for evidence storage at the Sheriff Administration Building and archive record storage for the County Clerk and County Treasurer within the basement of the Judicial Center. Currently Clerk and Treasurer archive records are being stored on the upper level of the County Morgue in an uncontrolled temperature / moisture environment and,

WHEREAS, a proposal to purchase a pre-owned high-density mechanical assist, mobile shelving system from Bradford Systems Incorporated for the above locations in amount of $103,000 for the storage system and related installation has been received, and

WHEREAS, Bradford Systems Incorporated is willing accept a down payment of $12,000 with installation to follow upon receiving final payment in Fiscal Year 2009.

NOW THEREFORE, BE IT RESOLVED, that the Ogle County Board authorizes a down payment of $12,000 from Long Range Capital Improvement Funds for the high-density storage system with the final payment due in Fiscal Year 2009.

Presented by: Fred Horner

Adopted: June 17, 2008

Attest:

Rebecca Huntley

Rebecca Huntley, County Clerk

Lyle Hopkins – Vice Chairman

B-70 & B-71—ARCHIVE STORAGE—MECHANICAL ASSIST MOBILE SYSTEM DESCRIPTIONS

SPACESAVER MOBILE SYSTEM COMPONENTS feature the following:

- Carriage movement is initiated by mechanical assist operation. Users open system aisles by rotating ergonomic three-spoke drive handles to provide an efficient method of moving mobile system carriages.
- Carriages have an integrated chain tensioner that can be easily adjusted without disassembly of system.
- Carriages have a continuous, full-length drive shaft driving all 5" double flange wheels on one side of the carriage.
- Carriages have a standard gear ratio of 1 to 4,000 (1 lb. of effort moves 4,000 lbs.)
- All carriages and platforms provide a 3/4" shelf mounting recess for positive shelving alignment and attachment (pre-owned).
- B-70—dual flange guidance system with solid steel low profile rail (pre-owned).
- B-71—dual flange guidance with anti-tip bar stock rail (pre-owned).
- Fully grouted rails evenly distribute weight.
- Fire retardant low profile ¾" underlayment decking and ramp to prevent tripping hazard (new).
- High-pressure laminate face panels, manufacturer's standard finishes (pre-owned).
- Overall mobile system height is approximately 83-5/16" high.

SYSTEM SAFETY FEATURES:

- 1 safety lock control per carriage that can be used to prevent unwanted movement by activating the pin and locking the carriage in place. Locks have a bright visual indicator to easily show lock status.

SHELVING/ELEVATION COMPONENTS:

- The shelving ranges for Elevations A & D are comprised of Spacesaver four-post shelving with closed end and intermediate uprights (pre-owned).
- All sections have canopy tops to protect media on the top level from dust (pre-owned).
- All openings have slotted universal shelves compatible with either bin or file dividers (pre-owned).
- All 24-inch deep shelves have reinforcement as specified by the factory (pre-owned).
- Elevation A has 6 openings on minimum 12" centers (11-1/8" clear) for archive storage.
- Elevation D has 7 openings on minimum 12" centers (11-1/8" clear) for archive storage.
- The shelving ranges for Elevation B are comprised of Spacesaver case style shelving with closed double wall uprights (pre-owned).
- Double wall uprights prevent files from slipping behind the upright face.
- All sections have canopy tops to protect media on the top level from dust (pre-owned).
- All openings have plain shelves (pre-owned).
- All 24-inch shelves have reinforcements as specified by the factory (pre-owned).
- Elevation B has 6 openings on minimum 13.5" centers (12-5/8" clear) for archive storage.
- Reference shelves—"R" as noted on plan.
- Shelves are easily adjustable on 1-½ inch increments.

Notes:

1. *The above descriptions are not to be used as specifications for bid purposes. If requested, specifications can be provided.*

ARCHIVE STORAGE—**Mechanical Assist High-Density Mobile System**

SPACESAVER MECHANICAL ASSIST MOBILE SYSTEM features the following:

- 1 Mechanical Assist mobile carriage (pre-owned), 24" wide x 9' long
- 1 Mechanical Assist mobile carriage (new), 24" wide x 9' long
- 5 Mechanical Assist mobile carriages (pre-owned), 24" wide x 10' long
- 2 Mechanical Assist mobile carriages (pre-owned), 24" wide x 12' long
- 1 stationary platform (pre-owned), 12" wide x 10' long
- 10 high-pressure laminate end panels (pre-owned)
- 1 fixed shelving range (to sit directly on floor) (pre-owned), 12" wide x 8' long
- 1 fixed shelving range (to sit directly on floor) (pre-owned), 12" wide x 9' long
- 2 fixed shelving ranges (to sit directly on floor) (pre-owned), 12" wide x 10' 6" long
- 2 fixed shelving ranges (to sit directly on floor) (pre-owned), 15" wide x 10' 6" long
- 3 fixed shelving ranges (to sit directly on floor) (pre-owned), 24" wide x 9' long
- 3 fixed shelving ranges (to sit directly on floor) (pre-owned), 24" wide x 10' 6" long
- 12 reference shelves
- Elevation A has 6 openings on minimum 12" centers (11-1/8" clear) for archive storage.
- Elevation B has 6 openings on minimum 13.5" centers (12-5/8" clear) for archive storage.
- Elevation D has 7 openings on minimum 12" centers (11-1/8" clear) for archive storage.
- Please see Mechanical Assist mobile components, safety features and shelving descriptions on Page 2 for a detailed description of system components
- **System design accommodates archive storage.**

Notes:

1. *The above descriptions are not to be used as specifications for bid purposes. If requested, specifications can be provided.*

DENIED BY THE OGLE COUNTY BOARD

RESOLUTION 2008-6008

WHEREAS, the Ogle County Board has determined to renovate its 1891 Courthouse building, and

WHEREAS, the Ogle County Board, during a 1980s renovation of the Courthouse, an additional floor was added, splitting the original courtroom, and

WHEREAS, there has been discussion by the Ogle County Board, pertaining to restoring the original two-story courtroom, and

WHEREAS, being an elected body, it is important for the Ogle County Board to clearly understand the opinion of all constituents on a matter that will affect several future generations,

THEREFORE BE IT RESOLVED, by the County Board of Ogle County, State of Illinois on this 17th day of June, 2008, that an advisory referendum will be held during the next General Election, to be held on the first Tuesday of November, 2008, with the following question presented on the General Election ballot:

"Shall the Ogle County Courthouse, originally built in 1891, be restored in such a manner as such restoration shall include removal of a portion of the third floor, thus restoring the second story courtroom to it's original height?"

_____

W. Ed Rice
Chairman, Ogle County Board

Attest:

_____

Rebecca Huntley
Ogle County Clerk

Per Posted Meeting Minutes from May 2008 Board Meeting.

Williams makes the motion to place the Resolution on the June County Board Agenda. Barnes seconds. County Clerk Huntley asks Williams to read the motion and to present the motion and resolution in writing. Williams reads the motion as follows:

Whereas the County Board is determined to renovate it's 1891 courthouse building.

Whereas the County Board determined the 1980's renovation of the courthouse, where a floor was added splitting the original courtroom be left in place.

Whereas present discussions by the Ogle County Board pertaining to restoring the original two-story courtroom.

Whereas being an elected body, it is important for the County Board to clearly understand the opinion of all of it's constituents on a matter that will affect future generations.

Therefore, be it resolved that an Advisory Referendum will be upheld during the next General Election on the first Tuesday of November 2008 with the following questions – "Renovation to include removal of a portion of the second floor thus restoring the original condition of the courtroom or Renovate the courthouse without removing the second floor".

Ogle County Resolution 2008-6007

Resolution to Authorize Long Range Planning Invoices

WHEREAS, on June 11, 2008 the Ogle County Executive Committee reviewed a summary of proposed Long Range Planning expenses totaling $4,027.14 and,

WHEREAS, on June 12, 2008 an Invoice was presented for the installation of a 1,000 gallon fuel tank for the use of E-85 fuel in County flex-fuel vehicles. The purchase and installation of the E-85 tank is part of the 2008 Long Range Capital Budget.

NOW THEREFORE, BE IT RESOLVED, that the Ogle County Board authorizes payment of Long Range invoices totaling $8,627.14 ($4,027.14 to Dynamic Horizons for County Reverse 911 System and Conserv FS $4,600 for E-85 fuel tank)

Presented by: Fred Horner

Adopted: June 17, 2008

Attest:

Rebecca Huntley, County Clerk

Lyle Hopkins – Vice Chairman

STATE OF ILLINOIS

COUNTY OF OGLE

Resolution 2008 – 6006

Solid Waste Enforcement Grant Agreement with the Illinois Environmental Protection Agency.

WHEREAS, The Illinois Environmental Protection Agency has entered into a written Delegation Agreement with Ogle County, under which it delegates all or portions of its solid waste management inspecting, investigating and enforcement functions to the Ogle County Solid Waste Management Department, and

WHEREAS, Pursuant to 415 ILCS 5/22.15, the Illinois Environmental Protection Agency is authorized to provide financial assistance to units of local government for the performance of inspecting, investigating and enforcement activities pursuant to 415 ILCX 5/4(r) at non-hazardous solid waste disposal sites, and solid waste management.

WHEREAS, the IEPA has again offered such financial assistance for State Fiscal Year 2009 to Ogle County in the form of a Municipal Waste Management Grant Agreement (Enforcement Grant), and stipulated the terms of said grant in the Agreement, and

WHEREAS, the grant amount offered by the State is $56,312.06 (52.70%) and the local share is $50,541.94 (47.30%).

NOW THEREFORE, BE IT RESOLVED, that the Ogle County Board accepts the Enforcement Grant for SFY 2009, and the terms therein and authorizes Stephen J. Rypkema, Ogle County Solid Waste Management Department Director, to sign the grant agreement forms and associated documents.

Adopted: June 17, 2008

Attest:

Rebecca Huntley

Rebecca Huntley, County Clerk

Lyle Hopkins

Lyle Hopkins, Vice-Chairman

5. ACCEPTANCE OF GRANT AWARD

I, the undersigned being duly authorized to take such action, as evidenced by the above certification (#1), do hereby accept this offer and agree to all terms and conditions, including the Special Conditions, General Conditions (35 Ill. Adm. Code Part 871), Certifications, and the terms specified in the letter of transmittal, attached hereto and included herein by reference and also agree that the grant funds awarded will be used solely for the purposes of the project, as approved by the Illinois Environmental Protection Agency. Obligations of the State will cease immediately without penalty of further payment being required if in any fiscal year the Illinois General Assembly or federal funding source fails to appropriate or otherwise make available sufficient funds for this agreement. The grantee agrees to abide by the commitments and schedule set forth in the attached grant application, including the submittal of payment requests and progress reports.

This is to certify to the best of my knowledge and belief that the grant cost summary data are complete, current, and accurate, and that the financial management capability exists to fully and accurately account for the financial transactions under this award. I further certify that I understand that the grant award may be subject to downward renegotiation and/or recoupment where the above cost summary information has been determined, as a result of audit or review, not to have been complete, current and accurate as of the date below.

Signature

Stephen J. Rypkema
Type or Print Name

Director
(Title)

6/10/08
Date

Part III	Grant Budget

Project Cost Category		Total Eligible Grant Costs	Maximum State Share - 52.7 %
1.	Direct Labor Costs	$85,290.00	$44,947.83
2.	Indirect Costs	$1,058.00	$ 557.57
3.	Other Direct Costs	$20,506.00	$10,806.66
4.	Subagreements	$ 0.00	$ 0.00
5.	Total Project Cost	$106,854.00	$56,312.06

The complete grant cost summary is contained in the attached application, dated March 6, 2008.

Requests for payment shall be submitted on a quarterly basis.

Rebecca Huntley
Ogle County Clerk & Recorder
P.O. Box 357
Oregon, IL 61061

www.oglecountyclerk.org

COUNTY CLERK
(815) 732-1110

RECORDER
(815) 732-1115

FAX
(815) 732-3477

June 20, 2008

The Ogle County Board, at their regular meeting held on Tuesday, June 17, 2008, Vice-Chairman Hopkins presents the Resolution regarding the Ogle County Amendatory Comprehensive Plan "2K8 Update" which was included in the County Board packets. Heuer moves to approve the Ogle County Amendatory Comprehensive Plan "2K8 Update". White seconds and the motion carries on a voice vote.(Placed on file)

(County Seal)

Rebecca Huntley

Rebecca Huntley
Ogle County Clerk

The contents of this letter are a portion of the tentative Ogle County Board minutes pertaining to your zoning request. These minutes are subject to approval at the next Ogle County Board meeting.

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

RESOLUTION NO. 2008 - 6004

A RESOLUTION ADOPTING THE "OGLE COUNTY AMENDATORY COMPREHENSIVE PLAN - 2K8 UPDATE"

WHEREAS, the County of Ogle has authority pursuant to Illinois law to have a plan made for the general purpose of guiding and accomplishing a co-ordinated, adjusted and harmonious development of said County, and of public improvement and utilities therein, and which plans will in the judgement of the County Board, in accordance with the present and future needs of the County and of the State, best promote health, safety, morals, order, convenience, prosperity, efficiency and economy in the process of development and the general welfare of said County; and,

WHEREAS, pursuant to Illinois law, the County of Ogle has created a regional planning commission that is charged with making the aforementioned plan for the County; and,

WHEREAS, a amendatory comprehensive plans have been prepared by the Ogle County Regional Planning Commission and adopted by the Ogle County Board in 1996, 2000 and 2004; and,

WHEREAS, the Ogle County Regional Planning Commission caused to be prepared an updated comprehensive plan titled "Ogle County, Illinois Comprehensive Plan - 2K8 Update", attached hereto as "Exhibit A"; and,

WHEREAS, a comprehensive plan is a flexible and dynamic document; and,

WHEREAS, it is necessary, from time to time, to update a comprehensive plan; and,

WHEREAS, the Ogle County Regional Planning Commission has recommended that the aforementioned "Comprehensive Plan - 2K8 Update" be adopted by the Ogle County Board as the official Comprehensive Plan for the County of Ogle.

NOW THEREFORE BE IT RESOLVED BY THE OGLE COUNTY BOARD AS FOLLOWS:

That the "Ogle County, Illinois Comprehensive Plan - 2K8 Update" as prepared and presented by the Ogle County Regional Planning Commission and attached hereto as "Exhibit A" be adopted and effective immediately.

Passed by the Ogle County Board this 17 Day of June, 2008.

W. Ed Rice
Chairman, Ogle County Board

Attest:

Rebecca Huntley
Ogle County Clerk and Ex-Officio
Clerk of the Ogle County Board

Exhibit A

Ogle County Amendatory Comprehensive Plan - "2K8 Update"

OGLE COUNTY, ILLINOIS

AMENDATORY COMPREHENSIVE PLAN "2K8 UPDATE"

Ogle County Planning & Zoning Department
911 W. Pines Rd,
Oregon, IL 61061
Phone: (815) 732-3201

Adopted May 21, 1996
Amended March 22, 2000 (*Comprehensive Plan - Year 2000 Update*)
Amended October 19, 2004 (*Comprehensive Plan - 2K4 Update*)
Amended (DATE) (*Comprehensive Plan - 2K8 Update*)

AMENDATORY COMPREHENSIVE PLAN
"2K8 UPDATE"

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PREFACE

Planning a county's future is a complex exercise. The process involves an existing county with a population of longtime residents, newcomers and business people; a government structure, Village and City governments whose composition changes yearly; the regulations imposed by county, state and federal government agencies; the character of the unincorporated county, municipalities within the county and the plan devised by numerous developers.

Planning for the future of a County can also be controversial. There are those who seek new development for the jobs and the revenue it will bring. Others oppose it, fearing traffic congestion and related expenditures. There are always those who feel that, if you do nothing, the lack of infrastructure improvements - sewers, water and roads - will greatly discourage development. History has repeatedly shown that this is not the case. The fact remains that change will occur, and the only question is whether the public or private sector will shape that change.

When it is the public sector that directs the change, there is always the fear that, because you have planned for it, you are encouraging it. That's a rationalization for avoiding planning. The real challenge is assuring that change occurs in concert with the goals and objectives of the County. This can be accomplished by taking an active planning approach. Only in visualizing the future of the County the way you want it to be and sticking to that vision can the vision become a reality.

The Comprehensive Plan is a key element in formulating the approach that a region will take in addressing the issues of land use, public policies toward development, and infrastructure requirements. The purpose of the Comprehensive Plan is to provide a framework for the governing body to ensure that a course, focused on a common goal, is maintained.

To achieve this, the Plan should be:

1. Comprehensive - The Plan must address all sections of the County as well as all activities associated with regulation development;

2. Flexible - The Plan must be structured to summarize policies and proposals and allow for flexibility to facilitate the ever-changing needs of the region;

3. Provident - The initial requirements of the Plan are to achieve solutions to short term issues, whereas, the ultimate goal of the Plan is to provide a perspective of future development and predict possible problems as far as 20 or more years into the future.

With these general guidelines as a basis, specific issues may be addressed by analyzing the growth patterns and physical features of the County. While a variety of factors influence where and when development takes place, several basic categories can be analyzed to assess the impact of past or future growth. The categories this plan addresses are: environment, population, employment, public facilities and transportation.

Because growth pressures from the Rockford area, and even from the Chicago metropolitan area are being felt in Ogle County, this plan will address impacts more so than projections. Projections, based on past trends or knowledge of certain specific factors which will influence growth, will not be able to adequately and accurately predict increases in population and development resulting from the growth pressures from the Rockford and Chicago metropolitan areas, as the influence and degree of impact associated with growth in Ogle County will be a result of factors generated outside the immediate boundaries of the County. Ogle County is being looked at as an attractive place to live due to the following factors, among others: relative afford ability of land and homes; the quality of education; proximity and ease of travel to Rockford, Chicago and suburban Chicago; the scenic beauty of the region. While Ogle County is experiencing growth, the potential for growth is far greater, as seen in near-by counties to the north and

east (Winnebago, Boone, DeKalb, McHenry, Kane). Therefore, continued growth should be anticipated, foresight provided to anticipate the challenges associated with growth, and appropriate policies and planning process should be in place to address growth when it occurs. This Comprehensive Plan addresses these issues and provides a basis for the policies which will shape Ogle County in the future.

INTRODUCTION

Prior to the development of the General Development Plan proposal and map, an understanding of existing conditions as well as a brief history of the region is provided. The history of the region is provided to establish the roots of the area. Existing conditions are analyzed to form the base from which the planning decisions for the future will begin. From this base, proposals can be introduced to adequately address the future needs of the County in terms of land usage, infrastructure improvements and development policies.

The following section briefly reviews the historical development of the region, the regional setting of the County and the general physical conditions that currently exist. Following this introductory portion of the Plan, the format of the Plan changes to discuss specific local areas or sub-areas.

This Plan represents an update to an existing Comprehensive Plan prepared in 1979 and updated in 1991. Therefore, statistical data and historical background for the period prior to 1991 have been summarized to place emphasis on development occurring after this time and potential development for the future. Much of the history, regional setting and geology of the area has been outlined in the previous Comprehensive Plans and supporting documents (Physical Factors for Planning Volume I (1973), Physical Factors for Planning Volume II (1974) and Physical Factors for Planning Volume III (1975). The following synopsis is a review of the information contained in those documents and a review of recent developments.

History:

The first inhabitants of present-day Ogle County were native Americans. Research indicates that a Paleo-Native American culture existed in the region at least 10,000 years before the first French fur traders and trappers arrived. The first white men in the region may have encountered Native-Americans belonging to the Chippewa, Fox, Kickapoo, Ottowa, Potawatomi, Sauk and Winnebago tribes, as well as others. Native Americans were driven from the area by the 1880's.

The northern part of Illinois, as part of the Northwest Territory, was not included within a county organization until 1801 when it was placed in Saint Clair County as part of the Indiana Territory. Later, Saint Clair County became part of the Illinois Territory and remained so until 1812 when the name was changed to Madison County. Subsequently, the name of the northern portion of Illinois was changed from Madison County to Edwards County, to Bond and Crawford Counties; to Pike County, then Fulton County; in 1825 to Putnam County. In 1827 parts of what is now Ogle County was named Jo Daviess County. On January 16, 1836, the legislature formed, from a part of Jo Daviess County, the County of Ogle which at that time embraced the territory of the present county of Lee, and all of present-day Ogle County except what is now Eagle Point, Brookville and part of Forreston Townships. In 1839 it was partitioned into Lee County and Ogle County. Eagle Point and Brookville Townships were added from Carroll County and the Forreston strip was added from Jo Daviess County.

The name of Ogle County was suggested by Judge Thomas Ford, a resident of Ogle County who later became Governor of Illinois, in memory of Captain Joseph Ogle, a revolutionary war officer who distinguished himself for his courage and coolness in the siege of Fort Henry in the early days of the country's history.

The first settlers in Ogle County arrived around 1829, drawn to Ogle County by the fertile soils, numerous streams and abundant natural resources. Settlers selected claims around the edges of groves, or woods. The trees supplied logs for cabins, fire wood, rails for fences, and a certain amount of protection from wind. There were also springs and streams in the groves for their water supply.

The prairie soils which covered 58 percent of the area of present-day Ogle County were at first considered being useless because no plow could bust through the dense prairie vegetation. Ogle County resident

John Deere of Grand Detour opened up the prairies to agriculture with the self-scouring plow. Over the years, Ogle County has become both a state and national leader in agricultural production. Agriculture has been, and will continue to be a key component of the County economy.

Industrial development originating in the 19th century has also played an important role in the history of the County. Industry throughout the county has helped diversify the economy of the region.

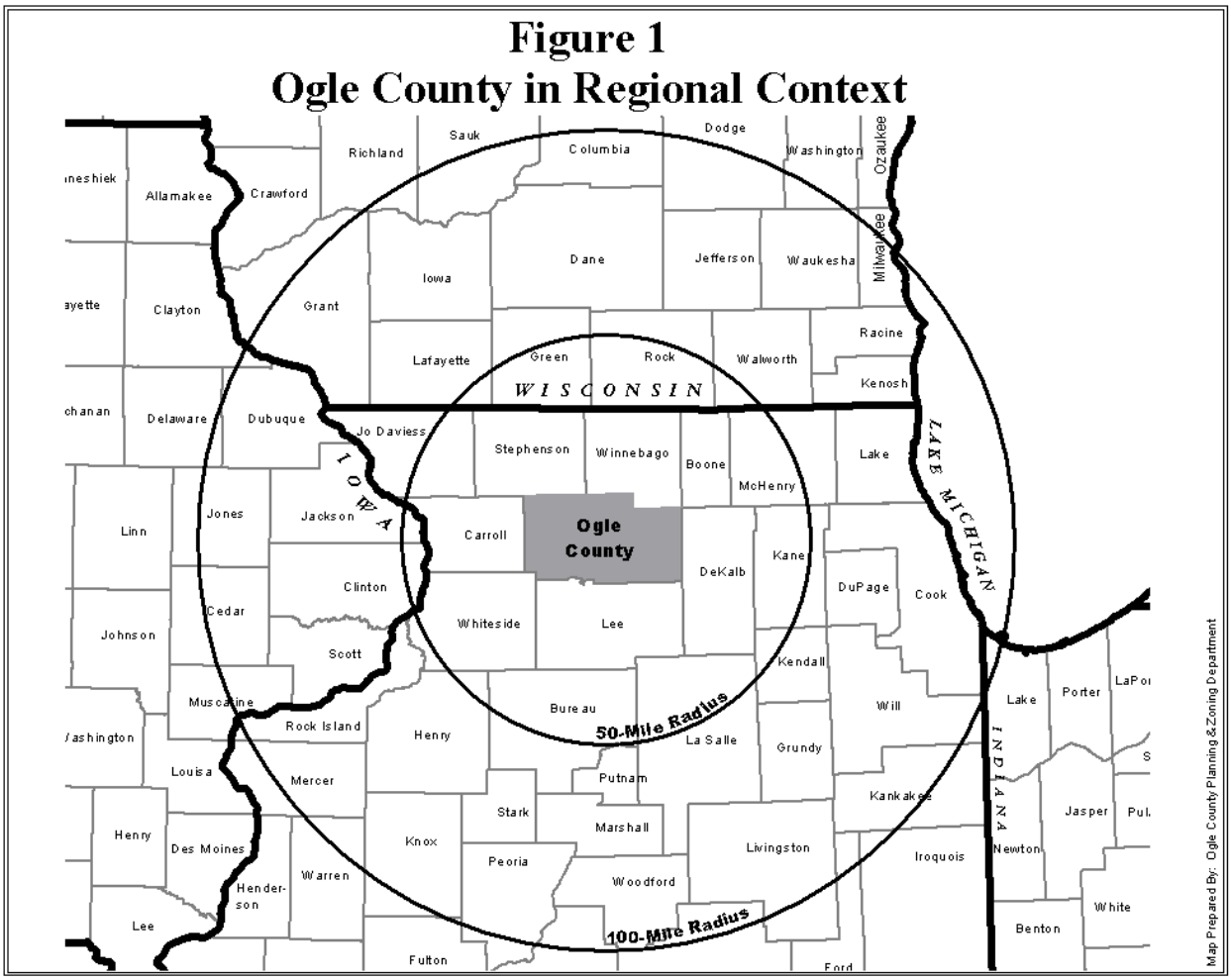
The era between 1940 and 1979 saw County economic trends typical of those felt throughout the nation. War-time growth and post-war slowdowns influenced gradual growth in the County's population and a steady diversification of the regional industrial base. However, the decades of the 1970's and early 1980's were a time when growth slowed and development leveled off. The 1990's were a time of growth in the County, primarily residential, as the national and regional economy has recovered from the recessional times of the 1980's. The 1990's growth trends have continued into the twenty-first century, as the County continues to grow in population, and the County's commercial and industrial base continues to expand.

Regional Setting and Influences:

Ogle County is located in north-central Illinois 23 miles south of the Illinois-Wisconsin border, and is bordered by DeKalb County to the east, Winnebago and Stephenson Counties to the north, Carroll County to the west, and Whiteside and Lee Counties to the southwest and south, respectively. Ogle County is the seventeenth (17th) largest county in Illinois, comprising twenty-four (24) townships totaling 757 square miles (488,320 acres).

Ogle County, at its nearest proximity in the north-central part of the County, is approximately five (5) miles from the City of Rockford, and in 1993 was added by the U.S. Bureau of the Census to the Rockford Metropolitan Statistical Area, confirming Rockford's influence on Ogle County. Due to Ogle County's large land area (approximately 42.5 miles wide east-west, 23.5 miles long north-south), other portions of Ogle County are influenced by areas outside the County border due to geographic proximity and economic ties. The city of Freeport exerts some influence on the northwest portion of the County (approximately 6 miles from the County border); the cities of Sterling and Dixon exert some influence on the southwest and south-central portions of the County (approximately 7 miles and 4 miles from the County border, respectively).

Ogle County is also feeling some influence from the Chicago metropolitan area. The eastern border of Ogle County is approximately 68 miles from the Lake Michigan shore, and suburban Chicago is spreading west. The availability of east-west interstates and highways makes Ogle County an option for commuters who wish to live in Ogle County and work in Chicago, suburban Chicago or the Chicago "collar counties." The rate of growth of the Chicago metropolitan area will affect the impact on Ogle County. Currently, growth is occurring in Winnebago, Boone, McHenry and Kane Counties and the Fox River Valley area, including Aurora, St.Charles and Elgin, which are within 40 miles of the Ogle County line.



Population and Growth:

Since the 1920's, Ogle County recorded a steady, yet gradual increase in population - a reflection of regional and national growth trends continuing through the 1970's. The 1980's saw an economic slowdown and a period of national recession. Reductions in the number of building permits issued, and a decreased labor force, were a result of the poor economic times. The 1980's also showed a decrease in the total county population of 381, from 46,338 residents in 1980 to 45,957 residents in 1990.

In the 1990's, the County's population rebounded from the 1980's. Between 1990 and 2000, the County population increased from 45,957 to 51,032, an increase of 5,075 persons or 11.0%. The July 1, 2006 population estimate for Ogle County is 54,826, an increase of 3,794 persons from the year 2000. This population growth trend is anticipated to continue as people continue to seek quality of life, relatively affordable housing, quality education and relatively low taxes compared to Rockford and the Chicago metropolitan area.

Table 1
Population and Percent Change 1890 - July 1, 2002
Ogle County, IL

Year	Population	Population Change	Percent Change
1890	28,710	N/A	N/A
1900	29,129	419	1.4
1910	27,864	-1,265	-4.5
1920	26,830	-1,034	-3.8
1930	28,118	1,288	4.8
1940	29,869	1,751	6.2
1950	33,429	3,560	11.9
1960	38,106	4,677	13.9
1970	42,867	4,761	12.5
1980	46,338	3471	8.1
1990	45,957	-381	-0.8
2000	51,032	5,075	11.0
July 1, 2006 (Est.)	54,826	3,794	7.4

Source: U.S. Bureau of the Census

Table 2
Population and Projected Population by Township 1960-2000, 2010-2030
Ogle County, IL

Township	1960	1970	1980	1990	2000	2010	2020	2030
Brookville	375	359	317	286	253	227	189	175
Buffalo	3,250	3,181	3,179	3,003	2,941	2,951	2,936	2,877
Byron	2,415	2,690	3,541	4,221	5,840	7,180	8,789	10,658
Dement	887	985	972	956	825	827	832	826
Eagle Point	397	389	341	288	249	227	189	140
Flagg	8,193	11,047	12,170	11,841	13,276	15,238	17,514	20,090
Forreston	1,978	2,077	2,149	2,032	2,122	2,239	2,359	2,475
Grand Detour	606	668	781	771	742	764	788	805
Lafayette	277	255	226	206	180	193	176	154
Leaf River	1,315	1,404	1,420	1,282	1,260	1,303	1,323	1,330
Lincoln	706	629	558	526	502	464	403	322
Lynnville	628	637	595	552	614	634	655	672
Marion	1,442	2,144	2,793	2,740	3,671	4,464	5,395	6,468
Maryland	739	743	678	670	610	600	580	546
Monroe	1,028	1,152	1,355	1,378	1,570	1,711	1,852	2,002
Mt. Morris	3,941	4,200	4,043	4,042	4,065	4,271	4,460	4,634
Oregon-Nashua*	5,103	5,103	5,137	5,191	5,310	5,551	5,796	6,020
Pine Creek	770	766	732	726	719	725	730	728
Pine Rock	860	937	1,002	883	979	1,031	1,096	1,162
Rockvale	903	1,124	1,279	1,336	1,748	1,813	1,890	1,960
Scott	931	936	1,414	1,418	1,671	1,971	2,306	2,688
Taylor	205	244	512	547	784	963	1,197	1,470
White Rock	781	843	769	717	709	725	730	728
Woosung	376	354	375	345	392	431	454	476
Total County Population	38,106	42,867	46,338	45,957	51,032	56,503	62,639	69,406

Source: U.S. Bureau of the Census (Population) and Ogle County Planning & Zoning Dept. (Population Projections)
*Oregon and Nashua Townships merged in 1993, but prior years are combined for statistical purposes.

Table 3
Projected County Population
Ogle County, Illinois

Year	2010	2020	2030	2040	2050
Population	56,503	62,639	69,406	74,689	80,375

Source: Ogle County Planning & Zoning Department

When analyzing growth within the Ogle County planning area, it is important to analyze the growth both in terms of rate of growth and the geographic location of said growth. The location of growth, combined with the rate of growth for each particular location, provides valuable insights to future growth, as well as assistance in recognizing the factors which precipitated the initial growth.

Between the years 1990 and 2007, a total of 2,609 permits were issued for new single-family dwellings within the unincorporated area of Ogle County (see Table 4 below). Of these 2,609 permits, 1,221, or 46.8% were issued for sites located in three contiguous townships - Byron, Marion and Rockvale. An additional 207 single-family dwelling permits were issued during this time frame for sites in Scott and Monroe Townships, for a contiguous five-township total of 1,418 single-family dwelling permits, or 54.4% of the County total. All five townships are located in the north-central to north east part of the County, and all but Rockvale Township borders Winnebago County. Monroe Township borders Winnebago County on the north, and DeKalb County on the east.

Table 4
Single-Family Dwelling Starts 1990 - 2007
Unincorporated Ogle County, Illinois

Year	Number of Starts	Change	Percent Change
1990	169	48	39.7%
1991	145	-24	-14.0%
1992	217	72	49.7%
1993	166	-51	-23.5%
1994	208	42	25.3%
1995	208	0	0.0%
1996	157	-51	-24.5%
1997	130	-27	-17.2%
1998	145	15	11.5%
1999	146	1	0.0%
2000	117	-32	-19.8%
2001	124	7	6.0%
2002	122	-2	1.6%
2003	116	-6	-4.9%
2004	100	-16	-13.8%
2005	132	32	32.0%
2007	122	-10	-7.5%
2007	85	-37	-30.3%
TOTAL	2,609	---	---

Source: Ogle County Planning & Zoning Department

Table 5
Single-Family Dwelling Starts by Township 1990 - 2007
Unincorporated Ogle County, Illinois

Township	Number of Starts	Percent of Total
Marion	477	18.3%
Byron	455	17.4%
Rockvale	289	11.1%
Taylor	260	10.0%
Flagg	243	9.3%
Monroe	153	5.9%
Oregon-Nashua*	117	4.5%
Pine Rock	100	3.8%
Pine Creek	83	3.2%
Leaf River	60	2.3%
Scott	54	2.1%
Lynnville	47	1.8%
Grand Detour	45	1.7%
White Rock	41	1.6%
Maryland	35	1.3%
Woosung	30	1.2%
Mt. Morris	22	0.8%
Buffalo	21	0.8%
Forreston	21	0.8%
Lincoln	16	0.6%
Brookville	16	0.6%
Dement	13	0.5%
Eagle Point	6	0.2%
Lafayette	5	0.2%
Total	2,609	100.0%

Source: Ogle County Planning & Zoning Department
*Oregon and Nashua Townships merged in 1993, but prior years are combined for statistical purposes.

Of Ogle County's twenty-four townships, only Byron, Monroe, Oregon-Nashua, Rockvale, Scott and Taylor) have shown a continual increase in population between 1960 - 1970, 1970 - 1980, 1980 - 1990, and 1990 - 2000. In terms of raw numbers, Flagg, Byron and Marion Townships gained the most population for the period 1960 - 2000 with increases of 5,083, 3,425 and 2,229 respectively. Buffalo, Lincoln, Eagle Point, Maryland and Brookville Townships lost the most population during the same period, with losses of 309, 204, 148, 129 and 122 respectively.

Between the years 1990 and 2000, over one-half of the townships in the County (13) registered a population increase (Byron, Flagg, Forreston, Lynnville, Marion, Monroe, Mt. Morris, Oregon-Nashua, Pine Rock, Rockvale, Scott and Taylor Townships).

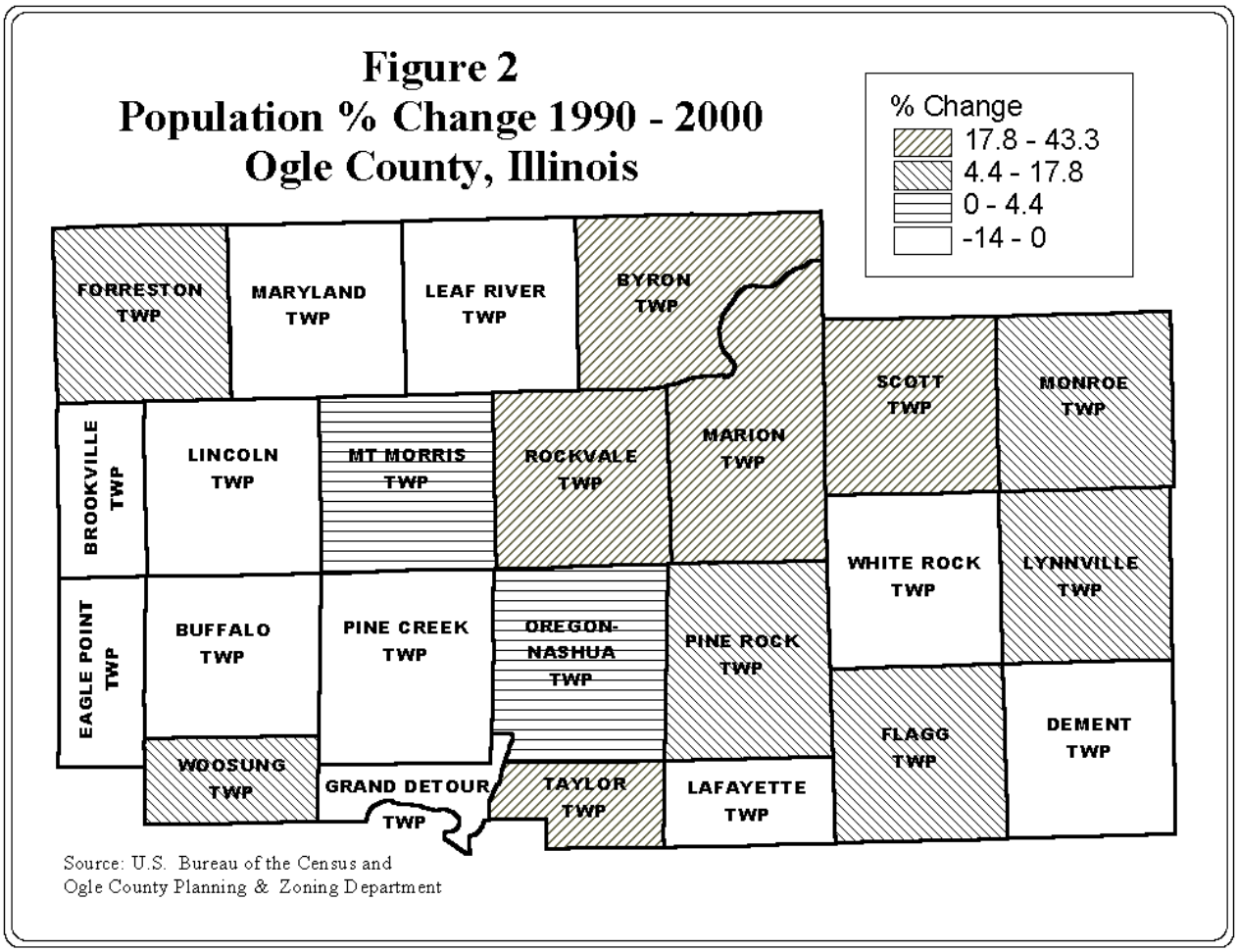


Table 6
Population Change and Percent Change by Township
1960-1970, 1970-1980, 1980-1990, 1990-2000
Ogle County, Illinois

Township	1960-1970	1970-1980	1980-1990	1990-2000
Brookville	-16 (-4.3%)	-42 (-11.7%)	-31 (-9.8%)	-33 (-11.5%)
Buffalo	-69 (-2.1%)	-2 (-0.0%)	-176 (-5.5%)	-62 (-2.0%)
Byron	275 (11.4%)	851 (31.6%)	680 (19.2%)	1,619 (38.4%)
Dement	98 (11.0%)	-13 (-1.3%)	-16 (-1.6%)	-131 (-13.7%)
Eagle Point	-8 (-2.0%)	-48 (-12.3%)	-53 (-15.5%)	-39 (-13.5%)
Flagg	2,854 (34.8%)	1,123 (10.2%)	-329 (-2.7%)	1,435 (12.1%)
Forreston	99 (5.0%)	72 (3.5%)	-117 (-5.4%)	90 (4.4%)
Grand Detour	62 (10.2%)	113 (16.9%)	-10 (-1.3%)	-29 (-3.8%)
Lafayette	-22 (-7.9%)	-29 (-11.4%)	-20 (-8.8%)	-26 (-12.6)
Leaf River	89 (6.8%)	16 (1.1%)	-138 (-9.7%)	-22 (-1.7%)
Lincoln	-77 (-10.9%)	-71 (-11.3%)	-32 (-5.7%)	-24 (-4.6%)
Lynnville	9 (1.4%)	-42 (-6.6%)	-43 (-7.2%)	62 (11.2%)
Marion	702 (48.7%)	649 (30.3%)	-53 (-1.9%)	931 (34.0%)
Maryland	4 (0.5%)	-65 (-8.7%)	-8 (-1.2%)	-60 (-9.0%)
Monroe	124 (12.1%)	203 (17.6%)	23 (1.7%)	192 (13.9%)
Mt. Morris	259 (6.5%)	-157 (-3.7%)	-1 (0.0%)	23 (0.6%)
Oregon-Nashua*	0 (0.0%)	34 (0.7%)	54 (1.1%)	119 (2.3%)
Pine Creek	-4 (-0.5%)	-34 (-4.4%)	-6 (-0.8%)	-7 (-1.0%)
Pine Rock	77 (9.0%)	65 (6.9%)	-119 (-11.9%)	96 (10.9%)
Rockvale	221 (24.5%)	155 (13.8%)	57 (4.5%)	412 (30.8%)
Scott	5 (0.5%)	478 (51.1%)	4 (0.3%)	253 (17.8%)
Taylor	39 (19.0%)	268 (109.8%)	35 (6.8%)	237 (43.3%)
White Rock	62 (7.9%)	-74 (-8.8%)	-52 (-6.8%)	-8 (-1.1%)
Woosung	-22 (-5.9%)	21 (5.9%)	-30 (-8.0%)	47 (13.6%)

Source: U.S. Bureau of the Census
*Oregon and Nashua Townships merged in 1993, but prior years are combined for statistical purposes.

Table 7
Total Population Change by Township, Ogle County, Illinois
1960 - 2000

Township	Population Change 1960-2000
Flagg	5,083
Byron	3,425
Marion	2,229
Rockvale	845
Scott	740
Taylor	579
Monroe	542
Oregon-Nashua*	207
Forreston	144
Grand Detour	136
Mt. Morris	124
Pine Rock	119
Pine Creek	51
Woosung	16
Lynnville	-14
Leaf River	-55
Dement	-62
White Rock	-72
Lafayette	-97
Brookville	-122
Maryland	-129
Eagle Point	-148
Lincoln	-204
Buffalo	-309

Source: U.S. Bureau of the Census

Of Ogle County's twelve municipalities (city/village), all but two, Adeline and Polo, grew in population between 1990 and 2000. The Village of Davis Junction had the most dramatic population increase at 99.6%, followed by the Village of Hillcrest (39.9%) and the City of Byron (27.7%). Between 2000 and the 2006 population estimate, all municipalities in Ogle County gained population with the exception of the Village of Leaf River, which recorded a nominal loss of one (1).

Table 8
Population, Population Change and Population % Change of Ogle County Municipalities
1990 - 2000, 2000 - 2006

Municipality	Population 1990	Population 2000	Change +/- ('90 - '00)	% Change ('90 - '00)	Population 2006*	Change +/- ('00 - '06)	% Change ('00 - '06)
Adeline	141	139	-2	-1.4%	144	5	3.6%
Byron	2,284	2,917	633	27.7%	3,787	870	29.8%
Creston	535	543	8	1.5%	601	58	10.7%
Davis Junction	246	491	245	99.6%	1,408	917	186.8%
Forreston	1,361	1,469	108	7.9%	1,518	49	3.3%
Hillcrest	828	1,158	330	39.9%	1,299	141	12.2%
Leaf River	546	555	9	1.6%	554	-1	-0.2%
Mt. Morris	2,919	3,013	94	3.2%	3,089	76	2.5%
Oregon	3,891	4,060	169	4.3%	4,173	113	2.8%
Polo	2,514	2,477	-37	-1.5%	2,509	32	1.3%
Rochelle	8,769	9,424	655	7.5%	9,771	347	3.7%
Stillman Valley	848	1,048	200	23.6%	1,097	49	4.7%

Source: U.S. Bureau of the Census
*2006 Population Estimate

Demographics and Economics:

In a nutshell: Ogle County is growing in population; Ogle County is becoming more racially diverse; households are becoming smaller; household values are increasing; residents are becoming more educated; employment is becoming less blue-collar and increasingly white-collar; the industrial sector of the County employment base is becoming smaller, while the services sector is becoming larger; unemployment remains below that of the region; housing values and sales are increasing.

Detailed demographic and economic information is presented in Appendix I. It is the relevant sections of an annual publication distributed throughout Northwest Illinois titled "Northwest Illinois Market Facts", which is compiled by the Center for Governmental Studies (CGS), Northern Illinois University. CGS defines Northwest Illinois as Boone, Bureau, Carroll, DeKalb, Jo Daviess, Lee, Ogle, Putnam, Stephenson, Whiteside and Winnebago Counties. Rather than the Planning & Zoning Department and/or the Regional Planning Commission attempting to compile and update this type of information periodically, it is being included here with the intention of removing and replacing the entire appendix as updates become available on a yearly basis, so that this section may be kept current.

Information is presented both on the entire Northwest Illinois region as a whole, to provide a regional perspective of the demography and economy, and on Ogle County specifically.

Most of the information is self-explanatory, and to discuss in further detail would risk being redundant. However, certain topics are worthy of interpretation and/or special notation, as follows:

Age Distribution

The median age of the County, 38.3, is slightly higher than the median age of the Northwest Illinois region (36.3) and the State as a whole (35.2).

County Minority Population

The County's minority populations have been, and are expected to continue to grow. 2003 estimates show the Hispanic population to be the largest minority at 6.6% of the total County population, followed by "other" minority population, which includes Asian/Pacific Islander and American Indian, (1.0%) and black (0.6%). The County's Hispanic population is expected to grow to 8.2% of the total County population by 2015, the "other" minority population is expected to grow to 1.2% of the total County population by 2015, and the black population is expected to grow to 0.7% of the total County population.

Highest Education Attainment

Ogle County's population is becoming increasingly more educated. In 2003, it was estimated that 18% of the County population had four or more years of college education compared to 18% for the Northwest Illinois region and 27.2% for the State. 30.7% of the County population had some college education compared to 30.4% for the Northwest Illinois region and 28.3% for the State. 35.7% of the County population had a high school education only compared to 34.6% for the Northwest Illinois region and 27.3% for the State.

Labor Force Participation Characteristics

An interesting trend in the labor force is the marked increase in the percent of white collar worker from 1990 to 2000. In 1990, 44.3% of the labor force was employed in white collar jobs, while in 2000, 65.0% of the labor force was employed in white collar jobs.

Distribution of and Trends in County Employment by Industry

Manufacturing continues to be the leading employment sector of the County at 21.7%, compared to 19.9% for Northwest Illinois and 12.5% for the State. However, the manufacturing employment sector in Ogle County has declined from 30.4% in 1990. Trends indicate that by 2015 the services employment sector will replace manufacturing as the leading employment sector in the County.

Housing

The number of housing units in Ogle County has increased from 18,052 in 1990 to 21,009 in 2003. 5.1% of the housing units were vacant in 1990 compared to 5.3% in 2003. The median housing value increase significantly between 1990 and 2003, from $57,200 to $109,845. The median sale price of existing houses also showed a significant increase between 1990 and 2003, from $68,900 to $117,933.

Agriculture

The topic of agriculture, farms and farm size is worthy of a special discussion since it is the dominant land use of the County and plays a vital role in the County's economy.

The economic activity of agriculture has some very specific land use requirements, depending on the type of farming. The growing of crops for profit necessitates relatively large, contiguous parcels, the slope of which should not be excessive and the soils, fertile and well drained. This is particularly true of

grains and soybeans. Other types of agricultural pursuits, such as feed lots, garden farms, and dairies generally demand increased labor and less land to be profitable. Generally, agricultural units are limited to the physical characteristics of the land and are relatively flexible with respect to location. This is in marked contrast to other economic activities where the location of the activity with respect to others is a very important part of their economic framework.

Ogle County contains some of the most fertile agricultural land in the world. According to the U.S. Department of Agriculture, 50.7% of the soils in Ogle County are Capability Class 1 and 2 soils; 80.7% of the soils in Ogle County are Capability Class 1, 2 and 3.

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations designed to show suitability and limitations of groups of soils for rangeland, for forestland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels - capability class, subclass, and unit.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

- Class 1 soils have slight limitations that restrict their use.
- Class 2 soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
- Class 3 soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.
- Class 4 soils have very severe limitations that restrict the choice of plants or that require very careful management, or both.
- Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.
- Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.
- Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.
- Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Refer to map titled “Capability Classification of Soils, Ogle County, Illinois” in Appendix II - Maps.

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978. According to the U.S. Department of Agriculture, 70.4% of Ogle County soils are prime farmland; 23.0% are farmland of statewide importance; and, 5.8% are not prime. Refer to map titled “Farmland Classification of Soils” in Appendix II - Maps.

Ogle County is one of the top agricultural producing counties in the State. In 2006, according to the Illinois Department of Agriculture, Ogle County ranked 17th in the State for crop cash receipts, and 16th in the state for livestock cash receipts. Ogle County's dominant crops are corn and soybeans; however, relatively significant amounts of hay and oats are also grown in the County, ranking 9th and 6th, respectively, in the state for production.

Table 9
Major Crop Production
2001-2006
Ogle County, Illinois

	2001	2002	2003	2004	2005	2006
Corn						
Acres Harvested	189,400	191,100	202,500	203,000	215,800	200,500
Yield (Bu./acre)	150	152	158	184	139	179
Production (Bu.)	28,410,000	29,047,200	31,995,000	37,352,000	29,996,200	35,889,500
Prod. State Rank	12	12	15	12	13	14
Soybeans						
Acres Harvested	125,100	121,300	112,700	105,800	96,400	101,500
Yield (Bu./acre)	47	43	27	50	46	54
Production (Bu.)	5,879,700	5,215,900	3,042,900	5,290,000	4,434,400	5,481,000
Prod. State Rank	30	35	55	43	44	37

Source: USDA National Agricultural Statistics Service

Table 10
Livestock Production
2000-2005
Ogle County, Illinois

	2001	2002	2003	2004	2005	2006
Hogs & Pigs*						
No. Head	111,600	48,900	47,700	51,500	48,900	49,600
State Rank	10	32	32	31	30	30
Cattle & Calves**						
No. Head	39,300	34,700	33,500	35,600	37,800	38,900
State Rank	7	8	8	8	5	5
Beef Cows**						
No. Head	6,200	6,800	7,000	6,800	7,800	7,500
State Rank	22	17	15	22	16	16

Source: USDA National Agricultural Statistics Service
* As of December 1 of the statistical year; ** As of January 1 of following statistical year

Table 11
Agricultural Cash Receipts
2001 - 2006
Ogle County, Illinois

	2001	2002	2003	2004	2005	2006
Crops (State Rank)	$88,338,000 (17)	$92,149,000 (17)	$97,251,000 (18)	$110,379,000 (22)	$101,379,000 (16)	$102,497,000 (17)
Livestock (State Rank)	$49,415,000 (7)	$30,632,000 (14)	$31,773,000 (15)	$34,186,000 (16)	$34,437,000 (17)	$32,599,000 (16)

Source: USDA National Agricultural Statistics Service

Other agricultural items and trends of note:

Ogle County reported $131, 454,000 in market value of production in 2002, down 14% from 1997 ($152,867,000). In 2002, crop sales accounted for $85,478,000 of the total value; livestock sales accounted for $45,967,000 of the total value.

The average market value of production per farm in 1992 in Ogle County was $116,434, down 9% from 1997 ($128,244). The average market value of production per farm for Illinois as a whole in 2002 was $105,115, which is 9.7% less than that of Ogle County.

Ogle County farmers received $8,289,000 in government payments in 2002, down 1% from 1997 ($8,362,000).

The average government payments received per farm receiving payments in 2002 was $11,232, up 5% from 1997 ($10,652). The average government payments received per farm receiving payments for Illinois as a whole in 2002 was $8,622, which is 23.2% lower than that of Ogle County.

The average age of farm operators has been increasing from 50.9 in 1992 to 53.4 in 1997 to 55.5 in 2002. The statewide average farm operator age was 51.7 in 1992, 53.4 in 1997, and 55.1 in 2002. (1992, 1997 and 2002 Census of Agriculture)

Farming as a principal occupation had been declining from 66.6% of farm operators claiming farming as their principal occupation in 1992, to 56.7% in 1997. However, in 2002, 64.8% of principal farm operators reported farming as their primary occupation. This trend is typical of the entire state, which shows 61.7% of farm operators claiming farming as their principal occupation in 1992 and 57.0% in 1997, and 64.1% in 2002. (1992, 1997 and 2002 Census of Agriculture)

Men dominate the farming occupation in Ogle County, although female farm owners appear to be increasing. In 1992, 96.4% of farm operators were men; in 1997, 94.8% were men; and, in 2002, 93.1% were men. Statewide, 95.3% of all farm operators were male in 1992, compared to 94.5% in 1997 and 92.8% in 2002. (1992, 1997 and 2002 Census of Agriculture)

Farms are held in various types of ownership. Somewhat surprisingly, individual or family form of farm ownership has increased between 1992 and 2002. Partnerships have declined, while different forms of corporate ownership have shown differing trends.

Table 12
Types of Farm Ownership by % of Total Number of Farms
1992, 1997 and 2002
Ogle County, Illinois

Type of Ownership	1992	1997	2002
Individual or Family (Sole Proprietorship)	83.3	87.0	89.5
Partnership	13.0	8.8	6.9
Corporation:			
• Family Held	2.5	2.4	2.7
• Other than family held	0.3	0.4	0.1
• Other -cooperative, estate or trust, institutional, etc.	1.0	1.3	0.7

Source: Census of Agriculture

Farms have become larger, fewer and more mechanized over the years. However, the trend, at least between 1997 and 2002, seems to have reversed itself. The following table shows that between 1950 and 1997 the number of farms has decreased by 1,482, from 2,581 farms in 1950 to 1,099 farms in 1997. In addition, the average farm size has increased during this period by 189 acres from 156 acres in 1950 to 345 acres in 1997. Between 1997 and 2002, the number of farms increased from 1,099 to 1,129; the average farm size increased from 345 acres to 330 acres during this period. The 2007 Census of Agriculture is in process, and it is yet to be seen if the trend toward fewer and larger farms will re-emerge.

Table 13
Number and Size of Farms
1950 - 1997
Ogle County, Illinois

	1950	1960	1978	1982	1987	1992	1997	2002
Number of Farms	2,581	1,868	1,536	1,406	1,312	1,141	1,192	1,129
Ave. Size (Ac.)	156	245	285	309	317	344	327	330

Source: Census of Agriculture

The increase in farm size is largely due to the advances in farming technology and the increased use of bigger and more efficient farm machinery. In addition, because farming is becoming more and more mechanized, smaller farms are being consolidated in order to realize the benefits associated with the economy of scale. These trends are likely to continue as technology continues to improve and the business of farming demands greater amounts of financial resources.

Although the "total number of farms" statistic is important in measuring agriculture's position in the economy of Ogle County, the total farm acreage figure is more indicative of economic trends. According to the *2002 Census of Agriculture*, in 2002 the amount of land in farms for Ogle County was 372,285 acres, which amounts to 76.2% of the County's total land area. This figure is 62,169 acres less than that recorded in 1982, which amounts to 3,108 acres per year decrease over this twenty-year period. While some of the losses may be characteristic of past trends, this decrease is substantial. Because the loss was so large, conversion of a portion of this acreage to urban and non-farm uses must be considered as a contributing cause of the reduction. However, the large loss is likely due to land being removed from

production for various reasons, and may be due to the method(s) used in gathering the data, sampling method, or calculations. Therefore, the figures should not necessarily be used as the indicator of residential or other development within Ogle County.

Physical Features:

Climate

The climate of Ogle County is characterized by cold winters and warm, humid summers. In the winter, the average temperature is 23 degrees Fahrenheit (^{0}F), and the average daily minimum temperature is 14^0 F. In summer, the average temperature is 71^{0}F, and the average daily maximum temperature is 82^{0}F.

The total annual precipitation is 34 inches. Average seasonal snowfall is 33 inches. Of this precipitation, 22 inches (65%) usually falls in April through September, which includes the growing season for most crops.

The average relative humidity in mid-afternoon is about 60 percent. Humidity is higher at night, and the average at dawn is about 80 percent. The sun shines 70 percent of the time possible in summer and 50 percent in winter. The prevailing wind is from the west-northwest. Average wind speed is highest, 11 miles per hour, in spring.

Tornadoes and severe thunderstorms strike occasionally. These storms are local and of short duration. They result in sparse damage in narrow belts. Hailstorms occur at times during the warmer part of the year in irregular patterns and in relatively small areas.

Natural Areas and Natural Communities

Ogle County is host to a variety of natural communities and vegetation types. The distribution and extent of these natural communities has been altered significantly since European settlement. Many of the natural communities that remain were spared the conversion to cultivation due to uncompromising topography, unproductive soils, or preservation efforts on the part of the land owner.

According to the Illinois Department of Natural Resources, in its study of the Lower Rock River basin (also known as the "Rock River country," the heart of which is Ogle County), the Rock River country boasts 18 distinct "natural communities." These are habitats of particular properties and the plants and animals adapted (in some cases, uniquely) to them. Among these communities are acid seeps, fens, and sandy south-facing slopes that are, in effect, mini-deserts; wooded uplands and flood plains, and soils derived from loam, limestone and sandstone; rivers and marsh, and grasslands of several types, including prairies that grow atop eroded glacial rubble or on forested slopes exposed to the sun.

The more varied the habitat, the more varied are the creatures that can thrive there. The rich panoply of life in the Rock River country includes 198 species of vertebrates, including 122 species of breeding native birds, 13 amphibians and 33 reptile species, 39 species of native mammal, and 78 of native freshwater fish. Thirty-three species of native mussel are found here, and 10 of native crustacean. In all, about 950 taxa or botanical types have been found in an area that includes most of the Rock River country; one valley in Castle Rock State Park harbors 27 different species of fern alone.

Several of the County's streams have been rated as highly valued aquatic resources by state scientists using complex criteria of water and habitat quality, and all but two short stream segments of all streams assessed in Ogle County are rated as good quality by the Illinois Environmental Protection Agency's "Statewide Stream Aquatic Life Use Support Assessment Report."

The forests of the Rock River country provide habitat for animals of all kinds. No part of Illinois is home to more breeding pairs of forest birds (85) than the Castle Rock State Park/Lowden-Miller State Forest complex. Many of these are warblers, including one of the state's largest populations of cerulean warblers, which return each spring from Colombia and Bolivia to the George B. Fell Nature Preserve in Castle Rock State Park. Flood plain forests are home to Acadian flycatchers and American redstarts. Bats feed in these insect-rich areas too, while beaver, mink and muskrat frequent the open water. Even otters are reported to have been seen in Ogle County. Bald eagles are also becoming a frequent site along the Rock River during the winter months.

Rare habitats usually harbor plants and animals that, having adapted to them, become rare as well. State agencies maintain lists of "special status" plant and animal species. These are species thought to be in danger of disappearing from the state or which are threatened with endangerment. (Federal agencies list species at risk of disappearing nationally.) In all, 56 state-listed species of various kinds are found in the Rock River country. So are six species that are either listed by federal experts as endangered or threatened, or are being considered for listing.

Ogle County and the Rock River country, like much of the rest of Illinois, lies at the crossroads of continental climate zones. The area sees Canadian winters and Gulf of Mexico summers, and it lies in the zone of transition between the nation's humid Eastern forests and its dry Western plains. The territories within which all living things make their homes - what scientists call their "natural ranges" - are largely determined by climate, so where climates overlap, the ranges of plants and animals overlap, too.

- The western hognose snakes that have been sighted near Lowden-Miller State Forest and near Castle Rock State Park dwell at the eastern-most extent of their natural range.

- The white pines along Pine Creek in the White Pines State Park survive at the extreme southern limit of their natural range, as do other woody plants found there, such as the yellow birch and the hairy woodrush.

- The Rock River country lies at the northern extreme of the breeding range of many southern birds - the summer tanager and Kentucky warbler are two - and is about as far south as northern species such as the Canada and mourning warbler are normally found.

- It is said that half the continent is folded up inside the Rock River country. A botanist in 1860 found the vegetation nestled in its sandstone cliffs to be "so entirely similar to that of some parts of Massachusetts, and so entirely unlike that of the prairies ten miles above, as to excite astonishment."

- In the cool deep ravines and protected sandstone cliff faces at the 686-acre George B. Fell Nature Preserve, plants such as the bunchberry, hairy woodrush, round-leaved shinleaf and wild sarsaparilla plants survive. They are refugees from a community of boreal, or northern coniferous forest plants that covered northern Illinois 10 -15,000 years ago.

- To experience what Illinois was like then, one has to travel to the northern Great Lakes states; spruce trees were as common in Illinois as maples are today. Safe in their sandstone bunkers, these cool-loving plants survived a pronounced post-glacial hot and dry spell that lasted 3,300 years.

- Where it lies exposed to weather, the sandstone that forms the cliffs in the Fell Nature Preserve has crumbled so sand. The resulting soils lie within a brisk hike from Castle Rock, yet the dry open woodlands they sustain are half a continent away from the park's canyons in ecological

terms. Here may be found populations of the slender glass lizard, now rare in Illinois but widespread during a warmer, drier between-glacier interval about 5,000 to 8,000 years ago when conditions in Illinois were more like those of modern Oklahoma.

The Illinois Natural Areas Inventory (INAI) was conducted by the University of Illinois, the Natural Land Institute and the Illinois Department of Conservation (now Illinois Department of Natural Resources) over a three-year period in the mid-1970's to document remaining examples of the natural communities of Illinois. Results from the Inventory indicated that, statewide, only 0.07% of Illinois' total land and water area remained in what the INAI described as "high quality, relatively undisturbed" condition at the time. The Inventory established seven categories of natural areas based on significant features. The categories are: I - High Quality Natural Communities; II - Habitat for Endangered Species; III - Habitat for Relict Species; IV - Outstanding Geologic Areas; V - Approved Natural Areas and Restoration Sites; VI - Unique Natural Areas; and, VII - Outstanding Aquatic Areas. The INAI also established a grading system to designate natural quality. The natural quality of a community or area was graded from A (Relatively Stable or undisturbed) to D (Very early successional or severely disturbed). In general only A and B communities are designated as significant unless a community with a lower grading is one of the last (and consequently, the best) remaining examples of this community type in the state.

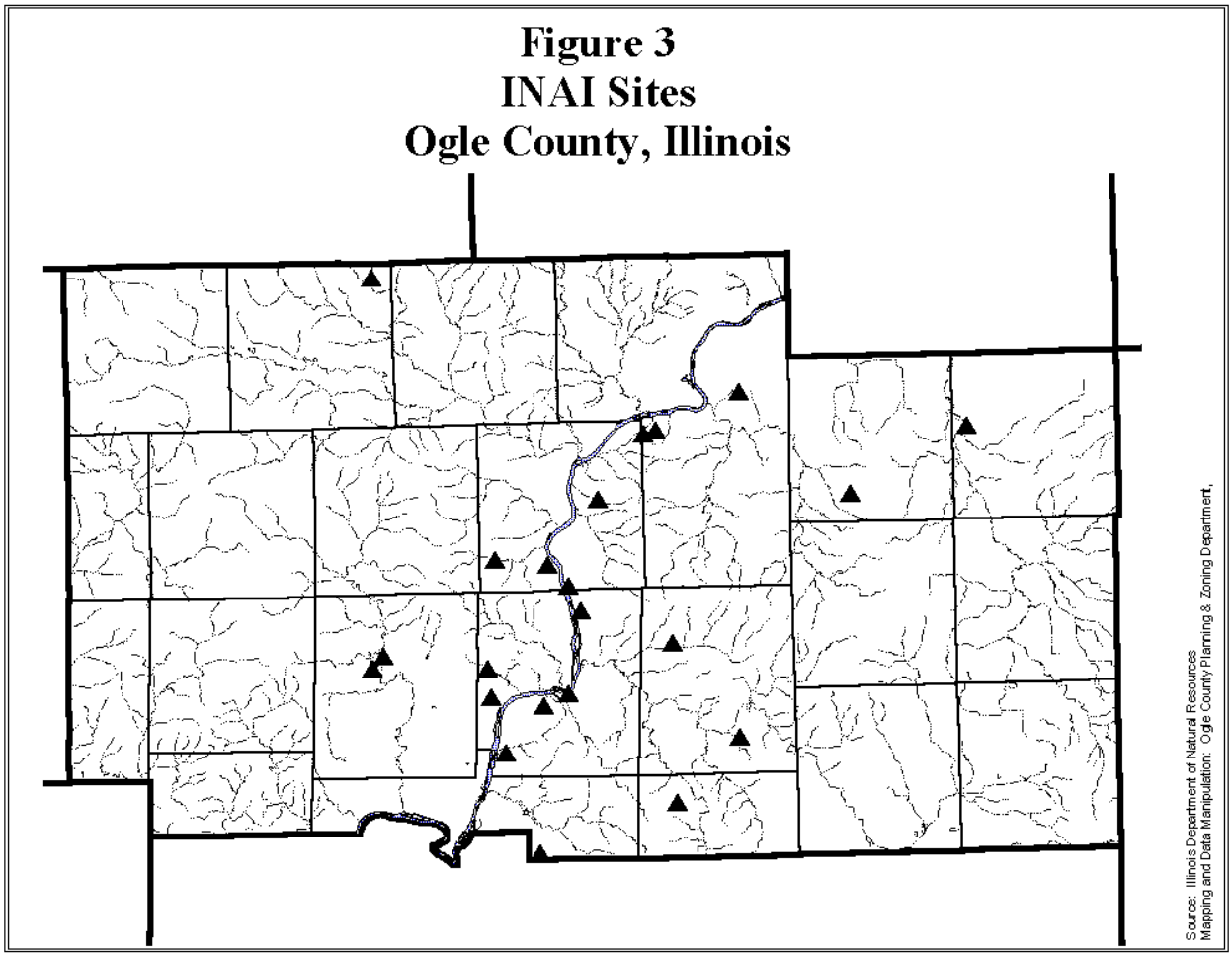
The INAI recognized 83 natural community types from 9 community classes for the state. The Inventory documented examples of 18 different natural community types, from 6 community classes for Ogle County. Some of these represent the only or best remaining examples of a particular community type for the state. The features and associated vegetation of many of these communities make them unique within the state.

Table 14
Illinois Natural Areas Inventory (INAI) Sites within Ogle County, Illinois

INAI No.	Natural Area Name -Category: (# of occurrences) *Significant/exceptional features	Acreage	Owner-ship
11	Douglas E. Wade Prairie - Category I * B - dry-mesic gravel prairie	11.84	Private
74	Stronghold Prairie - Category I * B - glacial drift hill prairie	0.4	Private
86	Lowden Memorial State Park - Category I * B - dry-mesic upland forest	21.68	Public
87	White Pines Forest State Park - Category I (2), II, III * B - dry-mesic upland forest	63.05	Public
88	Pine Rock - Category I (2), II * A - sandstone cliff community, wet-mesic prairie	55.37	Public
89	Heeren Prairie - Category I * A - dry dolomite prairie	3.18	Private
90	Adeline Prairie - Category I *B - dry gravel prairie	4.70	Private

INAI No.	Natural Area Name -Category: (# of occurrences) *Significant/exceptional features	Acreage	Owner-ship
458	Oregon Geological Area - Category IV * Exposed Franconian, Potosi dolomite	6.64	Un-known
459	Prairie Star School Geological Area - Category IV * Potosi dolomite outcrop	2.83	Private
685	Nachusa Grasslands - Category I (2), II (11) * A - dry gravel prairie, A sandstone cliff community, B marsh, B seep	434.89 (Ogle Co. only)	Public/ Private
770	Fearer Tract at Castle Rock State Park - Category II (4), III * A - sandstone cliff community, exposed St. Peter Sandstone formation	143.25	Private
772	L & M Prairie - Category II	1.09	Private
773	Beach Cemetery Prairie - Category I, II * A & B - dry-mesic prairie	3.00	Private
774	Mt. Morris East Geologic Area - Category IV * Exposed of Mud Creek Fault	10.00	Private
1052	Castle Rock State Park - Category I, II (7), IV * A - seep, B - sandstone cliff community	638.97	Public
1106	Byron Dragway Prairie - Category II (2) * Dry-mesic prairie	15.44	Private
1107	Commonwealth Edison Prairie - Category II * Dry prairie, dry-mesic prairie	145.36	Private
1454	Jarrett Prairie - Category II	139.00	Public
1455	Lowden-Miller State Forest - Category I (2), II (10), IV (2), VII (2) * A - sandstone cliff community, B & C - dry and dry-mesic upland forest, perennial stream	2294.34	Public

Source: Rock River Area Assessment, Volume I - Natural Resources (Illinois Department of Natural Resources, November 1996)



Vegetation

Prior to settlement, the area of present-day Ogle County consisted of approximately 58 percent prairie, 21 percent timber, and the remainder were wetland, bottom land and terrace soils.

In present-day Ogle County, native prairie is all but non-existent, except for a few scattered prairie remnants found mostly along railroad right-of-ways, in old pioneer cemeteries and on rocky and/or sandy ridges and hillsides that have not been tilled. The Byron Forest Preserve and Nachusa Grasslands have restored large areas to native prairie vegetation.

According to the United States Department of Agriculture's Forest Service, in 1998 Ogle County contained 38,200 acres of forest land, which accounts for approximately 7.8% of the total land area of the County. Interestingly, Ogle County presently contains more forest land than at any time since 1924 (see Table 15).

Table 15
Acres of Forest Land and % of County Land Area 1820 - 1998
Ogle County, Illinois

Year	1820	1924	1948	1962	1985	1998
Acres x 1,000	177.6	27.8	29.0	25.3	32.2	38.2
% of County Land Area	36.4	5.7	5.9	5.2	6.6	7.8

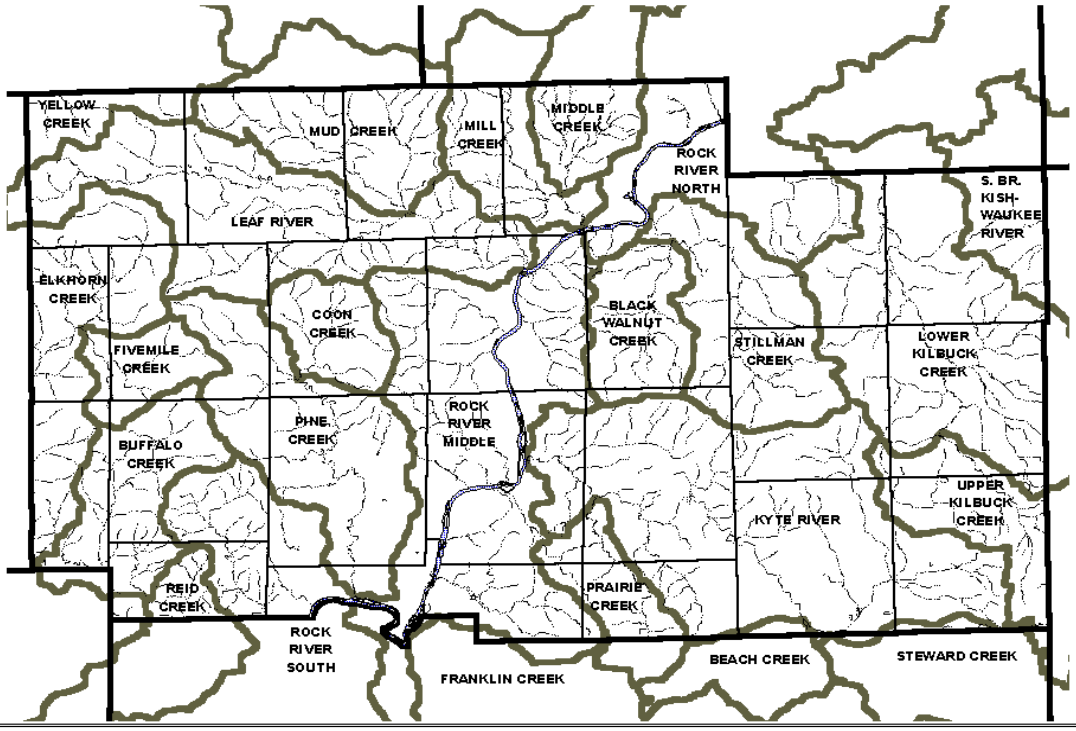
Source: United States Forest Service; United States Department of Agriculture, Forest Service

Water Resources

Ogle County lies entirely within the Rock River basin and three major watershed sub-basins: Rock River, Pecatonica River and Kishwaukee River. Twenty-four local watersheds are identified within Ogle County. These local watersheds drain entirely within Ogle County, begin outside Ogle County and terminate with the county, or begin within the county and terminate outside the county. All Ogle County local watersheds are approximately 1,037,855 acres in area, both inside and outside of the County boundary. Most of the streams in the County are characterized by moderate to fairly steep gradients.

The Illinois Department of Natural Resources, based on a combination of several terrestrial community natural features, has identified four watersheds that are either wholly or partially within Ogle County as "terrestrial community resources rich watersheds": Rock River Middle, Rock River North, Franklin Creek and Pine Creek. The following features were compared by watershed throughout the entire Rock River Area encompassing parts of Boone, Winnebago, Ogle, Lee and Whiteside counties: % upland forest; % wetland/bottomland forest; Illinois Natural Areas Inventory acreage; and, public land acreage. The Rock River between Oregon and Grand Detour has also been designated State-wide as a Biologically Significant Stream.

Figure 4
Local Watersheds
Ogle County, Illinois



The Illinois Environmental Protection Agency (IEPA) annually collects chemical, physical, biological, habitat and toxicity data on rivers and streams, inland lakes, Lake Michigan and groundwater to satisfy reporting requirements found in Section 305(b) of the Federal Clean Water Act (CWA). The primary purpose of the Section 305(b) process is to provide for an assessment of the overall water quality conditions of Illinois waters. All streams in Ogle County assessed by the IEPA are rated as good to fair for aquatic life use support. The following table (Table 15) reflects data collected by IEPA on streams in Ogle County, and provides further insight into the quality of streams in the county for planning and management purposes.

Table 16
Stream Quality Data for Ogle County, Illinois

Stream Segment ID	Stream Segment Name	Segment Length (mi.)	Designate Uses	Potential Causes of Impairment	Potential Sources of Impairment
PQB 02	Kilbuck Cr.	6.2	Full overall use and aquatic life support, partial swimming support.	No data.	No data.
PQB 04	Kilbuck Cr.	9.43	Full overall use and aquatic life support.	No data.	No data.
PQBE	Spring Run	5.76	Not assessed.	No data.	No data.
PQBA	E Br. Kilbuck Cr.	14.2	Partial overall and aquatic life support	Nutrients, phosphorus	No data.
PQC 11	S. Br. Kishwaukee R.	6.92	Full overall use and aquatic life support, partial fish consumption support.	PCB's	Unknown
P 21	Rock River	18.72	Full overall use and aquatic life support, partial fish consumption support.	PCB's, metals (mercury)	Unknown
PZZN	Sevenmile Branch	9.42	Not assessed.	No data.	No data.
P 14	Rock River	11.21	Full overall use and aquatic life support, partial fish consumption and swimming support.	PCB's, metals (mercury)	Unknown
P 20	Rock River	23.69	Full overall use and aquatic life support, partial fish consumption and swimming support.	PCB's, metals (mercury)	Unknown
PM	Silver Cr.	6.22	Not assessed.	No data.	No data.
PZU	Clear Cr.	8.71	Not assessed.	No data.	No data.
PZV	Gale Cr.	7.9	Not assessed.	No data.	No data.
PZW	Mud Cr. South	4.336	Not assessed.	No data.	No data.
PZZA	Spring Cr.	5.16	Not assessed.	No data.	No data.

Stream Segment ID	Stream Segment Name	Segment Length (mi.)	Designate Uses	Potential Causes of Impairment	Potential Sources of Impairment
PH 17	Elkhorn Cr.	20.64	Full fish consumption support, partial overall and aquatic life support.	Nutrients (nitrates), suspended solids.	Non-irrigated crop production, livestock grazing.
PHG	Eagle Cr.	7.54	Not assessed.	No data.	No data.
PHJ	W. Fk. Elkhorn Cr.	5.48	Not assessed.	No data.	No data.
PHE 01	Buffalo Cr.	7.72	Full overall and aquatic life support.	No data.	No data.
PHE-A1	Buffalo Cr.	3.75	Full overall and aquatic life support.	No data.	No data.
PHE-C1	Buffalo Cr.	1.9	Partial overall and aquatic life support.	Nutrients (phosphorus, total ammonia-N)	Municipal point sources, non-irrigated crop production, livestock grazing.
PHI 01	Fivemile Cr.	5.79	Full overall and aquatic life support.	No data.	No data.
PJ 01	Pine Cr.	13.3	Full overall and aquatic life support.	No data.	No data.
PJ 11	Pine Cr.	13.3	Full overall and aquatic life support.	No data.	No data.
PJBA-C1	Mt. Morris Cr. North	2.7	Partial overall and aquatic life support.	Nutrients (phosphorus, total ammonia-N)	Municipal point sources.
PJBA-C2	Mt. Morris Cr. North	0.66	Full overall and aquatic life support.	No data.	No data.
PJBB	Mt. Morris Cr. South	2.83	Not assessed.	No data.	No data.
PJB-C4	Coon Cr.	5.22	Full overall and aquatic life support.	No data.	No data.
PL 03	Kyte R.	6.77	Full overall, aquatic life and fish consumption support, non-support swimming.	No data.	No data.
PL 18	Kyte R.	1.32	Full overall, aquatic life and fish consumption support.	No data.	No data.

Stream Segment ID	Stream Segment Name	Segment Length (mi.)	Designate Uses	Potential Causes of Impairment	Potential Sources of Impairment
PL 21	Kyte R.	22.26	Full overall, aquatic life and fish consumption support.	No data.	No data.
PLD	Honey Cr.	5.56	Not assessed.	No data.	No data.
PLB 03	Beach Cr.	3.28	Full overall and aquatic life support.	No data.	No data.
PLC 01	Steward Cr.	8.5	Full overall and aquatic life support.	No data.	No data.
PLE 03	Prairie Cr.	10.4	Full overall and aquatic life support.	No data.	No data.
PN 01	Leaf R.	3.38	Full overall and aquatic life support.	No data.	No data.
PN 02	Leaf R.	3.72	Full overall and aquatic life support.	No data.	No data.
PN 03	Leaf R.	19.36	Full overall and aquatic life support.	No data.	No data.
PNA	Mud Cr.	11.78	Full overall and aquatic life support.	No data.	No data.
PO 01	Mill Cr.	10.64	Full overall and aquatic life support.	No data.	No data.
POA	Middle Cr.	7.61	Full overall and aquatic life support.	No data.	No data.
POAA	E. Fk. Middle Cr.	8.76	Not assessed.	No data.	No data.
PP 01	Stillman Cr.	14.32	Full overall and aquatic life support.	No data.	No data.
PPA 01	Black Walnut Cr.	8.64	Full overall and aquatic life support.	No data.	No data.
PWNA	Crane Grove Cr.	8.38	Full overall and aquatic life support.	No data.	No data.

Source: Illinois Water Quality Report 2002 (IL Environmental Protection Agency)
Note: Some streams/stream segments are not entirely within Ogle County. This table does not reflect all Ogle County streams/stream segments, but only those assessed and/or monitored by IEPA.

Flood Plains

Ogle County's wealth of water resources poses some drainage and flooding problems. Any stream, whether intermittent or continuous flow, has the potential to cause flooding damages resulting in loss of property or even life.

The Federal Emergency Management Agency completed a Flood Insurance Study, including Flood Insurance Rate Maps, in April of 1988. "Special Flood Hazard Areas Inundated by 100-Year Flood" are identified on major streams and rivers in the County: Elkhorn Creek, Buffalo Creek, Sevenmile Branch, Pine Creek, Leaf River, Mud Creek, Otter Creek, Mill Creek, East Fork Mill Creek, Middle Creek, Rock

River, Stillman Creek, Black Walnut Creek, Kyte River, Kyte River Tributary, Kilbuck Creek, Kishwaukee River, Ryley Ditch, Clear Creek, Spring Creek, Silver Creek, Gale Creek and Spring Run. "Special Flood Hazard Areas Inundated by 100-Year Flood" are areas having a 1 percent (1%) chance on average of being inundated by flood waters in any given year.

The Rock River is the most developed stream corridor in Ogle County. Past flooding problems from the Rock River throughout Ogle County have occurred primarily between January and May as a result of a combination of ice cover and snow melt. Flood stages can rise rapidly and remain high for considerable lengths of time.

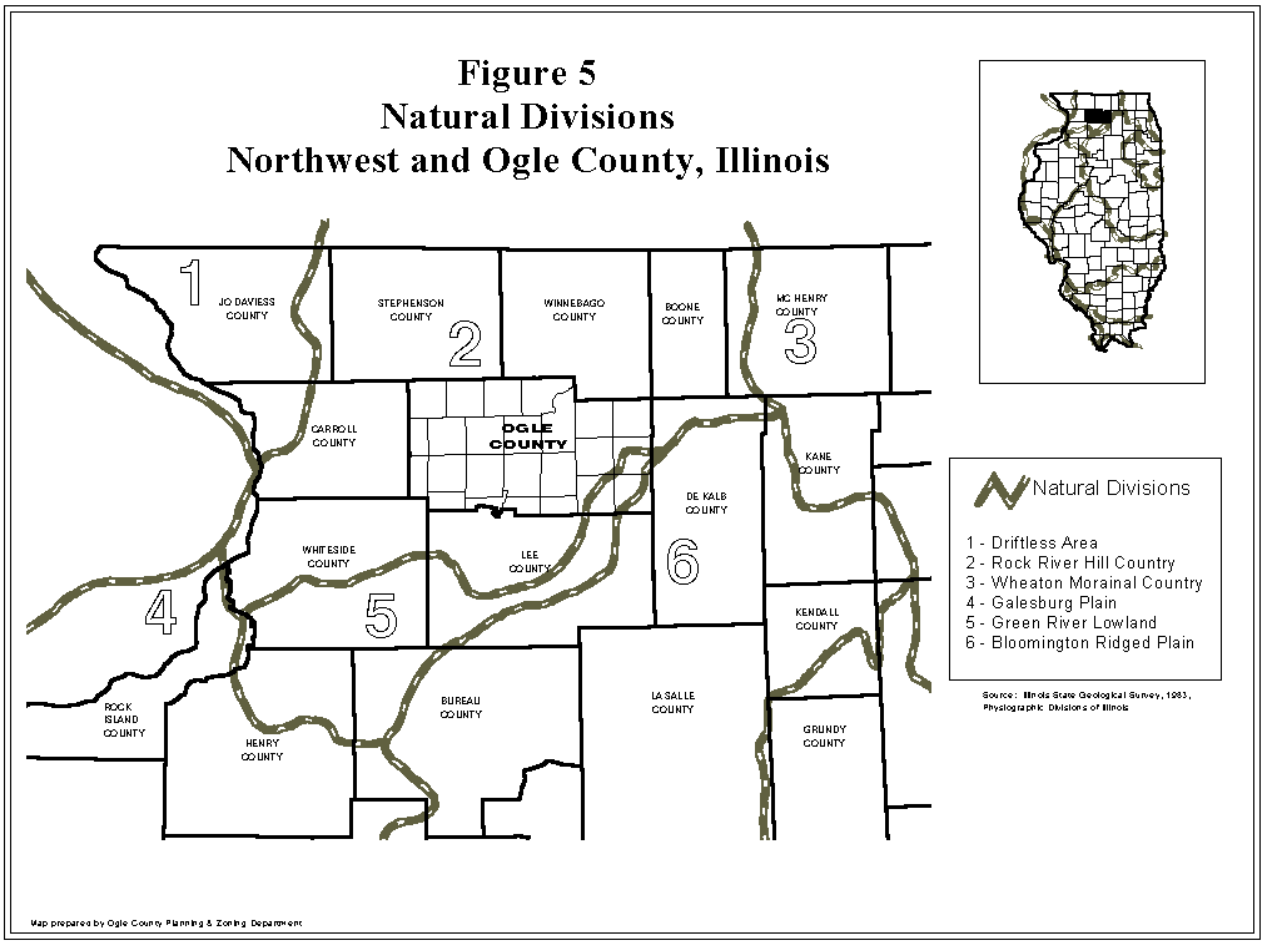
Encroachment on flood plains, such as structures and fill, reduces the flood-carrying capacity, increases the flood heights and velocities, and increases flood hazards in areas beyond the encroachment itself. Development can occur in Special Flood Hazard Areas if structures are constructed above the elevation of the 100-year flood plain, but flood plain development should be discouraged. By adopting and enforcing a "Special Flood Hazard Areas Ordinance" and through the use of the "Subdivision Regulations Ordinance", Ogle County has the tools to control flood plain development.

Topography and Physiography

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

Ogle County is divided into three distinct physiographic regions (see Figure 5). Much of the County is located in the Rock River Hill Country of the Till Plains Section of the Central Lowlands Province. The Central Lowlands Province is principally the State of Illinois. This area is characterized by its rolling hills, thin glacial drift and narrow valleys. The Rock River Hill Country Division is divided into two sections; Freeport and Oregon. Two distinct bedrock types are recognized in these section, dolomite and limestone under the Freeport Section and sandstone under the Oregon Section. These different bedrock types have a significant effect on the resultant flora and natural communities of the two sections. The Oregon Section is distinguished by relict northern natural communities and specialized habitat types that harbor numerous state listed species. The extreme southeastern corner of the County is in the Bloomington Ridge Plain of the Till Plains Section of the Central Lowlands Province. This area is characterized by its low, broad morainic ridges, flat to gently rolling ground moraine and thick glacial drift. Between these two subsections lies the land in the Green River Lowland of the Till Plains Section of the Central Lowland Province, which is best known for its low, poorly drained soils.

The highest elevation in the County appears to be approximately 1,024 feet (312 m) above mean sea level based on the National Geodetic Vertical Datum (NGVD), and is located in the northeast one-quarter of Section 3, Township 25 North, Range 8 East of the 4th Principal Meridian (Maryland Township) along a ridge known as “Hardpan Ridge.” The lowest elevation in the County appears to be approximately 649.6 feet (198 m) above mean sea level (NGVD), and is located at the Rock River's exit from Ogle County into Lee County in Section 8, Township 22 North, Range 9 East of the 4th Principal Meridian (Grand Detour Township). The maximum elevations of the land surface west of the Rock River are generally higher than east of the river, and the amount of dissection of the landscape by stream erosion is greater. East of the Rock River, the topography is generally flatter. A prominent ridge located in the extreme southeast corner of the County and extending into Lee County is the Bloomington Moraine, which contains a thick succession of sediments deposited by glaciers during the last episode of the Ice Age.



Bedrock Topography/Drift Thickness

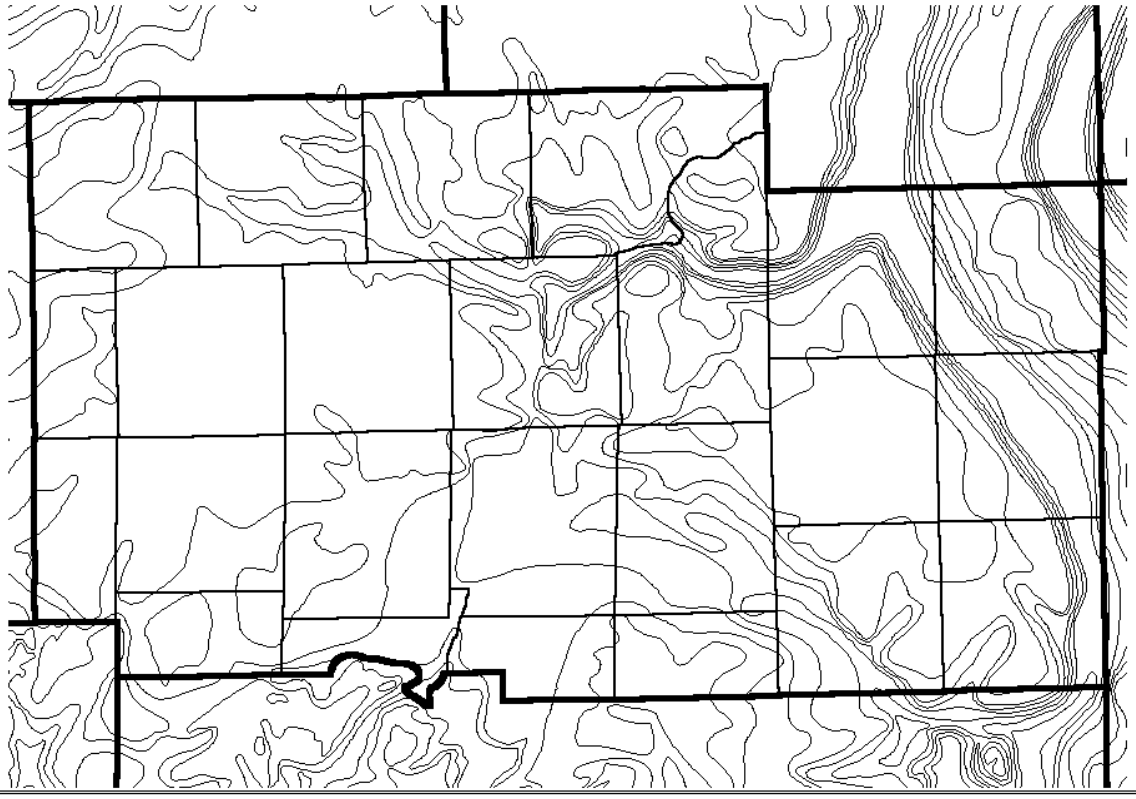
During the long interval between deposition of the bedrock formations (about 440-490 million years ago [mya]) and the advance of continental ice sheets across North America (about 1 mya), streams dissected and removed younger rocks, creating an integrated pre-glacial drainage network on the bedrock surface. By early glacial time this erosion had carved most of the major topographic features of the present bedrock surface. Subsequent scouring by glacial ice and erosion by glacial meltwater and modern streams and rivers further eroded the bedrock surface. The amount of glacial deposition, the amount of subsequent erosion of these deposits, and the many irregularities in the bedrock surface are the important factors controlling the total drift thickness (glacial deposits) in Ogle County.

The most pronounced bedrock topographic feature in Ogle County and the region is the Rock Bedrock Valley. The modern Rock River generally follows the course of the Rock Bedrock Valley through much of Winnebago County. However, in southern Winnebago County, blockage by glacial ice and the construction of Wisconsonian Episode moraines to the south diverted the Rock River to the southwest, away from the bedrock valley. Glacial meltwater flowing down the Rock River has cut a gorge into bedrock through most of its course in Ogle County.

The steep-sided Rock Bedrock Valley generally trends north-south through the eastern portion of Ogle County. The thalweg (lowest point) of the valley lies below 500 feet elevation in Winnebago and Ogle Counties and below 450 feet in northeastern Lee County. A tributary valley to the Rock (also with a thalweg elevation below 500 feet) trends west to east from north-central Ogle County, through Byron, to its confluence with the Rock Bedrock Valley just north of Davis Junction. The Rock Bedrock Valley and this tributary are entrenched 200 to 300 feet below the bedrock uplands. Drift thickness increases in the

Rock Bedrock Valley from about 250 feet in southern Winnebago County to 300-450 feet in eastern Ogle and northeastern Lee Counties. Drift thickness in upland areas of Ogle County is generally less than 50 feet (and often less than 25 feet) and bedrock outcrops are common.

Figure 6
Bedrock Topography
Ogle County, Illinois



Bedrock Geology

Underlying Ogle County is Precambrian granite at depths greater than 2,500 feet below land surface. Overlying the granite are Cambrian (approximately 500-515 million years old) and Ordovician (approximately 440-490 million years old) marine sediments. Variabilities in the mapped distribution of the uppermost bedrock units are due to regional faulting erosion associated with development of the pre-glacial bedrock valleys and glacial/post-glacial erosion.

Two major fault zones cross Ogle County; the Plum River Fault Zone and the Sandwich Fault Zone. The Plum River Fault Zone trends west-east from Carroll County into northwestern Ogle County. The eastern-most extent is about three miles northeast of the Village of Leaf River. The Plum River Fault Zone is generally less than one-half mile wide, with rocks downthrown 100-400 feet on the north. The uppermost bedrock units north of the fault zone are the Maquoketa Group (youngest Ordovician rocks consisting mostly of shale) and Silurian dolomite. South of the fault zone, in the upthrown block of the fault, the uppermost bedrock units are Ordovician Galena-Platteville Dolomite and St. Peter Sandstone of mid-to-late Ordovician age.

The Sandwich Fault Zone extends southeasterly across Ogle County from near Oregon to near Manhattan in Will County. This fault zone is about one-half to two miles wide and is upthrown on the southwest side as much as 800 feet. The uppermost bedrock units northeast of the fault zone are Galena-Platteville Dolomite and St. Peter Sandstone. South of the fault zone, the uppermost bedrock units are the Prairie du Chien Group (mainly cherty limestone of early Ordovician age) and Cambrian rocks of various lithologies.

There is no evidence that either the Plum River Fault Zone or the Sandwich Fault Zone have been active within the last 1 to 2 million years. Glacial deposits are not displaced.

Erosion associated with the development of the Rock Bedrock Valley and Rock River also affects variabilities in the mapped distribution of uppermost bedrock units within Ogle County. St. Peter Sandstone underlies thick glacial deposits throughout the extent of the deeply cut Rock Bedrock Valley system and is the uppermost bedrock along the course of modern Rock River from near Oregon to near Dixon. St. Peter Sandstone can be 300-500 feet thick in the County. It is a friable quartz sandstone with moderate to high porosity and permeability. Dolomites of the Galena-Platteville Group are the most widespread surficial bedrock deposits of the County. They contain significant solution channel and joint porosity and are interrupted by K-bentonite beds (ancient volcanic ash falls) that are significant barriers to vertical fluid movement.

Because of the faulting and erosion, numerous exposures of Ordovician and Cambrian bedrock occur throughout the County. Ordovician-age Galena-Platteville Dolomite is exposed in several quarries throughout the County and many other locations throughout the County such as White Pines State Park along the Pine Creek. St. Peter Sandstone is exposed along the Rock River between Oregon and Grand Detour. Cambrian-age Potosi Dolomite is quarried in Ogle County, but the underlying Franconia Formation is exposed in Illinois at only one locality - in the quarry near Oregon north of IL Route 64 approximately one-quarter mile east of Daysville Road. This outcrop of Franconia is the oldest formation exposed in Illinois.

The bedrock units in Ogle County have considerable economic importance as sources of groundwater and aggregate materials for construction. Mt. Simon and Ironton-Galesville Sandstones of the Cambrian age and the St. Peter Sandstone and Galena-Platteville Dolomite of the Ordovician age are productive aquifers throughout the County and northern Illinois and beyond. Dolomite units are quarried in many locations for aggregate and the St. Peter Sandstone is mined near Oregon to produce a wide range of industrial sand products.

Quaternary Geology

Glacial drift and post-glacial sediments overlie bedrock throughout most of Ogle County. The oldest deposits are found in the lowermost portions of the Rock Bedrock Valley and its tributaries. The youngest deposits are wind-blown silt and modern river sediment on the land surface.

In Ogle County, the Rock Bedrock Valley is filled with approximately 100 feet of sand and gravel overlain by about 300 feet of tills (diamictons) that consist of unnamed pre-Illinoisan units at the base, the Glasford Formation of Illinoisan age, and the Tiskilwa Formation of Wisconsonian age. Diamicton is a mixture of sand, silt and clay deposited as till or supraglacial and ice-marginal sediment. The sand and gravel deposits in the Rock Bedrock Valley system provide ample groundwater supplies for municipalities and private residences.

The bedrock upland areas of the County are mostly characterized by relatively thin drift deposited during the Illinois Episode of glacial activity. The sandy Oregon Member covers south-central and southwestern Winnebago County, north-central Ogle County, and restricted areas in northwestern Lee County/southwestern Ogle County and north-central Lee County. The sandy Fairdale and Ogle Members are the surface units in western Ogle County. The clay-loam Esmond, Sterling and Lee Members are the

most wide-spread surficial units in Ogle County, occurring in the south-central and eastern parts of the County, and into southeastern Winnebago County and parts of Lee County.

The thickest unit in Ogle County occurs in the extreme southeastern corner of the County and into eastern Lee County where the Wisconsin Episode glacier formed the Bloomington Moraine. This moraine consists of more than 100 feet of loam-textured, reddish-brown till of the Tiskilwa Formation.

Throughout the County, the glacial sediments and bedrock are overlain predominately by fine-grained silts and clays deposited in glacial lakes (Equality Formation), modern river sediments (Cahokia Alluvium) and wind-blown deposits (primarily Peoria Silt and Parkland Sand). The Equality Formation occurs in numerous areas adjacent to the Rock River where glacial meltwater backed up from the Rock River and flooded into tributaries, creating temporary lakes. The largest areas are east of Byron, southeast of Oregon, and south of Grand Detour. An extensive area of Equality Formation deposits occurs in front of the Bloomington Moraine in the southeastern corner of the County and into eastern Lee County. Here, the sediment was deposited in lakes formed by the blocking of stream courses by glacial ice.

Cahokia Alluvium, generally consisting of poorly sorted sand, silt and clay, is prevalent along the entire course of the Rock River and its tributaries. Sometimes referred to as modern alluvium, it has been deposited by modern (post-glacial) river and flooding processes.

Finally, windblown silt (loess or eolian deposits) can be as much as 10 feet thick in the western parts of Ogle County and is usually greater than 5 feet thick. Eastern Ogle County is characterized by loamy wind-blown dunes comprised of Parkland Sand. Between 22,000 and 13,000 years ago, sand and silt, exposed in the Rock River valley during periods of low flow, were blown out of the valley and deposited across the landscape, locally producing large areas of eolian loam dunes more than 5 feet thick.

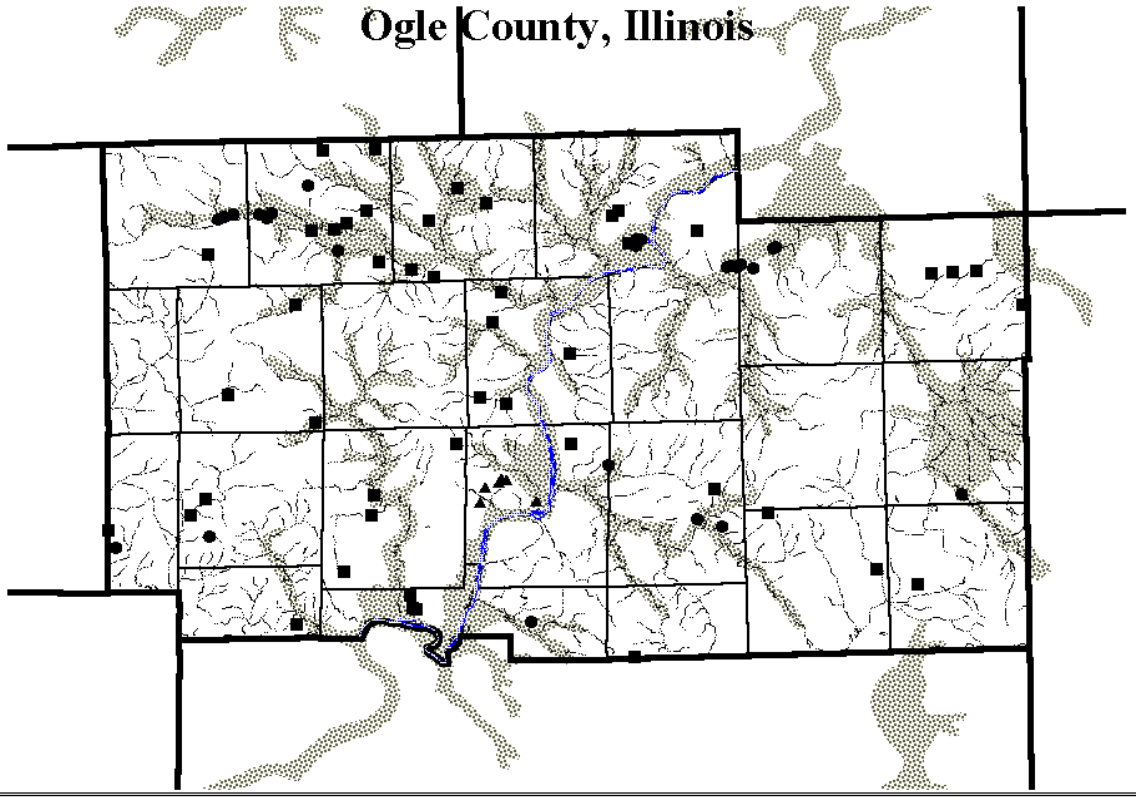
Loess, diamicton and bedrock are the principal parent materials from which modern soils of Ogle County are developed. Modern soils began developing on the surface as the climate warmed following de-glaciation and as loess deposition ceased.

Commercial/Industrial Mineral Resources - Sand and Gravel

Sand and gravel deposits of Ogle County and surrounding areas have played an essential role in the economic development of the County and surrounding areas, providing (along with crushed stone) the aggregate products necessary for highway and bridge development and residential, commercial and industrial construction. Local aggregate production provides jobs and helps hold down the cost of construction because the delivered price of aggregates can double within the first 50 miles of transportation away from the source. Within the County are finite deposits that contain sand and gravel resources important to the maintenance and improvement of the existing infrastructure. Ogle County is experiencing growth and development that is expected to continue, but it also contains many unique scenic, ecological and historic sites that may be worthy of and/or slated for preservation. Significant sand and gravel deposits may underlie some of these sites, so it is important to know the locations of the aggregate resource deposits in order to examine potentially conflicting land uses. Many major sand and gravel deposits are already lost as far as aggregate resources are concerned, because they are located at sites where various other types of development are already in place. Some unique sites have already been preserved in the County for their scenic rock formations and other features, such as Castle Rock State Park where the Rock River has cut cliffs into St. Peter Sandstone.

The potential importance of a sand and gravel deposit as an aggregate resource depends on such factors as: (1) the thickness and extent of the deposit, (2) the thickness and variability of the overburden, (3) the particle-size distribution and rock types (quality of material) in the deposit, (4) accessibility of the deposit to heavy-duty roads or railroads, and (5) distance of the deposit from the point of use.

Figure 7
General Distribution of Sand/Gravel Resources and Surface Mine Locations
Ogle County, Illinois



Most sand and gravel deposits in Ogle County and vicinity formed roughly between 200,000 and 20,000 years ago during periods of continental glaciation when immense lobes of ice flowed out of modern-day Canada into the modern-day northern United States, including Illinois, carrying enormous amounts of rock debris. Large volumes of sand and gravel, collectively known as outwash, were deposited by meltwater draining away from these glaciers. Relatively wide-spread, well-sorted upland deposits are called outwash plains or fans; similar deposits that tend to be lower in the landscape and partially fill long meltwater outwash channels are called valley trains, and erosional remnants of valley trains are called terraces. Ice contact deposits, occurring in the form of hills (kames) and ridges (eskers) are less extensive than the above, generally poorly sorted and highly variable deposits. During deposition of the outwash strong winds often blew fine-grained material off the surfaces of the deposits, causing sand to accumulate into dunes.

The shaded areas on Figure 7, above, encompass a broad spectrum of sand and gravel deposits. Portions of these deposits have excellent potential for containing aggregate resources. However, the location of those areas is often not well known because the drilling and testing required to determine what deposits are economically mineable are too expensive unless a company is considering purchasing or leasing a

property for a future mining site or expansion of an existing site. Locations of known surface mines, both active and inactive at the present time, are indicated with black dots, squares and triangles. The squares represent limestone surface mines, the circles represent sand and/or gravel surface quarries, and the triangles represent silica sand surface mines.

Rock River Valley: In the Rock River Valley, valley train deposits are present almost continuously in four or five different terrace levels. The upper and lower terraces contain the most important sand and gravel resources in Ogle County and surrounding counties, especially south of Rockford in Winnebago County, where they are the coarsest and thickest. They gradually become finer-grained downstream, but the upper terrace usually contain coarser material than the lower terrace at any point in the valley. Downstream from the mouth of the Kishwaukee River, the valley of the Rock River is much narrower, bedrock is much shallower, and terrace remnants are much smaller.

Leaf River Valley: Outwash in the Leaf River Valley is an important source of construction aggregate in northwestern Ogle County.

Other River Valleys: Terraces in the valleys of the Kishwaukee River contain finer-grained sand and gravel, and bedrock is shallower than in the Rock River Valley. However, pits in them are important sources of construction aggregates in the Belvidere area. Similar valley train deposits are present in the narrower valleys of the South Branch of the Kishwaukee River, which crosses the extreme northeast corner of Ogle County, and Kilbuck Creek that have good resource potential.

Upland Ice-Contact Deposits: A complex of kames, eskers and kame terrace deposits forms rolling hills and ridges in southeastern Winnebago County where materials are actively mined. Other similar but smaller deposits are present in east-central and west-central Ogle County.

Kilbuck Creek Outwash Plain: A large outwash plain is located in the head waters of Kilbuck Creek. No sand and gravel pits are located in it and information is limited, but it has good potential for containing construct aggregate resources.

Alluvium: Included in the shaded areas of Figure 7 are relatively small and often poorly sorted sand and gravel deposits that occur in creek and river beds and their flood plains. Such deposits are know as alluvium and are the result of post-glacial to modern erosional and depositional processes. Sand and gravel was excavated from creek and river deposits in the area to a limited extent years ago mainly during periods of low water. Where these deposits overlie thick valley train deposits they have good potential for containing construction aggregate resources.

Commercial/Industrial Mineral Resources - Industrial Sand: St. Peter Sandstone

A quarry in St. Peter Sandstone is located west of Oregon. St. Peter Sandstone is exposed in the vicinity of Oregon and Castle Rock State Park due to uplift of the bedrock along the Oregon anticline, and also due to weathering and erosion of the bedrock for much of the last 200 million years. The St. Peter Sandstone is a very pure, well sorted, fine-grained quartz sandstone that was deposited near the shoreline of a shallow sea that covered much of present-day central North America about 470 million years ago.

The St. Peter Sandstone is a major U.S. source of industrial sand, because it is one of the purest quartz sandstones in the world. Processed St. Peter sand is shipped long distances, mainly for use in glass manufacturing. Other uses include molding sand, sand-blasting sand, railroad-traction sand, filtration

sand, and proppant or hydrofrac sand. St. Peter sand is also ground for use in abrasives, chemicals, enamels, pottery, porcelain, tile and various filler applications. The state of Illinois ranks first in the volume and value of industrial sand production among all states.

Commercial/Industrial Mineral Resources - Crushed Stone Resources

Crushed stone for construction is an important mineral resource derived by quarrying bedrock in Ogle County, as well as surrounding counties. Dolomite and limestone strata of the Ordovician Galena and Platteville Groups, which crop out or are close to the ground surface throughout much of the County and surrounding region, provide a convenient source of this material. There approximately 46 stone quarries, both active and inactive, distributed throughout the County. Most of the rock mined in Ogle County is of the Galena Group and Platteville Group. Historically, nearly all of the crushed stone mined locally was used locally. However, this pattern of production and use is changing because urban areas to the east are requiring new sources of aggregate as their local sources become exhausted and urban land uses have precluded mining uses.

In addition to aggregate, cement is an important product derived from the Platteville Group carbonate rocks of the County. A single large cement plant has been in operation at Dixon since the 19th century. Demand for this resource will likely increase.

Importance of Geology Within Ogle County

Unique geological formations and the surface and subsurface distribution of geologic materials provide both exceptional recreational and educational opportunities, and the foundation for unique habitats that contain valuable biotic resources within Ogle County. Following is a list of geologically significant features of Ogle County:

- Bedrock exposures of numerous formations within Ogle County provide unique educational opportunity for studying Earth history. For example, the oldest rocks in Illinois (Cambrian) are exposed in Ogle County. In addition, bedrock exposures provide numerous opportunities for scenic overlooks and path/trail development.

- Plentiful groundwater resources in bedrock are found in Ogle County. Because St. Peter Sandstone and Galena-Platteville Dolomite are exposed in Ogle County, rainfall and snowmelt directly recharge these aquifers. St. Peter Sandstone is one of Illinois' most productive aquifers. It is essential that measures be established to protect recharge areas for these regional aquifer systems.

- Two major fault systems (Plum River and Sandwich) that cross Ogle County reveal information on the early tectonic history and crustal instability of Illinois.

- Sand and gravel deposits that filled the Rock Bedrock Valley are major aquifers in the region, sustaining base stream flow during drought and determining the location and viability of wetlands. The Rock Bedrock Valley system of Ogle County is a portion of a vast drainage network in Illinois cut by pre-glacial rivers, and then by glacial meltwater. Thick deposits of sand and gravel interspersed by thin deposits of silt and clay in the northern portion of the Rock Bedrock Valley and thick diamictons in the southern portion of the valley reveal a unique and complex history of multiple glaciation in north-central Illinois.

- The distribution of tills, glacial lake sediments, wind-blown sediments, and modern river alluvium on the surface document glacial and post-glacial processes that shaped the present-day configuration of the Ogle County landscape.

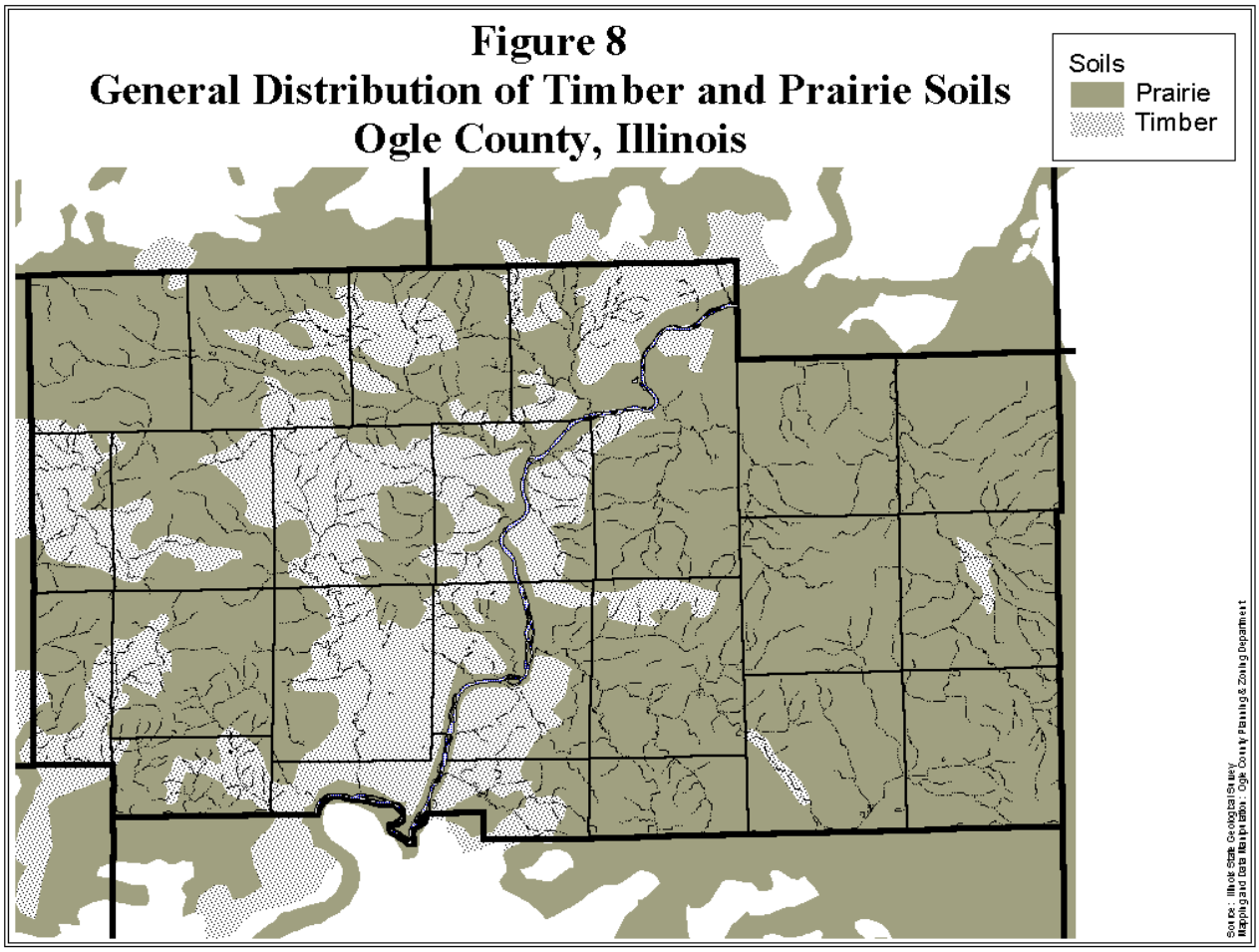
- Geologic deposits provide the parent materials from which the modern-day soils of Ogle County were developed. To a large degree, the distribution of the natural flora within Ogle County and the surrounding areas depends upon, and can be predicted by, variabilities in geologic materials. Crop productivity and the potential to grow plants are equally dependent on the distribution of soils and their hydrologic characteristics.

- Finally, geologic deposits provide direct habitat for fauna. For example, burrowing and subsurface dwelling insects and mammals, and rock-nesting birds rely on specific geologic materials and/or settings. Bottom-dwelling aquatic life is dependent on specific substrate conditions dictated by the geologic environment. Groundwater seeps and springs provide local habitats often with unique temperatures and water chemistry. When geology, topography and groundwater hydrology are fully understood, areas where critical habitats for rare and endangered species are likely to occur can be predicted and possible impacts of proposed management practices and /or land use changes can be determined.

Soils

The present soils of Ogle County were formed in sediments left by the Illinoisan and Wisconsonian glaciations. When the glaciers melted, they released the rock materials which had been picked up during their advancement. This glacial drift was then distributed by three agents: ice, wind and water. Drift deposited directly by the ice is called till and consists primarily of unsorted sand, gravel and silt. Some of the glacial drift was washed out with the meltwaters and is called outwash. The coarsest material (gravel) was deposited nearest the ice front, and the finer silt and clay was carried farther away. Wind picked up silt and fine sand from the flood plains and carried these materials to the bluffs and uplands forming deposits of loess. Loess material is responsible for silt loam textures which form more than half of the soil types in the County. Vegetation in the form of prairie grasses and deciduous forests further affected the degree of development of Ogle County's soils. Dark-colored prairie soils have large amounts of organic matter. The bottom land soils and flood plains are for the most part alluvial material deposited by the streams.

Loess varies from about 20 inches in depth in the eastern part of the County to six or seven feet in depth in the western part (Smith and et al., 1927). The glacial drift averages four feet deep on the upland, 150 to 400 feet deep in the pre-glacial valleys, and 100 feet deep on the Bloomington moraine in the southeastern corner of the County (Smith and et al., 1927).



The soils of the County are generally grouped into 10 associations. A soil association is a landscape that contains distinctive proportional patterns of soils, with each association usually containing several major soils and at least one minor soil. The soil associations are named for the major soils, although the soils of one association may be contained in other associations in different patterns or proportions. The following descriptions briefly discuss the major associations of the County.

Areas dominated by silty and loamy soils that formed in loess, glacial till, and outwash on uplands and in upland depressions; these soils are nearly level to strongly sloping, but some soils on outwash plains are level. The most extensive problem is soil erosion. Drainage is also a concern on some soils.

1. Saybrook-Drummer-Flanagan: Nearly level to sloping, moderately well drained to poorly drained soils that formed in loess over glacial till or in loess over outwash.

   This soil association consists of soils in upland depressions and on knolls and side slopes. It makes up about 6 percent of the County. It is about 20 percent Saybrook soils, 9 percent Flanagan soils, and 51 percent soils of minor extent.

   Saybrook soils are moderately well drained. These nearly level to sloping soils are on uplands, mainly on ridge tops and valley side slopes. Drummer soils are somewhat poorly drained. These nearly level soils are mainly in low lying areas and depressions on till and outwash plains. Flanagan soils are somewhat poorly drained. These nearly level to gently sloping soils are on uplands, mainly on convex side slopes and along drainage ways.

Of minor extent are La Rose, Catlin, Elburn, Jasper, Parr and Comfrey soils. La Rose Soils are well drained and moderately sloping. These soils are on side slopes on uplands. The moderately well drained, nearly level to sloping Catlin soils are on uplands on convex side slopes. They are mapped with Saybrook soils. The somewhat poorly drained, nearly level to gently sloping Elburn soils are on stream terraces and gently side slopes on uplands. The well drained, nearly level to sloping Jasper soils are on outwash plains. The well drained, nearly level to sloping Parr soils are on uplands, mainly on ridge tops and side slopes of till plains, The poorly drained, nearly level Comfrey soils are on bottom lands of rivers, streams, and drainage ways.

The soils in this association are used for cultivated crops. Corn and soybeans are the main crops. Small grain, hay and some specialty crops are also grown. Beef cattle are the main livestock enterprise. Erosion control on sloping soils and drainage of nearly level and low lying soils are the main concerns of management.

This association is moderately to poorly suited to dwellings and septic tank absorption fields because it is wet and shrinks and swells. Some areas of Drummer soils receive runoff from adjacent soils.

2. Drummer-Selma-Canisteo:

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

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

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

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

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

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

3. Plano-Catlin-Saybrook:

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

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

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

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

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

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

4. Jasper-Parr-Varna:

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

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

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

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

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

Areas dominated by silty soils that formed in loess or in loess over an older buried soil on uplands; these soils are dominantly nearly level to strongly sloping. The most extensive problem is soil erosion.

5. Tama-Ogle-Muscatine:

Nearly level to sloping, well drained and somewhat poorly drained soils that formed in loess in loess over an older buried soil.

This soil association consists of soils on uplands. It makes up about 31 percent of the County. It is about 45 percent Tama soils, 11 percent Ogle soils, 6 percent Muscatine soils, and 38 percent soils of minor extent.

Tama soils are well drained. These soils formed in loess. They are on uplands, mainly on convex ridgetops, side slopes, and high stream benches. Ogle soils are well drained. These nearly level to sloping soils are on uplands, mainly on ridgetops and side slopes. Muscatine soils are somewhat poorly drained. These nearly level soils are on uplands, mainly on divides and along drainage ways.

Of minor extent are Catlin, Radford, Assumption, Sable and Lawson soils. Catlin soils are moderately well drained and nearly level to sloping. These soils are on convex side slopes on uplands. The somewhat poorly drained, nearly level Radford soils are on foot slopes and bottom lands along smaller, intermittent streams. The moderately well drained Assumption soils are in sloping areas. The poorly drained, level and nearly level Sable soils are in drainage ways. Lawson soils are somewhat poorly drained and nearly level. These soils are on first and second bottoms near major streams and in old oxbows on outwash plains.

The soils in this association are primarily used for corn, soybeans, small grain, and hay. Dairy cattle are the main livestock enterprise. Erosion is the main concern of management. These soils are moderately suited to dwellings because they shrink and swell. Muscatine soils are also limited for this use by wetness. Tama and Ogle soils are well suited to septic tank absorption fields, but Muscatine soils are poorly suited because they are wet.

6. Pecatonica-Flagg-Westville:

Gently sloping to strongly sloping, well-drained soils that formed in loess over an older buried soil.

This soil consists of soil on ridgetops and convex side slopes. It makes up about 3 percent of the county. It is about 24 percent Pecatonica soils, 22 percent Flagg soils, 8 percent Westville soils, and 46 percent soils of minor extent.

Pecatonica soils are well drained. These gently sloping to strongly sloping soils are on uplands, mainly on ridgetops and side slopes. Flagg soils are well drained. These gently sloping to sloping soils are on uplands, mainly on ridgetops and side slopes. Westville soils are well drained. These sloping to strongly sloping soils are on uplands, mainly on side slopes.

Of minor extent in this association are Kidder, Myrtle, Martinsville, Fayette, and Miami soils. The well drained, gently sloping to strongly sloping Kidder soils are on side slopes on uplands. The well drained, gently sloping Myrtle soils are on ridgetops and side slopes on uplands. The well drained, nearly level to strongly sloping Martinsville soils are on stream terraces and outwash plains on uplands.

The well drained, gently sloping to strongly sloping Fayette soils are on convex ridges and side slopes on uplands. The well drained, gently sloping to moderately steep Miami soils are on convex ridgetops and side slopes on uplands.

The soils in this association are primarily used for cultivated crops, pasture, and woodland. Hogs and beef cattle are the main livestock enterprises. Erosion is the main concern of management.

These soils are moderately suited to dwellings because they shrink and swell. They are well suited to moderately suited to septic tank absorption fields; however, slope is a limitation in some areas of Pecatonica and Westville soils. Flagg soils are limited for septic tank absorption fields by the permeability of the subsoil.

7. Fayette-Downs:

Nearly level to strongly sloping, well-drained soils that formed in loess.

This soil association consists of soils on broad, flat ridgetops, convex ridges, side slopes, and high stream terraces. It makes up about 9 percent of the County. It is about 41 percent Fayette soils, 32 percent Downs soils, and 27 percent soils of minor extent.

Fayette soils are well drained. These gently sloping to strongly sloping soils are on uplands, mainly on convex ridges, side slopes, and high stream terraces. Downs soils are well drained. These gently sloping soils are on uplands, mainly on broad, flat ridgetops.

Of minor extent are Rozetta, Pecatonica, Palsgrove, Lawson, Whalan, and Comfrey soils. The moderately well drained, nearly level Rozetta soils are on uplands. The well drained, gently sloping to strongly sloping Pecatonica soils are on ridgetops and side slopes on uplands. The well drained, gently sloping so sloping Palsgrove soils are on ridgetops and convex slopes on uplands. The somewhat poorly drained, nearly level Lawson soils are on first and second bottom lands near major streams and in old oxbows on outwash plains. The well drained, nearly level to moderately steep Whalan soils are on convex crests of knolls and valley slopes on uplands. The poorly drained, nearly level Comfrey soils are on bottom lands of rivers, streams and drainage ways.

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

These soils are moderately suited to dwellings because they shrink and swell. Some areas of Fayette soils are also limited for this use by slope. These soils are generally well suited to septic tank absorption fields, although some areas of Fayette soils are limited by slope.

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

8. Boone-Eleva-Chelsea:

Gently sloping to very steep, excessively drained to well-drained soils that formed in sandy or loamy material over sandstone bedrock or sandy material.

This soil association consists of soils on ridgetops, valley slopes, and strong side slopes. It makes up about 3 percent of the County. It is about 20 percent Boone soils, 16 percent Eleva soils, 15 percent Chelsea soils, and 49 percent soils of minor extent.

Boone soils are excessively drained. These gently sloping to very steep soils are on uplands, mainly on ridgetops and valley side slopes. Eleva soils are somewhat excessively drained and well drained. These gently sloping to steep soils are on uplands, mainly on ridgetops and strong side slopes. Chelsea soils are excessively drained. These gently sloping to steep soils are on uplands, mainly on ridgetops and side slopes.

Of minor extent in this association are Lamont, Martinsville, Selma, Downs, and Jasper soils. The well drained, gently sloping to sloping Lamont soils are on convex knolls, side slopes, and parts of high stream benches on uplands. The well drained, nearly level to strongly sloping Martinsville soils are on terraces and outwash plains on uplands. The well drained, gently sloping to sloping Dickinson soils are on convex slopes and stream benches and in outwash areas on uplands. The poorly drained, nearly level Selma soils are on flats of outwash plains and along streams and drainage ways. The well drained, nearly level to gently sloping Downs soils are on broad, flat ridgetops on uplands. The well drained, nearly level to sloping Jasper soils are on terraces along streams and outwash plains.

The soils in this association are primarily used for permanent pasture and woodlot. Some of the less sloping soils are used for cultivated crops. Hogs and beef cattle are the main livestock enterprises. Erosion is the main concern of management.

This association generally is moderately suited to dwellings because of slope and the moderate depth to bedrock in the Boone and Eleva soils. Areas of steep Boone soils are poorly suited to dwellings. Boone and Eleva soils are also poorly suited to septic tank absorption fields because of the shallow depth to bedrock. The gently sloping Chelsea soils are well suited to dwellings. They range from well suited to moderately suited to septic tank absorption fields because, in places, slope is a limitation.

9. Martinsville-Whalan-Rockton:

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

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

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

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

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

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

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

10. Lawson-Comfrey-Jasper:

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

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

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

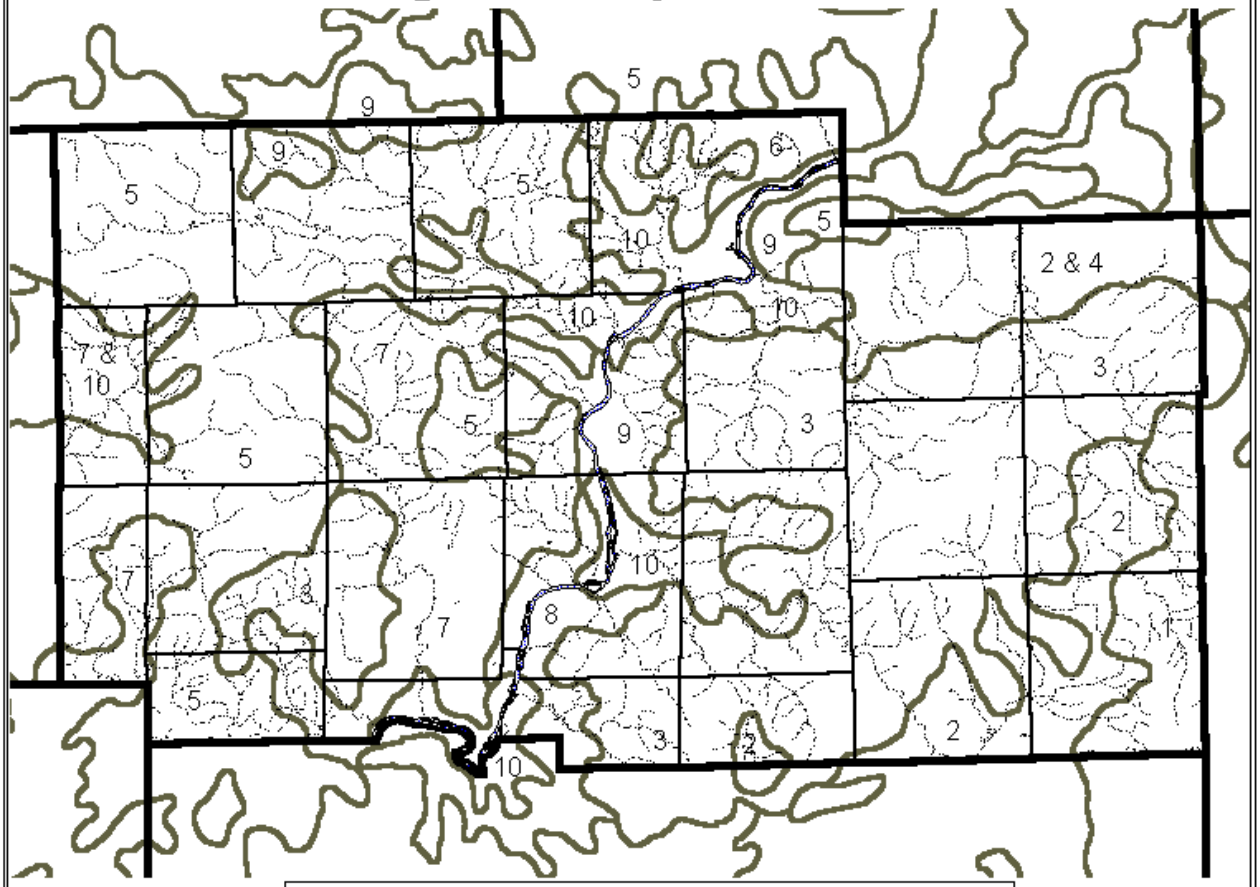
Of minor extent are Dickinson, Warsaw, Wea, Martinsville, and Kidder soils. The well drained, gently sloping to sloping Dickinson soils are on convex slopes and stream benches and in outwash areas on uplands. The well-drained, gently sloping to sloping

Warsaw soils are on terraces and outwash plains. The well drained, nearly level to gently sloping Wea soils are on terraces and outwash plains. The well drained, nearly level to strongly sloping Martinsville soils are on stream terraces and outwash plains on uplands. The well drained, gently sloping to strongly sloping Kidder soils are on side slopes on uplands.

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

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

Figure 9
General Soil Associations
Ogle County, Illinois



Soil Associations

- Boone-Eleva-Chelsea (8)
- Drummer-Selma-Canisteo (2)
- Drummer-Selma-Canisteo (2) and Jasper-Parr-Varna (4)
- Fayette-Downs (7)
- Fayette-Downs (7) and Lawson-Comfrey-Jasper (10)
- Lawson-Comfrey-Jasper (10)
- Martinsville-Whalan-Rockton (9)
- Pecatonica-Flagg-Westville (6)
- Plano-Catlin-Saybrook (3)
- Saybrook-Drummer-Flannagan (1)
- Tama-Ogle-Muscatine (5)

Source: U.S.D.A. Natural Resources Conservation Service
Mapping and Data Modification: Ogle County Planning & Zoning Department, 2004

Transportation:

This section examines the major components of the overall transportation network of Ogle County.

Throughout its history, Ogle County has grown because of its rail and highway connections to Rockford, Chicago and areas to the west. These connections are important and future growth will likely be dependent on the ability of the transportation network to maintain them.

In terms of regional transportation, Ogle County is well served by major highway routes and rail lines. Air transportation within Ogle County is mostly limited to small, privately owned airports and landing strips. Regional connections are via I-88 for east/west movements, and I-39 for north/south travel. Rail service is provided along three active lines located throughout the County. The predominant mode of transportation is highway oriented for both freight and commuter use. Rail service will become a more important part of the transportation network of the County as the Union Pacific Railroad's "Global III" intermodal facility in Rochelle becomes fully utilized.

Interstate and State Highways

As previously mentioned, Ogle County is served by Interstate Highways 39 and 88.

I-39, a north/south interstate, carries an average of 26,600 to 27,900 vehicles per day (24 hour period), and an average of 9,550 to 10,450 trucks per day (24 hour period) in Ogle County (Illinois Department of Transportation, 2005 Traffic Counts). The 2005 ADT represents an approximately 5.2% increase from 2002 ADT; the 2005 ADTT represents an approximately 14.1% increase from 2002 ADTT.

I-88, an east/west interstate, carries an average of 16,800 to 14,300 vehicles per day (24 hour period), and an average of 2,800 to 3,400 trucks per day (24 hour period) in Ogle County (Illinois Department of Transportation, 2005 Traffic Counts). The 2005 ADT represents an approximately 14.8% increase from 2002 ADT; the 2005 ADTT represents an approximately 9.2% increase from 2002 ADTT.

The State routes servicing the Ogle County area are well-distributed throughout the County and include the north/south routes 2, 26, 52 and 251; east/west routes include 38, 64 and 72. Ogle County is served with 199.37 miles of State and Interstate highway.

In terms of location, State highways are well distributed throughout the County. Every municipality, with the exception of the Village of Adeline, is directly served by at least one State route. In terms of north/south routes, the west part of the County is served by IL Routes 26 and 52, the central part of the County is served by IL Route 2, and the east part of the County is served by IL Route 251. In terms of east/west routes, the north part of the County is served by IL Route 72, the central part of the County is served by IL Route 64, and the south part of the County is served by IL Route 38.

The following figures (10 and 11) depict average daily traffic and average daily truck traffic counts for U.S. and State highways in Ogle County.

Figure 10
Average Daily Traffic (ADT)
Interstate, U.S. and State Routes
Ogle County, Illinois

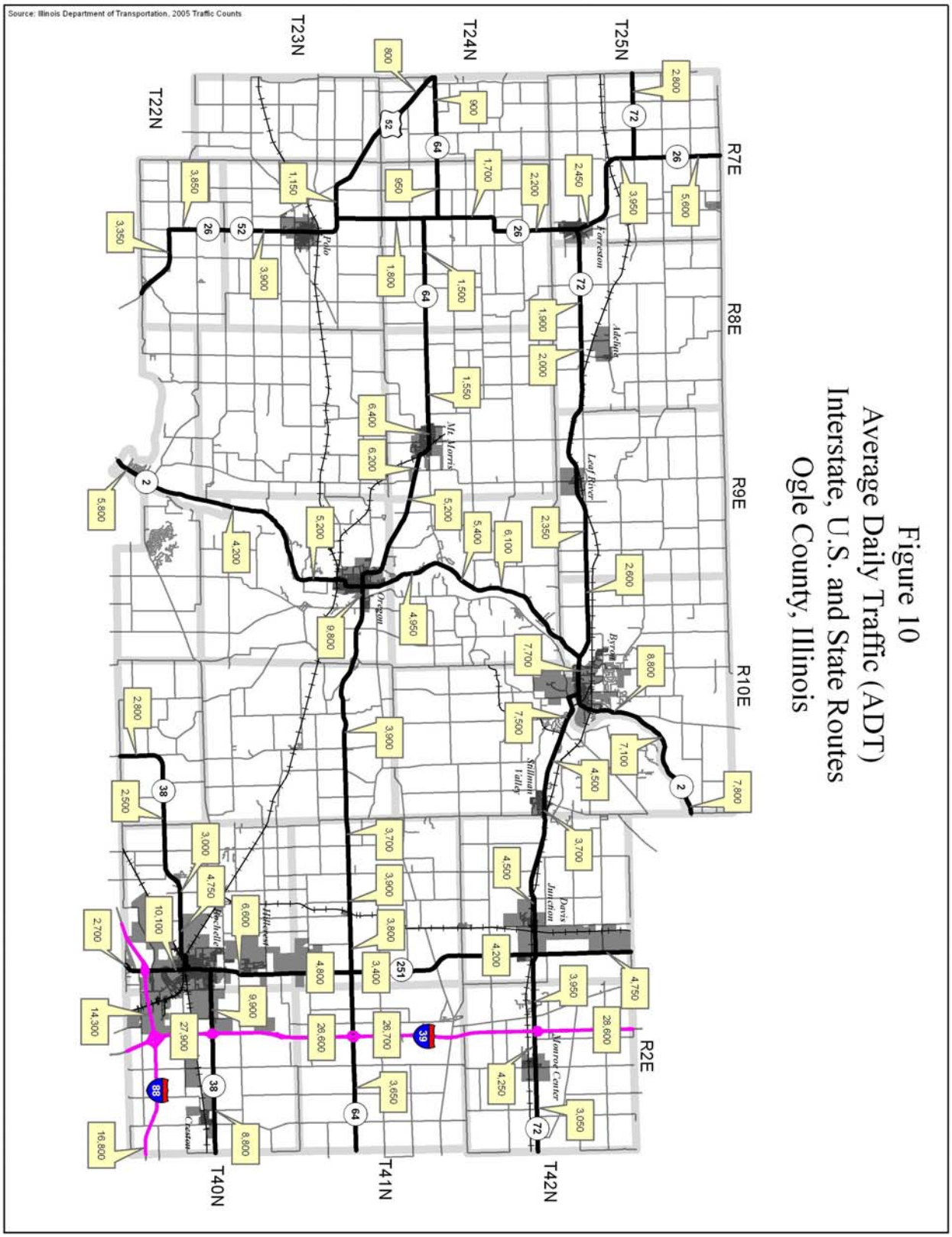
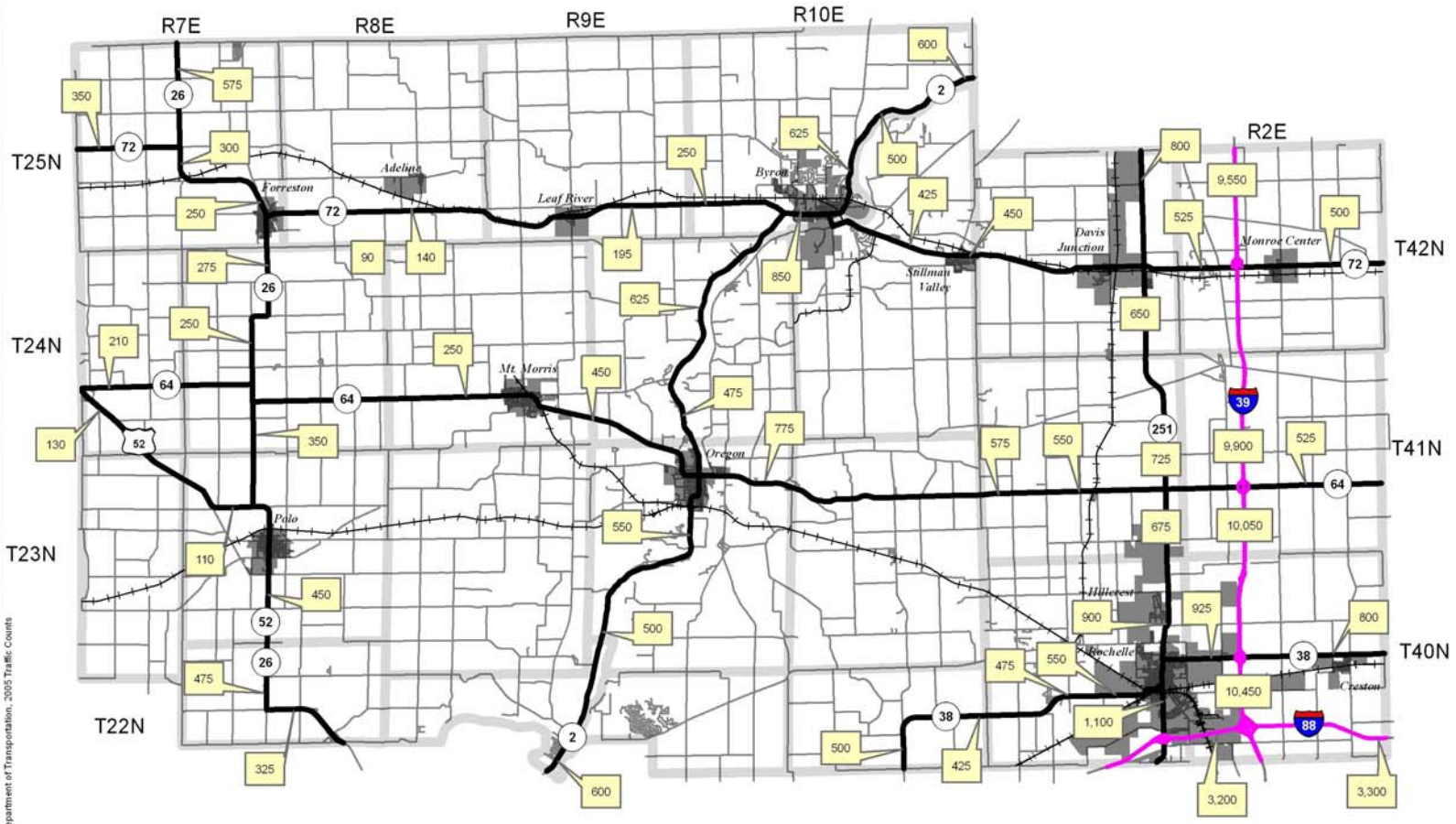


Figure 11
Average Daily Truck Traffic (ADTT)
Interstate, U.S. and State Routes
Ogle County, Illinois



Source: Illinois Department of Transportation, 2005 Traffic Counts

The State recently completed resurfacing projects on many of the highways in the County. Recent major projects completed by the Illinois Department of Transportation (IDOT) in Ogle County include resurfacing/improvement of IL Route 2 (4th Street) in Oregon; resurfacing/improvement of IL Route 2/72 (Blackhawk Drive) in Byron; resurfacing/improvement of IL Route 26 in and south of Forreston; resurfacing/improvement of IL Route 64 in Oregon; resurfacing IL Route 64 east of IL Route 251; and, resurfacing/improvement of IL Route 72 from Forreston to Mt. Morris Road. IDOT has also been active in general highway maintenance and the acquisition of land for upcoming projects.

Upcoming IDOT projects for 2008 through 2013 in Ogle County, representing $74,660,000 in expenditures, are shown in the following table:

Table 17
Proposed IDOT Highway Improvement Projects 2008 through 2013
Ogle County, Illinois

Route Street Name	Location	Improvement	Estimated Cost
* US Route 52	IL Route 64 to Il Route 26 (6.47 miles)	Resurfacing	$2,000,000
* US Route 52	IL Route 64 to Il Route 26	Utility adjustment	$100,000
* US Route 52/IL Route 64	At IL Route 64	Intersection reconstruction	$3,625,000
* US Route 52	IL Route 64 to Il Route 26	Culvert replacement, bridge beam replacement, bridge new deck	$1,215,000
* US Route 52	IL Route 64 to Il Route 26	Land acquisition	$40,000
IL Route 2	Over BNSF RR at south edge of Oregon	Bridge beam replacement, bridge new deck, RR flagger	$305,000
IL Route 2/IL Route 72	0.2 mi. north of IL Route 72 west of Byron to Fair St in Oregon (9.00 miles)	Reconstruction, culvert replacement, turning lanes, retaining wall, culvert repair	$25,000,000
IL Route 2/IL Route 72	0.2 mi. north of IL Route 72 west of Byron to Fair St in Oregon (9.00 miles)	Utility adjustment	$200,000
IL Route 2/IL Route 72*	0.2 mi. north of IL Route 72 west of Byron to Fair St in Oregon (9.00 miles)	Land acquisition	$400,000
IL Route 2/IL Route 72	0.2 mi. north of IL Route 72 west of Byron to Fair Street in Oregon (9.00 miles)	Land acquisition	$600,000
IL Route 2	Beltline Rd south of Rockford to IL Route 72 in Byron (10.57 miles)	Resurfacing	$4,250,000
IL Route 26	0.5 mile north of IL Route 72 & 0.1 mile south of Coffman Rd & 0.4 mile north of Prairie Dell Rd	Culvert replacement	$400,000

Route Street Name	Location	Improvement	Estimated Cost
IL Route 26	0.5 mile north of IL Route 72 & 0.1 mile south of Coffman Rd & 0.4 mile north of Prairie Dell Rd	Land acquisition	$50,000
IL Route 26/IL Route 72	South of IL Route 72 to south of Willow St in Forreston (4.66 miles)	Resurfacing	$1,325,000
IL Route 26/US Route 52	Over BNSF RR 1 mile south of US Route 53 junction	Bridge beam replacement, bridge new deck, RR flagger	$330,000
IL Route 38/IL Route 251	4th Ave to 0.1 mile east of Caron Dr in Rochelle (1.34 miles)	Resurfacing	$1,015,000
* IL Route 64	0.1 mile west of Mt. Vernon Rd	Land acquisition	$20,000
IL Route 64	Elkhorn Creek 2.7 miles west of IL Route 26	Bridge replacement	$460,000
IL Route 64	Elkhorn Creek 2.7 miles west of IL Route 26	Land acquisition	$20,000
IL Route 64	Elkhorn Creek 2.7 miles west of IL Route 26	Utility adjustment	$20,000
IL Route 64/Washing-ton St	0.2 mile east of Daysville Rd to Chana Rd (5.03 miles)	Resurfacing	$1,310,000
IL Route 64	Drainage ditch 5.3 miles east of IL Route 2	Bridge replacement	$485,000
IL Route 64	Drainage ditch 5.3 miles east of IL Route 2	P.E. (consultant plans)	$70,000
IL Route 64	Drainage ditch 5.3 miles east of IL Route 2	Land acquisition	$30,000
IL Route 64	Drainage ditch 5.3 miles east of IL Route 2	Utility adjustment	$20,000
IL Route 72	South of IL Route 2 in Byron to Stillman Valley (4.08 miles)	Resurfacing	$1,200,000
IL Route 72	Stillman Valley to I-39 (8.45 miles)	Resurfacing	$2,215,000
IL Route 72	At IL Route 251 (1.00 mile)	Bridge replacement, relocation, turning lanes	$5,750,000
IL Route 72	At IL Route 251	Utility adjustment	$50,000
IL Route 72	At IL Route 251	Land acquisition	$1,000,000
IL Route 72	At IL Route 251	P.E. (Phase II)	$400,000
IL Route 72	At IL Route 251	P.E. (Phase I)	$400,000
IL Route 72	At IL Route 251	RR Flagger	$100,000

Route Street Name	Location	Improvement	Estimated Cost
* IL Route 72	Ditches 0.3 mile west of Mill Rd, 0.2 mile & 0.8 mile west of Conger Rd, & 0.6 & 0.7 mile west of Blain St in Leaf River	Culvert replacement	$1,460,000
* IL Route 72	Ditches 0.5 mile west of DeKalb County line & 0.5 mile east of Bennett Rd	Culvert replacement	$540,000
IL Route 251	Winnebago County line to north of Flagg Rd (14.40 miles)	Resurfacing	$3,225,000
IL Route 251	Ditch 2.6 miles south of IL Route 72	Culvert replacement	$450,000
IL Route 251	Ditch 2.6 miles south of IL Route 72	P.E. (Phase II)	$65,000
IL Route 251	Ditch 2.6 miles south of IL Route 72	Land acquisition	$40,000
IL Route 251	Ditch 2.6 miles south of IL Route 72	Utility adjustment	$20,000
IL Route 251	0.3 mile north of IL Route 64	Culvert replacement	$275,000
* IL Route 251	0.3 mile north of IL Route 64	Land acquisition	$20,000
IL Route 251/IL Route 38/Seventh St	0.2 mile north of Flagg Rd to 0.2 mile south of IL Route 38 in Rochelle (0.95 mile)	Bi-directional left turn lane, resurfacing, curb and gutter, new storm sewer	$5,500,000
IL Route 251/IL Route 38/Seventh St	0.2 mile north of Flagg Rd to 0.2 mile south of IL Route 38 in Rochelle	Land acquisition	$750,000
IL Route 251/IL Route 38/Seventh St	0.2 mile north of Flagg Rd to 0.2 mile south of IL Route 38 in Rochelle	Utility adjustment	$100,000
IL Route 251/IL Route 38/Seventh St	0.2 mile north of Flagg Rd to 0.2 mile south of IL Route 38 in Rochelle	P.E. (Phase II)	$350,000
IL Route 251	I-88 to Chicago Rd in Lee County (13.83 miles)	Resurfacing	$3,885,000
* Edson Rd	South Branch Kishwaukee River 6.2 miles northeast of Monroe Center	Bridge rehabilitation	$300,000
* Flagg Rd	Lee County line to Lowden Rd	Resurfacing	$200,000
German Church Rd	Deer Path Rd to IL Route 64	Widening and resurfacing	$1,240,000
* Ridge Rd	IL Route 64 to Pines Rd (3.20 miles)	Resurfacing	$400,000
River Rd	IL Route 72 to 1 mile north of IL Route 64 (8.08 miles)	Resurfacing	$785,000

Route Street Name	Location	Improvement	Estimated Cost
Mulford Rd	Winnebago County line to Lindenwood Rd (6.71 miles)	Resurfacing	$650,000

*IDOT FY 2008 Project
Source: Illinois Department of Transportation District 2, FY 2004-2006 Highway Improvement Program

County Highways

Ogle County contains 280.75 miles of road classified as County highways. All of these routes have a bituminous surface and are in good to excellent condition. County highways serve as major and minor collectors, and in some areas as local roads.

As with State routes, the County highway network is well distributed throughout the County and offers both East/West and North/South transportation routes, many of which can be considered major components of the overall transportation system.

The County and Township Highway Departments have maintained an active maintenance program over the past several years. Since 1990, the County has rebuilt or repaired 54 County and Township bridges. This represents nearly 20 % of the County and Township bridges. In terms of road maintenance, the County has improved or resurfaced numerous sections of County highways, including the recent resurfacing of Freeport Road, Adeline Road, and Lynnville Road. The County recently reconstructed and improved Flagg Road from Chana Road to Daysville Road, Ridge Road, Tower Road, and Lowell Park Road from Pines Road to Oregon Trail Road. Also, the County recently completed a reconstruction of Flagg Road from Wendell Drive to 20th Street in Rochelle and construction of an extension of Flagg and Caron Roads.

Upcoming Ogle County projects for 2004 through 2008 are shown in the following table:

Table 18
Proposed Ogle County Highway Improvement Projects 2004 through 2008
Ogle County, Illinois

Route Street Name	Location / Improvement	Estimated Cost
Lowell Park Road, CH 35	Oregon Trail Road to Mt. Morris. Widening & Resurfacing, Miles = 3.98	$3,000,000
Center Road, CH 32	IL Rt. 38 to Flagg Road. Widening and Resurfacing. Miles = 1.50	$1,200,000
German Church Road, CH 2	IL Route 64 to Deerpath Road. Improvement to Truck Route. Miles = 3.97	$1,000,000
Queens Road extension	IL Route 38 to Flagg Road. New road construction and railroad grade separation. Miles = 1.70	$5,250,000
Steward Road, CH 17	Burlington Northern Sante Fe railroad. Grade separation. Miles = 0.75	$4,200,000
Flagg Road, CH 22	IL Rt. 251 to Wendell Drive (Rochelle). Widening and Resurfacing, turning lanes, curb and gutter. Miles = 0.34	$800,000

Source: Ogle County Highway Department

Local Roads

The County is served by over 969 miles of Township roads that are maintained in various conditions including bituminous surface treatment, seal-coat surface, and gravel surface.

The County also contains over 163 miles of municipal roads/streets.

Rail Transportation

Ogle County is served by three rail lines: the Iowa, Chicago & Eastern, Union Pacific, and Burlington Northern/Santa Fe railroads.

The Iowa, Chicago & Eastern Railroad (IC&E), formerly the I&M Rail Link (IMRL) operates 1,393 miles of track from Minneapolis to Chicago and Kansas City. Operations also include a line across northern Iowa and southern Minnesota. The IC&E serves intermodal facilities located in Chicago, Kansas City, Minneapolis and the Quad Cities.

The Union Pacific Railroad (UP) is North America's largest railroad, operating about 33,600 miles of track in covering 24 states across the western two-thirds of the United States and into Mexico. The UP operations link major West Coast and Gulf ports with major gateways to the east including Chicago, St. Louis, Memphis and New Orleans.

The Burlington Northern Santa Fe Railroad (BNSF) is one of the largest railroad networks in North America, with track mileage totaling about 33,000 miles covering 28 states and two Canadian provinces across the western two-thirds of the United States, stretching from major Pacific Northwest and Southern California ports to the Midwest, Southeast and Southwest, and from the Gulf of Mexico to Canada.

While passenger service was provided in the past, the existing lines currently accommodate freight transport only. Additionally, these routes are, in general, not providing a significant amount of service to local industrial producers because of decreased reliance on rail transportation. While the decreases in the use of the rail lines coincide with national trends, the existing rail lines do provide an in-place infrastructure available to certain industrial users.

The UP began construction in November 2001 and officially commenced operations in Fall 2003 of the state-of-the-art "Global III" intermodal facility in Rochelle. An intermodal facility is a facility that is designed for the loading and unloading of standardized cargo containers and trailers to and from flat railroad cars for movement on the railroad and subsequent movement on the public roadway system to market destinations.

Global III, covering 843 acres, includes a large switching yard to expedite the re-segmenting of trains and blocking of cars, and the intermodal terminal with 720,000 lift capability, a 10-lane automated gate system (AGS) entrance and a 7,200 unit container yard at full build-out.

The Union Pacific Railroad says the following about its "Global III" intermodal facility:

Global III is strategically located on the edge of Chicago's westward commercial frontier. A short distance outside the city, this in-demand area is experiencing enormous growth as industries locate warehouse and distribution facilities outside of Chicago's traffic congestion and capacity-constrained downtown area. This new facility offers customers multiple ease-of-doing-business advantages, including direct interstate highway routes with easy access to major east-west and north-south markets.

This... facility provides the capacity necessary to improve the efficient interchange of shipments to and from rail connections, and expedite the operations of over 25 trains and 3,000 containers daily. The consolidation of operational functions between the Global III Intermodal Facility and Union Pacific's other Chicago-area intermodal facilities will allow us to greatly improve transit times and create competitive new services for customers, designed to better meet their international and domestic intermodal requirements.

The Rochelle intermodal facility is already proving to be a catalyst for economic development in the area and region, and is expected to continue to attract business and industry. According to the Midwest Regional Intermodal Feasibility Study, Rochelle, Ogle County and the surrounding area should expect to see the following types of development due to the intermodal facility:

1. Public and private warehouse and distribution centers. Close proximity to an intermodal rail facility minimizes the cargo dray distance.
2. Origin and destination drayage companies. Very dependent on the core railroad system, these firms play a key link between shippers and retailers.
3. Equipment maintenance companies. These firms provide repair service to truck, terminal and rail industries.
4. Manufacturing companies. Close proximity to rail facilities helps to reduce the cost of shipping their products to retailers and receiving raw materials.
5. Processing companies. Close proximity helps to reduce shipping costs.

A study conducted by Insight Research Corporation, a nationally recognized economic consultant, estimated that firms attracted by the Rochelle intermodal facility would create 1,600 new jobs by 2010. These new jobs will have a payroll of $44 million. The study also concluded that potential expansion at private manufacturing, service and distribution facilities could spur investment of $140 million in equipment purchases.

Air Transportation

The Rochelle Airport (Koritz Field) is the only publicly-owned airport in the County that offers a paved runway. The runway is 4,200 feet in length and is oriented northeast/southwest. The Ogle County Airport in Mt. Morris is a privately-owned, public-use airport with a well-maintained grass runway of 2,500 feet in length oriented east/west. The remaining airports in the County are what could be considered private or semi-private turf strips. These fields have limited potential for providing any kind of service other than presenting individuals with commuting options or personal recreational opportunities.

Due to its proximity to Ogle County and its role as a major regional transportation hub, the Greater Rockford Airport (also known as the Northwest Chicagoland Regional Airport at Rockford [RFD]) warrants discussion.

Airport Facilities:

Chicago/Rockford International Airport (RFD) currently encompasses 3,000 acres of land in Winnebago County and is located on the southwestern edge of the City of Rockford. The airport is generally bound by IL Route 251 to the east, the Kishwaukee River to the south, the Rock River to the west and U.S. 20 Bypass to the north.

RFD is home to 30 industrial tenants and the largest regional parcel-sorting facility in the UPS system - the only facility of its type that handles coast-to-coast cargo. The airport has progressively evolved from a general aviation facility to a dynamic commercial service airport.

RFD is presently ranked as the 22nd largest cargo airport in the nation and the 220th largest passenger airport. Currently, Allegiant Air offers non-stop flights to Orlando, Las Vegas, and Clearwater/St. Pete (Tampa Bay Area) with flights to Fort Lauderdale and Phoenix/Mesa scheduled to start in November and December; United Airlines flies non-stop to Denver and to over 100 connecting destinations and Apple Vacations offers seasonal service to Cancun. RFD averages between 21-25 flights a week.

RFD is an international airport capable of landing aircraft in Category III conditions. These state-of-the-art facilities, when coupled with runway lengths of 10,000 ft. and 8,200 feet, allow RFD to land any jet aircraft operating in the world today - even under the most adverse conditions.

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

Over the past few years more than $183 million has been invested in infrastructure improvements and facilities at RFD. A majority of dollars spent on these projects were funded through local, state, and federal grants. The completion of these projects has allowed RFD to be in the position to accommodate the tremendous growth in passenger and cargo services.

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

RFD Runway 1/19, oriented north/south, is 8,199 feet long and 150 feet wide with a dual-double tandem pavement strength of 850,000 pounds. Runway 1/19 is served with a Category I Instrument Landing System. Runway 7/25, oriented to the northeast/southwest, is 10,000 feet long and 150 feet wide with a dual-double tandem pavement strength of 850,000 pounds. Runway 7/25 is served with a Category III Instrument Landing System.

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

There are 87 aircraft based at RFD (58 single-engine aircraft, 17 multi-engine aircraft, 11 jet aircraft, and 1 helicopter). Aircraft operation average 212 per day (52% transient general aviation, 21% local general aviation, 18% commercial, 6% air taxi and 3% military).

Further development of RFD could impact Ogle County as persons employed by the GRA or commercial/industrial development within and around the GRA seek places to live and raise families - particularly if RFD becomes utilized as the elusive third Chicagoland regional airport.

FAR Part 150 Noise Compatibility Program:

In 2002 RFD began the planning process to update its Part 150 Study, and completed the planning process in 2003. To address airport noise issues, Congress adopted the *Aviation Safety and Noise Abatement Act (ASNA) of 1979*, Public Law 96-193, which directed the Federal Aviation Administration (FAA) to assist airports in preparing and implementing noise abatement plans. Part 150 of the Federal Aviation Regulations (FAR) describes specific steps for developing airport noise compatibility plans that reduce noise impact in affected communities and reduce or prevent future noise and land use conflicts. Programs approved by the FAA are eligible for Federal funding assistance.

An update to the *1989 Part 150 Study* for RFD was completed in May 1994 and approved y the FAA with the issuance of a Record of Approval on July 26, 1995. Those Noise Exposure Maps (NEMs) and Noise Compatibility Program (NCP) were based on current and forecast conditions that have changed since that time. The change in current noise exposure at RFD resulted from the cessation of scheduled passenger service in 2001 (which has since been re-established as discussed above) and the increase in nighttime cargo activity by UPS and other air cargo operators.

The purpose of the 2003 Part 150 Study was to update the previously approved NEMs, to refine existing programs to further reduce noise impacts through abatement and mitigation, and to improve land use compatibility. This program provides updated guidance to local planners to assist them with land use planning and development decisions.

The objective of the Part 150 planning process for RFD was to improve the compatibility between aircraft operations and noise-sensitive land uses, while allowing the airport to continue to serve its role in the community. Three related plans were prepared for meeting the objectives of the updated NCP: a Noise Abatement Plan, a Land Use Management Plan, and an Implementation Plan. For all three of these plans, the measured proposed in the *1989 Part 150 Study* were reviewed. Those measures that were not yet implemented were revoked, modified, or recommended for continuation as part of the Update.

The Greater Rockford Airport Authority (GRAA) formally submitted comprehensive updates of the Noise Compatibility Plan to the Federal Aviation Administration on April 22, 2003, which included the NEMs, descriptions, and other documentation. The GRAA noise exposure maps were determined by FAA to be in compliance with applicable requirements on May 8, 2003. The NCP lists 37 recommended measures, which continue or expand the intent of the two previously approved NCPs. The FAA groups these measures into three categories: noise abatement (16), land use (15) and other measures (6). The 37 recommended measures are designed to remedy existing noise problems and prevent future non-compatible land uses. Of the 16 noise abatement measures, six measures continue from the 1994 NCP without revisions, five measures were continued with revisions, three measures have either been previously withdrawn or are recommended for withdrawal, and two measures are new. Of the 15 land use measures, two measures are continued with modifications, six measures have either been previously withdrawn or are recommended for withdrawal and two of the measures are new. Of the six other measures, two measures continue from the 1994 NCP, one measure is continued with revisions, and three of the measures are new. The FAA completed its review of the comprehensive NCP updates and granted its approval of the overall program on November 3, 2003.

When the NCP is fully implemented, the significant aviation noise impacts around the airport should be eliminated and marginal impacts should be substantially reduced. The reduction in noise will be achieved with the implementation of noise abatement flight tracks and procedures for the development of compatible land uses and address impacts on homes on which significant impacts remain.

The Ogle County Board, upon recommendation from the Regional Planning Commission, has adopted the RFD Part 150 Study and Noise Compatibility Plan as a component of the Ogle County Amendatory Comprehensive Plan. The Regional Planning Commission, Zoning Board of Appeals and County Board should continue to use the Updated Part 150 Study and Noise Compatibility Plan to evaluate land use changes in areas affected by the operations of the Greater Rockford Airport (a/k/a Northwest Chicagoland Regional Airport at Rockford [RFD]) and/or determined to be in the Part 150 Study area (specifically, Sections 1, 2, 3 and 4 in Scott Township [Township 42 North, Range 1 East of the 3rd Principal Meridian]) to ensure compatibility with airport operations.

GOALS AND OBJECTIVES

(Amended 09/21/99)

Goals and Objectives are an integral part of the Comprehensive Plan. They state the desires of the County and lay the foundation for the policies and procedures established in the implementation of the Goals and Objectives through the development codes (the Zoning Ordinance, Subdivision Regulations, Special Flood Hazard Areas Ordinance and Stormwater Management Ordinance).

Goals are defined as: An end to which one strives to attain; or, The ultimate aim toward which an effort is directed. Goals are broad, general statements.

Objectives are defined as: Actions directed to achieve a stated goal. Objectives are more specific "action statements" to achieve the stated goals.

The following are the goals and objectives developed by the Ogle County Regional Planning Commission and adopted by the Ogle County Board on September 21, 1999:

Land Use & Development:

A. Goals:

Manage land use so that development occurs in a logical, orderly manner to support the County's best interest, minimize land use conflicts between adjacent land usage, utilize resources and infrastructure efficiently and protect and enhance the County's natural resources, rural character and rural community values. Prevent scattered development in rural areas of the County; secure adequate natural light, pure air and safety from fire and other dangers; minimize congestion in the public streets and highways; lessen or avoid the hazards to persons and damage to property resulting from the accumulation or run-off of storm or flood waters; and, preserve the natural beauty and topography of the County and ensure appropriate development with regard to these features.

B. Objectives:

Define areas where residential, commercial and industrial development should occur.

Encourage or require creative development design techniques such as "open space development design" (Randall Arendt) to reduce the aesthetic and cultural impact of development without sacrificing the public health, morals and general welfare.

Encourage developments that maintain and enhance the rural, "small-town" character of Ogle County and create a "sense of place" among the residents.

Protect the character and the social and economic stability of all development of the County through appropriate growth management techniques assuring the timing and sequencing of development, promotion of in-fill development in existing neighborhoods and non-residential areas with adequate public facilities, to assure proper urban form and open space separation of urban areas, to protect environmentally critical areas and areas premature from urban development.

Ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve proposed development.

Guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks and playgrounds, recreation, and other public requirements and facilities.

Require that the public will be required to bear no more than its fair share of the cost of providing facilities and services to development through requiring the developer to pay fees, furnish land, or establish mitigation measures to ensure that the development provides its fair share of capital facilities needs generated by the development.

Provide for open spaces through the most efficient design and layout of the land.

Ensure that land is developed only when necessary to provide for uses of land for which market demand exists and which are in the public interest.

Discourage developments which utilize private, on-site sewage disposal systems in areas where soil conditions and/or geology indicate that there is a potential for contamination of ground and/or surface water.

Discourage scattered development in rural areas of the County:

- Limit the number, density and size of developments constructed without community or public sanitary sewage disposal and water supply.

- Develop subdivision regulations which restrict residential, commercial and industrial developments in which sanitary sewer and public water are not available at the time of approval or are not available within a reasonable time frame.

- Encourage cities and villages to adopt long-range planning policies that encourage development adjacent to existing communities that can provide public services.

Where land and structures adjoin incorporated communities and it is evident that such land could ultimately be annexed to the community, the uses of such land and buildings should be related to the existing and planned land use pattern of the adjacent communities.

Allow for flexibility due to unique circumstances.

Resource Conservation:

A. Goals:

Preserve and protect the natural resources of the County. Prevent the pollution of air, streams and ponds; safeguard the water table and encourage the wise use and management of natural resources throughout the County in order to preserve the integrity, stability and beauty of the County and the value of land.

B. Objectives:

Prevent scattered, haphazard or premature urbanization by guiding growth in a logical, orderly fashion.

Protect lands best suited for agricultural purposes from the encroachment of urban-type development in order to promote more efficient use of the increasingly reduced area of land in agricultural use as the result of expanding urbanization.

Protect, strengthen and maintain the economic base that agricultural pursuits provide the County.

Prevent an unfair shifting to agricultural and existing land owners of construction and service costs.

Ensure that development occurs in such a fashion as to minimize conflict between agricultural and other land uses and the enforcement of any rule, regulation or ordinance is consistent with the "Farm Nuisance Suit Act", *Illinois Compiled Statutes, Chapter 740, par. 70/0.01 et seq.*

Areas containing significant natural features such as native vegetation, rivers, streams, wetlands, etc. or areas with significant historical and cultural values should be preserved and protected, with special attention to dedicated nature preserves and habitats containing threatened or endangered natural plant or animal species.

Discourage developments which utilize private, on-site sewage disposal systems in areas where soil conditions and/or geology indicate that there is a potential for contamination of ground and/or surface water.

Areas containing underground deposits of mineral resources should be given adequate protection so that these natural resources will be preserved for future uses. The appropriate re-use of such areas after the resource(s) have been depleted should be planned in advance.

Preserve woodlands and wetlands associated with farms which, because of their natural physical features, are useful as water retention and groundwater recharge areas, and as habitat for plant and animal life; and which have an important aesthetic and scenic value which contributes to the unique character of the County.

Prevent the conversion of agricultural land to scattered non-farm development which, when unmanaged, unnecessarily increases the cost of public services to all citizens and results in the premature disinvestment in agriculture.

Promote land stewardship through the development of environmentally oriented site planning standards and the preservation of environmentally sensitive areas.

Protect and preserve the natural and scenic qualities of the Rock River corridor and other high-quality riparian corridors throughout the County:

- Protect and preserve scenic "view sheds" from visual intrusions.
- Prohibit flood plain development.
- Protect wetlands near and/or adjacent to streams.
- Monitor water quality and control point- and non-point source pollution.
- Promote wise stream-bank management practices.
- Require developments to dedicate open space along the river.
- Preserve scenic and historic features.
- Protect the river from over-use by watercraft and encourage less intrusive recreational pursuits.
- Ensure public access to the Rock River.

Residential Development:

A. Goals:

Allow residential development that is compatible with the existing rural character of the County, provides a safe, attractive and "livable" environment for persons of all income levels, and promotes the public health, safety and general welfare.

B. Objectives:

Encourage or require creative development design techniques to reduce the aesthetic impact of residential development without sacrificing the public health, morals and general welfare.

Minimize site disturbance.

- Roads should follow existing contours.
- Disturbance for the construction of roads, basins, and other improvements should be kept to a minimum.
- Disturbance on individual lots should be limited.
- Building envelopes should be limited and located in the most suitable areas for development.
- Areas beyond reduced envelopes should be restricted against development.
- Building envelopes should not be drawn into steep slope areas.
- The maximum amount of natural vegetation on each site should be preserved.

Minimize visual impact of development.

- Structures should not be located in open fields.
- Residences should be located adjacent to tree lines and wooded field edges.
- Residences should not front directly on off-site streets.
- Where clustering will yield open space that can remain in active agricultural use, its use should be explored and possibly required.
- Structures should not be placed on ridge lines.
- Trees on ridges should not be removed.

Retain rural features.

- Existing farm roads should be incorporated into subdivision design.
- Tree lines should be preserved.
- Existing agricultural structures such as barns and silos should be preserved where feasible.
- Treed areas between the principal structure and the drive or roadway should be retained.
- The creation of extensive lawn areas should be discouraged.

Existing residential areas and areas designated for expansion of residential development should be suitably located in relationship to business, commercial and manufacturing areas and be protected against intrusion which will interfere with the public health, welfare and safety of the residential community.

Economic Development:

A. Goals:

Achieve a strong, secure and diverse economic base which is conducive to increasing economic opportunities.

B. Objectives:

Protect and enhance existing businesses and economic development which employs residents of the County and/or attract tourism to the County.

Assist in the expansion of economic development through the encouragement of increased local retail, service, distribution and manufacturing uses.

Encourage the development of well-planned industrial parks and/or business parks.

Existing manufacturing areas should be given adequate protection; additional land should be designated and regulated for future manufacturing development so that present industry may expand, and that a wide range of sites for new industry be provided, having access to transportation facilities and other features, enabling industry in Ogle County to compete successfully with industry elsewhere in the national and world-wide markets.

Encourage new business development as part of existing centers in local communities.

Adequate space should be provided for off-street parking of vehicles of employees and customers using business, commercial and industrial areas.

Encourage or require creative development design techniques to reduce the aesthetic impact of commercial and industrial development without sacrificing the public health, morals and general welfare.

Public Facilities and Services:

A. Goals:

Facilitate orderly development which can be efficiently and economically served by public agencies responsible for infrastructure, public safety and public education.

B. Objectives:

Direct new development to land areas which utilize existing infrastructure and available utility service capacity.

Direct new development to land areas which can be readily and efficiently served by police, fire and ambulance services.

Establish standards for driveway access to public highways, roads and streets.

Ensure adequate off-street parking and loading facilities with all new business and industry.

Population:

A. Goals:

Maintain a rate of growth and development that is manageable in light of the public resources.

B. Objectives:

Manage balanced growth to insure that the County's population is adequately provided with public services and infrastructure.

Manage balanced growth to insure that the County's population is served by adequate and safe housing.

Manage balanced growth to insure economic development which supports the employment of local citizenry and provides appropriate wages for employees.

Manage balanced growth to maintain the small-town, rural character of Ogle County and promote rural community values.

Citizen Participation:

A. Goals:

Institute a system of planning to coordinate the development process at all levels of government and private activity.

B. Objectives:

Work toward cooperation at all levels of government in land use planning and review of development proposals.

Encourage the formation of citizen groups interested in the future of the county and its residents.

Encourage the attendance of citizen groups at Regional Planning Commission meetings.

Establish a means whereby activities of the Regional Planning Commission are reported on by the local news media.

GENERAL DEVELOPMENT PLAN

Introduction:

The General Development Plan sets forth the land use objectives deemed most feasible and desirable for Ogle County, and is designed to make the County conscious of land which is particularly desirable for residential, commercial or industrial usage. The Plan considers land as a community's resource, not in terms of trade or raw materials, but as the space to be used for the future development of the County. Just as with any resource, certain uses of land are more efficient than others. In Ogle County, agricultural use is by far the most dominant use of land. It is therefore a necessity, if one is to preserve farm land, for the plan to determine the most effective way to use the space available for development in terms of public investment, the services provided and the amount of farm land sacrificed to allow growth to continue. Thus, the purpose of the General Development Plan is to provide a framework for development that is functional and economical, yet, at the same time, will produce an environment which offers an opportunity for future development and an expansion of commerce without sacrificing the aesthetic and agricultural values of the County.

The land use planning concept at the regional level is: 1) general in its direction of discipline; 2) broad and flexible so as to be compatible with the existing plans and future proposals of the local governments; 3) reflective of the broad principles of land use planning; 4) designed in relation to the major transportation facilities; 5) a framework for guidance of the placement of uses that will preserve the human dimension and relieve the monitoring of urban growth; 6) developed to encourage spatial development in relation to the highest used community facilities; 7) designed to provide maximum opportunity and choice to land owners and developers in keeping with the goals and objectives of the County's plan and those of local governments.

While the Plan does not legally control the use of property, it does provide a basis for legislative and administrative measures such as zoning and subdivision regulations. Essentially, the General Development Plan serves as a reference and a guide to private developers, individual citizens, elected officials and County staff in the sale, purchase, and/or development of property.

Up to this point, this study has concentrated on developing a factual and reasonably up-to-date inventory of information on which to base the recommendations for future development. This inventory has so far involved:

1. Collecting information about the County.
2. Identifying County-wide issues.
3. Identifying and updating the goals and objectives of the County.

Beginning with this section, the Plan will carry out the remaining steps of the planning process, which include:

4. Analyzing the information to determine needs and resources.
5. Identifying alternatives for meeting needs;
6. Selecting alternatives best suited to the goals and objectives.
7. Developing a program of implementation.

Thus, the basic elements of the Comprehensive Plan provide policy for the future land use pattern and transportational system. The recommendations concerning the future of these elements are based upon the previous studies of existing conditions and trends.

Upon completion of these tasks, the Plan will provide a solid basis for the future decisions of Ogle County in order to regulate growth and control the use of land so that development will occur in an efficient and orderly manner.

Development Factors:

The most significant factor that is currently influencing development and will likely continue to influence development in the future for Ogle County and the region is the Union Pacific Railroad's "Global III" intermodal rail facility in Rochelle, as discussed previously in the Transportation section. Several warehouse/distribution facilities have already located to Rochelle, and several more have committed to constructing facilities in Rochelle. Over the next several years, Rochelle and the surrounding area, including the I-39/I-88 transportation corridor should expect to continue to see economic development as a result of the "Global III" facility. According to the City of Rochelle's 2003 Comprehensive Plan Update, the overall strategy for Rochelle's growth is based upon the following assumptions:

- Based on projected population growth trends over the next 12 years, to 2020, Rochelle will have to add approximately 400 new dwelling units (including single family and multiple family housing), and will develop approximately 120 acres to support this population increase. However, the impact of the intermodal facility and jobs created by it, and new industrial growth forecast over the next ten years, could result in higher population estimates than projected. Currently, approximately one-fifth of the total number of persons employed in Rochelle work in local industrial businesses. If Rochelle achieves industrial growth as suggested below, the City may expect to have a significantly larger employment base resulting in higher population than projected. Preliminary estimates suggest that the growth rate could double from 1% to 2% per year, resulting in an additional 1,000 people residing in Rochelle, over that projected from historical growth trends of Rochelle and similar communities. If this were to occur, then the number of new housing units estimated to serve the larger population would also be expected to double.

- Rochelle's position at the "hub" of major rail and highway systems, and proximity to major metropolitan centers will continue to offer competitive economic development advantages for industry and business. The "Hub City" will continue to enjoy a larger share of future manufacturing and distribution facilities. Employment opportunities and new business location will expand at a considerably higher rate in the next ten years due to the influence of the intermodal rail facility. City officials and industry experts estimate that the development of distribution, warehouse and service related businesses could add over 250,000 square feet of building floor area on an annual basis for the next ten years, resulting in a need of over 100 acres for industrial purposes.

- Growth in Ogle and surrounding counties, combined with Rochelle's highway access advantage, may result in new regional shopping opportunities that could double the City of Rochelle's commercial base by an additional one million square feet of commercial space. This would result in a need for 60 to 80 acres of land for commercial development. Currently, there are 210 acres of land used for commercial purposes in the City. If the present ratio of commercial land area to population (22 acres per 1,000 persons) were to hold in future years, about 33 acres of new commercial development would be required to meed the needs of the projected year 2020 population.

- While Rochelle will continue to be dominated by large industrial and distribution businesses, the City is well positioned to take advantage of other development opportunities, such as new major retail centers and high technology/research business centers, due to availability of fiber-optic cable.

- Rochelle will benefit from a growing residential employment base. Excellent access to all forms of transportation, lower cost of living and business operation, access to fiber-optic information networks, and availability of public utilities has and will continue to be its prime advantage for all types of development.

The County should be prepared for the possibility of warehouse/distribution facilities that may desire to locate outside of the Rochelle urban area, such as north of Rochelle along the IL Route 251 corridor, or at/near the intersection of IL Route 64 and I-39 or the intersection of IL Route 72 and I-39. The County could also experience residential growth pressure from persons that are employed in Rochelle area business/industry, but desire to live in a more rural environment. The outlying areas from Rochelle, such as the Stillman Valley, Davis Junction and Monroe Center area, as well as the Pine Rock, Lafayette, Taylor and White Rock Township areas, could see an increase in residential activity as a result of this.

The type of growth occurring east and northeast of Ogle County in DeKalb County, the Fox River Valley, the eastern suburbs of Chicago, and Winnebago and Boone Counties has the potential to be significant in terms of impact on the County. With the rapid growth in residential construction in DeKalb, Boone and Winnebago Counties and Fox River Valley, some increases in residential development pressure have and will continue to be felt within Ogle County. If land prices continue to increase in areas to the east and northeast, and Ogle County land prices stay relatively low, the County could see the effects of "leapfrogging" residential development.

The growth of the Rockford area and Boone County most directly impacts Ogle County at this time. The City of Rockford's ability to continue to attract new commercial and industrial growth, as well as commercial and industrial relocations, thus translating into jobs, will play a major role in the future of Ogle County, particularly Byron, Rockvale, Marion, Scott and Monroe Townships, as people seek a relatively safe and affordable place to live and raise families that are also relatively proximate to their place of work.

Presently, there appears to be adequate land available to meet residential development demands in the immediate Rockford area and Boone and DeKalb Counties. The Rockford-area growth appears to be concentrated on the north and east side of the City of Rockford and moving east. Boone County growth patterns show a westerly growth pattern toward the Winnebago County line and the City of Rockford. However, as land values, and in turn market values, increase, certain segments of the buying public may be forced out of the Rockford and Boone County housing market or simply decide to seek more affordable housing. These residents would be forced or choose to seek affordable housing elsewhere and, depending on the location of their work place, weigh the price of commuting versus the price of affordable housing. This pattern is currently being witnessed most noticeably in the Byron area, which continued to grow both in population and dwelling starts through the recessional 1980's and into the 1990's and 2000's, and was a major factor in Ogle County being added to the Rockford Metropolitan Statistical Area (RMSA) due to the number of persons commuting to work in Rockford or other areas within the RMSA.

A second factor that may affect future growth patterns within Ogle County is the shift in the employment centers of the Chicago region. In an area the size of the Chicago metropolis, not all jobs are "new" jobs. In some cases a corporation will simply relocate out of the aging and sometimes expensive center ring of a city to gain needed space for expansion. Ogle County is fairly accessible to the western suburban Chicago area via I-90 and I-88. As more businesses and industries move west, Ogle County may become more attractive to commuters.

While Ogle County, after an economic slowdown in the 1980's that paralleled regional and national trends, is growing, population, employment, and other projections do not indicate a rapid increase in the development of the County. While the number of zoning certificates (building permits) and subdivision approvals have gradually increased over the past years, these numbers could not be considered a "growth boom", but rather a watermark of stable growth. In fact, much of the development occurring now is doing so at rates consistent with rates experienced during the late 1970's. It is anticipated that unless drastic changes occur in the Rockford area, Boone and DeKalb Counties, and the Fox River Valley, growth will continue to occur at a stable and healthy rate.

One factor that is apparent from existing data is the location and type of development taking place within the County at this time. The five-township area in the north-central to northeast part of the County has received a majority of the activity in terms of development. In addition, the development has generally taken the form of low-density, large-lot subdivisions.

There are several reasons why Byron, Rockvale, Marion, Scott and Monroe Townships are experiencing growth, while other areas of the County are relatively inactive in terms of new development. One of the reasons is that persons seem to be seeking a rural, somewhat rural or small-town lifestyle that can be found throughout the five-township area.

Another reason is the perceived high quality of education within the Byron and Meridian School Districts. The Byron School District has received a windfall of taxes from Commonwealth Edison's Byron Nuclear Generating Facility which has allowed the school district to provide abundant educational opportunities to its students, as well as recreational opportunities to residents through the construction of outdoor softball, tennis, basketball and track facilities, all of which add to the quality of life in the Byron area. Other taxing bodies that have taken advantage of the Byron Nuclear Generating Facility taxes are the Byron Forest Preserve District, the Byron Library District, the Byron Fire Protection District, Byron Museum District and the Oregon Park District.

Rockvale Township has also benefitted from the Byron Nuclear Generating Facility, as the facility is within Rockvale Township, and therefore provides more than 97% of the total taxes paid to the township. This has translated into low township taxes for residents and paved roads throughout the township. Also, more than 38% of the Township is located within the Byron School District.

A rather obvious reason that the five-township area has received growth is its proximity to the growing Rockford area, which provides not only jobs, but a full range of urban services such as shopping malls, discount stores, discount lumber yards, major retailers, etc. that smaller towns and rural areas cannot offer.

The natural beauty of the area, with the Rock River flowing through the Rock River Valley and the surrounding rolling and often wooded terrain also seems to draw persons to the area. The terrain and predominance of wooded land also generally lend it to residential land use, as typically people who desire a large rural lot prefer to build on a wooded lot. The five-township area contains numerous five-plus acre developments that were allowed under the County Zoning Ordinance prior to 1992, as well as a number of outlying subdivisions that were constructed on timber land or unproductive farmland.

The County, as a governing unit, has also contributed to the concentration of development patterns to the five-township area. The unwritten policy of allowing rezoning in areas that are wooded or "unproductive" has placed several subdivisions and numerous residences in the outlying areas of the five-township area, as the general topography, physiography and vegetation lend it somewhat to rural residential land use. This policy has helped protect prime farm land from development, but also appears to have limited adaptability if preservation of prime farm land is to remain a priority of the County. As

the wooded and marginal farm land areas are developed and development pressures increase and Ogle County becomes more and more attractive for residential construction, it will become increasingly more difficult to preserve farm land that is adjacent to approved residential uses.

Because farming plays an important role throughout the economy of Ogle County, farm land should be protected. Farming operations support a wide variety of retail businesses. By maintaining a policy of protecting farm land, the County can encourage prosperity for individual farmers and the local commercial interests who depend on the agricultural economy.

With every farming operation lost, due to retirement or consolidation, the assumption that the land will continue to be used for agricultural purposes may not be accurate. The farming sector of Ogle County will likely strive to maintain the preservation of prime farm land. However, there will also be a tendency on the part of individual land owners to consider abandoning their farm operations because of development pressures and the significant increases in land values associated with these pressures. In addition, larger farming operations or corporations may see fit to offset economic downturns by developing or selling off acreage considered expendable.

The potential for a high return on farmland conversion presents an incentive to resist reinvestment, or sellout to development interests. By shifting and concentrating development away from agricultural areas toward areas adjacent to existing municipalities, the County can effectively serve to reduce development uncertainty in the outlying areas of the County. This type of development approach will provide stability to land owners who wish to continue farming and will likely encourage reinvestment in, and expansion of, existing agricultural operations. This approach will also provide developers with the knowledge that adequate buffering will be maintained from large scale and sometimes aesthetically offensive agricultural operations. Finally, concentrating development adjacent to existing public utilities will reduce the public costs of development, limit destruction of the environment and reduce the effects of "urban sprawls".

The sprawl is costly to taxpayers because of the expense involved in extending public utilities to service relatively small numbers of residents. In addition, new residents in rural areas will likely demand better police, fire and ambulance protection as well as improved public sewers, public water, trash service and better roads, which they have typically received in urban areas. Concentrating development, by contrast, is less expensive, more efficient, protects farm land and reduces conflicts between incompatible uses. Because modern farming techniques and practices are noisy, dusty and, in the case of livestock operation, odor producing, residential development should be encouraged to locate in concentrated areas adjacent to municipalities. Over the past few decades County, state and national trends have indicated a move toward larger farming operations. Much of this phenomenon can be attributed to technical advances in the farming industry that allow farmers to utilize greater amounts of acreage and produce better and more abundant crops. The changes in farming practices result in farmers' use of heavy machinery, the incorporation of numerous chemicals in the production of crops and irregular working hours during certain periods of the year. In addition, farming operations generate by-products, such as animal and chemical wastes. Just as it would not be appropriate to locate residential developments adjacent to industrial areas, non-farm residential and commercial development should be discouraged from locating in agricultural areas whenever possible.

An influx of residential uses into predominately agricultural areas would also make expansion of existing agricultural business difficult because of the incompatibilities of competing uses. In addition, the increased traffic, eventual repair or upgrading of rural roads, lack of sanitary waste facilities and the unnecessary destruction of farm land caused by development would all be costly burdens, both economically and environmentally, to the County.

Related to the preservation of farm land is the environmental benefit of discouraging development in a piecemeal and random fashion. While flooding in most of the County is not a problem, potential problems do exist which could limit development. Development in recognized flood plains, the control of surface water runoff, and the location of public sanitary sewer and sewage treatment systems are all

factors to consider before development takes place. While most of the soil in the County is suited for the production of row crops, the soils of the County comprise many associations that either do not drain well or have shallow bedrock formations. These problems have a potentially significant impact in terms of the type and density of development.

Future Land Use Designations:

The preceding existing conditions and assessment of those conditions form the base for this section of the Plan. The future land use portion of this Plan defines the arrangement of land for the future development of the County.

Because the County is predominantly undeveloped (more than 80%) and agricultural in nature, emphasis is placed on discouraging indiscriminate growth and utilizing the existing infrastructure and locations of County Municipalities and developments. This plan assumes the current rate of growth within the County will continue into the future. Recognizing this growth, the Plan will encourage locations and uses which are beneficial to the future development of the County and discourage situations that would create negative impacts. This Plan will also delineate logical limits for development and provide for the proper efficient development of the entire County.

This Plan is an expression of the County's vision of future development and should be used as a guide in the decision making process of County officials on all matters relating to development of the County; however, the key word is "guide". Eventually new development not anticipated by this Plan will occur, some of which may require substantial shifts in policy direction. Recognition that a Comprehensive Plan is dynamic and not a static document is a key point in the implementation of the Plan. Viewing the Plan in this manner will ensure that the plan is seen merely as a general guide and should not be used as a specific cast-in-stone instrument.

In addition, during the course of preparing this Plan, input from a variety of sources was solicited in order to produce a finished product that reflected the wishes and needs of the residents of Ogle County. It should be noted that in the process of producing this Plan, every effort was taken to incorporate the ideas provided by local residents, community leaders, and local municipalities.

The specific designations for future land uses in this Plan are, for the most part, basic in terms of specific densities and intensity levels of individual areas. More important, from the County's standpoint, are the locations for proposed uses and the reasoning behind the choice of any area for a given use designation. An example of this is in the area of Residential densities. It is important to remember that areas adjacent to the majority of County municipalities are rural agricultural areas. With this in mind, specific definitions of Low and Medium density developments in unincorporated portions of the County may be significantly different from corresponding classifications within incorporated municipalities. It should also be remembered that developments of all areas outlined for a specific use are contingent upon the ability of the land to accommodate the proposed use with respect to soil types, drainage, etc., or the provision of public services; storm water control, sanitary sewers, public water, and uniformity in applying County subdivision regulations. In addition, the development of areas designated as potential growth regions should be attained in a reasonable manner working from existing municipalities outward and not in a checkerboard fashion.

Land Use Designations - Future Land Use Recommendations

The “General Development Plan Map” found in Appendix II - Maps illustrates the Future Land Use recommendations of the Ogle County Amendatory Comprehensive Plan, and identifies how development should proceed in the future to meet the County’s goal of encouraging a pattern of growth and development that will provide a quality living environment. Future development and redevelopment should be encouraged in an orderly pattern adjacent to and compatible with existing development. Land Use recommendations include both immediate and long range planning recommendations to be

implemented. Where differences exist, the long range Land Use Plan recommendations are not considered to be inconsistent or in conflict with the County's existing zoning map because they will be implemented over a period of many years as development proposals and land use changes are presented to the County for consideration.

A. Residential Land Use

Residential development may be 1-family residential or residential planned development.

1. 1-Family Residential includes one-unit residential structures.
2. Residential Planned Development – mixed-residential projects consisting of single family, duplex, and multi-family structures, including condominium-type development, subject to site plan approval by the Ogle County Regional Planning Commission, Zoning Board of Appeals and County Board. Maximum allowable unit density will be established during the site plan review process.
3. Multi-Family includes structures that contain 3 or more units.
4. The following development guidelines should be considered when reviewing residential development proposals:

    a. Balconies, porches, stoops, garden walls, varied building and facade setbacks, varied roof designs, bay windows and similar design features should be strongly encouraged. Long, monotonous building facades and boring, box-like buildings that detract from the visual quality of the community should be avoided.
    b. The architectural design should be compatible with and fit the context of the surrounding neighborhood and character. This includes proper selection of building and facade materials, building height, building bulk, setbacks, window and door styles and placements, rood designs and colors.
    c. In general, multi-family dwelling units should be designed to appear as a grouping of smaller residences. Parking lots and garages serving multi-family uses should abide by the following guidelines: (a) garage doors and parking lots should be located so that they are not the dominant visual element; (b) all outdoor parking areas should be partially screened from public view by peripheral hedges and ornamental trees; (c) large parking lots should be broken up with landscaped islands and similar features; (d) parking lots should be directly linked to building entrances by pedestrian walkways that are physically separated from vehicular movement areas; and (e) large, unarticulated parking garages are undesirable and should be avoided wherever possible. When such structures are necessary to meet parking requirements, the facades of the structures should be broken up with foundation landscaping, varied facade setbacks or projections, and recessed garage doors.
    d. For multi-family uses, landscaping should be provided (a) along all public and private street frontages; (b) along the perimeter of all paved areas (parking lots, driveways); (c) along all building foundations; (d) along yards separating land uses which differ in intensity, density or character; (e) around all outdoor storage areas such as trash receptacles and recycling bins; (f) around all utility structures or mechanical structures that are visible from public right-of-ways or less intensive land uses; and (g) within open areas of the site.
    e. On-site open space areas and age-appropriate recreational equipment should be provided to serve the needs of the development's residents.
    f. Travel by pedestrians and bicyclists should be encouraged within and between neighborhoods through a comprehensive network of sidewalks, pedestrian paths, and bike routes.

g. Residential developments should be connected to other neighborhoods by a network of streets that discourage high travel speeds but still allow access to emergency and maintenance vehicles.

B. Commercial

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

1. The following design standards should be required in all new or expanded commercial uses through the County's zoning ordinance:

- New driveways with adequate throat depths to allow for proper vehicle stacking.
- Limited number of access drives along arterial and collector streets.
- Common driveways serving more than one commercial use, wherever possible.
- High quality landscaping treatment of buffer yards, street frontages, paved areas and building foundations.
- Street shade trees along all public street frontages.
- Parking lots heavily landscaped with perimeter landscaping and/or landscaped islands.
- Screening (hedges, berms, trees, and decorative walls) to block the view of parking lots from public streets and adjacent residential uses.
- Signage that is high quality and not excessive in height or total square footage.
- Complete screening of loading docks, dumpsters, mechanical equipment, and outdoor storage areas through use of landscaping, walls, and architectural elements.
- Location of loading docks, dumpsters, mechanical equipment, and outdoor storage areas behind buildings.
- Provisions for safe, convenient, and separated pedestrian and bicycle access to the site, and from the parking areas to the buildings.
- Site design features that allow pedestrians to walk parallel to moving cars.
- Illumination from lighting confined on site, preferably through use of cut-off luminaries.

2. The following design features should be encouraged in all new or expanded commercial developments (through site plan review):

- High quality building materials, such as brick, wood, stone, and tinted masonry.
- Low reflectant, solid earth tone, and neutral building colors.
- Canopies, awnings, trellises, bays and windows to add visual interest to facades.
- Variations in building height and roof lines, including parapets, multi-planed, and pitched roofs.
- Staggered building facades (variations in wall depth and/or direction).
- Prominent entryways.
- All building facades of similar quality as the front building facade.
- Animating features on the building facade.
- Repeated elements of architectural detail and color on the building.
- Use of landscaping and architectural detailing along building foundations to soften the visual impact of large buildings.
- Appropriate pedestrian connections to adjacent neighborhoods.
- Central features which contribute to community character, such as patios, benches, and pedestrian areas.

- Parking to the sides and rear of buildings, rather than having all parking in the front.
- In multi-building commercial developments and adjacent commercial developments, link all buildings with safe pedestrian walkways that are separated from vehicular traffic areas.

3. The following design features should be avoided in new commercial developments (through site plan review):

   - Large, blank, unarticulated walls on visible building facades.
   - Unpainted concrete block walls.
   - Metal siding.
   - Large, bulky, monotonous "box-like" structures.
   - Inappropriate mixtures of unrelated styles and materials.
   - Extra-deep building setbacks.
   - Excessive signage (e.g. height, square footage, color).
   - Unscreened outdoor storage, loading and equipment areas.
   - Poorly designed, unscreened parking lots.
   - An excessive number of driveway access points along arterial and collector streets.
   - Creation of inadequately designed driveways and entryways.

C. Industrial

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

1. The following design standards should be required in all new or expanded industrial uses through the County's zoning ordinance:

   - New driveways with adequate throat depths to allow for proper vehicle stacking.
   - Limited number of access drives along arterial and collector streets.
   - High quality landscaping treatment of buffer yards, street frontages, paved areas and building foundations.
   - Screening where industrial uses abut non-industrial uses, in the form of hedges, evergreen trees, berms, decorative fences or a combination.
   - Screening of parking lots from public rights-of-way and non-industrial uses.
   - Complete screening of all loading areas, outdoor storage areas, mechanical equipment, and dumpsters using berms, hedges, or decorative walls or fences.
   - Street trees along all public road frontages.
   - Location of loading areas at the rear of buildings.
   - Separation of pedestrian walkways from vehicular traffic and loading areas.
   - Design of parking and circulation areas so that vehicles servicing the site are able to move from one areas of the site to another without re-entering a public street.
   - Variable building setbacks and vegetation in strategic locations along foundations to break up building facades.

2. The following design features should be avoided in new industrial developments (through site plan review):

- Long, monotonous industrial building facades.
- Large, blank unarticulated wall surfaces.
- Non-architectural facade materials such as untreated exterior cement block walls and metal siding with exposed fasteners.
- "Pole barn" type metal or wood buildings.
- Large parking lots between the building and the public rights-of-way. Smaller parking lots (i.e. visitor parking lots) may be located in front of the building if well-screened.
- Use of public streets for truck parking, loading , or staging activities.
- Unscreened chain-link fences and barbed wire fencing.

D. Conservation/Open Space

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

F. Continued Agricultural Use

Land that is currently in agricultural or agriculturally-related use and should remain in agriculture or agriculturally-related use until precluded by the natural, orderly and logical expansion of a municipality or, in some cases, an existing developed area.

Relationship Between Planned Land Use Designations and Future Zoning

The General Development Plan map (GDP) is not a zoning map. However, the planned land use designations shown on the GDP generally advise appropriate future zoning. In many cases, existing zoning districts reflect desired future land uses as indicated by the planned land use designations mapped over those areas. In some cases, zoning map or text changes may be required to meet some of these planned land use recommendations.

The identification of desired future land use types through the GDP does not imply that any area is immediately appropriate for re-zoning. Given service demands and a desire for controlled growth, careful consideration to the timing of zoning decisions is essential. In some places, it may be desirable to re-zone land to reflect the planned land use designations as soon as possible. In other cases, it may be appropriate to wait to re-zone the area until an actual development proposal is brought forward by the landowner.

IMPLEMENTATION

In order to carry out the long-range goals and to realize the recommendations of the County comprehensive plan, a great deal of concerted effort will be required over a period of years. The first step involves an awareness, by the citizenry, of the need to improve their county through cooperative and systematic action. The active participation of many individuals, organizations, and public officials is vital to the effectuation of this plan.

The **General Development Plan** as amended, as set forth on the preceding pages, has little or no value unless it is implemented. Therefore, the success of the plan will be dependent to a large extent, on proper administrative action to carry out its proposals and recommendations -- especially enforcement of the various regulating ordinances. It will be effective and useful only if active steps are taken to carry out its proposals and recommendations so they can be used by the citizens of Ogle County in making everyday decisions. Every community is developed as the result of countless individual decisions such as: To buy or sell land; to subdivide land; to build homes, business, industries, schools and other community facilities; and to construct streets and install utilities. Each day, decisions are made that will affect the future of the county. They are made by landowners, lawyers, realtors, public officials and all private citizens. Whether these individual actions will add up to a well-developed, attractive and economically sound county will depend, to a large measure, on how well they are related to the county's objectives and plans. Successful implementation of the plan can only be accomplished through adequate legislative and administrative tools, public support and enthusiastic leadership.

While the Ogle County Regional Planning Commission is charged with the responsibility of preparing the comprehensive plan, it is by law only an advisory body and does not have the legislative power necessary to implement it. The County Board shall, therefore, pass on all planning recommendations and take the necessary steps to effectuate them and give them legal status.

Zoning Ordinance:

An amendatory zoning ordinance including a zoning district map, reflects within the limitations of zoning the recommendations of the General Development Plan for the future distribution of land uses within the county. The prime objective of zoning is to achieve the best possible environment in which people can live and work. Under this broad objective, zoning regulations have four (4) specific purposes.

1. To promote health, safety, and the general welfare;

2. To insure orderly development;

3. To protect existing property improvements; and,

4. To conserve and enhance land values.

The zoning ordinance, which is based upon the comprehensive plan, has as its objectives the protection of the best agricultural lands from urban-type encroachments and the directing of this urban-type development into suitable areas where public utilities and community facilities can become available in the future on an economical basis. All counties, whether they are rural or urban, are confronted with problems of change and growth. Planning and zoning provides the means of addressing many of these problems.

Zoning regulations, in one form or another, have been in existence in this county since its beginning. The early pioneers' settlements adopted zoning measures to restrict the gun powder mills to the outer edges of towns. In 1692 Massachusetts granted to Boston and Salem and other communities the power to restrict

the location of "offensive" industries; each community was authorized to assign areas where slaughter houses, still houses, and houses for currying leather would be least objectionable. While zoning has been in effect in municipalities for a long time, zoning in rural areas is a comparatively recent development.

Illinois began moving in the direction of zoning for rural areas in 1929 when the legislature adopted the Regional Planning Act. The Regional Planning Enabling Act has not been amended in twenty-six (26) years.

This act provided for the creation of regional planning commissions to prepare plans for the coordinated and harmonious development of areas larger than a single municipality. In 1933 the Illinois legislature gave to counties the authority to establish building or set back lines along all public roads and streets outside the boundaries of incorporated areas. The purpose of this Act was to promote public safety and to avoid or lessen congestion on existing traffic arteries.

It was soon recognized that further legislation was necessary if Illinois counties were to be able to regulate and restrict the location and use of buildings for the purposes of "promoting the public health, safety, morals, comfort and general welfare" and to help conserve the values of property throughout the respective counties. Thus, on June 28, 1935 the first Illinois County Zoning Act was passed, which enabled the county boards to adopt comprehensive restrictions over the use of land and buildings.

In an amendment to the act which became official July 1, 1972, the following was added to the purpose of zoning as recorded in the Illinois Revised Statutes.

> "... , lessening or avoiding congestion in the public street and highways, and lessening or avoiding the hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters, the board of supervisors or board of county commissioners, as the case may be, of each county, shall have the power to regulate and restrict the location and use of buildings, structures and land for trade, industry, residence and other uses which may be specified by such board, to regulate and restrict the intensity of such uses, to establish building or setback lines on or along any street, trafficway, drive, parkway or storm or floodwater runoff channel or basin outside the limits of cities, villages, and incorporated towns which have in effect municipal zoning ordinances..."

The County Zoning Act approved June 28, 1935 sets forth three (3) specific areas which are excluded from zoning regulations. As true of zoning generally, any buildings or uses of land which are lawfully in existence when the zoning ordinances become effective are permitted to continue even if the zoning regulations make such buildings or uses "non-conforming". However, the continuation of such non-conforming uses or buildings may be bound by certain restrictions governing moving, repair, alteration or the use of buildings.

The second area over which county zoning regulations have no control is property of public utilities. County boards do not have the power to specify the kind or location of equipment, including poles, wires, conduits, towers, and other similar distributing equipment. These public utility uses are allowable in all zoning districts.

Similarly, counties are denied authority by Illinois statutes to impose regulations with respect either to land used for agricultural purposes or the buildings or structures used for agricultural purposes located upon such land. The only requirement to which such buildings or structures may be made to conform is building or setback line. This limitation upon the authority of zoning means that agriculture is permitted in any zoning district.

Land Subdivision Regulations:

Many problems of locating buildings and structures can be traced directly to mistakes made in the original subdividing of land. Such mistakes, once fixed upon the land, are difficult and costly to correct. To help avoid these costly mistakes and to promote orderly arrangements and developments of land subdivisions, state enabling legislation was passed which grants counties the right to control the subdivision of land within their jurisdiction.

Ogle County adopted the first subdivision regulations in June 1947 and in May 1971 a revised ordinance was adopted in order to be able to better evaluate and command better developments within the county. The Subdivision Regulations were further refined in 1991, and a comprehensive amendment to the Subdivision Regulations was adopted by the County Board on September 19, 2000.

The Subdivision Regulations state the rules for preparation of plats, for paving of streets, design standards, required land improvements, certificates, appeals and variations etc.

In short, the subdivision regulations are aimed at insuring a reasonable division of land and good street construction details. Through the combined provisions of the subdivision regulations and the zoning ordinance, effective use of the land and good design can be achieved.

Special Flood Hazard Areas Ordinance:

The Ogle County, IL Special Flood Hazard Areas (SFHA) Ordinance, adopted April 5, 1988, is a means of controlling development in the flood plain areas of the County. The SFHA Ordinance includes application and permit requirements, elevation requirement, and certain construction standards for development located in flood plains. A amendments to the SFHA Ordinance were adopted by the County Board on May 20, 2003.

Comprehensive Stormwater Management Ordinance:

The Comprehensive Stormwater Management Ordinance, adopted February 22, 1999, is established to diminish threats to public health, safety and welfare caused by runoff of excessive stormwater from new development and redevelopment. This excessive stormwater could result in the inundation of damageable properties, the erosion and destabilization of downstream channels, and the pollution of valuable stream and lake resources. A cause of increases in stormwater runoff quantity and rate and impairment of quality is the development and improvement of land and as such this ordinance regulates these activities to prevent adverse impacts.

Continuation of the Planning Program:

Because planning is a dynamic rather than static process, the Regional Planning Commission and County staff have a responsibility to monitor the development of the County and modify or adjust this plan as conditions change. However, these changes should be made only after careful study and sufficient considerations. An annual review of the plan for the purpose of comparing original planning with current development and goals will greatly aid in keeping the plan up-to-date.

The Regional Planning Commission should, in addition to such annual review, be responsible for analysis of plans and proposals for individual public or private developments as they relate to the objectives of the comprehensive plan.

Background material, too, should be kept current. Periodic updating of population, employment, housing and economic characteristics will provide the Regional Planning Commission with statistics on which to base planning revisions. The existing land use maps should be updated from building permit records every two (2) years and periodically by field survey.

It is essential that all citizens of Ogle County become generally familiar with and interested in the plan. Interest should be continuous and not allowed to wane once the plan is officially adopted. If planning goals are to be attained, the support of the entire county will be required. Therefore, in addition to keeping the plan up-to-date, the Regional Planning Commission should also keep the county's citizens well informed on current planning with any major additions or changes to the existing pattern of Ogle County through local publications and meetings.

TECHNICAL APPENDICES

1. A Bicentennial History of Ogle County
   Ogle County American Revolution Bicentennial Commission, 1976

2. Dekalb County Comprehensive Plan, 1991

3. Economic Profile of Ogle County, 1994
   Illinois Department of Commerce and Community Affairs

4. Summary of 2003 FAR Part 150 Study Update
   Greater Rockford Airport Authority

5. Ogle County Amendatory Comprehensive Plan, 1991

6. Ogle County Soil Survey.
   U.S. Department of Agriculture, Soil Conservation Service, April 1980.

7. Northwest Illinois 2004 Market Facts
   Northern Illinois University, Center for Governmental Studies

8. Rock River Assessment, Volume 1 and 2
   Illinois Department of Natural Resources, November 1996

9. GIS Database (various data sets)
   Illinois Department of Natural Resources
   Illinois State Water Survey
   Illinois State Geological Survey, Champaign, IL

10. State Soil Geographic (STATSGO) Data Base
    United States Department of Agriculture, Natural Resources Conservation Service, National Soil Survey Center

11. Ogle County Soil Survey Geographic Database
    United States Department of Agriculture, Natural Resources Conservation Service

APPENDIX I
DEMOGRAPHICS AND ECONOMICS

Northern Illinois Market Facts

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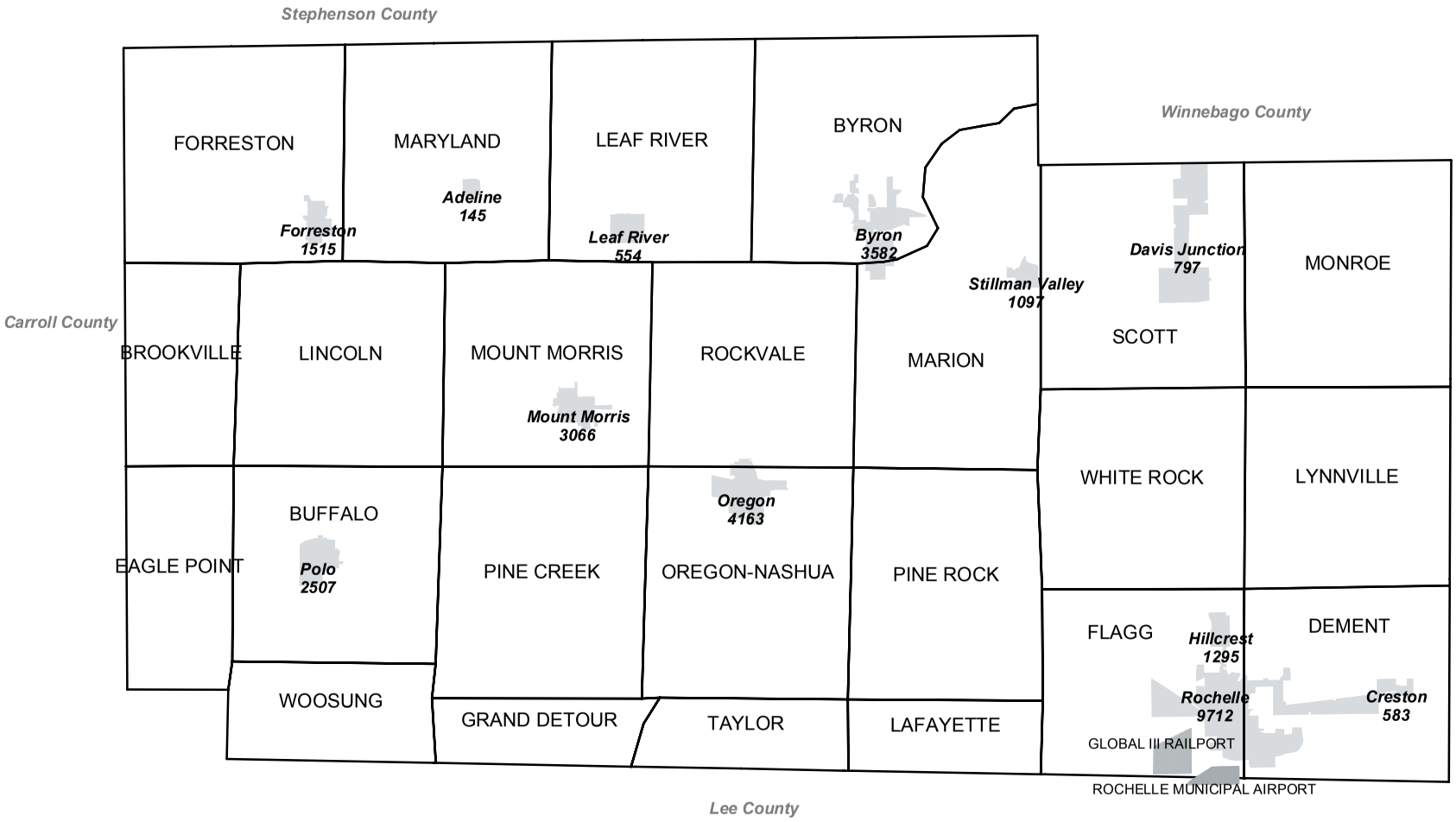
Ogle County
Places, Townships, Airport, and Railport



Note: Figures in each place are 2005 Census population estimates.
Data for split places are reported by each county's portion.
Map prepared by the Center for Governmental Studies, Regional Development Institute, NIU-Outreach.

OGLE COUNTY

Population Density 2006
72.2 persons
per square mile

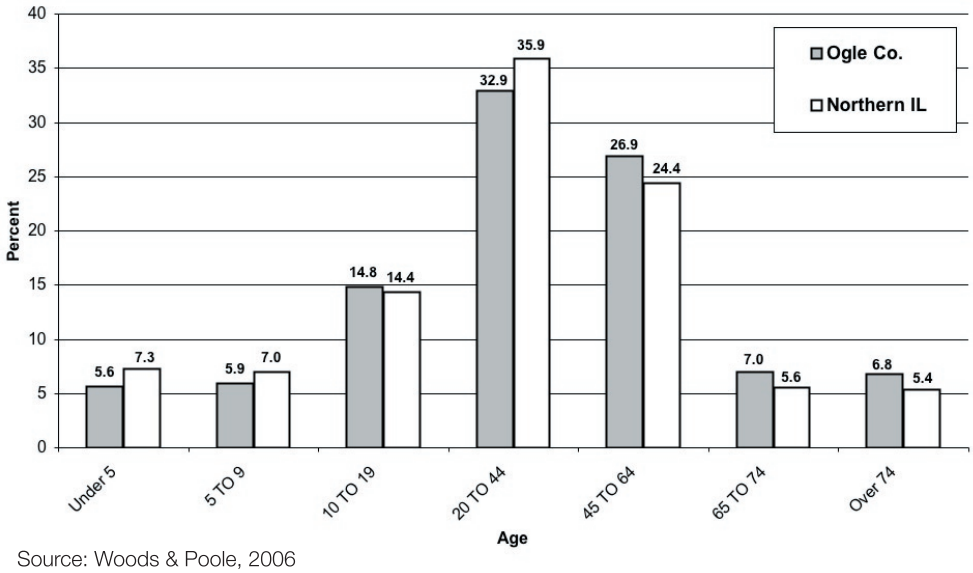
Median Age of
County Population
38.75

Figure 29A Population Trends and Projections

	Total 1990	Total 2000	Total 2006 (est.)	Total 2015 (proj.)
Ogle Co. Population	45,957	51,032	54,721	57,553
Percent of Northern Illinois	0.6%	0.6%	0.6%	0.6%

Sources: U.S. Census Bureau and Woods & Poole 2006
Note: 1990, and 2000 are actual census counts. Census 2006 estimate = 54,826.
2006 is a Woods & Poole estimate; 2015 is a Woods & Poole projection.

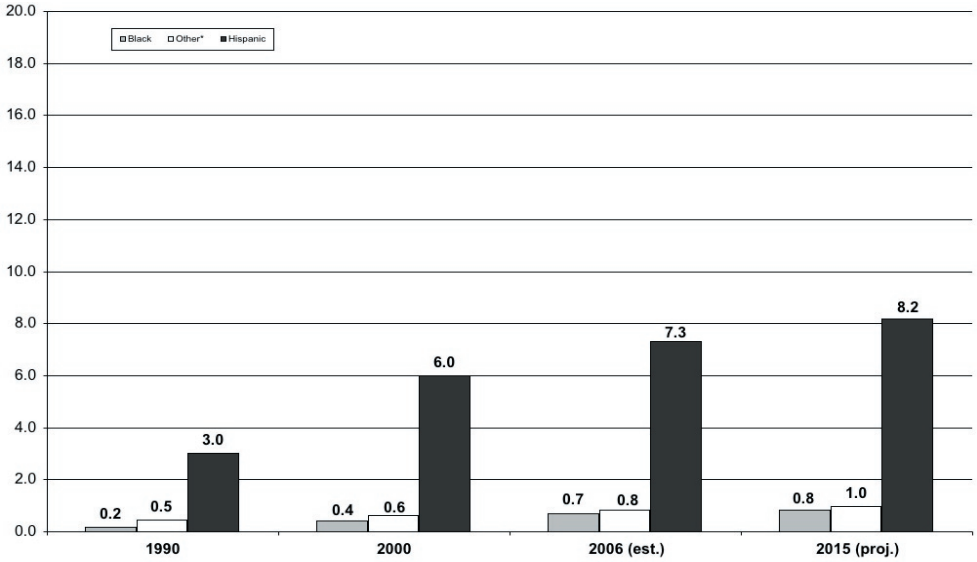
Figure 29B Age Distribution in 2006 by Percent of Population



Source: Woods & Poole, 2006
Note: Numbers may not add up to 100.0% due to computer rounding.

OGLE COUNTY

Figure 29C County Minority Population by Percent



*Other is Asian/Pacific Islander and American Indian.
Sources: 1990, 2000 Census; Woods & Poole, 2006

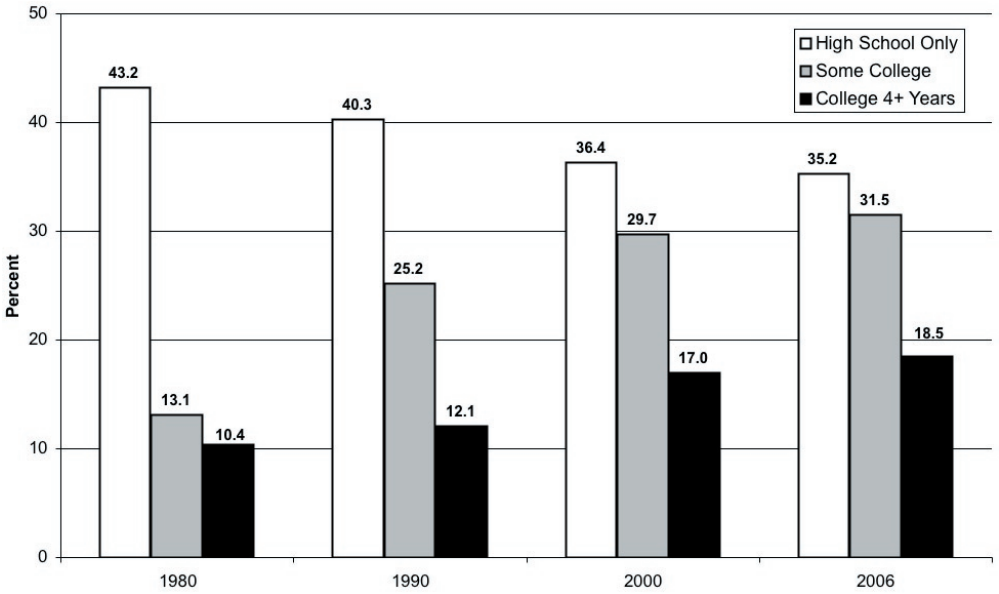
Figure 29D Household Trends and Projections

	1990	2000	2006 (est.)	2015 (proj.)
Number of Households	17,132	19,278	21,120	22,807
Percent of Northern Illinois	0.6%	0.6%	0.6%	0.6%
Ogle Co.: Persons per Household	2.65	2.62	2.56	2.50
Northern Illinois: Persons per Household	2.67	2.62	2.58	2.52

Source: 1990, 2000 Census; Woods & Poole, 2006

OGLE COUNTY

Figure 29E Highest Educational Attainment: Percent of Persons Age 25 and Over



Sources: U.S. Census Bureau; Easy Analytic Software, Inc., 2006
See Figure 3 in the Regional Section for comparisons.

Figure 29F General School Enrollment Information for Ogle County

K-12 Districts	5
Elementary Districts	4
High School Districts	1
Students Enrolled 2005-2006	**10,558**
Largest District Enrollment	1,835
Smallest District Enrollment	115
Number of Non-Public Schools*	1
Non-Public School Enrollment 2006-2007	**197**
Total 2005 Equalized Assessed Valuation Per Student	$116,276
Estimated Average Property Tax Rate per $100 in Assessment Year '05	$7.87

Note: Data reflect all types of districts and have differing grade levels included.
*These data reflect only those schools reporting data 2006-2007.
Sources: IL State Board of Education Fall Housing Reports; 2005 PTAX-250; CGS

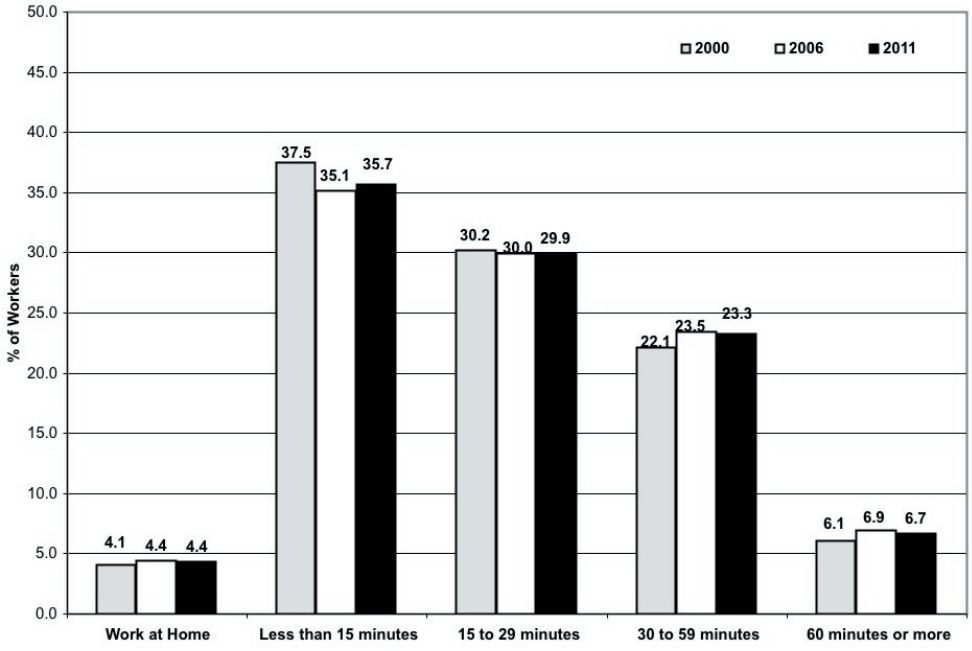
OGLE COUNTY

Figure 29G Labor Force Participation Characteristics

	1990	2000	2006
Total in Civilian Labor Force	23,779	26,013	27,742
% of persons 16 and over	68.7	67.2	67.3
% of persons 65 and over	15.3	13.8	8.5
% of women in labor force	59.2	59.8	60.5
% of labor force that is female	44.5	45.0	45.2
% self-employed	10.5	7.2	6.8
% white collar	44.3	53.4	54.0

Sources: U.S. Census Bureau, 2000; Easy Analytic Software, Inc., 2006; Longitudinal Employer - Household Dynamics, 2006
Note: For residents 16 years old and over.

Figure 29H Travel Time to Work, 2000, 2006, 2011



Source: Easy Analytic Software, Inc., 2006

OGLE COUNTY

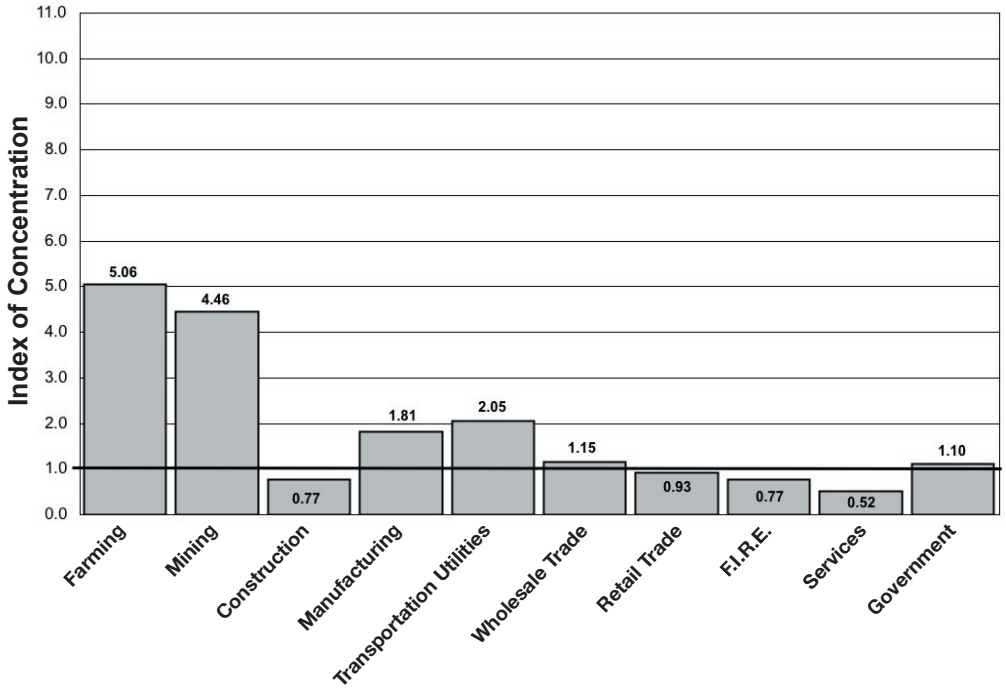
Figure 29I Estimated Distribution of County Employment by Industry (Percent)

	Ogle 1990	N IL 1990	Ogle 2000	N IL 2000	Ogle 2006	N IL 2006
Farming	7.9%	0.6%	5.5%	0.5%	5.4%	0.4%
Ag Services/Forest & Fishing	1.4	0.6	1.7	0.8	1.5	0.9
Mining	0.3	0.2	0.3	0.1	0.3	0.1
Construction	4.8	4.7	3.9	4.9	3.9	5.0
Manufacturing	30.4	16.2	22.6	13.2	19.4	10.7
Transportation/ Utilities	3.6	5.5	7.7	5.8	10.9	5.3
Wholesale Trade	4.1	6.6	6.7	5.7	6.1	5.3
Retail Trade	12.1	15.5	13.3	14.7	13.7	14.8
F.I.R.E.	4.5	9.6	6.8	9.7	7.8	10.1
Services	19.7	28.7	20.0	33.8	18.7	36.1
Government	11.3	11.8	11.5	10.9	12.2	11.1
Total no. of jobs	**20,665**	**4,863,719**	**25,508**	**5,626,109**	**24,734**	**5,747,149**

Source: Woods & Poole, 2006
NOTE: employment measured by "place of work".

Note: Columns may not add up to 100.0% due to rounding. In some cases, historical data have been re-estimated.

Figure 29J Concentration of County Employment by Industry Sectors, 2006

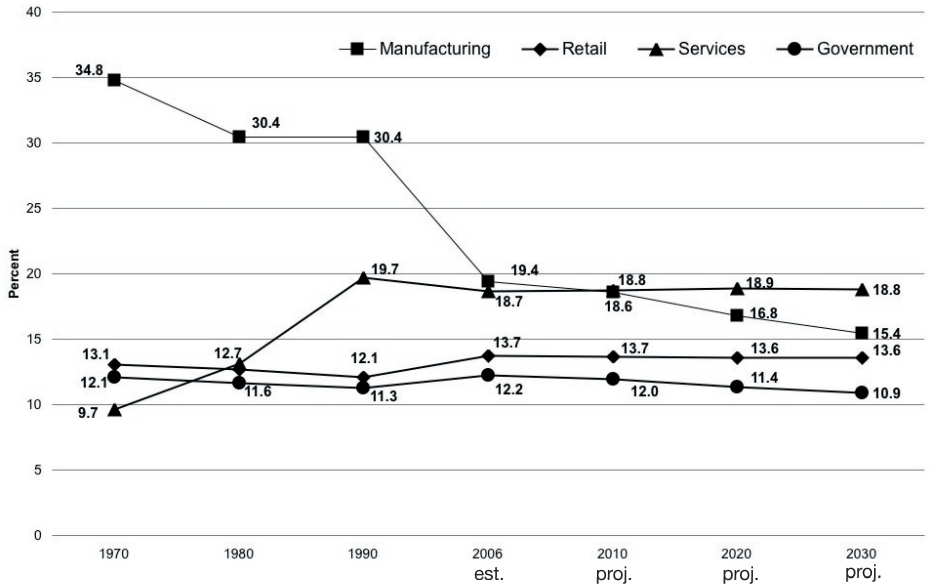


Sources: Woods & Poole 2006; Northern Illinois University

Note: Values greater than 1.0 indicate a local employment concentration greater than the same sector in the Northern Illinois region.

OGLE COUNTY

Figure 29K Historic Distribution of Employment by Industry Sectors (Percent)



Source: Woods & Poole, 2006

Figure 29L Top Manufacturing Industries, 2004

	Employment	Establishments
Manufacturing Total	4,720	67
Machinery Manufacturing	1,284	15
Food Manufacturing	933	4
Printing & Related Support Activities	762	8
Fabricated metal Product Manufacturing	445	12
Transportation Equipment Manufacturing	250-499	1

Changes in Top Manufacturing Industry Employment, 1998-2004

	1998	2004
Manufacturing Total	5,807	4,720
Food Manufacturing	1,184	933
Printing & Related Support Activities	1,033	762
Machinery Manufacturing	731	1,284
Fabricated Metal Product Manufacturing	644	445
Computer & Electronic Product Manufacturing	499*	N/A

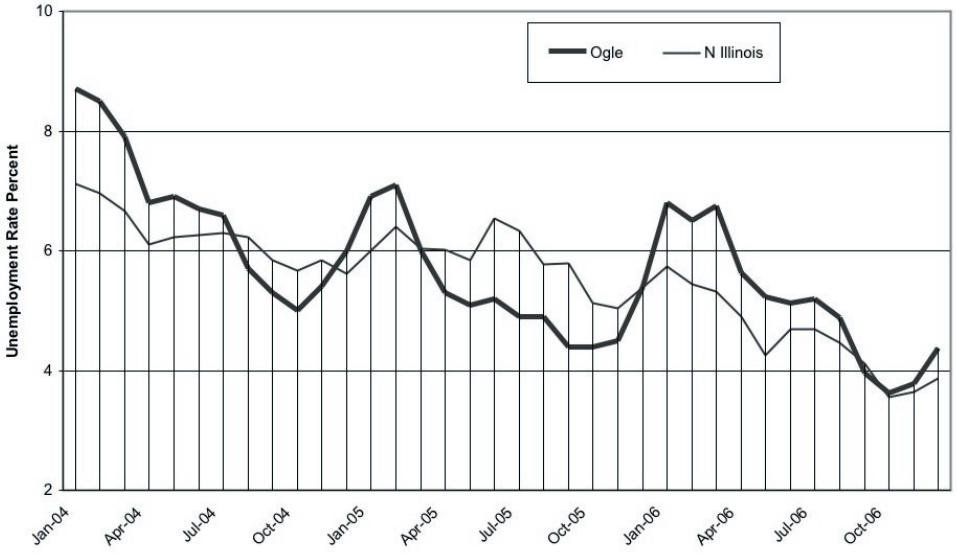
Source: County Business Patterns, 1998, 2004
*RDI estimates

OGLE COUNTY

State Annual Average

1998 - 4.5
1999 - 4.3
2000 - 4.3
2001 - 5.4
2002 - 6.5
2003 - 6.6
2004 - 6.1
2005 - 5.7
2006 - 4.5

Figure 29M Unemployment Rates by Month (Percent)



Source: Illinois Department of Employment Security

Figure 29N County Business Patterns 2004, North American Industrial Classifications (NAICS)

	Total Establishments	Number of Employees*	Avg. Annual Payroll/Employee*
Ag. Support, Forestry, Fishing and Hunting	3	NA	NA
Mining	8	102	$42,627
Utilities	1	NA	NA
Construction	118	484	$30,200
Manufacturing	73	5,807	$28,860
Wholesale Trade	46	1,399	$24,208
Retail Trade	134	1,415	$17,101
Transportation & Warehousing	65	515	$26,384
Information	14	215	$42,093
Finance and Insurance	74	499	$26,038
Real Estate & Rental & Leasing	33	77	$12,091
Professional, Scientific & Technical Services	65	216	$23,829
Mgmt. of Companies and Enterprises	2	NA	NA
Adm./Support and Waste Mgmt/Remediation Services	39	656	$21,005
Educational Services	4	167	NA
Health Care & Social Assistance	77	1,200	$16,348
Arts, Entertainment & Recreation	17	118	$11,856
Accommodation & Food Services	87	886	$8,889
Other Services (except Public Administration)	135	573	$12,949
Unclassified	8	34	NA
Total Establishments, Employment and Average Annual Pay	**1,004**	**15,456**	**$26,572**

*Undisclosed employment totals for some industries have been estimated by CGS.
Employment counts do not include government employment. Source: County Business Patterns, 2004.

NA: Data are not available to avoid disclosure and have not been estimated by NIU.

OGLE COUNTY

Figure 29O Comparison of Equalized Assessed Valuations by Class of Property, 2003, 2004, 2005 (Thousands of Dollars)*

	Assessment Years				2005
	2003	2004	2005	% Change 04-05	Average Tax Rate*
Residential	$512,946	$525,394	$564,035	7.4%	$7.87
Farm	$158,769	$152,120	$149,535	-1.7%	$7.69
Commercial	$69,457	$74,926	$78,001	4.1%	$8.38
Industrial	$512,903	$517,244	$425,242	-17.8%	$6.56

Source: County Clerks' Offices PTAX 250
*Average tax rate per $100 of equalized assessed valuation.

Figure 29P Residential Housing Information

	1990	2000	2006
Housing Units	18,052	20,420	22,012
% Vacant Units	5.1%	5.6%	4.7%
Median Housing Value	$57,200	$102,700	$109,096
Median Sale Price of Single Family Homes	$68,900	$104,550	$139,400
Occupied Rental Units	4,930	4,909	5,062
Median Rent	$252	$401	$389

Sources: 1990, 2000 Census of Population and Housing; Easy Analytic Software, 2006; Illinois Association of Realtors, 2006
Note: Price is 3rd quarter median sale price.

Figure 29Q Residential Migration Patterns

	1990	2000
Persons 5 yrs and older	**42,615**	**47,846**
Residing in same house as 5 yrs ago	58.1%	58.6%
Lived in a different house in the U.S.	41.4%	39.9%
Same State	36.3%	35.5%
Residing in different house, same county	22.6%	20.7%
Residing in a different county	13.7%	14.8%
Different State	5.1%	4.4%
Lived Abroad	0.4%	1.5%
% Foreign Born of Total Population	1.9%	4.3%

Source: 1990, 2000 Census

OGLE COUNTY

Foreign Owned Agricultural Land

1992 19 parcels 5,707 acres

1996 22 parcels 6,324 acres

2002 24 parcels 6,911 acres

Number of Farms in Ogle County

1982 - 1,406
1987 - 1,312
1992 - 1,141
1997 - 1,099
2002 - 1,129

Average Illinois Price Per Bushel

2004 est. for 2003
Corn $2.14
Soybeans $5.84

2005 est. for 2004
Corn $2.08
Soybeans $5.76

2006 est. for 2005
Corn $3.35
Soybeans $6.40

Figure 29R Land in Farms, 1997 and 2002

	1997	% of Total Land	2002	% of Total Land
Ogle Co. (acres)	389,195	79.3	372,285	75.9
Northern Illinois (acres)	5,832,569		5,616,194	

Source: U.S. Department of Agriculture, 2002 Census of Agriculture

Figure 29S Harvested Cropland, Total Market Value of Crops Sold, 1997 and 2002

	1997	% of Region Total	2002	% of Region Total
Ogle Co. Harvested Cropland (acres)	325,364	6.6	310,544	6.4
Northern Illinois Harvested Cropland (acres)	4,936,291		4,851,468	
Ogle Co. Market Value of Products Sold ($1,000)	152,867	6.6	131,454	6.3
Northern Illinois Market Value of Products Sold ($1,000)	2,311,234		2,089,310	

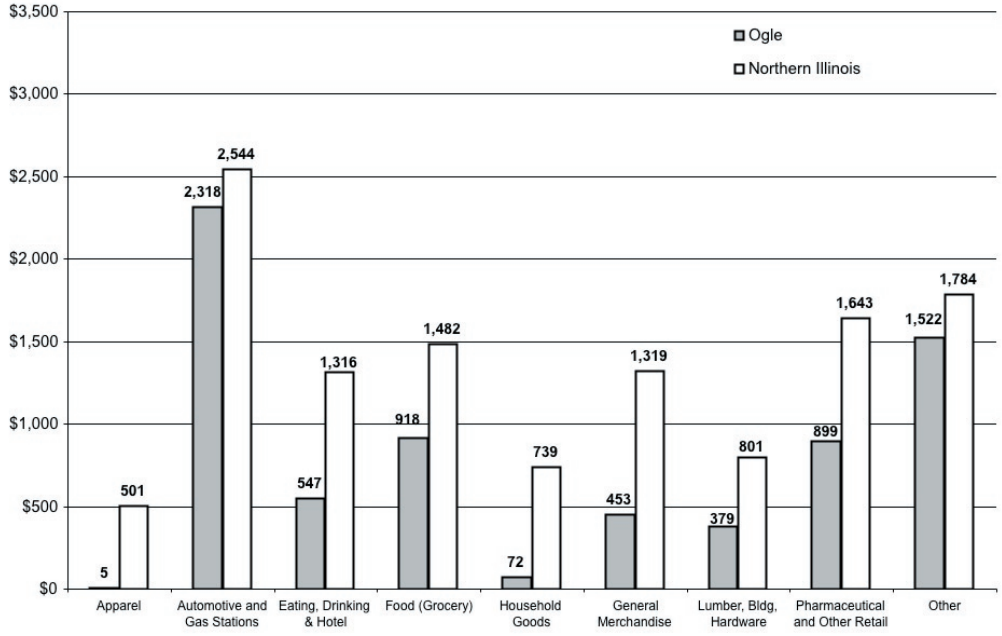
Source: U.S. Census Bureau, 2002 Census of Agriculture
Note: Region now includes 22 Northern Illinois counties.

Figure 29T Major Crop Production

	2004	2005	2006
Corn			
Production (bushels)	37,352,000	29,996,200	35,889,500
Yield (bushels/acre)	184	139	179
% of Northern Total	7.4%	7.7%	7.7%
Soybeans			
Production (bushels)	5,290,000	4,434,400	5,481,000
Yield (bushels/acre)	50	46	54
% of Northern Total	5.9%	5.9%	6.1%

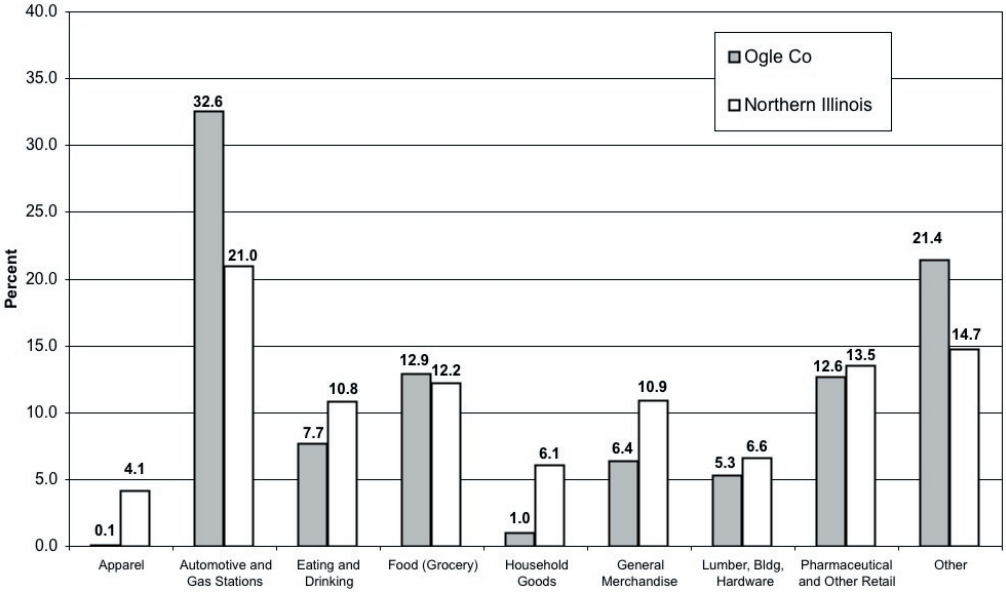
Source: Illinois Department of Agriculture, 2007

Figure 29U Per Capita Retail Sales by Retail Stores in County, 2006 (Dollars)



Source: Illinois Department of Revenue, 2006; 2005 Census Estimates (2006)

Figure 29V Distribution of Sales by Retail Stores in County, 2006 (Percent)



Source: Illinois Department of Revenue, 2006

OGLE COUNTY

Per Capita Retail Sales Totals

Ogle County
$7,112

N Illinois Region
$12,129

OGLE COUNTY

Note: In some cases, historical data have been re-estimated.

Figure 29W Per Capita Income, 1990, 2000, and 2006 (estimated), Current Dollars

	1990	2000	2006 (est.)	Annualized % Change 2000-2006
Ogle Co.	$16,744	$ 25,980	$ 28,590	1.6%
Northern IL	$19,226	$ 29,237	$ 32,640	1.9%
Illinois	$20,824	$ 32,185	$ 37,252	2.5%

	County	State	U.S.
2006 Wealth Index	85.30	106.12	100.00

Source: Woods & Poole, 2006

Figure 29X Household Income

	1990	2000	2006
Households w/Money Income	17,123	19,229	20,968
Less than $25,000	37.8%	23.2%	20.8%
$25,000-50,000	42.3%	32.1%	29.4%
$50,001-100,000	18.6%	34.7%	36.0%
More than $100,000	1.3%	10.0%	13.8%
Median Household Income	$30,958	$45,448	$49,850

Source: U.S. Census Bureau; Easy Analytic Software, Inc., 2006

OGLE COUNTY

Figure 29Y County Amenities

Leisure and Recreation

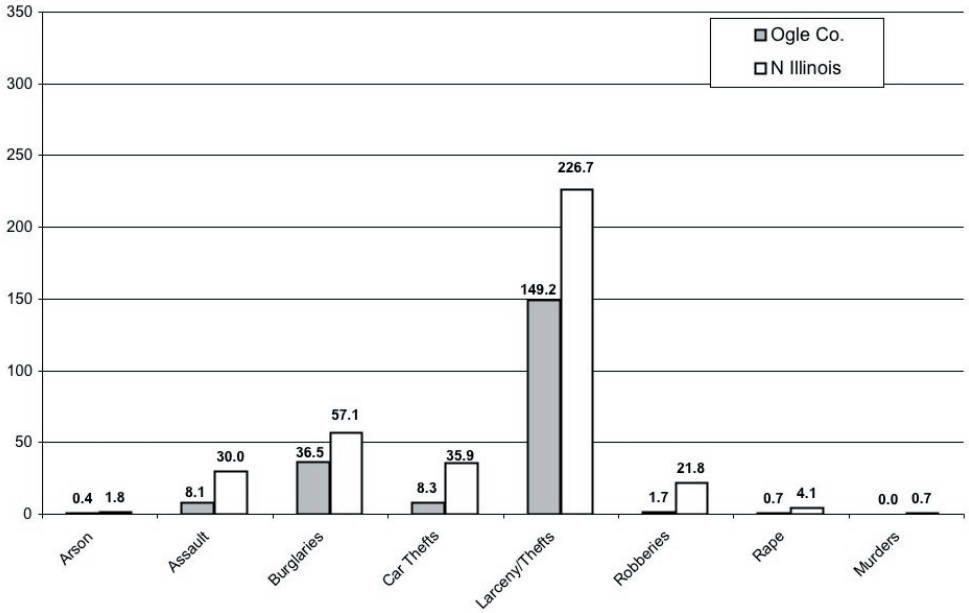
Museums	8
Forest Preserves/Conservation/Natural Areas	5
Golf Courses	3
State Parks	3

Agritourism

Wineries	NA
Farmer's Markets	4
Seasonal Farm Attractions	NA

Note: All counts are estimates. Data changes as new facilities come on line.

Figure 29Z Criminal Offenses Reported in Lee County, 2006 (Per 10,000 Persons)



Sources: Illinois State Police, 2006; US Census 2005 Population Estimate

Total Reported Index Crimes for 2005: 1112

Total Reported Index Crimes for 2004: 942

Total Reported Index Crimes for 2003: 991

OGLE COUNTY

Figure 29AA State Revenue Collections and Expenditures in Ogle County

Revenues Collected (millions of dollars)	
State Sales and Use Taxes (2005)	$16.2
Individual Income Taxes (est. FY 2001)	28.4
State Motor Fuel Tax (est. FY 2001)	8.2
Local Property Tax (2005)	91.3
State Expenditures (millions of dollars)	
Education (1999-2000)	$26.4
Public Aid (FY 2006)	35.4
State Payroll (2006)	14.0

Sources: Illinois Legislative Research Unit, Illinois County Data Book, 2002;
State of Illinois Office of the Comptroller, 2006; County Clerk's Office - PTAX 250

Average Daily Miles Travelled 2005
1,935,146

Change 2004-2005
0.1%

Figure 29AB Proposed New State Expenditures for Highway Improvements in FY2007*

Ogle County	Total	Per Mile
State Roads	$ 4,100,000	$ 21,448
Local Roads	$ 400,000	$ 284
Total Improvements	$ 4,500,000	$ 2,816
N IL Total Improvements	$ 646,384,500	$ 14,156

*This is in addition to ongoing projects from previously funded improvement programs.
These funds do not include local funds used for highway improvements.
Source: Illinois Department of Transportation, Proposed Improvements for Illinois Highways FY 2007

Figure 29AC Banking Resources in the County 2006*

	Ogle County	N Illinois	Illinois
Commercial Banks	8	549	646
Offices	19	2,769	4,248
Deposits	$785,000	$243,761,000	$292,870,000
Savings Institutions	3	109	100
Offices	4	483	582
Deposits	$109,000	$24,063,000	$36,693,000
Offices per 10,000 Population	4.2	3.4	3.2
Total Deposits/County Population	$16,467	$28,151	$25,821
Share of N/Illinois Deposits	0.3%	81.3%	———
Deposit to Earnings Ratio	$1,246	$1,136	$1,057
Deposit to Income Ratio	$70	$88	$84

Source: FDIC Data Website 2006; US Census Population Estimates 2005; Woods & Poole 2006
*Data are for federally chartered banks only, dollars are in thousands.
**Non-disclosed data.

OGLE COUNTY

Figure 29AD IRS Tax Returns Filed* by Migrating Ogle County Residents 2003-2005

Three Year Total (2003-2005)	Migrating Into County	Migrating Out of County	Net Change
Total Movement	3,898	4,029	-131
Domestic Migration	3,898	4,001	-103
Same State	3,104	2,763	341
Different State	794	1,238	-444
Foreign Migration	0	28	-28

Three Year Average (2003-2005)	Migrating Into County	Migrating Out of County	Net Change
Estimated Median Reported Income	$26,304	$21,155	$5,148
Aggregate Reported Income ($000)	$49,995	$44,918	$5,077

Source: U.S. Internal Revenue Service, County Migration Flows 2005.
*This count is roughly equivalent to the number of households moving in and out of the county.

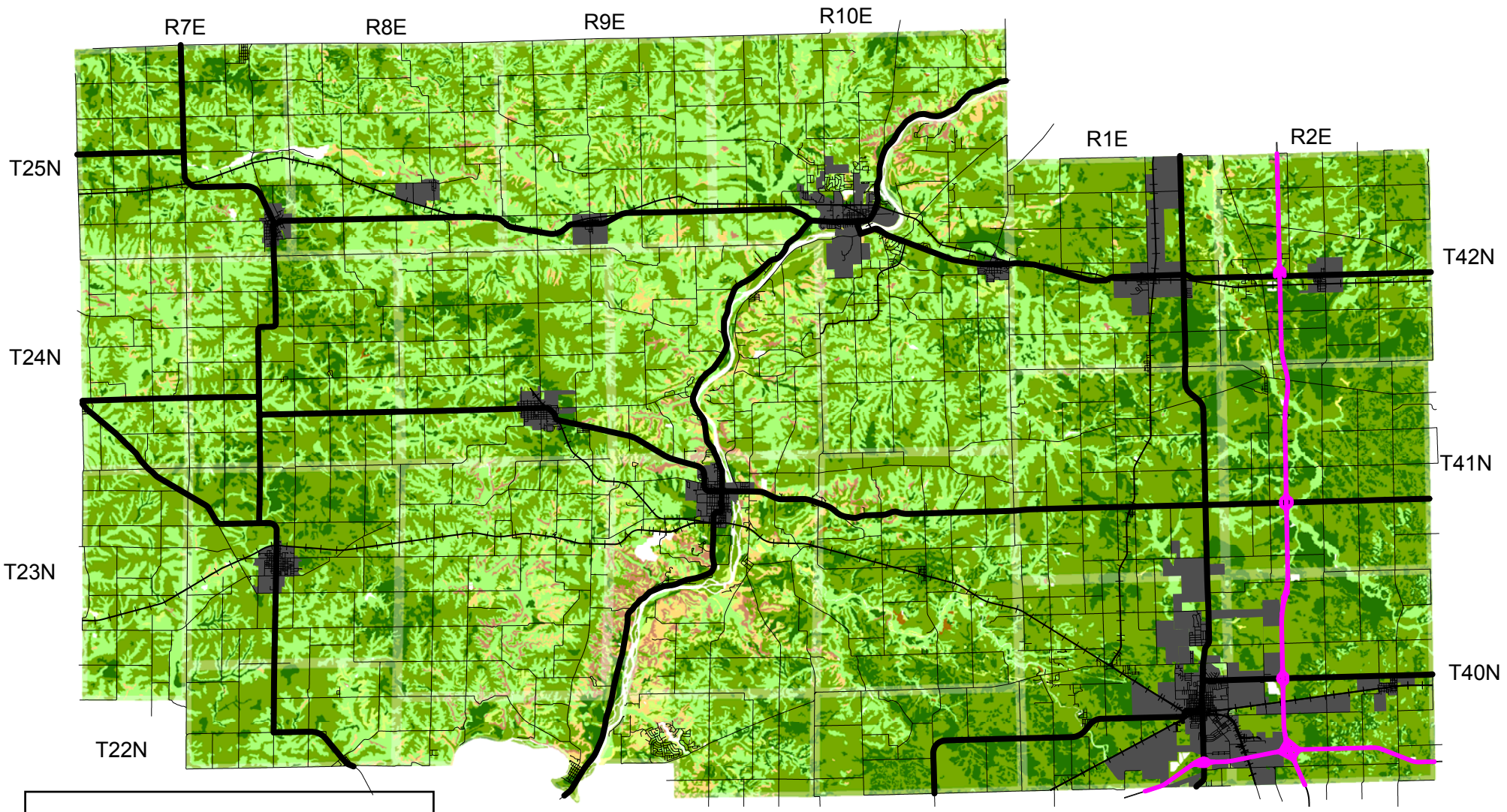
Figure 29AE Trade Area Analysis of Retail Sales, 2006

Merchandise Group	Potential Purchases by County Residents	Sales Reported by County Merchants	Surplus or Leakage	Ratio of County Per Capita Sales to State Per Capita Sales
General Merch.	$772,852	$233,980	-$538,872	27.8%
Food	$731,551	$470,870	-$260,681	59.0%
Eating/Drinking	$661,036	$327,222	-$333,814	45.4%
Apparel	$222,114	$2,920	-$219,193	1.2%
Home Furnishings	$351,081	$46,709	-$304,371	12.2%
Building Merch.	$400,253	$195,058	-205,195	44.7%
Filling Stations	$1,391,679	$1,369,573	-$22,106	90.3%
Drugs/Other Retail	$853,554	$493,941	-$359,613	53.1%
Agriculture	$793,841	$789,217	-$4,624	91.2%
Manufacturing	$165,602	$162,616	-$2,985	90.1%
Total Sales	$6,343,562	$4,092,106	-$2,251,455	59.1%

Source: Illinois Department of Revenue, 2006, Kind of Business Report, and U.S. Census Bureau County Business Patterns. Note: Potential Sales is derived from the county population times the state average per capita spending in each category times the ratio of county per capita income to state per capita income.

APPENDIX II
MAPS

Capability Classification of Soils
Ogle County, Illinois



Legend

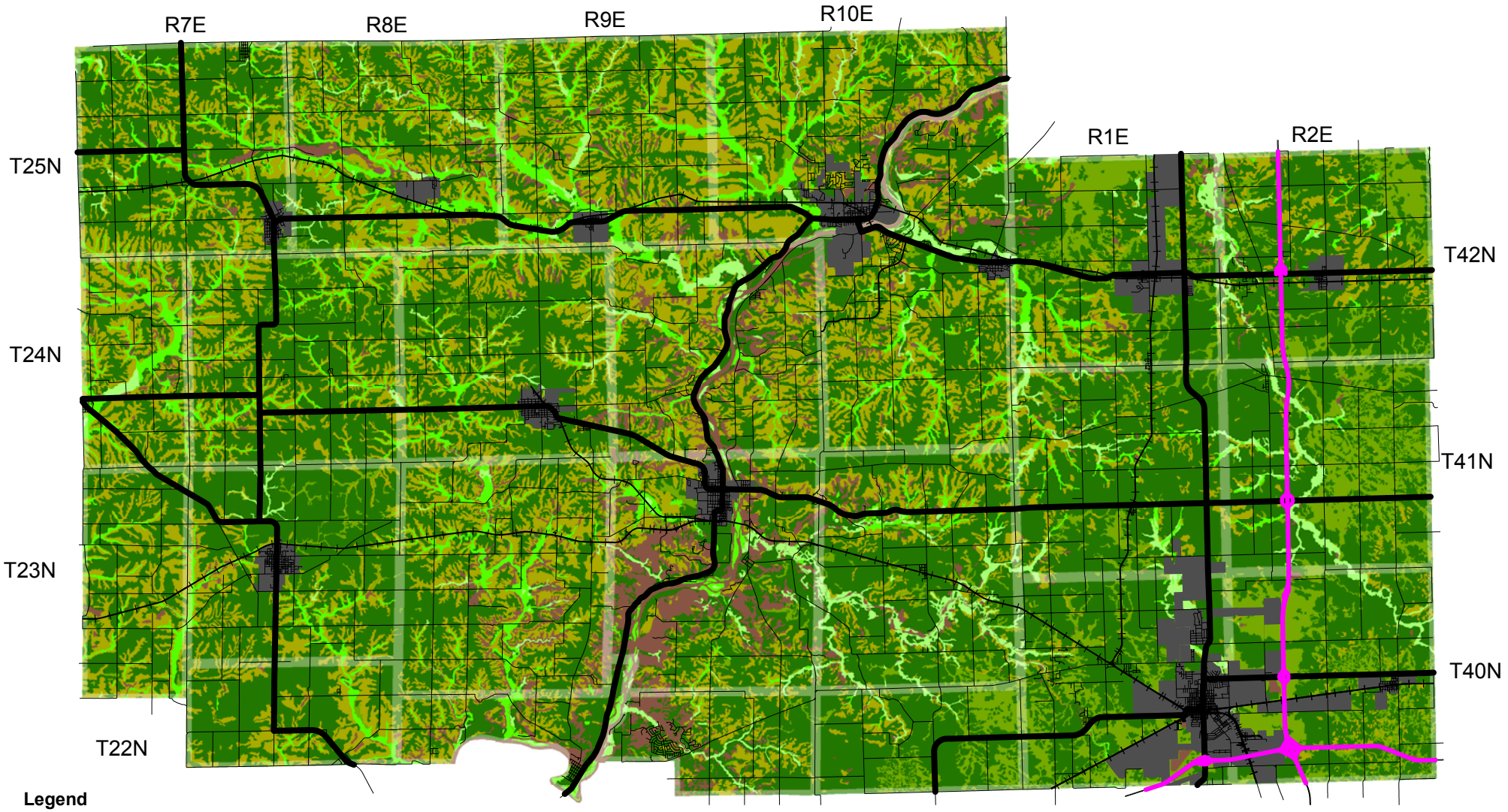
Nonirrigated Capability Class

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

0 1.25 2.5 5 7.5 10 Miles

Base Map: Ogle County GIS Partnership
Soils Data: U.S.D.A. Natural Resources Conservation Service

Farmland Classification of Soils
Ogle County, Illinois



Legend

Farmland Classification

- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance
- Not prime farmland

N

0 1 2 4 6 8 Miles

Base Map: Ogle County GIS Partnership
Soils Data: U.S.D.A. Natural Resources Conservation Service

General Development Plan
Ogle County, Illinois

Note: This map depicts the areas in which the County of Ogle envisions various types of development occurring over time. The text of the Ogle County Amendatory Comprehensive Plan must be consulted for specific development goals, objectives and policy that affect the manner in which this map should be interpreted.

The Ogle County Amendatory Zoning Ordinance and the Ogle County Land Subdivision Regulations are the primary land use documents that implement the Comprehensive Plan. These documents should be consulted regarding laws that affect the use and development of land.

City, village and/or township comprehensive and land use plans may vary from this map. For land areas that are adjacent to incorporated cities and villages, or are within a township with a township planning commission, the appropriate city, village or township planning document should be consulted.

Legend

- Public Airports
- Interstate Highways
- State/Federal Highways
- County Highways
- Other Roads
- Rail Lines
- Incorporated Cities/Villages
- 1.5 Mile Municipal Planning Radius
- Streams
- Water Bodies
- State/County Parks & Forests
- Other Public Parks/Open Space

General Development Plan Update
Planned Land Uses

- Residential
- Commercial
- Industrial
- Planned Development
- Open Space
- Flood Prone Areas

All unmarked lands outside urban and suburban areas are planned for agricultural and agriculturally-related uses. Only limited residential uses should be permitted.

R7E R8E R9E R10E R2E

T25N T24N T23N T22N T42N T41N T40N

Forreston Adeline Leaf River Byron Davis Junction Monroe Center Stillman Valley Mt. Morris Oregon Polo Hillcrest Rochelle Creston

Byron Forest Pr. Weld Mem. Park Lowden S.P. White Pines Forest S.P. Castle Rock S.P. Lowden-Miller S.F. Skare Park

26 72 64 52 2 38 251 39 88

N

0 1 2 4 6 8 Miles

DRAFT March 2008

APPENDIX III
LIST OF ADDENDA

The following documents have been accepted and/or adopted by the Ogle County Board as addenda documents to the Ogle County Amendatory Comprehensive Plan to be considered in making land use recommendations and decisions.

- Ogle County Greenways and Trails Plan
- Rock River Corridor Development Plan
- Flagg Township 2030 Future Land Use Plan
- Leaf River Township Comprehensive Plan
- Monroe Township Comprehensive Plan
- White Rock Township Development Plan
- Dement Township Land Use Plan
- Lynnville Township Land Use Plan
- Monroe Township Land Use Plan
- Pine Rock Township Land Use Plan

The following municipalities have adopted Comprehensive Plans, which have been incorporated into the Ogle County Amendatory Comprehensive Plan:

- City of Byron Comprehensive Plan
- Village of Creston Comprehensive Plan
- Village of Davis Junction Comprehensive Plan
- Village of Forreston Comprehensive Plan
- Village of Monroe Center
- Village of Mt. Morris
- City of Oregon
- City of Rochelle
- Village of Stillman Valley

APPENDIX IV
ECONOMIC IMPACT ANALYSIS

An Analysis of the Economic Impact of New Dwelling Construction on the County of Ogle as a Taxing District and Community Unit School Districts Within Ogle County

Prepared by Michael Reibel, CFM
Ogle County Planning & Zoning Department
July 2004

An Analysis of the Economic Impact of New Dwelling Construction on the County of Ogle as a Taxing District and Community Unit School Districts Within Ogle County

Background:

This analysis was undertaken to either validate or refute the theory that single family dwellings do not provide a sufficient amount of tax revenue to the taxing districts that must provide services to pay for the services that are required and demanded. Due to the complexities involved in studying other taxing districts and data availability, only the County of Ogle and Community Unit School Districts (CUSD) were analyzed.

Statistical Foundation:

County Population (2003 Estimate) = 52,707
County Population Age 5-19 (2003) = 12,880
Number of Households in Ogle County (2003) = 20,114
Persons per Household in Ogle County = 2.59
Persons per Household Age 5-19 in Ogle County = 0.64
Average Value of New Dwelling in Ogle County = $160,000
Ave. Value of New Dwelling EAV = $53,328 - $3,500 Owner-occ. Exemption (OOE) = $49,828
Ogle County Tax Levy per Capita = $159
School District Operating Expenditure per Pupil:

Byron H.S. 11-12	***= $10,226***
Forreston H.S.	***= $7,020***
Oregon H.S.	***= $7,121***
Polo Comm. H.S.	***= $6,326***
Stillman Valley H.S.	***= $5,924***

Analysis for Ogle County:

Ogle County Tax Rate = .66631
EAV - OOE = $49,828 / 100 = $498.28 x .66631 = $332.00

$332.00 = Tax Revenue Generated per Dwelling

$332.00 / 2.59 persons/household = $128.19 Tax Revenue Generated/Dwelling/Person

$159 (Tax Levy/person) - $128.19 = $30.81 Deficit per Dwelling

Analysis for Byron CUSD 226:

Byron CUSD 226 Tax Rate = 3.01777
EAV - OOE = $49,828 / 100 = $498.28 x 3.01777 = $1,503.69 Tax Revenue/Dwelling

$10,226 (Expenditure/Pupil) - $1,503.69 = $8,722.31 Deficit per Dwelling

It would take 6.8 dwellings to generate enough tax revenue to educate one pupil, but 6.8 dwellings will generate 4.4 pupils, or a demand of $44,994.40.

Average New Home Market Value Required to Meet School Demand = $1,026,991.20

Analysis for Forreston CUSD 221:

Forreston CUSD 221 Tax Rate = 5.55392
EAV - OOE = $49,828 / 100 = $498.28 x 5.55392 = $2,767.41 = Tax Revenue/Dwelling

$7,020 (Expenditure/Pupil) - $2,767.41 = $4,252.59 Deficit per Dwelling

It would take 2.5 dwellings to generate enough tax revenue to educate one pupil, but 2.5 dwellings will generate 1.6 pupils, or a demand of $11,232.

Average New Home Market Value Required to Meet School Demand = $384,210.00

Analysis for Oregon CUSD 220:

Oregon CUSD 220 Tax Rate = 4.38002
EAV - OOE = $49,828 / 100 = $498.28 x 4.38002 = $2,182.48 = Tax Revenue/Dwelling

$7,121 (Expenditure/Pupil) - $2,182.48 = $4,938.52 Deficit per Dwelling

It would take 3.3 dwellings to generate enough tax revenue to educate one pupil, but 3.3 dwellings will generate 2.1 pupils, or a demand of $14,954.10

Average New Home Market Value Required to Meet School Demand = $503,797.20

Analysis for Polo CUSD 222:

Polo CUSD 222 Tax Rate = 4.42416
EAV - OOE = $49,828 / 100 = $498.28 x 4.42416 = $2,204.47 = Tax Revenue/Dwelling

$6,326 (Expenditure/Pupil) - $2,204.47 = $4,121.53 Deficit per Dwelling

It would take 2.9 dwellings to generate enough tax revenue to educate one pupil, but 2.9 dwellings will generate 1.9 pupils, or a demand of $12,019.40.

Average New Home Market Value Required to Meet School Demand = $444,003.60

Analysis for Meridian CUSD 223:

Meridian CUSD 223 Tax Rate = 4.61043
EAV - OOE = $49,828 / 100 = $498.28 x 4.61043 = $2,297.29 = Tax Revenue/Dwelling

$5,924 (Expenditure/Pupil) - $2,297.29 = $3,626.71 Deficit per Dwelling

It would take 2.6 dwellings to generate enough tax revenue to educate one pupil, but 2.6 dwellings will generate 1.7 pupils, or a demand of $10,070.80.

Average New Home Market Value Required to Meet School Demand = $399,158.40

Conclusions:

Single-family dwellings are not generating a sufficient amount of tax revenue to the County of Ogle and the Community Unit School Districts analyzed to pay for the services that must be provided to them.

Even though only the County of Ogle and CUSDs were analyzed, it may be inferred that the impact is similar for other taxing districts, most notably townships that must provide road maintenance.

Comment:

In order to grow and prosper, there must be a variety of choices for consumers in the residential market. There will be pressure to develop land that is currently in agricultural use, and, based on the results of this study, the development of single-family homes will have an impact on the taxing districts within the County that must provide services to the residents of the homes. However, requiring development to occur contiguous to existing municipalities and utilizing public sanitary sewer and water so that the land can be developed in a compact, efficient manner will reduce the costs to the taxing districts and, ultimately, to the citizen tax payers.

It is much more costly and inefficient to provide services to scattered rural, large-lot development that results in a relatively small number of residents. In addition, new residents in rural areas often demand better police, fire and ambulance protection as well as improved public sewers, public water, trash service and better roads, which they have typically received in urban areas. Concentrating development, by contrast, is less expensive to build and maintain, more efficient, protects farm land and reduces conflicts between incompatible uses. Development should be encouraged (or, at a minimum, not discouraged), but should be required to develop in a manner that minimized its impact on the budgets of the taxing districts that are required to provide public services and on the tax burden of the citizens of the County.

Rebecca Huntley
Ogle County Clerk & Recorder
P.O. Box 357
Oregon, IL 61061

www.oglecountyclerk.org

COUNTY CLERK
(815) 732-1110

RECORDER
(815) 732-1115

FAX
(815) 732-3477

June 20, 2008

The Ogle County Board, at their regular meeting held on Tuesday, June 17, 2008, Vice-Chairman Hopkins presents the Resolution regarding the Scott Township Long Range Comprehensive Plan which was included in the County Board packets. Heuer moves to approve the Scott Township Long Range Comprehensive Plan – Resolution 2008-6005. Barnes seconds and the motion carries on a voice vote.(Placed on file)

(County Seal)

Rebecca Huntley
Ogle County Clerk

The contents of this letter are a portion of the tentative Ogle County Board minutes pertaining to your zoning request. These minutes are subject to approval at the next Ogle County Board meeting.

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

RESOLUTION NO. 2008 - 6005

A RESOLUTION REGARDING THE SCOTT TOWNSHIP LONG RANGE COMPREHENSIVE PLAN

WHEREAS, the County of Ogle has authority pursuant to Illinois law to have a plan made for the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of said County, and of public improvement and utilities therein, and which plans will in the judgement of the County Board, in accordance with the present and future needs of the County and of the State, best promote health, safety, morals, order, convenience, prosperity, efficiency and economy in the process of development and the general welfare of said County; and,

WHEREAS, pursuant to Illinois law, the County of Ogle has created a regional planning commission that is charged with making the aforementioned plan for the County; and,

WHEREAS, the Ogle County Regional Planning Commission has caused to be prepared an amendatory comprehensive plan and the Ogle County Board has adopted such plan; and,

WHEREAS, the Township of Scott, pursuant to Illinois law, has created a planning commission to plan the future development of said township; and,

WHEREAS, the Scott Township Planning Commission has caused to be prepared a land use plan for said township titled "Scott Township Long Range Comprehensive Plan" dated August 29, 2007 and adopted by the Scott Township Board on September 17, 2007, which has been submitted to the County of Ogle for its consideration and attached hereto as "Exhibit A"; and,

WHEREAS, a comprehensive plan is a flexible and dynamic document, and it is necessary, from time to time, to update and/or amend a comprehensive plan; and,

WHEREAS, the Ogle County Regional Planning Commission has recommended that the aforementioned "Scott Township Long Range Comprehensive Plan" be adopted as an addendum to the Ogle County Amendatory Comprehensive Plan as an advisory document to be considered by the Ogle County Regional Planning Commission in making land use recommendations.

NOW THEREFORE BE IT RESOLVED BY THE OGLE COUNTY BOARD AS FOLLOWS:

That the "Scott Township Long Range Comprehensive Plan" dated August 29, 2007 and attached hereto as "Exhibit A" become an addendum to the Ogle County Amendatory Comprehensive Plan as an advisory document to be considered by the Ogle County Regional Planning Commission in making land use recommendations.

BE IT FURTHER RESOLVED that this resolution shall take effect this 17 day of June 2008 A.D.

W. Ed Rice
Chairman, Ogle County Board

Attest:

Rebecca Huntley
Ogle County Clerk and Ex-Officio
Clerk of the Ogle County Board

Exhibit A

Scott Township Long Range Comprehensive Plan

Scott Township
Ogle County, Illinois

Long Range Comprehensive Plan

Scott Township Planning Commission
Appointed by Scott Township Board
Davis Junction, IL 61020

Version 1.0
Adopted September 17th 2007

Table of Contents

Preface:

Scott Township is an attractive place to live due to the following factors, among others:

- Relative affordability of land and homes
- Quality of education
- Proximity and ease of travel to Rockford, Rochelle and Chicago Suburbs
- Small town environment
- Scenic beauty of the area

In order to participate in an orderly development of township land, an effort to develop a growth and development policy consistent with the community's vision of the future began in November 2006. At that time, the Scott Township Board voted unanimously to establish a Township Planning Commission. The Commission was specifically charged to develop a Comprehensive Plan that:

- Protects agricultural land
- Preserves the rural character
- Safeguards natural and historic resources, flood plains, wetlands and woodlands
- Directs growth and residential development toward areas with existing or expandable services
- Encourages a strong and diverse economic base which is conducive to increasing economic opportunities for the Township.

In addition and in accordance to Illinois State statute, the newly implemented Commission would review and advise the Township Board on all rezoning and special use matters affecting the Township.

Nevertheless, to carry out the long-range goals and to realize the recommendations of the Scott Township Comprehensive Plan, a great deal of concerted effort will be required. The first step involves awareness, by the citizenry of the township, of the need to improve their community through cooperative and systematic action. The active participation of many individuals, organizations, and public officials remains vital to the effectiveness of this plan. Therefore, the success of this plan will be dependent to a large extent, on proper administrative action to carry out its proposals and recommendations.

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

Purpose and Intent:

Scott Township shares many of the visions and goals reflected in the Ogle County Comprehensive Plan and have used it as a model for developing the Scott Township Comprehensive Plan.

It is intended that the Scott Township plan present the unique characteristics, qualities and vision of the Township providing a long-range policy for managing growth and change within the township.

The plan is intended to supplement the Ogle County Comprehensive Plan and provide guidance to citizens and officials in addressing township development issues with focused emphasis on conditions within Scott Township. The plan is a key element in formulating the Township's approach in addressing issues of land use, public development policies and infrastructures requirements.

Therefore, the Comprehensive Plan's objective is to insure a standard guideline is maintained in addressing township development issues. The Plan is broken down into categories addressing Land Use and Development, Resource Conservation, Residential Development, Economic Development, Township Development Plan Implementation, Township Exceptions to Ogle County Zoning Ordinances, and Scott Township Comprehensive Zoning Map.

Overall, the Scott Township Plan's goal is:

- Comprehensive- The Plan addresses all sections of the Township as well as all activities associated with regulated development

- Flexible- The Plan is structured to summarize policies and proposal and allow for flexibility to facilitate the ever-changing needs of the Township

- Provident- The Plan's initial requirements are to achieve solutions to short term issues, whereas, the ultimate goal of the Plan is to provide a perspective of future development and identify potential conflicts and issues

Land Use & Development:

A. Goals:

Manage land use so that development occurs in a logical, orderly manner to support the Township's best interest, minimize land use conflicts between adjacent land usage, utilize resources and infrastructure efficiently and protect and enhance the Township's natural resources, rural character and rural community values.

Prevent scattered development in rural areas of the Township; secure adequate natural light, pure air and safety from fire and other dangers; minimize congestion in the public streets and highways; lessen or avoid the hazards to persons and damage to property resulting from accumulation or run-off of storm or flood waters; and preserve the natural beauty and topography of the Township and ensure appropriate development with regard to these features.

B. Objectives:

Define areas where residential, commercial and industrial development should occur.

Encourage or require creative development design techniques such as "open space development design" (Randall Arendt) to reduce the aesthetic and cultural impact of development without sacrificing the public health, morals and general welfare.

Promote unique/custom built homes that maintain and enhance the rural, "small-town" character of Scott Township and create a "sense of place" among the residents as opposed to "cookie-cutter" models with redundant style and construction.

Protect the character as well as the social and economic stability of all township development through appropriate growth management techniques. The purpose is to assure the promotion of development within existing neighborhoods, non-residential areas with adequate public facilities, to assure proper urban form with open space separation of urban areas, protection of environmentally critical and agricultural areas from urban development with the end goal that land is developed consistent with the public interest.

Ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve proposed development.

Guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks and playgrounds, recreation and other public requirements and facilities.

Require that the public will not be burdened with more than its fair share of the cost of providing facilities and services to development by requiring the developer to pay fees, furnish land, or establish mitigation measures to ensure that the development provides its fair share of capital facilities needs generated by the development.

Discourage developments in areas where soil conditions and/or geology indicate a potential contamination of ground and/or surface water except where public sewer facilities are available.

Finally, deter scattered development in rural areas of the township and limit the number, density and size of developments constructed without community or public sanitary sewage disposal and water supply. The end goal remains to preserve and promote the family farm and, thereby, afford further protection to the township's rural nature, agricultural land and heritage.

Special use request for additional residences on all farm properties shall be allowed provided:

- The property in question meets Internal Revenue Service criteria for classification as farming operation,

- The added residence is to be occupied by family members or hired hands assisting in the a farm operation, and

- The number of residences located on the farm in question, including the proposed added residence retains and preserves the rural and agricultural natural of the land. This exception is intended to encourage retention of the family farm through the easing of the operational transition from one generation to the next.

- Allow for flexibility due to unique circumstances.

Resource Conservation:

A. Goals:

Preserve and protect the natural resources of the Township. Prevent the pollution of air, streams and ponds; safeguard the water table and encourage the wise use and management of natural resources through the Township in order to preserve the integrity, stability, and beauty of the Township and the value of the land.

B. Objectives:

Prevent scattered, haphazard or premature urbanization by guiding growth in a logical, orderly fashion.

Protect lands best suited for agricultural purpose from the encroachment of urban-type development in order to promote more efficient use of the increasingly reduced area of land in agricultural use as the result of expanding urbanization.

Protect, strengthen and maintain the economic base that agricultural pursuits provide the Township.

Prevent an unfair shifting of construction and service costs to agriculture and existing landowners.

Ensure that development occurs in such a fashion as to minimize conflict between agricultural and other land use and the enforcement of any rule, regulation or ordinance is consistent with the "Farm Nuisance Suite Act", *Illinois Compiled Statutes, Chapter 740, par. 70/0.01 et seq.*

Preserve and protect areas containing significant natural features such as native vegetation, rivers, streams, wetlands, etc. or areas with significant historical and cultural values, with special attention to dedicated nature preserves and habitats containing threatened or endangered natural plant or animal species.

Discourage developments that utilize private, on-site sewage disposal systems in areas where soil conditions and/or geology indicate that there is a potential for contamination of ground and/or surface water.

Consider preserving areas containing underground deposits of mineral resources for future use. If developed, the appropriate re-use of such areas after the resources(s) have been depleted must be planned in advance. Regardless of these provisions, natural resource developments are discouraged within a 1.5 mile radius of existing R2 zoned land.

Preserve woodlands and wetlands associated with farms that, because of their natural physical features, are useful as water retention and groundwater recharge areas, and as habitat for plant and animal life; and which have an important aesthetic and scenic value contributing to the unique character of the Township.

Prevent the conversion of agricultural land to scattered non-farm development which, when unmanaged, unnecessarily increases the cost of public services to all citizens and results in the premature divestment of agriculture.

Promote land stewardship through the development of environmentally oriented site planning standards and the preservation of environmentally sensitive areas.

Residential Development:

A. Goals:

Allow residential development compatible with the existing rural character of the Township which provides a safe, attractive and "livable" environment for persons of all income levels, and promotes the public health, safety, and general welfare.

B. Objectives:

Locate existing residential areas and areas designated for expansion of residential development in suitable relationship to business, commercial and manufacturing areas and protect against intrusion which will interfere with the public health, welfare and safety of the residential community.

Encourage residential developments that employ creative development design techniques such as "open space development design" (Randall Arendt) to reduce the aesthetic and cultural impact of development without sacrificing the public health, morals and general welfare.

Promote unique/custom built homes that maintain and enhance the rural, "small-town" character of Scott Township and create a "sense of place" among the residents as opposed to "cookie-cutter" models with redundant style and construction.

Discourage scattered development in rural areas of the township by limiting the number, density and size of developments constructed without community or public sanitary sewage disposal and water supply.

Follow guidelines delineated in Land Use and Development Section.

Economic Development:

A. Goals:

Achieve a strong, secure and diverse economic base conducive to increasing economic opportunities.

B. Objectives:

Protect and enhance existing businesses and economic development employing township residents.

Assist in the expansion of economic development through the encouragement of increased local retail, service, distribution, and manufacturing uses.

Encourage the development of well-planned industrial parks and/or business parks.

Development Plan Implementation:

The Scott Township Comprehensive Plan sets forth the land use objectives deemed most feasible and desirable for Scott Township land particularly desirable for residential, commercial or industrial usage.

The plan considers land as a community's resource, not in terms of trade or raw materials, but as the space to be used for the future development of the Township. Just as with any resource, certain uses of land are more efficient than others.

In Scott Township, agricultural use is by far the most dominate use of land. It is therefore a necessity, if one is to preserve farmland, for the plan to determine the most effective way to use the space available for development in terms of public investment, the services provided, and the amount of farmland sacrificed for continued growth.

Thus, the purpose of the Scott Township Comprehensive Plan is to provide a framework for development that is functional and economical, yet produce an environment offering opportunities for future development and the expansion of commerce without sacrificing the aesthetic and agricultural values of the township.

While the Plan does not legally control the use of property, it does provide a basis for legislative and administrative measure such as zoning and subdivision regulation. Essentially, the General Development Plan serves as a reference and a guide to private developers, individual citizens, elected officials, and Township staff in the sale, purchase, and/or development of property within Scott Township.

Development Factors:

- People are seeking a relative safe and affordable place to live and raise families proximate to their place of work.

- Development has generally taken the form of low density, large lot subdivisions.

- Farming plays an important role throughout the economy of Scott Township; therefore, farmland shall be protected. The township farming sector is encouraged to maintain the preservation of prime farmland and employ sound land management techniques.

- Uncontrolled decentralized development will provide undue strain on the agricultural land use. This is also costly to all taxpayers because of the expense involved in extending public utilities to service relatively small numbers of residents. In addition, new residents in rural areas will likely demand better police, fire and ambulance protection as well as improved public water, trash service and better roads, which they have typically received in urban areas. Concentrating development by contrast, is less expensive, more efficient, protects farmland and reduces conflict between incompatible uses.

Land Use Designations:

With these considerations in mind, the following designations will be applied to proposed land uses:

- Agricultural
  Areas best utilized for the production of cash crops and protected from development because of its value as an irreplaceable resource within the Township.

- Residential
  Areas located in close proximity to municipalities and capable of being provided services either at the time of development or within a reasonable amount of time.

- Commercial
  Areas that, because of locations near major transportation routes, utilize accessibility and provide for compact, consistent growth.

- Industrial
  Areas adjacent to existing developed areas that utilize existing public utilities and transportation networks.

- Recreational and Open Space
  Areas that have recreational opportunities, exhibit exceptional environmental resources, are subject to flooding or have significant site development constraints, are designated for recreational use or are to remain as undeveloped land.

The above designations were then utilized in conjunction with a growth and development policy outlined and consistent with the community's vision of preserving the rural character of Scott Township while balancing planned and orderly growth.

As a result, a detailed township comprehensive planning map outlines these objectives by delineating planned future distribution of land uses within the township **(Page 16).**

The prime objective of the proposed zoning is to achieve the best possible environment for the township.

The map takes into account the township's objectives:

- To promote health, safety, and the general welfare
- To insure orderly development
- To protect existing property improvements
- To conserve and enhance land values

Exceptions to Ogle County Zoning Ordinances:

The Scott Township Comprehensive Plan acknowledges and incorporates the Ogle County Zoning Ordinances amended May 16, 2006 as part of its plan with the following exceptions:

Division 1 – Title, Purpose and Intent

No exceptions.

Division 2 – Rules and Definitions

No exceptions.

Division 3 – General Provisions

No exceptions.

Division 4 – Non –Conforming Buildings

No exceptions.

Division 5 – Schedule of Zoning District Regulations

5.01 "AG-1" Agricultural District

Any and all commercial towers, excluding amateur radio for private single residence usage, may not be placed any closer than 1000 ft to a residence. Towers are not allowed in areas designated as "Proposed Residential" on the Planning Map for Scott Township. Towers may not be placed within 1,000 feet of these designated areas. Personal towers will be limited to no more than 80 ft. All commercial towers will require a special use permit.

5.02 "IA" Intermediate Agricultural District

Any and all commercial towers, excluding amateur radio for private single residence usage, may not be placed any closer than 1000 ft to a residence. Towers are not allowed in areas designated as "Proposed Residential" on the Planning Map for Scott Township. Towers may not be placed within 1,000 feet of these designated areas. Personal towers will be limited to no more than 80 ft. All commercial towers will require a special use permit.

5.03 "R-1" Rural Residential District

F.2. Side yard setbacks to be 35 ft.

Any and all commercial towers, excluding amateur radio for private single residence usage, may not be placed any closer than 1000 ft to a residence. Towers are not

allowed in areas designated as "Proposed Residential" on the Planning Map for Scott Township. Towers may not be placed within 1,000 feet of these designated areas. Personal towers will be limited to no more than 80 ft. All commercial towers will require a special use permit.

5.04 "R-2" Single Family Residential District

E.1. Minimum lot size 2 acres
Minimum lot width measured at the building line of two hundred (200) feet.
F.2. A side yard on each side of the zoning lot shall be not less than thirty-five (35) feet.
F.3. All buildings shall have rear yards of not less than forty (40) feet.
F.4. New home starts will be limited to no more than (15) fifteen new homes per year. This pertains to all of Scott Township, not per development. This will be reviewed on a yearly basis.

Any and all commercial towers, excluding amateur radio for private single residence usage, may not be placed any closer than 1000 ft to a residence. Towers are not allowed in areas designated as "Proposed Residential" on the Planning Map for Scott Township. Towers may not be placed within 1,000 feet of these designated areas. Personal towers will be limited to no more than 80 ft. All commercial towers will require a special use permit.

5.05 "R-3" Mobile Home Subdivision District
No provisions have been made for R3 development.

5.06 "R-4" Mobile Home Park District
No provisions have been made for R4 development.

5.08 "B-2" Business Recreation District

C. Special Uses
Race Tracks and Drag Strips are not suitable developments.
Prison or Detention Facilities are not suitable developments.

5.10 "I-1" Industrial District

C. Special Uses
The following Special Uses are not suitable developments:
- Asphalt or Concrete Batch Mixing Plants
- Excavation extraction, screening (entire paragraph)
- Fertilizer Plants
- Incinerators
- Salvage yards
- Slaughterhouse/packing plants
- Prison or Detention type Facilities

Any and all commercial towers, excluding amateur radio for private single residence usage, may not be placed any closer than 1000 ft to a residence. Personal towers will be limited to no more than 80 ft. All commercial towers will require a special use permit.

5.11 "PD" Planned Development District

D. Permitted Uses, paragraph 1.b.
The following are not suitable developments:

- mobile home parks
- multiple family dwellings

Any and all commercial towers, excluding amateur radio for private single residence usage, may not be placed any closer than 1000 ft to a residence. Towers are not allowed in areas designated as "Proposed Residential" on the Planning Map for Scott Township. Towers may not be placed within 1,000 feet of these designated areas. Personal towers will be limited to no more than 80 ft. All commercial towers will require a special use permit.

Division 6 – Supplementary District Regulations

6.21 Mobile homes, recreational vehicles and mobile offices are not suitable developments.

Division 7 – Off-Street Parking and Loading Requirements

No exceptions.

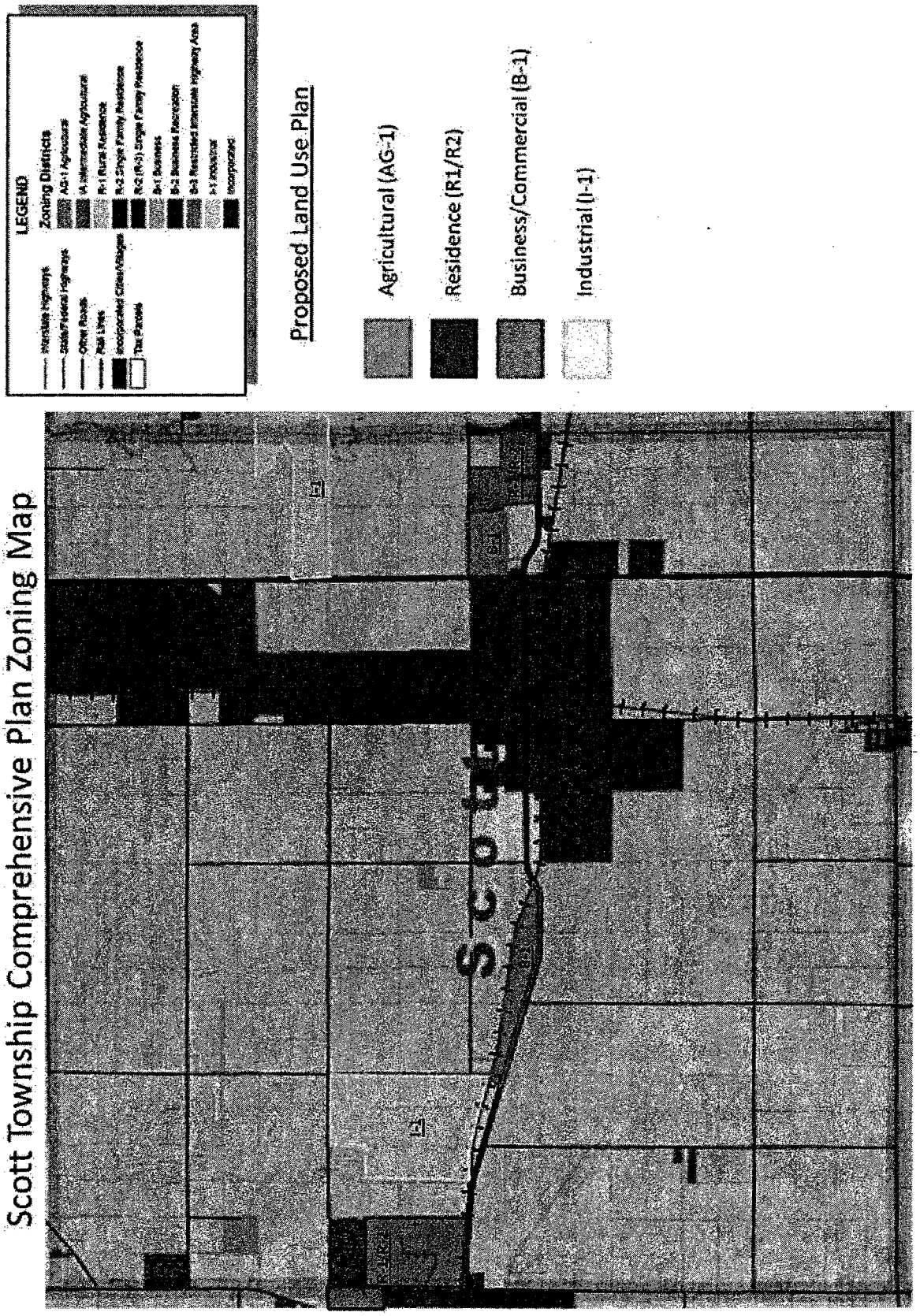
Division 8 – Sign Requirements

8.10 Other Signage

C. Standard Outdoor Advertising Structures (Billboards) are not suitable developments.

Division 9 – Administrative and Enforcement

No exceptions.


Scott Township Comprehensive Plan Zoning Map
LEGEND
Zoning Districts
Proposed Land Use Plan
Agricultural (AG-1)
Residence (R1/R2)
Business/Commercial (B-1)
Industrial (I-1)
Scott