

Whiteside County, Illinois

Comprehensive Plan

2014-2035



Prepared by Whiteside County
with assistance from MSA
Professional Services, Inc.

Adopted July 15, 2014

MSA
PROFESSIONAL SERVICES

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Introduction

This Chapter provides the foundation for the Comprehensive Plan, outlining why and how it was funded and developed.

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Ike Planning Grant

Funding for this Plan comes from the US Department of Housing and Urban Development (HUD). This grant funding was allocated to the State of Illinois by Presidential Declaration in response to the flooding in 2008 – known as the “Ike” disaster. “Ike disaster” funds were provided to communities to recover from the 2008 floods, as well as plan for and reduce the damage from future floods.

Based on the Ike Planning Program requirements, the Plan must at a minimum directly address the project area’s disaster recovery needs. Specifically, the plan must:

- Analyze the impact of the floods of 2008 on the area, paying special attention to the areas and groups that were most adversely affected, and the kinds of unmet “needs” that were created by the storm either directly or indirectly (e.g. infrastructure, housing, economic development etc.).
- Put forth principles/policies designed to best serve the affected populations and address the identified needs created by the disaster.
- Outline strategies designed to mitigate or minimize future disaster damage.

Additionally, this Plan must promote these six Sustainable Planning Principles:

1. Provide more transportation choices.

Develop safe, reliable and economical transportation choices to decrease household transportation costs, reduce our nation’s dependence on foreign oil, improve air quality, reduce greenhouse gas emissions and promote public health.

2. Promote equitable, affordable housing.

Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.

3. Enhance economic competitiveness.

Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.

4. Support existing communities.

Target funding toward existing communities—through such strategies as transit-oriented, mixed-use development and land recycling—to increase community revitalization, improve the efficiency of public works investments, and safeguard rural landscapes.

5. Coordinate policies and leverage investment.

Align policies and funding to remove barriers to collaboration, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.

6. Value communities and neighborhoods.

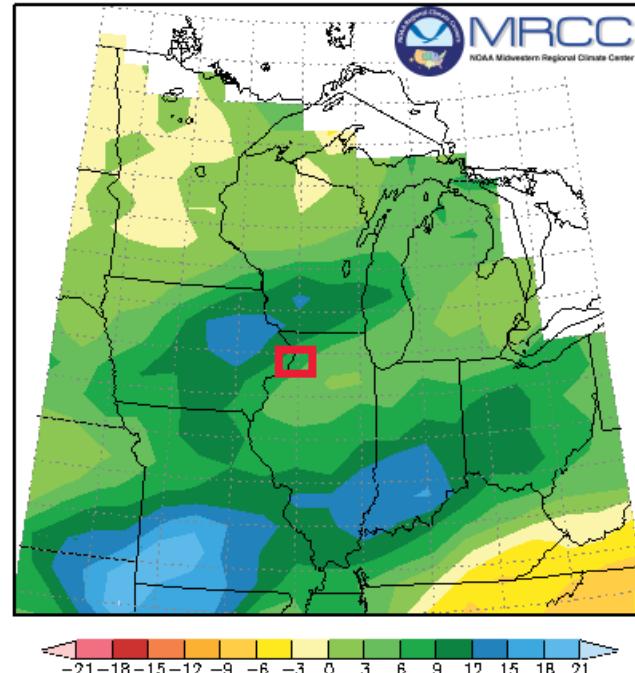
Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban, or suburban.

Storms' Affect on the County

Illinois was inundated by heavy rains in 2008, starting in January and continuing through June. These intense rains fell on saturated soils that ended up in area streams and rivers that were already near flood stage. The result was mass flooding near the Mississippi and Rock Rivers within the region, including in Whiteside County. This affected not only residences (primarily farmsteads), but also crop development, resulting in substantial crop losses.

Whiteside County is one of only a few counties in Illinois that does not have a Hazard Mitigation Plan in place. This plan seeks to help the County better prevent and recover from damage caused by future natural disasters, including floods.

*Total Precipitation Departure from Mean in Inches
January 1, 2008 to June 26, 2008*



■ Why a Comprehensive Plan?

It is difficult to know what the future may bring for Whiteside County, or for any county. As residents and businesses come and go, and economic trends rise and fall, changes will occur. The purpose of this plan is to establish a shared vision for Whiteside County to guide future actions and decisions. This guidance provides predictability and consistency over time, which encourages investment. We plan so that we can act and react in a changing world with a confident understanding of our common values and goals.

■ Plan Maintenance

This planning document is a “living” guide for growth and change in Whiteside County. The plan represents the County’s best effort to address current issues and anticipate future needs; however, it can and should be amended from time to time if conditions warrant reconsideration of policies in this plan. If decisions are being made that are not consistent with this plan, then the plan has lost its relevance and should be amended. The process of amending the comprehensive plan should not be onerous, but it should trigger a brief pause to consider again the long term vision for the community. This plan’s value is dependent upon frequent use and occasional updates.

■ Illinois Comprehensive Planning

Comprehensive plans are defined in the Illinois Local Planning Technical Assistance Act (Public Act 92-0768, Sec. 5). The common elements addressed in a comprehensive plan are:

1. Land Use
2. Natural Resources
3. Historic Preservation
4. Transportation
5. Economic Development
6. Housing
7. Utilities & Community Facilities
8. Urban Design / Community Character
9. Agricultural & Forestry
10. Intergovernmental Cooperation

All comprehensive plans include:

- A statement of authority to prepare and adopt the plan
- Background data and analysis – including area history, a description of existing social, economic and physical (natural and man-made) conditions and trends, and economic and demographic projections.
- Documentation of stakeholder’s interests and involvement – these include interests of residents, public officials, the business community, and developers.
- Vision statement (or statement of desired goals and objectives) – desired Village outlook, generally 20 years from now.
- Future plan map or maps – these maps depict various components, including land use, transportation, community facilities, and housing areas.
- Plan Implementation – framework or schedule that describes specific measures to carry out the plan, the time frame to execution, and potential cost ranges.

Plan Organization

The plan is divided into six chapters plus several important appendices, as described below:

Chapter 1: Introduction

Chapter 1 discusses the 2008 disaster “Ike”, the role of this Plan, the planning process and area, and key community indicators.

Chapter 2: Public Input

Chapter 2 describes the public participation methods and feedback.

Chapter 3: Vision, Goals, Objectives and Strategies

Chapter 3 includes a vision for the future of the County, and goals, objectives and strategies for each element of the plan, including:

- » *Housing*
- » *Mobility & Transportation*
- » *Agriculture & Natural Resources*
- » *Community Facilities & Services*
- » *Community Character*
- » *Hazards*
- » *Collaboration & Partnerships*

Chapter 4: Land Use Plan

Chapter 4 establishes the goals, objectives and strategies pertaining to land use decisions, describes current land use characteristics, defines future land use categories (and policies), and presents the future land use map.

Chapter 5: Economic Development Plan

Chapter 5 establishes the goals, objectives and strategies pertaining to economic development decisions,

Chapter 6: Implementation & Action Plan

Chapter 6 describes the tools and procedures by which the plan will be implemented and provides a detailed timeline of action steps for successful implementation of the plan.

Appendix A: Community Indicators

Appendix A is a compilation of data that describes the existing conditions, trends, and projections for Whiteside County. This data informs the planning process and should be updated from time to time to track progress and change in the County.

Appendix B: Survey Results

Appendix B includes the complete results from the public survey conducted as a part of this planning process.

Appendix C: Municipal Future Land Use Summaries

Appendix C provides a condensed summary of the future land use plans and maps for those communities within the County that previously adopted a comprehensive plan.

Appendix D: Plan Area Maps

Planning Process

A transparent public participation process is the foundation to a successful plan. The involvement of residents, business owners, and other stakeholders is essential to the creation and implementation of the plan.

This Plan was discussed and developed through a series of working session meetings between July 2013 and June 2014 (*see side bar for the project milestones*). All meetings were public meetings and noticed as such. In addition, a letter was sent with the County's water bills expressly inviting residents to attend and participate in the public involvement meetings.



Project Milestones

Staff Kickoff Meeting

July 25, 2013

Steering Committee Kickoff Meeting

August 15, 2013

Planning & Zoning Commission Meeting

August 21, 2013

Key Stakeholder Interviews

October 3 - November 21, 2013

Steering Committee Meeting

September 24, 2013

EZMO & CEDS Committee Meeting

October 8, 2013

Public Kickoff Meetings

October 10 & 16, 2013

Steering Committee Meeting

October 17, 2013

County Board Presentation

November 19, 2013

Steering Committee Meetings

November 21 & December 19, 2013

Workshop Session - Land Use and Zoning

January 23-24, 2014

Steering Committee Meetings

February 27, March 17 & April 2, 2014

County Board Presentation

April 15, 2013

Public Draft Review Meeting

May 6 & 8, 2014

Planning & Zoning Commission Recommendation

May 15, 2014

County Board Introduction and Hearing

June 17, 2014

County Board Adoption

July 15, 2014

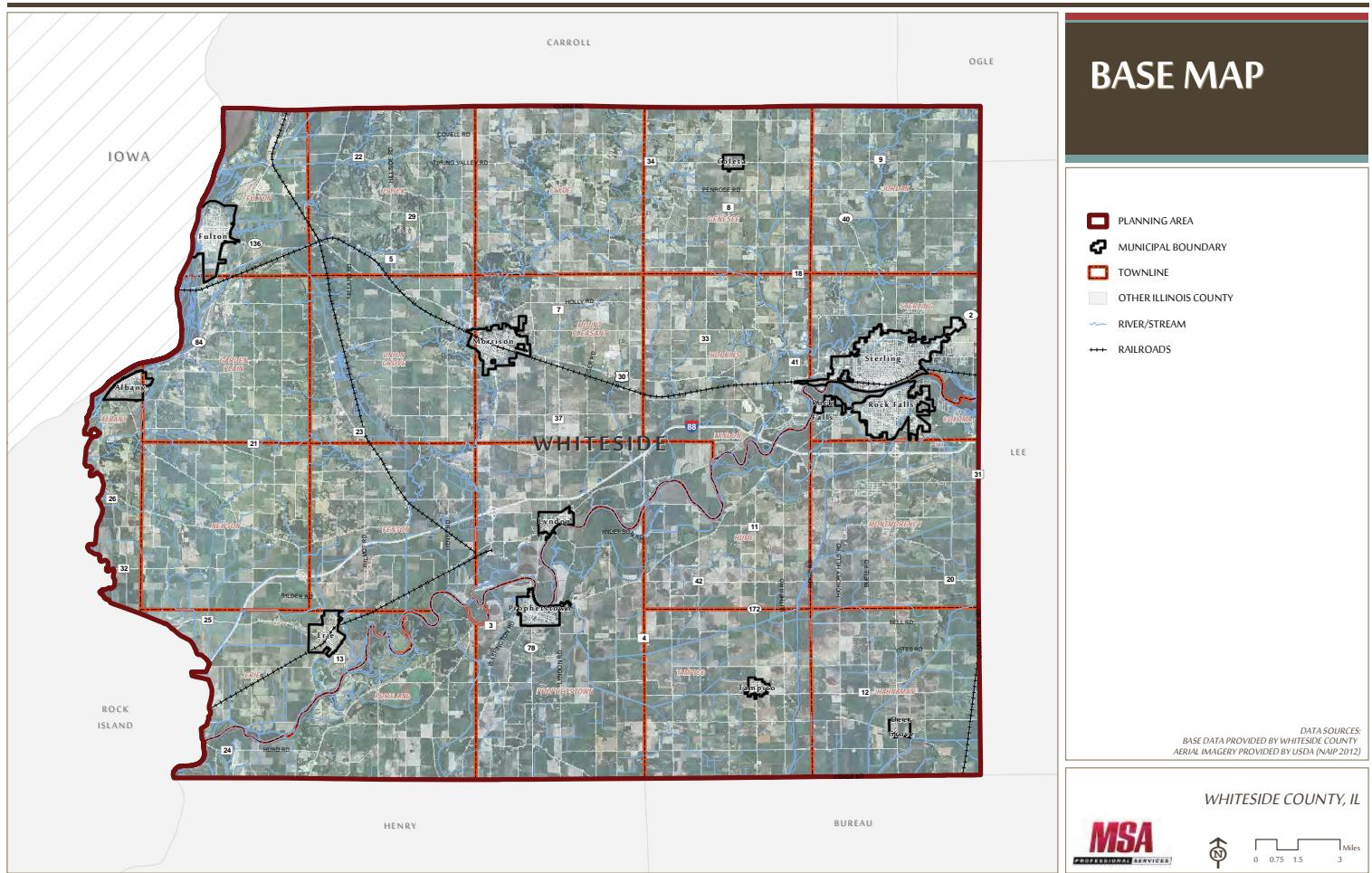
Planning Area

The study area for this Plan includes all lands in which the County has both a short and long-term interest in planning and development activity; therefore, the Planning Area includes all unincorporated lands within the County (see Figure 1.2 below). In total, the County covers approximately 432,336 acres (67.55 square miles).

Key Community Indicators

The subsequent pages analyzes the overarching population and demographic trends for Whiteside County. Examination of these trends provide a foundation for the planning process and implementation of the plan. See *Appendix A* for a full report on the Whiteside County's Community Indicators.

Figure 1.2: Planning Area Map





Population

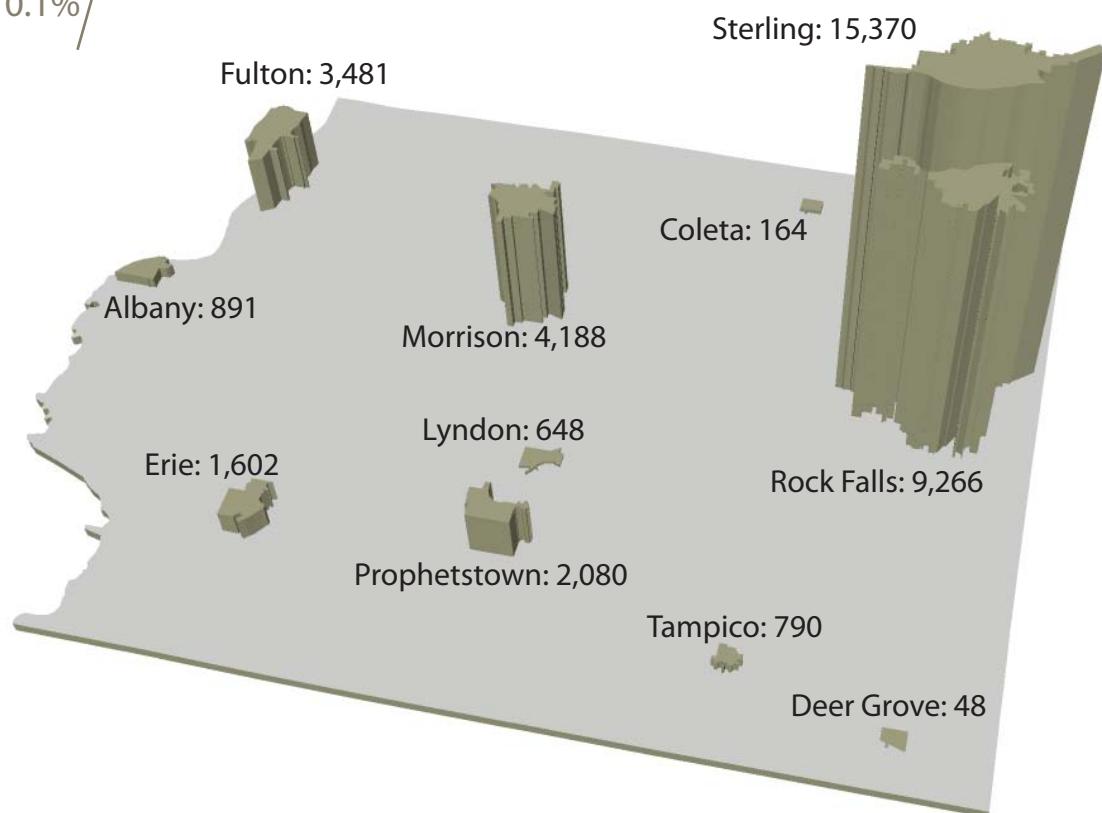
58,498 residents in 2010

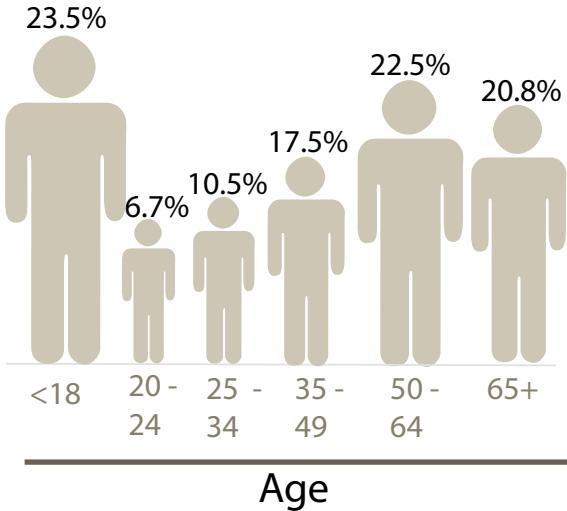
Unincorporated Areas	33.2%
Sterling	26.3%
Rock Falls	15.8%
Morrison	7.2%
Fulton	6.0%
Prophetstown	3.6%
Erie	2.7%
Albany	1.5%
Tampico	1.4%
Lyndon	1.1%
Como	1.0%
Coleta	0.3%
Deer Grove	0.1%



Population Breakdown By Municipality

There are eleven municipalities within Whiteside County, including six villages and five cities, with the majority of the County's population in the northeast quadrant. This area is home to the City of Rock Falls and the City of Sterling, which together makes up roughly 40% of the County's population. An additional one-third of the County's population is in the unincorporated areas with the remaining 25% in the other nine municipalities.





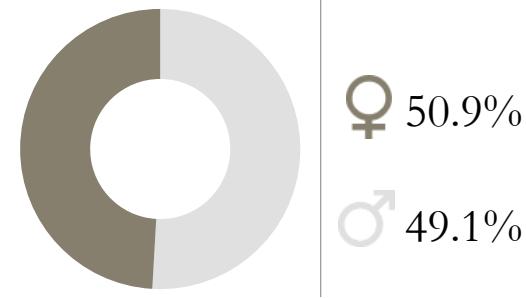
Age

In 2010, the median age in the county was 41.8, which is higher than the State's median age of 36.6. Notably, the County has a significantly higher ratio of persons over the age of 50 as compared to the State (43.3%, compared to 31.2% statewide), especially the percent of persons over the age of 65 (17.5%, compared to 12.5% statewide).

20-Year Population Change

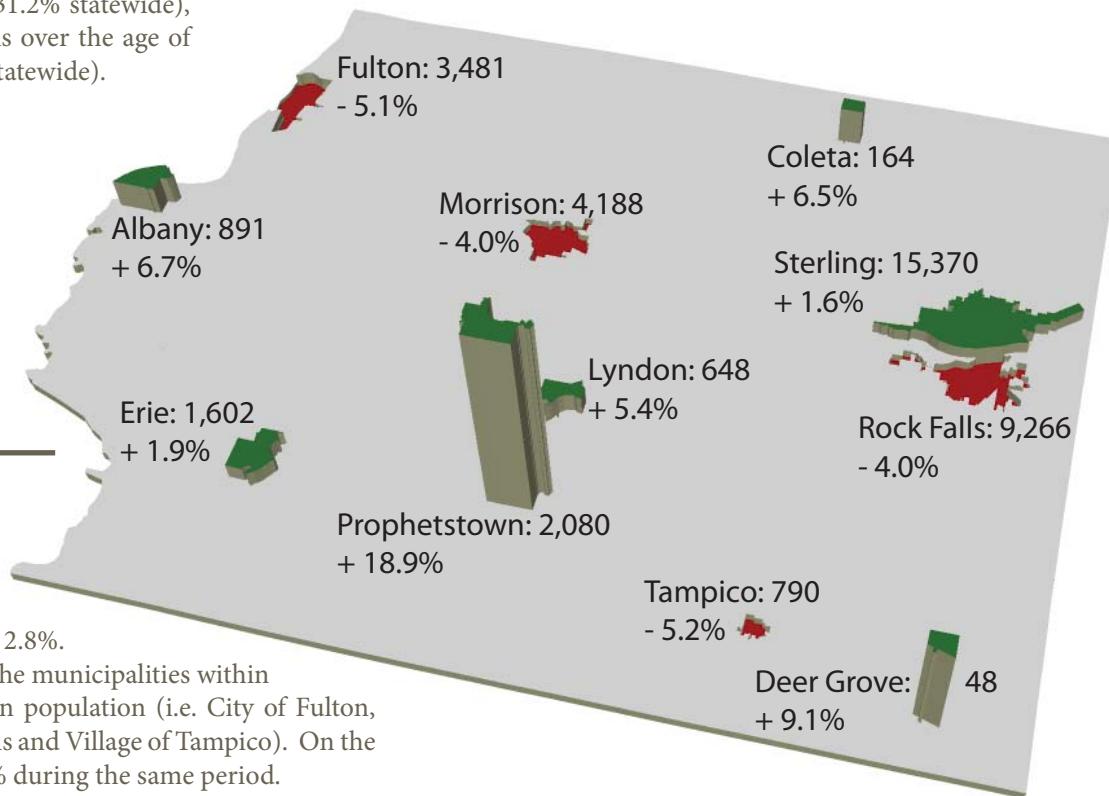
From 1990 to 2010, Whiteside County's population decreased by 2.8%.

During this same period, four of the municipalities within the County also saw a decrease in population (i.e. City of Fulton, City of Morrison, City of Rock Falls and Village of Tampico). On the other hand, the State grew by 3.3% during the same period.



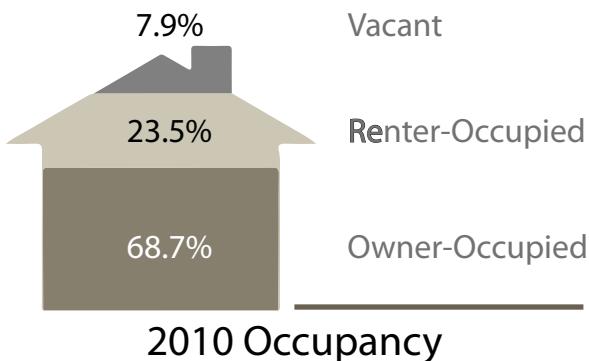
Gender

The breakdown between female and male residents in the County is in line with the State's percentages (i.e. 49.0% male and 51.0% female).





Housing

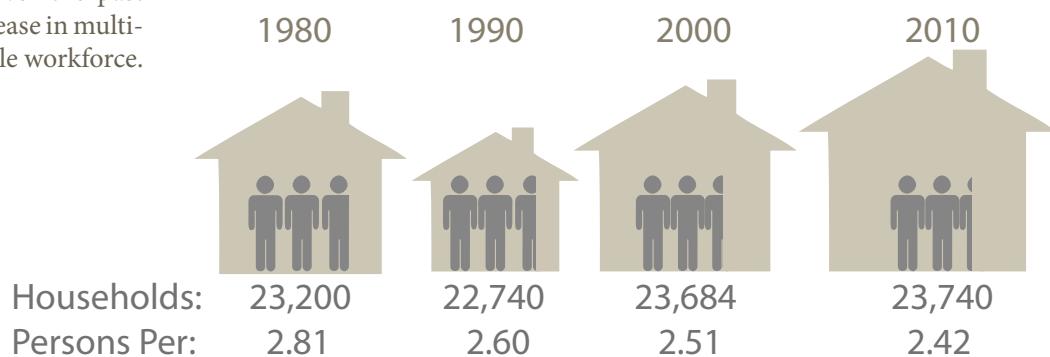


The majority of County residents live in owner-occupied housing. However, owner occupancy percentages have been declining over the past three decades due in part to the increase in multi-family using units and a more mobile workforce.

Avg. Median Value

The county's median home value increased 41% between 1990 and 2000 to \$75,700, while the State's median value increased by only 26.5% to \$130,800. Based on American Community Survey data (rolling average from 2007-2011), the median home value in the county is currently \$99,700, which suggests an increase of approximately 25% from the year 2000.

2007 - 2011
Avg. Median Value
\$99,700



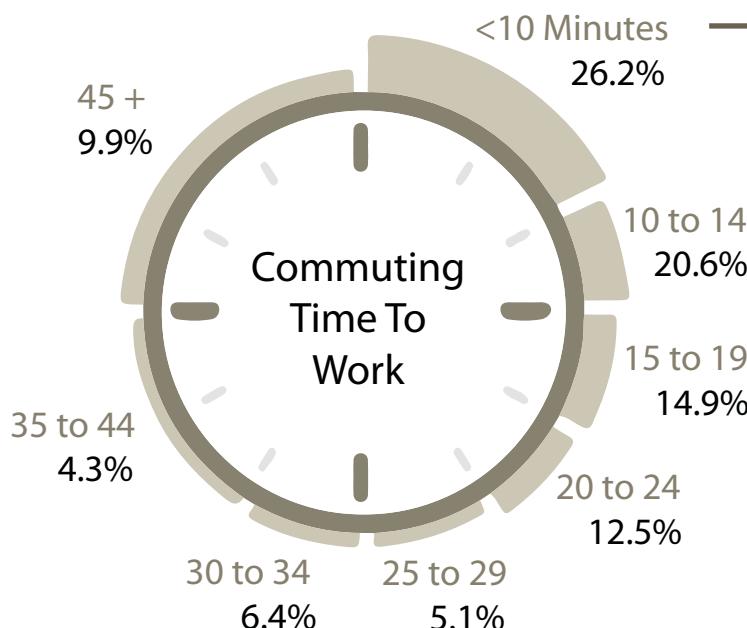
1980-2010 Household Counts

From 1980-2010, Whiteside County experienced a 2.3% increase in the number of households. This includes a drop in households in the 1980s and negligible growth (0.2%) in the 2000s. During the same period, the state as whole increased by 19.6%, including an increase of 5.3% over the last decade.

The county's "persons per household" count, also known as household size, dropped from 2.51 in 2000 to 2.42 in 2010, which is a reduction of 3.6%. During this same period, the state's "persons per household" declined by 1.5% to 2.59. This trend is consistent with national trends over the past several decades and can be attributed to smaller family sizes, increases in life expectancy, and increases in single parent households.

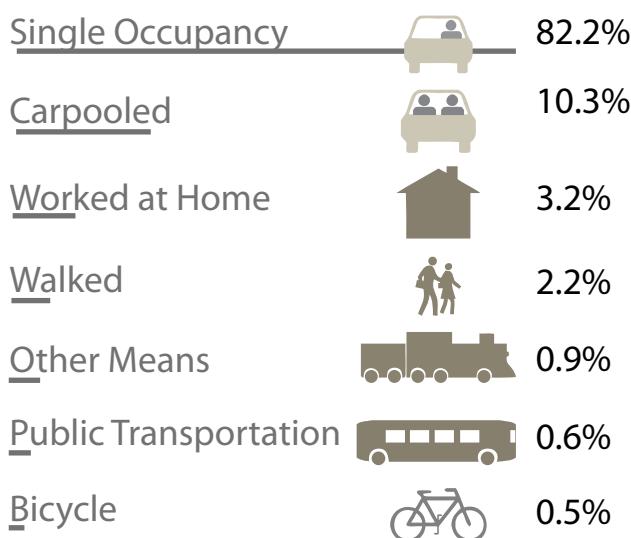


Transportation



Commuting Time to Work (2007-2011)

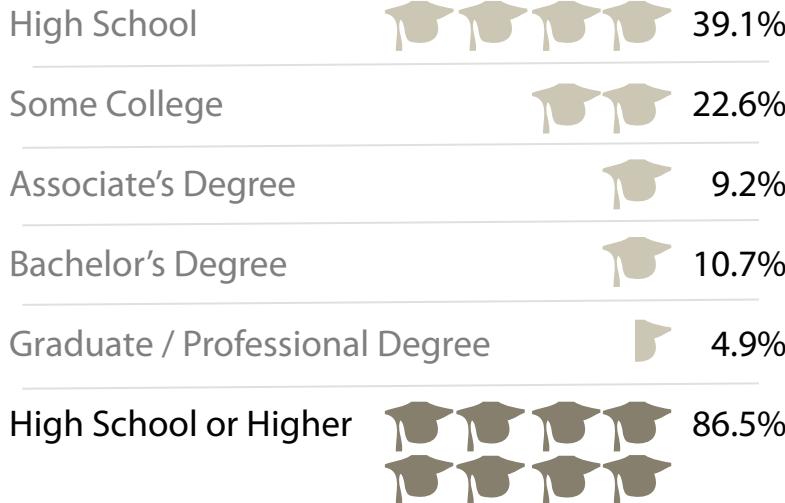
Nearly half of the County's commuters age 16 or older work within 14 minutes of their place of employment. On average, County workers commute is 19.9 minutes, which is less than the State as a whole (28.1 minutes).



Commuting Method to Work (2007-2011)

Commuting in Whiteside County is mostly done by car and primarily in a single occupant vehicle (82.2%). This number is slightly higher than the State as whole, which is at 73.4%. Those who carpooled to work was also higher than the State with 10.3%, as compared to 9.1% for the State. On the other hand, those who used public transit was substantially lower in the County as compared to the State as whole (0.6% to 8.8%, respectively). The remainder of the means of travel were quite similar between Whiteside County and the State as a whole.

— Economic Prosperity —



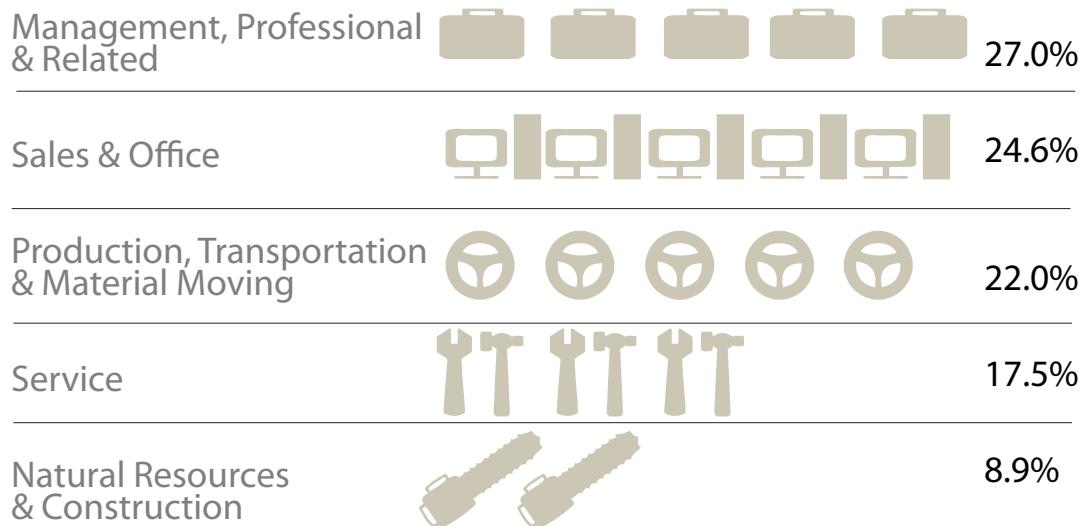
Educational Attainment (2007-2011)

Education attainment data can provide insight into the quality of the existing labor force, including the availability of skilled and professional workers and the need for training opportunities. In the year 2000, the percentage of County residents 25 years or older that had at least a high school diploma was similar to the State (79% vs 81%), however bachelor's and graduate degrees were substantially less common in the County (10.7% vs 25.1%). More recent data from the American Community Survey (2007-2011), suggest more degrees in both the State and the County, but a similar gap between the County and the State (15.6% vs 30.7%). Associates degrees, on the other hand, were more common within the County than the State, in both data sets.

	Whiteside County	State of Illinois
Per Capita	\$24,370	\$29,376
Median Family	\$55,657	\$69,658
Median Household	\$46,444	\$56,576
<i>Below Poverty</i>	11.7%	13.1%

Income Indicators (2007-2011)

The typical correlation between education and income is reinforced in the County - incomes here are lower than the State averages, and the difference appears to be growing. Whereas the Whiteside County median household income (MHI) was 88% of the state MHI in 2000, the 2007-2011 ACS data show statewide income growth outpacing local incomes, such that the County MHI was just 82% of the State MHI. Despite these lower incomes, the County has less poverty than the State as a whole, reflecting the fact that people living below the federal poverty line tend to live in larger cities with more social services and transportation options.



Occupations (2007-2011)

Based on the American Community Survey (2007-2011), nearly 80% of workers in Whiteside County earn a private wage and salary. This compares to 73.3% statewide. The majority of residents are employed in “Management, Professional & Related”, “Sales & Office”, and “Production, Transportation and Material Moving” jobs.

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Acknowledgements

Whiteside County Board

James C. Duffy
Glenn C. Truesdell
Tony Arduini

*County Board Chair
County Board Vice-Chair
former County Board Chair*

District 1
James C. Duffy
James Arduini
William McGinn
Kurt E. Glazier
Sarah McNeill
Thomas L. Ausman
Ruth M. Stanley
Robert J. VanDeVelde
Robert E. Bradley

District 2
Tony Arduini
William Milby
John Espinoza
Eugene L. Jacoby
Donald F. Blair
Douglas Wetzell
Karen Nelson
Glenn C. Truesdell
Paul Cunniff

District 3
William Abbott
Sue Britt
Glenn A. Frank
Martin Koster
Howard Thompson
Daniel Bitler
Steve P. Wilkins
Mark Hamilton
Dennis Cook

Comprehensive Plan Committee

Al Thompson
Betty Steinert
Don Temple
Doug Buhler
Glen Kulhmier
Harvey Zuidema
James Duffy
Jerry Ratajczak
Joel Horn
Kristine Hill
Russell Renner
Seth Janssen
Stu Richter

*Village President of Deer Grove
Whiteside County Economic Development
Whiteside County Farm Bureau (President)
former Whiteside County ESDA Director
City of Rock Falls Council
Morrison City Council
Whiteside County Board Chairman
Whiteside County Planning & Zoning Commission
Whiteside County Administrator
Village President of Tampico
Whiteside County Highway Engineer
Whiteside County Emergency Services
Whiteside County Planning & Zoning Commission*

Planning & Design Assistance by:

MSA Professional Services, Inc.
Jason Valerius, AICP
Stephen Tremlett, AICP, CNU-A
Bruce Woods, ASLA
Steve Haring
Jeremy Hall

Whiteside County residents, property owners and business owners attended meetings, reviewed draft materials and submitted comments that have improved this Plan.

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Plan Resolution

Resolution# 2

WHITESIDE COUNTY, ILLINOIS APPROVAL AND ACCEPTANCE OF A COMPREHENSIVE PLAN

WHEREAS, the COUNTY OF WHITESIDE, IL has applied to the State of Illinois for a Community Development Block Grant (CDBG) Disaster Recovery Program grant, and

WHEREAS, the COUNTY OF WHITESIDE, IL was awarded the grant and entered into an agreement with the State of Illinois to complete a Comprehensive Plan according to the grant agreement, and

WHEREAS, the COUNTY OF WHITESIDE, IL has completed the planning process as required by the State of Illinois, of which included countywide public meetings and information gathering throughout the planning process, and

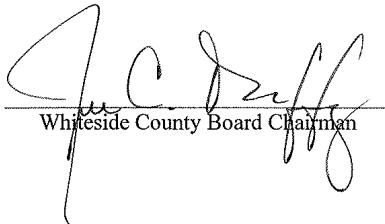
WHEREAS, the COUNTY OF WHITESIDE, IL has also involved the county board members in keeping them as our elected official of the process and information collected so that they may approve this Comprehensive Plan to be used for the future land use, economic development, zoning and hazard planning, and

WHEREAS, the Whiteside County, IL Comprehensive Plan offers the county and its people a vision that sets critical planning priorities for the future of Whiteside County, IL.

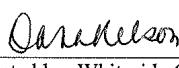
NOW, THEREFORE BE IT RESOLVED by the County Board of Whiteside County, IL, that the Whiteside County adopts the 2014 Comprehensive Plan as submitted.

BE IT FURTHER RESOLVED THAT, a copy of the adopted plan be kept on file for public inspection at the office of the Whiteside County Clerk.

Passed by the Whiteside County Board on July 15, 2014



Jim C. Duff
Whiteside County Board Chairman



Dan Nelson
Attested by: Whiteside County Clerk

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Plan Amendment Log

The following lists the dates and page numbers of any amendments to this comprehensive plan since its original adoption.

Date Page # Description

■ Why a Comprehensive Plan?

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■ How was the Plan funded?

Funding for this Plan comes from the US Department of Housing and Urban Development (HUD). This grant funding was allocated to the State of Illinois by Presidential Declaration in response to the flooding in 2008 – known as the “Ike” disaster. “Ike disaster” funds were provided to communities to recover from the 2008 floods, as well as plan for and reduce the damage from future floods.

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“Whiteside County is....

...a unified region with active urban centers surrounded by working rural landscapes and pristine natural resources. Residents of all ages enjoy a high quality of life, with ample opportunities for housing, employment, recreation, education, health and community services.

Whiteside County is a desirable place to live because of its natural beauty, employment and educational opportunities, and well-maintained multi-modal transportation network.

H Housing

H1: Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands of all residents.

H2: Plan for housing types and densities that reinforce the predominately rural character of the County.

T Mobility & Transportation

T1: Provide a safe, efficient, multi-modal, and well-maintained transportation network for all residents, farmers, commercial and emergency vehicles.

R Agriculture & Natural Resources

R1: Preserve farmland and the rural landscape as a viable foundation for a strong agricultural economy.

R2: Protect sensitive environmental areas, wildlife habitats, rural vistas, and local cultural resources for current and future County residents.

L Land Use

L1: Balance the provision and infrastructure to support new development with the protection of agriculturally productive areas, natural resources, and open space throughout Whiteside County.

E Economic Prosperity

E1: County government will be active participant in economic development efforts in Whiteside County.

E2: The county will have a respected workforce with skills aligned with the needs of employees.

E3: Maintain a predominately agricultural economy within rural portions of the County.

E4: Maintain and improve transportation facilities to increase accessibility and movement of goods and people through out the County.

E5: Diversify the local economy and enhance quality of life through recreation tourism development.

FS Community Facilities & Services

FS1: Ensure utility infrastructure protects public health, as well as the County's natural resources and rural character.

FS2: Maintain high-quality infrastructure, as well as county facilities and services to meet the needs of residents.

FS3: Provide adequate access to quality educational and recreational facilities for all County residents.

CC Community Character

CC1: New development in the County will respect and enhance the area's rural character.

CC2: Sites that are important to the history and culture of the county will be valued and protected.

HZ Hazards

HZ1: Whiteside County will mitigate the risk of impacts before a disaster.

HZ2: Residents and assets will be protected during a disaster.

HZ3: Whiteside County will successfully recover from disasters.

CP Collaboration & Partnerships

CP1: Maintain mutually beneficial relationships and partnerships with neighboring jurisdictions and other governmental agencies.

County Government Roles & Responsibilities

County Board sets priorities, controls budgets and tax rates, and often has the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which County Board members are aware of the plan and expect County Board actions to be consistent with this plan. Each board member should have a copy of this plan and should be familiar with the major goals and objectives described herein. The County Board should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

County Planning & Zoning Commission members must each have a copy of this plan and must be familiar with its content, especially Chapter 4: Land Use. It is generally the responsibility of the Planning & Zoning Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are deemed to be in the best interest of the County, the Planning & Zoning Commission should initiate efforts to amend the plan to better reflect County interests. This will help to reinforce the legitimacy of the plan as an important tool in County functions.

County Staff have a significant influence on the selection and completion of all kinds of capital and operational projects. It is imperative that individuals in key roles know about, support, and actively work to implement the various strategies and actions in this plan. The County Administrator and department heads should consult and reference the comprehensive plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects.

These key staff members are expected to know and track the various goals, objectives, strategies and actions laid out in this plan, and to reference that content as appropriate in communications with residents and elected and appointed officials. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to County functions.

■ Collaboration with Municipalities

It is expected that most of Whiteside County's growth will occur in and near our cities and villages. These municipalities have jurisdiction over land divisions that occur within 1.5 miles of their borders. Occasionally, development is proposed in these areas without annexation to the municipality, leading to possible disagreement between the municipality and the County regarding land use policies and public infrastructure requirements.

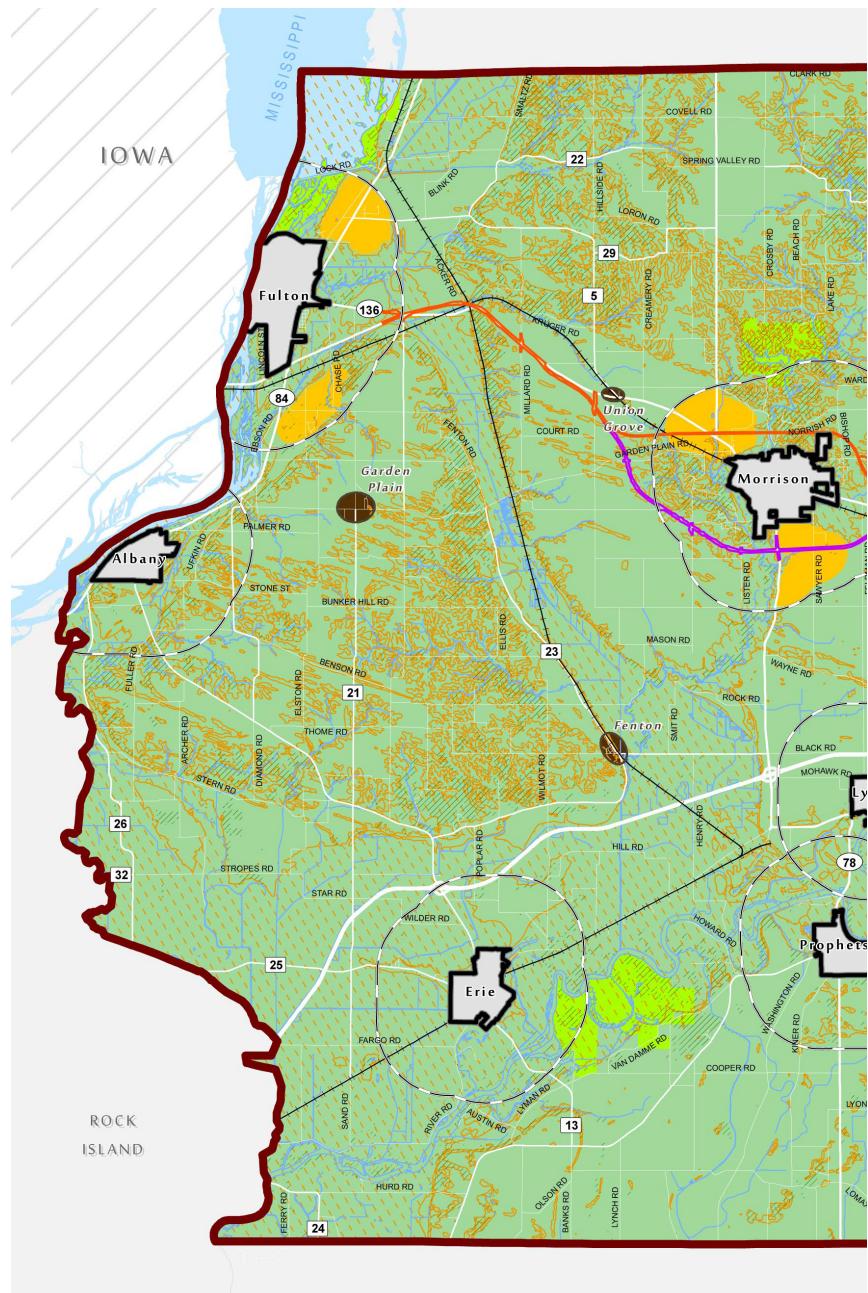
With this plan, the County has taken a position of deference to municipal interests in these extraterritorial areas. The future land use map assigns most of the developable land within the extraterritorial areas as "Rural Transition", and the policies encourage rural uses for now, until more urban development is market feasible. The intent is not to discourage development, but instead to collaborate with the municipalities to facilitate compact development patterns that allow for the efficient supply of public services and infrastructure.

■ Future Land Use Map Usage

The Future Land Use Map (shown on the right) identifies categories of similar use, character and density. These categories are described on Page x., including explanation of the County's intent, and development strategies for each.

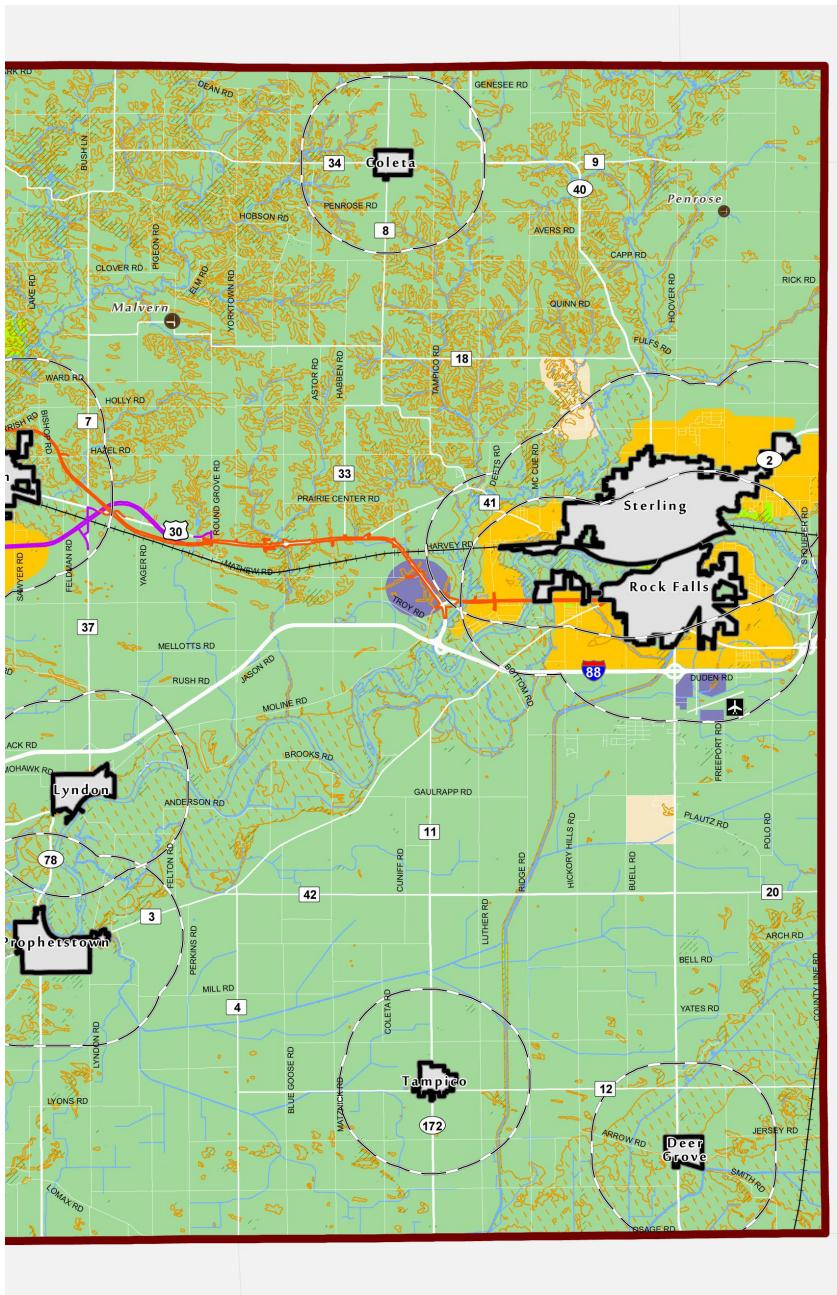
This map and the corresponding text are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the use category shown on the map and the corresponding text.

Where uses in this map differ from the current use, it is not the general intent of the County to compel a change in zoning or a change in use. The County's use of this map will be only reactive, guiding response to proposals submitted by property owners.



Plat Review Areas

This Plan does recognize that incorporated municipalities have the statutory right to approve or deny land divisions within 1.5 miles of their corporate boundaries. These areas are noted on the Future Land Use Map, though only in an advisory capacity. Municipal boundaries change from time to time, and this affects the extent of the plat review area. Petitioners seeking a zoning change or plat approval within municipal plat review areas are advised that their development proposal may need approval by the County and the municipality.



Amending the Future Land Use Map

It will from time to time be appropriate to consider amendments to the Future Land Use Map. See Chapter 6 for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

Agricultural Quality - The land does not have a history of productive farming activities, does not contain prime soils, or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.

Land Use Compatibility - The proposed development, or map amendment, will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner may indicate approaches that will minimize incompatibilities between uses.

Natural Resources - The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland and Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

Emergency Vehicle Access - The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.

Public Need - There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive economic, fiscal or social impact on the County. The County may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

Adherence to Other Portions of this Plan - The proposed development is consistent with the general vision for the County, and the other goals, objectives, and policies of this Plan.

■ Future Land Use Categories

The future land use categories (listed on the right) identify areas of similar use, character and density. These classifications are not zoning districts - they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, density, etc.); however, they do identify those Whiteside County Zoning Ordinance districts that currently "fit" within each future land use category. The strategies listed with each category are provided to help landowners and County officials make design decisions during the development process consistent with the intent of the land use category. These strategies may be used to help determine whether to approve a rezoning, which zoning district to apply, and what conditions to set, if any. Some categories also feature design recommendations.

■ Natural Protection Overlay

The map includes a Natural Protection Areas (NRPs) overlay that identifies areas that may have additional County, State or Federal restrictions due to existing natural features in those locations. Mapped NRP areas include all land that meets one or more of the following conditions:

- Water bodies and wetlands designated by Illinois DNR, or
- 100-Year Floodplains based on FEMA maps, or
- Lands within steep slopes greater than 20%.

These NRP areas are either unsafe for development (due to flood potential) or would be damaged by development (due to soil erosion or ecosystem degradation). Areas included in NRP should be considered prime candidates for land conservation programs.

The purpose of the NRP information is to alert all parties to the possible presence of these natural features. Landowners may be able to demonstrate with more detailed site analysis and mapping that development is feasible on a site covered by the NRP overlay in this plan. Also, areas not covered by the NRP may be shown to have some of these natural features and accompanying restrictions.



Rural Lands (RL)

The Rural Lands category is intended to preserve land and rural character in areas deemed unlikely or infeasible for urban development prior to 2035. Preferred uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic.



Rural Transition (RT)

The Rural Transition category identifies certain lands in proximity to developed areas, to be preserved in mainly agricultural and open space uses until such time as more intensive development is appropriate.



Rural Residential (RR)

The Rural Residential category identifies areas suitable for future non-farm residential development. Rural Residential areas include lands that are delineated as existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur.



Rural Hamlet (RH)

The Rural Hamlet category identifies clusters of non-agricultural development centered near an unincorporated village, town hall or rural school. They are generally located at a rural crossroads, typically including at least one County/State highway. It can provide a range of commercial, institutional, recreational and residential uses that do not require extensive public services.



Rural Commercial and Industrial (RCI)

The Rural Commercial and Industrial category identifies areas already recognized as suitable for industrial or commercial uses due to their location and transportation access.



Parks and Recreation (PR)

Parks and Recreation areas are intended for active and passive recreation uses or preservation of natural areas. Lands designated at PR are State or Federal lands.

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Appendix A

Appendix B

Appendix C

Appendix D

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Public Input

This Chapter summarizes the public input activities that helped to improve this Plan. These activities include a citizen survey, key stakeholder interviews, special issue workshops, and public informational meetings. It is important to note that the information and opinions summarized in this chapter informed the development of policies in other parts of this plan, but there is no policy content in this chapter.

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Public Kick-Off Meetings

Whiteside County sought public input in the initial outreach stage of the comprehensive planning process in several ways, including two public kick-off meetings: October 10, 2013 at the Whiteside County Board Meeting Room and October 16, 2013 at the Ryberg Auditorium. The public meetings were announced via newspaper notices, radio notices and other media outlets. They were lightly attended but featured good conversation about the issues facing the County now and in the coming years. Issues raised for discussion by participants at the two public informational meetings are listed on the right.



October 10, 2013



October 16, 2013

Public Kick-Off Meeting #1

October 10, 2013

- City/County relationship, including land use and development (Morrison)
- Economic development challenges, including the difficulty in sustaining retail and restaurants
- Frustration with incorrect FEMA floodplain mapping and the associated costs to the City of Morrison and property owners
- County land use mapping accuracy/edits
- Highway 30 bypass timing/likelihood/land use impacts

Public Kick-Off Meeting #2

October 16, 2013

- Land use and taxation practices, and their effect on the availability of land for residential development (proposal to eliminate tax on property improvements)
- Variation in attention and resources between the east (more urban) and west (more rural) sides of the County
- Concerns about the cycle of poverty and crime in the Sterling/Rock Falls area – as more public services are provided in response to need, those services attract more people looking for those services
- Land use and economic development – support for development, even if farmland is lost
- Need for jobs, but also need for a prepared workforce; some unmet employer needs right now due to weak employee soft skills and mismatched employer/employee needs and expectations
- Desire for increased airport use

Public Draft Review Meeting

After about six months of policy discussions and draft development, a complete draft plan was assembled and shared for public review. The County scheduled two public draft review and input meetings, one on May 6, 2014 in the Ryberg Auditorium in Sterling's CGH Medical Center, and one on May 8, 2014 in Morrison's Odell Public Library. The meetings were announced via newspaper notices, radio notices and other media outlets. Attendance at the two meetings totaled 25 people. Issues raised for discussion by participants at the two meetings are listed on the right.



May 6, 2014



May 8, 2014

Public Draft Review Meeting #1 (Sterling, IL) May 6th, 2014

- Interest in protecting endangered species and native, undisturbed prairies, especially during the development process
- A desire for the development process to be systematically evaluated and streamlined so that business investment is easy. This applies mostly in the cities, as this is where most of the business investment is and should be directed
- Related to the above, a desire was expressed that the County should be an inviting place for business. Public and private entities should collaborate to welcome new business investment enthusiastically.

Public Draft Review Meeting #2 (Morrison, IL) May 8th, 2014

- On the topic of tourism promotion, the plan should include mention of local Convention and Visitor Bureaus
- Members of the Airport Board noted that the board has been doing some of the items suggested in the plan.
- There was discussion about the difficulty of business attraction and job creation and the limited power of this plan to change that. The challenges presented by global economic changes were acknowledged, and the importance of collaboration discussed.

Land Use Workshop Summary

Location: Odell Public Library, Morrison

Date: Thursday, January 23, 2014

This meeting was attended by 23 County residents, including some County staff and elected officials and municipal elected officials. The group was a mix of urban and rural residents from both the east and the west parts of the County. Participants introduced themselves and described any specific land use and development topics they wanted to discuss during the meeting. The meeting and discussions lasted about two hours.

This summary identifies the topics discussed and the general consensus of the group on each topic, if there was a consensus. Any minority viewpoints apparent are noted. While the group in attendance was a good mix of perspectives and interests across the County, this discussion should not be construed as a true representation of county-wide resident preferences. It is, instead, the viewpoints of a self-selected group of people interested in land use and development issues.



Route 30 Expansion and Relocation

Though several people noted concern about the loss of farmland, participants were nearly unanimous in expressions of support for this project. It is viewed as an opportunity for economic development and growth for the county's western communities. The project has been under study by the Illinois Department of Transportation (IDOT) for years, and there is general frustration with the slow pace and lingering uncertainty. The route around Morrison still has not been selected – the current options are either north or south of the City. Participants noted the need for lobbying efforts with elected officials at the state and federal level to move this project forward.

In terms of the effects of this route (or routes) on land use decisions, the group agreed that land use will likely change along the new route, over time. There was support for the idea that development areas should be concentrated near areas that may eventually become grade-separated interchanges, such as the intersection(s) with Highway 78. The County Zoning Administrator wants the County Future Land Use Map to show the proposed route(s) of the highway, to inform the site suitability analysis when rezonings are requested.

Development Near Cities

All cities in the state have the right to regulate land division within 1.5 miles of their borders. Development in this extraterritorial area can lead to conflict between the County and a city if the city is not annexing the proposed development, since both jurisdictions remain involved in the approval process. In Whiteside County this potential conflict is currently only likely around the Cities of Sterling and Rock Falls. These are the only municipalities in the County that have adopted future land use maps for their extraterritorial areas.

City and County representatives indicated that there has been, in practice, little or no conflict – they cited good working relationships and few or no contentious projects or issues. When necessary, cities have worked with the County to extend public water and/or sewer service to rural sites, as was the case with the Walmart Distribution Center in Sterling, Illinois.

The primary challenge for the cities and the County (and property owners/developers) regarding development in those extraterritorial jurisdictions is selecting lot size/density and infrastructure improvement standards. The city viewpoint is that development in these areas may someday become part of the city, and should be compatible with city standards. Developers generally don't want to meet such standards and the County is in the middle, or at least at the table, involved in this tension. Based on discussion at this meeting, it appears that the County will continue to defer to the interests and policies of the cities in their extraterritorial areas.

Flooding and Floodplain Issues

There was some discussion about the FEMA floodplain mapping that has been revised since 2008, and problems with that mapping. Landowners and communities have been frustrated by obvious errors, and the costs and hassle to seek revisions to the maps. While some communities may take a coordinated approach to floodplain mapping revisions, as Morrison did, most landowners are on their own to contest any floodplain mapping believed to be inaccurate. The County sends a letter every year to any property owner of land mapped with floodplain on it. Anyone that responds with questions or complaints is informed about the Letter of Map Amendment option to get the map changed.

The County participates in the National Flood Insurance Program, enabling residents who need flood insurance to get it at about a 10% discount.

Whiteside County Airport

Participants wanted to talk about the County airport south of Rock Falls, which is generally understood to be under-utilized relative to its runway size and potential use. The runway serves as a second landing zone for O'Hare and Midway airports in the Chicago region, but it has not been utilized commercially, in part due to designation of the Moline airport as an international destination. Residents would like to see increased use and business development around the airport.

Rural Development and Farmland Preservation

When rezonings are requested, the County zoning administrator utilizes the Land Evaluation and Site Assessment (LESA) system to evaluate the proposed site for the proposed use. It considers the quality of the soils for growing crops (up to 100 points of the score) and the location of the site relative to roads, highways, city services, etc. (up to 200 points). There has been some question in the past about the utility of this system to preserve productive farmland because even good farmland has been approved for development – job creation trumped soil preservation (this is a legitimate outcome of the LESA system, which allows for the score results to be overruled based on economic arguments). Many of the areas around the municipalities and along highways have soils rated for high productivity. The group gave tacit agreement to a facilitator's statement that there appears to be limited growth pressure for new development, compared to the amount of farmland, and the County will likely continue to prioritize job creation over soil preservation.

There is interest in more commercial growth around the Walmart Distribution Center.

Rural Character Preservation

There was some discussion about the effect of rural development, especially rural housing developments, on the character and appearance of those areas. While there have been some complaints from rural property owners about the approval and construction of new homes near their properties, the group did not indicate much interest in requiring conservation subdivision design to pull new homes away from roads and project boundaries in a conservation subdivision approach. It was noted that there is a conservation subdivision ordinance to allow such development, but that it has not been used. It was suggested that the County needs to offer a benefit for use of this design approach, such as a density bonus.

Growth Opportunities

Participants noted the likely opening of the Thomson Prison as an opportunity to attract its employees as residents. A Realtor participant offered the opinion that there will be some new residents and growth opportunity, but that the common assumptions overestimate that potential. Many of the employees are likely to commute from wherever they currently live, or choose to live in Clinton, IA or the Quad Cities.

Economic Development Workshop

Location: Rock Falls City Council Chamber

Date: Friday, January 24, 2014

This meeting was attended by 27 county residents, including some County staff and elected officials, municipal elected officials, and economic development specialists from across the county. Participants introduced themselves and some identified specific economic development topics they wanted to discuss during the meeting. The meeting and discussion lasted about two hours, and it focused primarily on collaboration opportunities and strategy ideas, rather than issue or preference identification.

This summary identifies the topics discussed and the general consensus of the group on each topic, if there was a consensus. Any minority viewpoints apparent or disagreements among those present are noted.

Note that the topics summarized here reflect the knowledge and opinions of meeting participants. Any factual errors are noted. This public feedback was used to inform the goals, objectives, and strategies in this chapter but this section is not itself a policy document.



Whiteside County Airport

There is widespread desire to make better use of the airport as an economic development asset, but disagreement about the prospects for doing so. Though the runway is large – big enough for 747s to land and take off – the Illinois DOT (IDOT) has focused on and directed funding to Rockford, to make it a cargo airport. IDOT has indicated little or no interest in improving the Whiteside airport, since it lies between airport “gems”; in Rockford (64 miles away) and the Quad Cities (55 miles away).

Some noted the need to reach out to and market the airport to manufacturers, while others responded that manufacturers know, and there is limited opportunity to expand their utilization of the airport.

The current airport board is considered by some to lack direction or vision to expand use of the airport. The focus in recent years has been events, such as Wings over Whiteside.

Tourism

One participant noted that the Rock River and Hennepin Canal could be utilized more for tourism recreation than they are. Two current events/attractions were noted – Wings over Whiteside and the Sterling Sports Complex. At least one participants cited the lack of adequate hotel rooms as a limitation to the success of these events specifically and economic development in general.

Rail Utilization

It was noted that rail activity through the county is high and growing – Union Pacific recently projected an 84% increase in business (though this statistic was not fully explained). There was some discussion about how to leverage the rails for local business. Adding spurs is difficult and very expensive – the railroads require at least 17 cars per day on a spur to justify its creation. It was suggested, then, that the focus should be on the utilization of existing spurs.

The railroads have been asked to consider the possibility of passenger rail on their lines, and have rejected the ideas as incompatible with the freight traffic.

River Utilization

There is interest in developing a Mississippi River shipping/freight facility. However, based on the brief discussion about this topic at the meeting this is a low priority initiative with no specific opportunities or ideas to advance it. There is a private freight terminal in Fulton right now.

Hwy 30 Expansion

Several participants representing Fulton and Morrison noted their desire to move the Hwy 30 expansion project forward. It is seen as an opportunity to shorten drive times and improve the viability of these communities for business growth. It is generally recognized that the answer is political – local advocates need to lobby state and federal elected officials to get the project funded.

Workforce Development

Workforce development is seen as vital to the success of the local economy. Participants noted several challenges:

- Work ethic and soft skills are sometimes lacking (e.g. arrival on time)
- Local youth have been consistently encouraged to go to college, and then their training and employment expectations do not match the jobs available in Whiteside County, so they leave or don't return. The "go to college" message has been downplayed locally in recent years, though the State has still been sending this message.
- Youth may not realize that manufacturing jobs are now typically clean and technology-oriented, no longer "dirty"

- School administrators are sometimes not well connected to the employment and skill needs of the job market, however this has been changing. There has been more interaction with manufacturers in recent years.
- Non-violent felons are denied employment more often than is probably appropriate, and drug laws have created many of these.
- Workforce training efforts dropped off during the Great Recession and have not been restored to pre-recession levels
- Succession planning for small businesses is tough – many find it easier to close down than trying to sell.

The workforce development discussion also highlighted a few advantages the county has. The primary advantage, at least relative to surrounding counties, is a strong organization to work with students to help them prepare for the working world - the Whiteside Area Career Center (WACC). WACC and Blackhawk Hills Regional Council have recently used the Creating Entrepreneurial Opportunities (CEO) Program to effectively expose area students to the workings of local businesses. There were 23 students from 12 schools in first year. Some of the businesses offered internships to the students at the end of the program.

Participants identified the following workforce development strategies:

- Need to expose kids to modern manufacturing facilities
- Parents should be the focus of marketing efforts to direct more youth toward manufacturing careers
- Elected officials should help reinforce the local messaging for youth, including the importance of soft skills and work ethic.
- The County could provide funding support for the CEO program
- Private employers are really central to the workforce development problem. They need to recognize their stake and actively support programs with funding assistance and direct involvement.
- More apprentice programs are needed – this was a past practice that needs to be restored
- More outreach to small business owners is needed to help them plan effectively for ownership succession.
- The agricultural economy continues to be very important to the county. Workforce development programs can and should include this part of the economy.
- Tri-State Manufacturing Center for education collaboration across state lines should be another tool for training youth.

Economic Development in Smaller Communities

Participants noted the need for attention to the smaller communities. The smaller communities are sometimes unrepresented at economic development meetings, even though they are invited. Brief discussion on this topic focused on the fact that small-community representatives are often part of a small group of engaged citizens in the community and they are spread thin serving multiple roles. Evenings may be the best time for these people to attend meetings.

It sounds as if the small communities see benefit in the enterprise zone and they are good about informing inquiring businesses/investors about the e-zone and the incentives it can offer. This is something that should continue to be reinforced frequently, especially as municipal staff change.

Collaboration with County Staff

County government's primary role in economic development right now is as the administrator of the Whiteside-Carroll County Enterprise Zone. The County wants to maximize the value of the E-Zone, and staff noted the importance of being able to work with investors early enough in their development process to ensure the eligibility of their projects for the available incentives. This requires ongoing coordination and communication with the various municipal staff that typically deal directly with the developers.

When asked what the County can do to help, other participants not representing the County suggested financial support for existing programs.

Stakeholder Interview Summaries

A series of stakeholder interviews were conducted across the County, including conversations with municipal leaders, realtors, bankers, hospital and business executives, and others. The feedback from those interviews is summarized here, generally without specific attribution.

When there is a number in parentheses, e.g. (2), this indicates the number of times this same comment came out in interviews.

ALL AUDIENCES:

What do you think is the most important challenge facing Whiteside County right now, including your community?

- Workforce development & jobs. (13)
- Getting STH 30 four lane expansion project completed. (5)
- Keep business & industry up and running-can't afford to lose employers and jobs. (7)
- Look for new economic development and job creation. (4)
- Continued high unemployment rates. (4)
- Lack of quality higher paying jobs. (6)
- Education not meeting needs of those not interested in going to college. (6)
- The Zoning/Planning office is difficult to work with. (1)
- Need better marketing for communities and county (2)

Have you seen any trends or changes in the county over the past few years that either worry you or excite you?

- Aging and declining population is a worry. (7)
- Schools are suffering due to lack of funding. (4)
- Need to keep and attract younger work force and families. (4)
- Need more, better paying jobs. (5)
- Out migration of young people. (3)
- Companies closing and leaving the area. (3)
- Lack of qualified workforce to attract new companies to locate here. (4)
- The agricultural industry is very strong in the county. (4)
- Community cooperation is bringing about positive results. (2)
- Increasing substance abuse and crime. (3)
- County Health Department is excellent (3)
- Affordable Housing issues especially for young families. (3)
- Future utility rate increases and cost associated with maintaining municipal infrastructure (2)
- Redevelopment of riverfronts along the Rock a positive move.

CITY LEADERS:

In what ways are City residents affected by County government? Is there anything that you would like to see addressed, or handled differently, at the county level, that would help City residents?

- County Board is too large. (3)
- The County Board is very lackluster, no energy or synergy coming from the board.
- County board should understand just what their role is as a unit of government.
- Better communications with the communities.
- Need to enforce codes and clean up certain properties around town.
- The county needs to focus its services, and more evenly apply services to serve all the people
- Airport could be a tremendous assist for local and regional development. The county airport needs to be better utilized, expanded and marketed.
- More active planning for greenways and trails & other recreational opportunities.
- Need consistent high speed internet communications throughout the region without government strings attached.

Are there any specific services that could be provided more efficiently regionally than just locally, either by partnership with the County or with other municipalities?

- Better marketing.
- Better understanding of the county bus service.
- Before considering more services, like to see a matrix of current services and the role that each plays in the daily well-being of the County and all its citizens.
- An occasional pro-bono type service to help support functions and activities assisting the needy.
- Some County time could be donated for fundraisers and festivals.
- Would like to see the EZ & Economic Development staff occasionally show up in the community.
- 911 board should be more accessible and share the wealth with local emergency services.
- Health Department is great, but because of how good they are it brings in low income residents and that puts a strain on community services.
- County needs to share GIS information with communities, don't think municipalities should pay for GIS information that the taxpayers have already paid for.
- Great County transit system, but should be expanded even more.

How is the housing market in your community?

- Housing markets seem stable.
- Quality of available housing is all over the board, from “should be torn down” to “really nice” and everything in between.
- Seems to be a need for quality elderly housing. (2)
- New development mostly for single family.
- Plenty of rental properties.
- Housing is plentiful. (2)
- May need more rentals if prison is built.

What trends are you seeing in real estate and development?

- If the Thomson Prison would open, we would probably see a positive bump in real estate and new development.
- We are getting a few inquiries for development.
- Several store fronts open.
- Need to put together a sweet enough local incentive package to entice local companies to stay and expand.
- Senior living facilities are expanding.

Do you have adequate space for physical growth and development? Is the County ever an impediment to growth?

City of Fulton

- We have little or no room for residential expansion within our corporate boundaries.

City of Sterling

- City has limited space for growth within the corporate boundaries
- Opportunities for annexation and growth within areas just outside current boundaries.
- Need support from the County for zoning, planning and land use.

City of Albany

- We have some room for growth.
- No impediments from the County.

City of Rock Falls

- We would like to get options to purchase additional land near current industrial park.
- County has not been an impediment to growth.

ECONOMIC DEVELOPMENT SPECIALISTS:

Regarding economic development and growth, what's going well right now in the County?

- Need more balanced diversified approach to economic development.
- Business community is reaching out to assist with workforce development.
- Need the K-12 schools to reach out as well by driving home the hard basic skills that students need.
- Retailers, small business owners are hanging on, but scared about healthcare costs and minimum wage increases.
- Most of downtown sites are full, but it is a struggle to maintain occupancy.

What are the primary impediments to job growth in the county?

- Workforce development and jobs.
- Lack of investment by the state in the county airport.
- Higher education skills and technical training
- Lack of investment capital

What can or should the county do to support economic development in your city?

- Market the airport, it is an underutilized asset
- Better zoning, zoning enforcement and land use planning
- Put partisan politics aside and work for the betterment of all.
- County Board and departments need to be progressive
- Have better county wide coordination of our economic development efforts, including a coordinated marketing program.

REALTORS AND LENDERS:

How would you characterize the residential market right now in Whiteside County, in terms of sales and demand for homes?

- Very good residential market.
- Senior citizens downsizing and opening up larger homes for young families.
- Market seems stable.
- Very little construction in the county.

Are there any housing types with especially strong or weak demand?

- Demand for single family ranch style homes.
- Overall inventory is shrinking.
- Demand for affordable housing is strong.
- There seems to a shortage of rental properties.

What about the commercial market (office, retail, etc.)? What have you seen in terms of lease rates and vacancy?

- Commercial market may be stronger in Morrison, Sterling & Rock Falls.
- Not so much in smaller communities, there is little to no market.
- Good commercial market right now for small business opportunities.
- Younger generation often has dreams but inadequate understanding of how to start a business.

Are you familiar with the farming industry?
What trends do you see there?

- Ag properties remain strong & values have been steady with no devaluation.
- Would like to see consistent, fair zoning and land use practices put in place.
- Careful not to destroy quality farm ground.
- Not seeing a lot of agricultural properties on the market now.
- Crop insurance has become a huge player in farm financial decisions-takes a certain risk out of farming.

What challenges are county residents facing related to the changes in lending regulation over the past 5 years?

- The challenge is to find lenders to work with first time home buyers
- There are assistance programs out there that lenders and buyers should be taking advantage of, FHA, USDA-RD, Etc.
- Foreclosures have slowed, but occasionally a few will pop up or continue to linger.

SCHOOL SUPERINTENDENTS:

What are the enrollment trends in the county, and how are those trends presenting challenges to education?

- Enrollments are stagnant to decreasing.
- Current enrollments have a rising level of 'reduced & free program" student population (LMI or Low Income families) which is a burden.
- Students/families/education system expected to do more with fewer resources.

Other than finding more funding, what could the County and the cities be doing to improve student success and educational outcomes in the county? Are there initiatives in areas such as transportation or public health that could have an impact on student success?

- Socio-Economic issues effecting families and students. Little to no income....broken homes, dysfunctional family structure, dysfunctional students from pre-k and up.
- A lot of transient families moving from town to town, district to district because of affordable housing needs, financial needs, uncertain family employment patterns.
- Whiteside County has a substantial and well known welfare system, which is also drawing in low income families from outside the county.
- Need rail crossing improvements in Morrison (overpass or underpass crossing). Current situation splits the community in half when a train(s) passes through Morrison. Unsafe for students, bus transportation, emergency services.
- Need more affordable/middle income housing stock opportunities in Morrison.
- Need better roads throughout the county.

- Need more jobs & economic development opportunities.
- Would like to see on-line rural medical access services to students/families especially those who are LMI.
- Access kiosk could possibly be setup in the schools.
- County residents need to promote and support the 1% Education Sales Tax referendum. These funds would help support necessary improvements to aging school facilities, other infrastructure, and educational program improvements.

WHITESIDE AREA CAREER CENTER:

Tell us about the scope and scale of WACC. How many students does it directly serve/are enrolled in programs or classes?

- Serves all of Whiteside County, plus portions of Bureau, Carroll and Ogle Counties.
- 15 public high schools and 2 parochial schools. 650 students enrolled. 12 different programs available with 82 college credits accessible to the students. (AutoTech, Building Trades, Allied Health, Computer Tech, Food Service, Welding, etc.)

What trends are affecting your work and how do you see WACC changing in the coming years?

- Potential reduction in funding, leading to reduction in staff, programs and student participation.
- The county 1% sales tax referendum would help, but it would be more of a slow trickle down of support from the various districts, verses new funds right up front.

We have heard that there are gaps in the labor force, where some employers report difficulty finding skilled labor. Do you see the same need? What role can WACC play in filling that need?

- There are gaps in the labor force. There is a gap in the communication between local/regional employers and regional k-12 education.
- WACC is part of a local manufacturing taskforce communicating and helping to create a pipeline for skilled labor.
- The current programs at WACC also provide a stepping stone for further educational opportunities for students, employees and employers.
- Seems to be a disconnect between current K-12 education and workplace/workforce demands. K-12 focused on getting everyone ready for college, while there has been, is and will be a need for skilled labor (plumbers, electricians, welders, warehouse distribution, general manufacturing, etc.) Nothing wrong with college education, but not every student is college bound.

What could the County and the cities be doing to improve student success and employment outcomes in the county?

- Improve local streets, curb, gutter and sidewalks with the WACC facility area. New regional broadband internet service needs to come to and be accessible to WACC at a reasonable cost as first promised.
- Encourage and support educational opportunities within the individual school districts that include skilled labor/workforce needs.
- Not everyone going through K-12 is going to be college bound. Need to expose kids to vocational type programs (shop class, Ag classes, etc.)

Citizen Survey Report

In October of 2013, residents of Whiteside County were surveyed on a variety of subjects pertaining to the creation of the County's comprehensive plan. Surveys were distributed both online and via mail. The mailed surveys went to 6,000 households using a list of randomly selected names in the County's property database. This list included about 100 names known to be renting their homes. The mail survey was returned by 768 residents, and about 50 more residents completed the survey online, for a total of just over 800 respondents.

This report summarizes the results of the survey and attempts to synthesize the input from Whiteside County citizens. Each section includes a small sample of written comments from respondents that exemplify and reinforce the majority viewpoints.

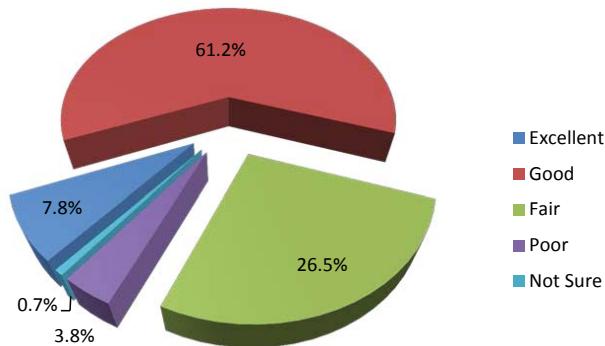
Quality of Life

The survey begins by asking Whiteside County citizens to evaluate their current quality of life. In general, residents appraised their current situation positively and felt that it would remain so in the near future.

Key Findings

- 69% of respondents reported their quality of life as good or excellent
- 77% believed that their quality of life will be maintained or improve over the next five years
- Lack of employment opportunities and the ability to attract young professionals were frequently cited as factors that would decrease the quality of life in the county
- The most frequently selected change that would improve quality of life was an increase in employment opportunities
- Respondents 49 and younger most frequently identified the fact that they were raised here as a reason for living in the county
- Respondents 65 and older most frequently identified the small town or rural atmosphere as a reason for living in the county

Overall Quality of Life

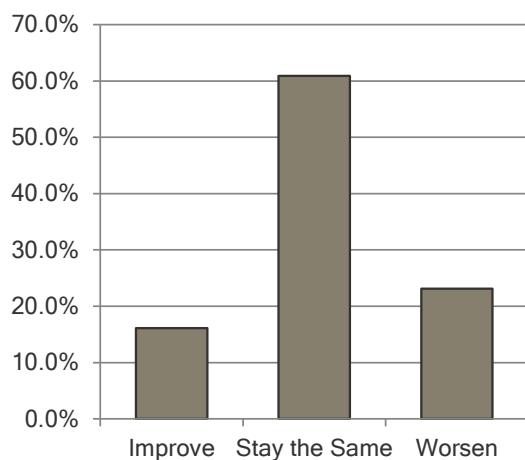


"Overall, this is a wonderful place to live; however, I worry about the long term sustainability of this town without more 'appeal' and additional jobs to this area."

What are the three most important reasons you and your family choose to live in Whiteside County?

Answer Options	Response Percent
Agriculture	7.2%
Near Job	43.5%
Appearance of Homes	2.9%
Property Tax Rates	5.8%
Quality of Public Services	2.9%
Quality Neighborhood	15.5%
Cost of Home	16.2%
Quality Schools	17.3%
Raised Here	58.5%
Recreational Opportunities	3.7%
Low Crime Rate	10.0%
Small Town / Rural Atmosphere	60.5%
Natural Beauty	7.7%
Other (please specify)	10.0%

Anticipated Quality of Life Over Next 5 Years



"[Quality of life over the next five years likely] somewhere between stay the same and worsen due to 'brain drain'."

Please indicate changes you think would improve the quality of life in Whiteside County (please check up to four).

Answer Options	Response Percent
Improve K-12 education	23.4%
Increase employment opportunities	75.2%
Improve post-secondary education opportunities	8.6%
Expand retail shopping options	31.7%
Improve recreational facilities	10.3%
Improve public services	9.4%
Increase diversity of housing types	3.8%
Improve quality of housing	4.9%
Increase affordability of housing	12.9%
Decrease crime rate	32.1%
Decrease taxes and fees	53.8%
Improve bike and pedestrian facilities	11.7%
Improve road infrastructure	42.7%
Improve public transit	13.7%
Improve utility service (including telecommunications)	15.1%

"I think if we focus on jobs and education, then younger families will naturally choose to live in this community (Whiteside County)."

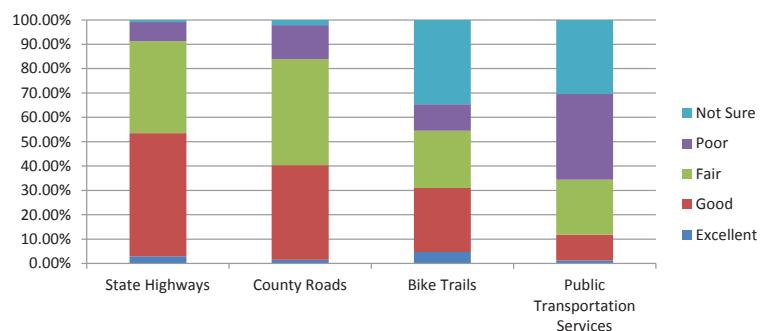
Transportation

The second section of the survey focuses on transportation infrastructure within the County. Residents were clear that this is a significant area of concern.

Key Findings

- County roads, bike trails, and public transit were most frequently rated as fair or poor condition
- City streets were also identified as being poor by respondents from multiple municipalities
- While the majority of respondents supported investments in bicycle and transit facilities, these were the most frequent target of opposition in written comments
- A majority of respondents supported investments in all categories, except for new highway bypass routes

Rate the following in Whiteside County:



During the next ten years, which of the following transportation investments do you support in Whiteside County?

Answer Options	Strongly Support	Support	Oppose	Strongly Oppose	Not Sure
Improve highways by widening / adding lanes to existing	17.7%	50.4%	14.7%	2.9%	14.4%
Improve highways by adding new bypass routes	11.3%	26.5%	29.4%	11.0%	21.7%
Improve bicycling opportunities by adding bike lanes	11.0%	35.8%	22.6%	7.7%	22.9%
Improve bicycling opportunities by developing off-street	16.0%	43.8%	14.1%	5.5%	20.6%
Maintenance to existing roadways	53.9%	42.8%	0.6%	0.3%	2.3%
Investments in public transportation services	14.3%	48.3%	13.2%	4.4%	19.8%
Improve airport facilities and usage	5.3%	37.8%	18.7%	6.4%	31.7%
Establish passenger rail service	26.7%	41.3%	9.4%	5.4%	17.1%
Improve rail infrastructure to increase local freight capacity	12.0%	39.0%	12.0%	6.1%	30.9%

“A public transportation system would help both young and seniors access shopping and retail business, as well as jobs.”

“I think a bypass would be the end of Morrison.”

“Take care of existing infrastructure before spending more.”

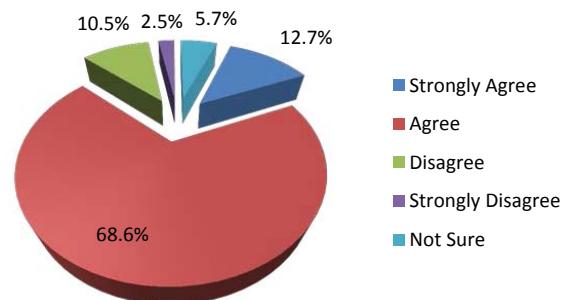
Agricultural and Natural Resources

This section asks residents about the protection of natural resources in the County. Residents were clear that they placed importance on these resources, and a majority support increased monitoring and regulatory efforts.

Key Findings

- Cultural and historic sites were the only resources that residents did not identify as “very important”
- Residents overwhelmingly favored better enforcement of existing regulations over any other initiatives
- Existing regulations were identified by many as a primary limitation to development and cause of excessive taxing
- 81.3% of respondents felt that current parks met their needs, though a lack of maintenance to facilities was frequently mentioned as a concern

Current park and recreational facilities in the county meet your needs.



“The number and accessibility of parks in Sterling is amazing. Rockwood in Morrison is beautiful, Prophetstown Park is a huge asset as well.”

“We have too many parks, too much to maintain!”

Please share your opinion on how important it is to protect each of the following resources in Whiteside County.

Answer Options	Very Important	Somewhat Important	Not Important	Not Sure
Air quality	80.5%	17.4%	1.5%	0.6%
Wetlands	45.6%	38.7%	9.4%	6.3%
Farmland	73.0%	21.8%	3.1%	2.0%
Wildlife habitat	55.1%	37.0%	4.8%	3.2%
Forests / woodlands	58.0%	34.7%	4.3%	3.0%
River shorelines	57.0%	34.1%	4.8%	4.1%
Groundwater	82.6%	12.9%	1.5%	3.0%
Cultural / historic sites & buildings	30.3%	51.3%	13.2%	5.1%

“Clean water is a number one area of concern and need. I worry about what comes down the river from Rockford and Byron.”

“Historic preservation can become an obstacle to growth and private investment at times.”

“Floodplains should be looked into carefully. There are cases in which people have property that is in the floodplain but do not ever get flooded. This needs to be addressed.”

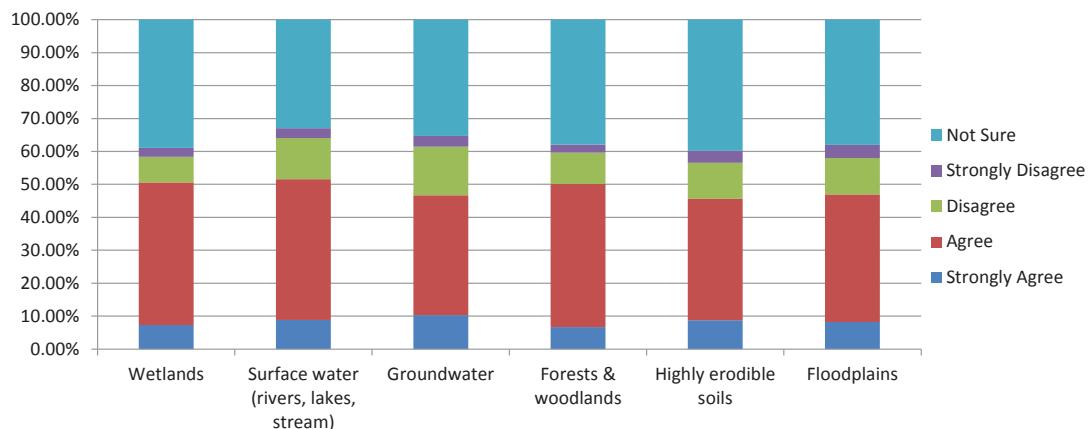
“All these things are OK now, there are enough regulations to ensure they remain that way ...no new efforts are necessary.”

“Too much regulation sometimes impinged growth.”

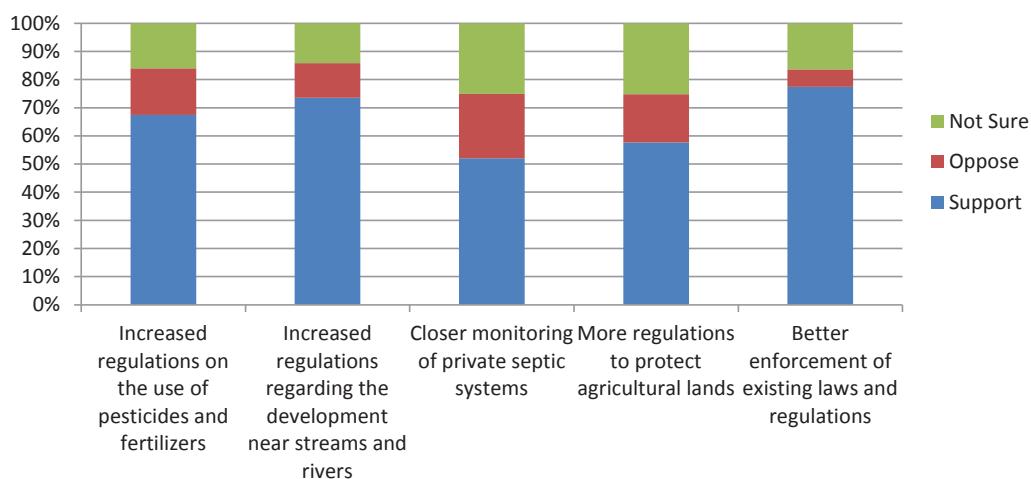
CITIZEN SURVEY

Agricultural and Natural Resources

In your opinion, current environmental policies and regulations in Whiteside County adequately protect the following environmental areas from damage or disruption:

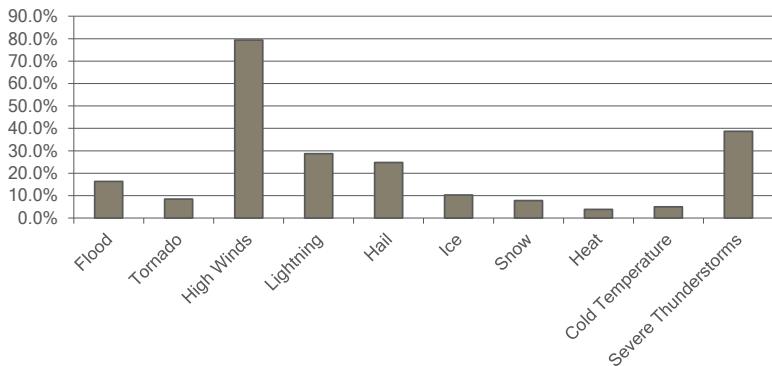


Initiatives to protect and improve the natural environment sometimes include increased monitoring and regulation efforts. Would you support or oppose the following efforts?

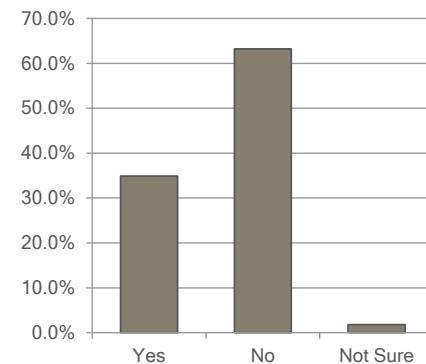


Hazards

34.9% of residents reported damage to their or their family's property as a result of severe weather. For those that had sustained damage, high winds were the most common cause. Residents of rural areas had the highest rate of damages reported.



“Have you or your family experienced damages in Whiteside County as a result of severe weather?”



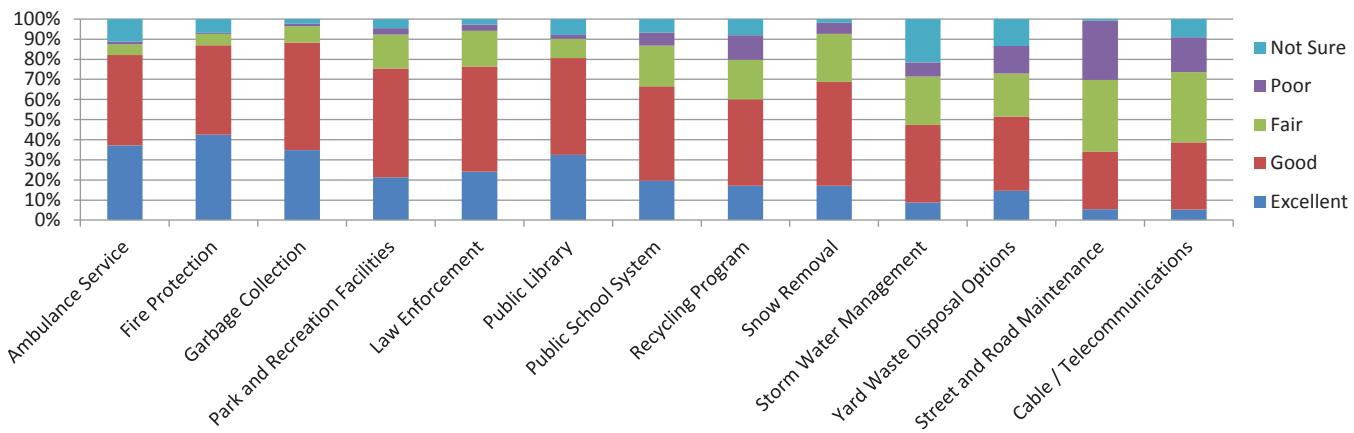
Community Facilities and Services

In general, respondents ranked services highly. Street and road maintenance, and cable / telecommunications were the exceptions to this trend, with fair and poor rankings outnumbering good or excellent.

“Cable needs more competition and needs better management.”

“Comcast may be one of the worst things to ever happen to Whiteside County.”

From your experience, please rate the following services in your community.



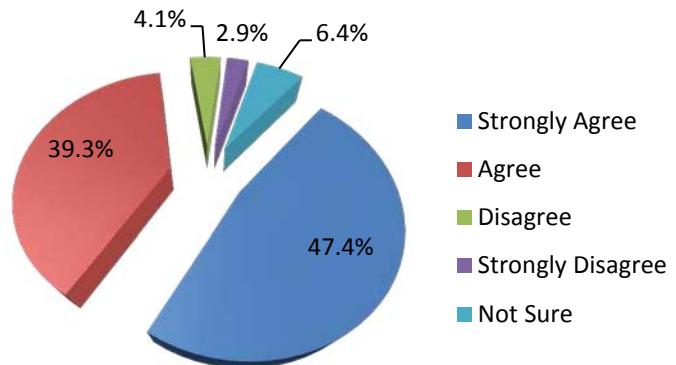
Housing

Whiteside County residents were largely in agreement on issues related to housing. With several minor exceptions, support was expressed favoring residential developments of all types. Residents were also clear in support for regulations against building in floodplains.

Key Findings

- 87% of respondents agreed with legal limitations on developing in disaster-prone areas
- Mobile homes and high-end homes were the only types of housing that most respondents identified as unnecessary
- The most common preferred locations for new residential development were in or near existing municipalities and away from active farms
- Respondents frequently stated that renovation or redevelopment of existing residential areas is most favorable
- Many felt that the market should be the deciding factor in the type and location of new housing

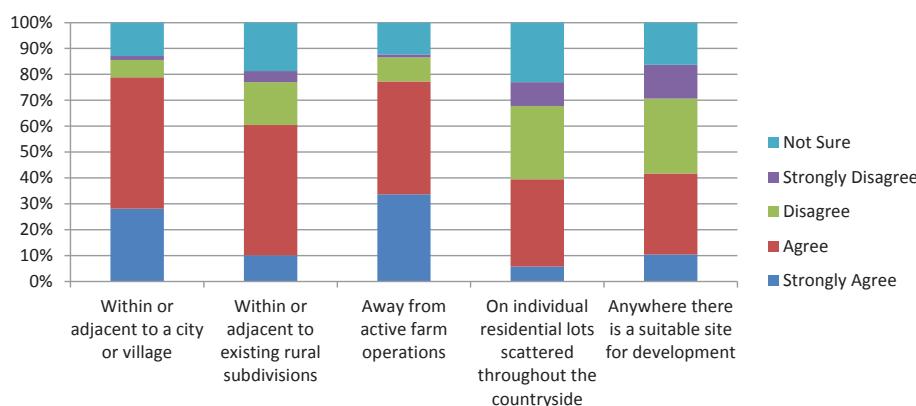
Development of homes or businesses should be limited by law in floodplains and other areas where natural events are likely to cause frequent property damage.



“...if people choose to build there, it should be done at their own risk, not that of taxpayers.”

“[Agree] BUT recent expansion of floodplains is an overreach by FEMA and costing people thousands to challenge and overturn.”

In Whiteside County, new residential development should be located:



"This is not within the purview of government! Leave this to the private sector!"

"Let people live where they want, let the housing market develop organically, with little or no oversight from government."

Please share your opinions about the types of new housing and housing improvements needed in Whiteside County.

Answer Options	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
Single-family housing is needed	14.8%	38.2%	17.5%	2.5%	27.0%
Mobile home parks are needed	2.1%	7.9%	44.4%	22.5%	23.1%
Duplexes (2 units) are needed	4.4%	32.8%	23.7%	6.6%	32.4%
Apartments (studio/efficiency) are needed	4.2%	35.9%	19.7%	6.5%	33.6%
Apartments (1-2 bedrooms) are needed	6.2%	42.6%	14.9%	5.1%	31.2%
Apartments (3+ bedrooms) are needed	4.6%	30.2%	21.2%	6.6%	37.4%
Townhomes and condominiums are needed	6.3%	27.9%	26.4%	7.3%	32.0%
Affordable housing is needed	29.1%	41.5%	10.2%	5.3%	13.9%
Senior condominiums and apartments are needed	22.3%	46.6%	10.6%	3.0%	17.3%
Assisted living facilities for seniors are needed	24.1%	44.9%	10.5%	2.6%	17.9%
Starter (first time buyer) homes are needed	16.9%	41.9%	15.1%	3.4%	22.8%
Executive (high-end) homes are needed	2.4%	8.1%	42.2%	15.9%	31.3%
Focus on improving existing housing quality	33.6%	49.9%	2.7%	1.6%	12.3%

"Improving the existing stock is far and away the most important, whether it is fixing or demolishing."

"Focus on improving condition and affordability of existing housing rather than build new. Homes are there, they just need rehabbed. Clean up and fully occupy existing neighborhoods, not continue to allow deterioration of existing properties and increase sprawl."

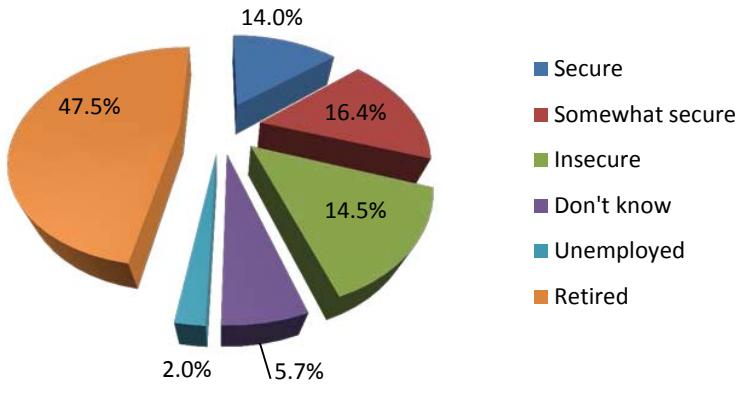
Economic Development

Economic development was identified by respondents as a key issue. Citizens were virtually unanimous in a desire to create more jobs and attract industry.

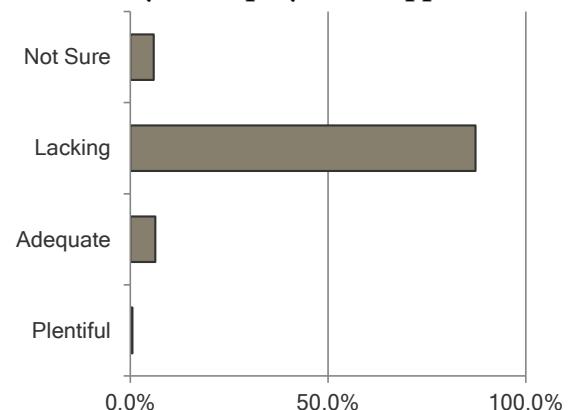
Key Findings

- 87.3% of respondents believed that employment opportunities are lacking in Whiteside County
- Of respondents that identified as employed, 28.6% believed that their employment was insecure
- More than half of all respondents supported use of more county funds to attract and retain jobs, those that opposed were most frequently from rural areas
- 11.5% of respondents own or operate a business in the County
- A majority of residents believe that the County is a good place to start a business

Security of Employment in Next 3 - 5 Years



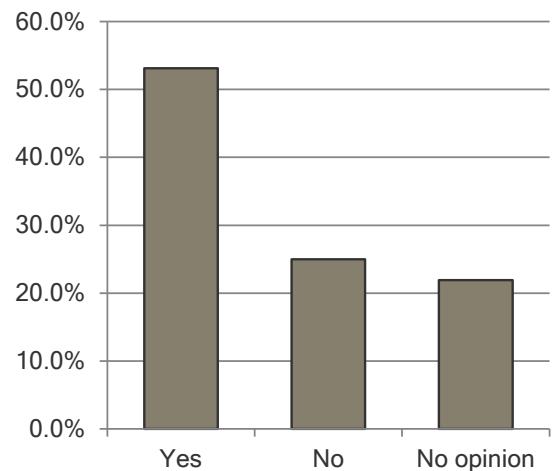
Availability of Employment Opportunities



"We need industry - not just retail - to locate here."

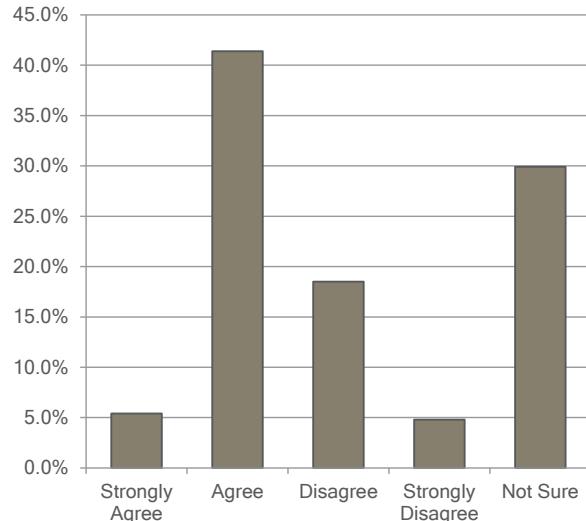
"Little or no manufacturing. Low wage, no opportunity service jobs abound."

Do you believe the county should commit additional tax dollars to attract and retain private sector jobs in the county?



"Continue to utilize TIF and Enterprise Zone programs; assist with business retention and greater effort on business recruitment."

“Whiteside County is a good place to start a business.”

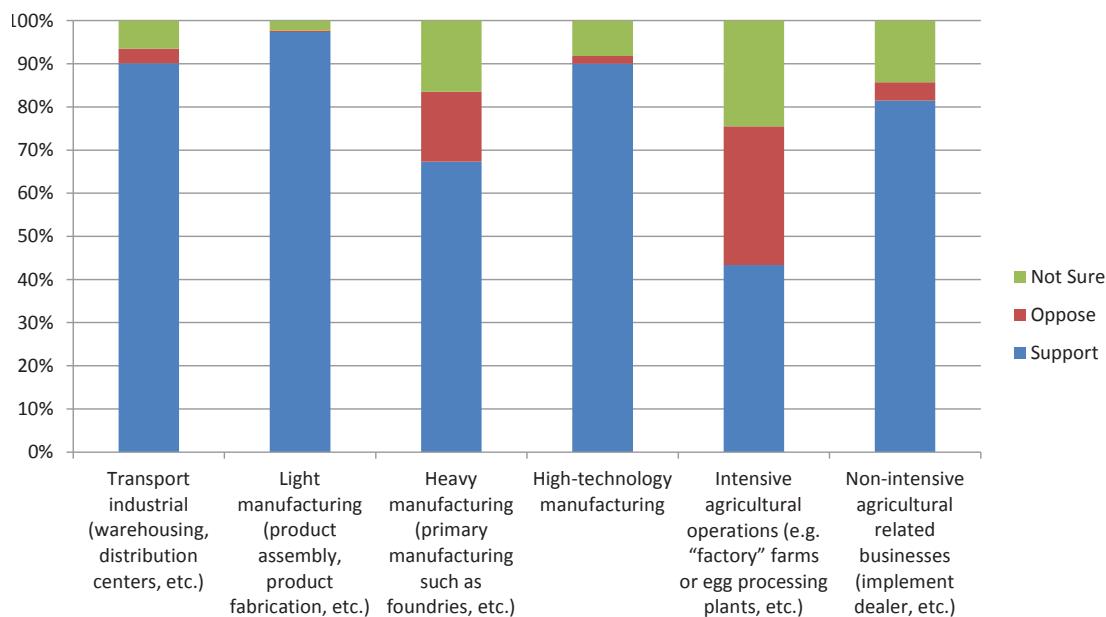


“We have too many empty buildings, lets get some businesses in there!”

“Not opposed to heavy industry or intensive ag operations as long as they are properly zoned, permitted and managed.”

“[Support any business] as long as they are privately funded and not brought here through ‘public-private partnerships’.”

Do you support or oppose the development of the following types of industrial establishments in the county?



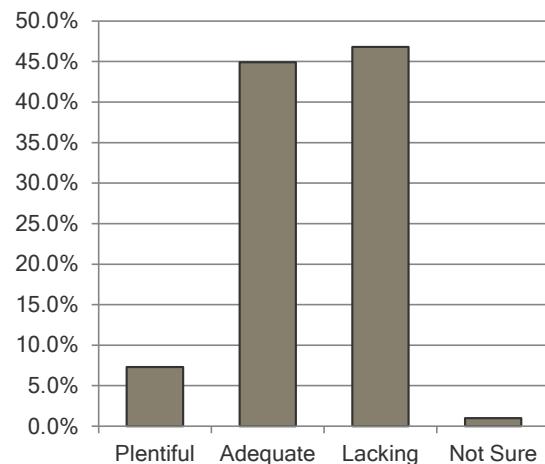
Economic Development (cont.)

While respondents indicated that they desire economic growth, results showed that they were split on the potential for commercial development.

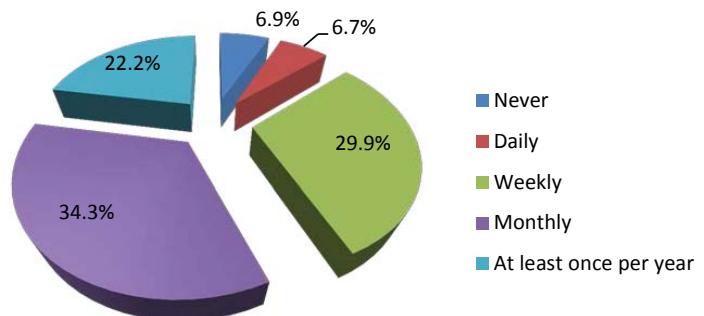
Key Findings

- Industrial development was unanimously supported regardless of type, though intensive agriculture was least favored (only 11% more supporters than opposers)
- 46.8% of respondents believed that the availability of dining and shopping destinations in the County is lacking, narrowly beating the 44.9% that believe options are adequate
- Respondents 65 and older were the only age group more likely to find options adequate
- Despite the perceived lack of commercial options, 63.4% of residents reported leaving the county to shop no more than monthly, with respondents from smaller cities and villages leaving most frequently
- Department stores and sit-down restaurants were most desired, while fast-food restaurants were least desired
- Grocers and big box retail were the most frequent responses in the “other” category

Availability of places to shop or dine.

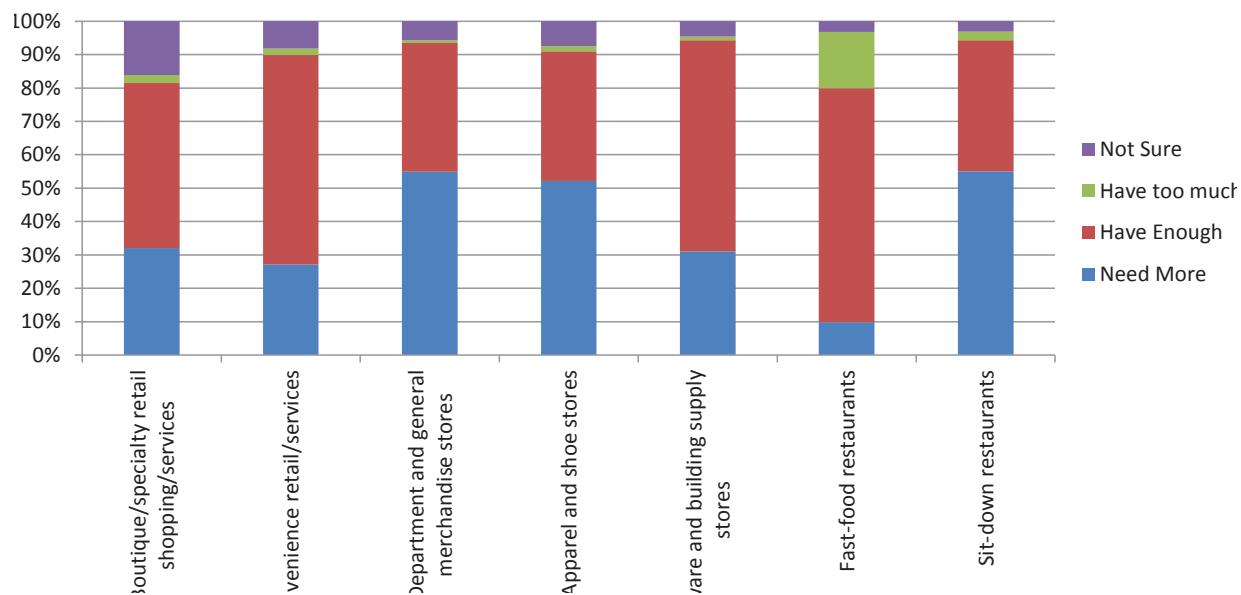


“How often do you leave the Whiteside County area to shop?”



“Need high end restaurants. Shopping is plentiful and more retail does not have an adequate consumer base to support it.”

**Please share your opinions about the supply of various
retail and service businesses in the county.**



“Of course, we should always be open to more employment opportunities, but many of those already here are having trouble keeping their doors open.”

“I’d like to see an emphasis on unique, locally owned businesses that support local economy and employees. Don’t recreate the Chicago suburbs by bringing in chain stores and restaurants - create an individual and distinct experience in Whiteside County.”

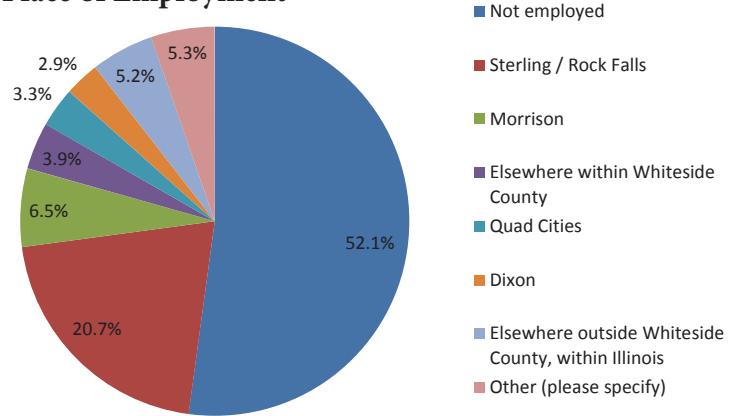
Demographics

The following findings describe the respondents themselves. Numbers in parentheses are 2010 US Census figures, or 2007 - 2011 ACS averages.

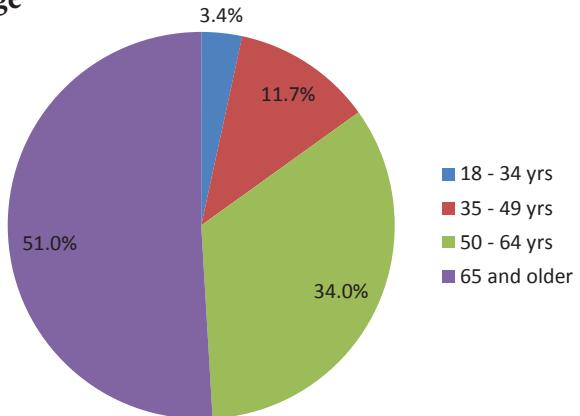
Key Findings

- 51% (23.6%) of respondents were 65 or older and 85% (38.7%) 50 or older, with 56.6% identifying as being retired
- 90.2% (79.7%) of respondents live in a single-family home, and 98.4% (74.5%) own their homes
- Manufacturing was the most common occupation, and 20.7% of all respondents reported to work in Sterling or Rock Falls
- Iowa and Wisconsin were the most frequent places of employment outside of Illinois
- 53.6% of respondents live in or near the Sterling / Rock Falls area, and these respondents were most likely to be above age 35
- The majority of respondents age 34 and younger live in incorporated cities or villages in the County other than Sterling or Rock Falls

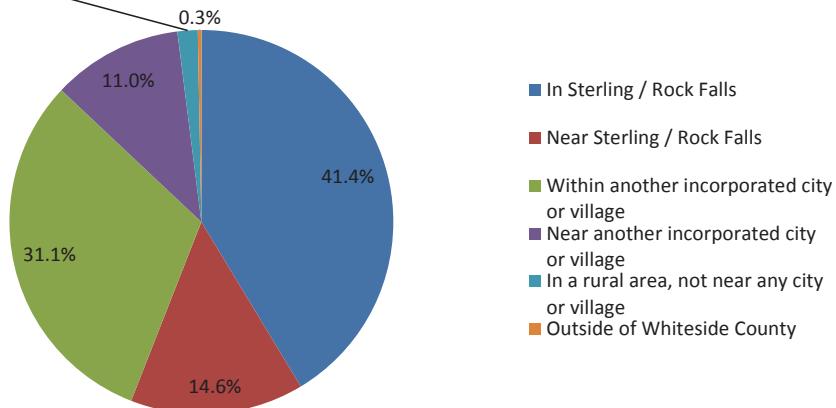
Place of Employment



Age



Where in Whiteside County do you live?



What is your occupation?	
Answer Options	Response Percent
Farming	3.2%
Education	4.6%
Manufacturing	9.3%
Sales	3.3%
Health Care Industry	5.8%
Government	3.2%
Management	4.9%
Homemaker	1.5%
Retired	56.6%
Service	4.7%
Unemployed	1.9%
Transportation	0.8%

Please specify which community you live in or near.			
Answer Options	Response Percent	Percent County Population (2010 Census)	
Within Sterling	25.0%	26.27%	
Within Rock Falls	14.6%	15.84%	
Within Morrison	12.6%	7.16%	
Within Fulton	6.8%	5.95%	
Within Prophetstown	5.1%	3.56%	
Within Erie	2.8%	2.74%	
Within Albany	1.9%	1.52%	
Within Tampico	1.8%	1.35%	
Within Lyndon	0.9%	1.11%	
Within Como	0.1%	0.97%	
Within Coleta	0.1%	0.28%	
Within Deer Grove	0.3%	0.08%	
Near Sterling	8.7%		
Near Rock Falls	4.5%		
Near Morrison	5.6%		
Near Fulton	2.7%		
Near Prophetstown	1.7%		
Near Erie	1.7%	Total Rural	Total Rural
Near Albany	0.5%	27.97%	33.17%
Near Tampico	0.4%		
Near Lyndon	0.1%		
Near Como	0.1%		
Near Coleta	0.4%		
Near Deer Grove	0.0%		
In a rural area (not near city)	1.7%		
Totals	100.0%		100.0%

Differences by Demographics

As is apparent in the previous section, the majority of respondents were 65 and older. It is important to look for differences of opinion among age groups, to know if the skewed sample affected the outcome of the survey. It is also valuable to look for differences of opinion by place of residence, to provide a better understanding of the needs of interests of residents in urban versus rural settings. To look for these differences we crosstabulated the responses by age group and by the following geographic categories:

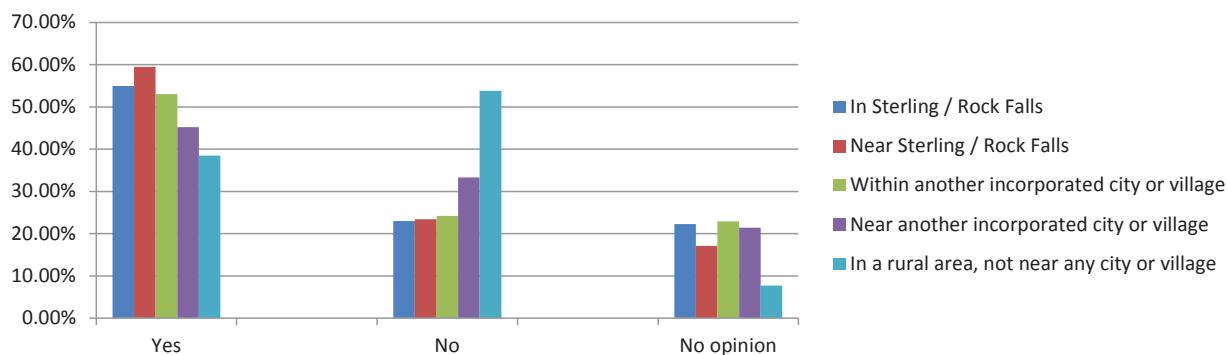
- In Sterling / Rock Falls
- Near Sterling / Rock Falls
- Within another incorporated city or village
- Near another incorporated city or village
- In a rural area, not near any city or village

The following summarizes possible trends on policy-related questions, with the caveat that in some cases sample size prevents these findings from being true characterizations of groups.

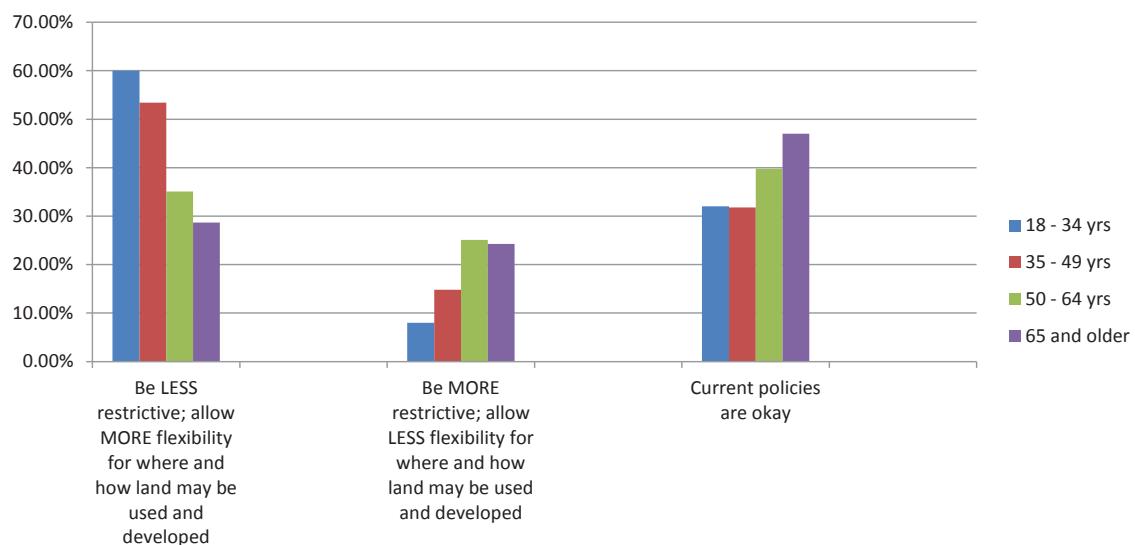
Key Findings

- Opinions on environmental regulations do not differ significantly by age or location
- Opinions on building in floodplains did not differ by age or location, though age showed minor differences in what kinds of areas were deemed acceptable for development
- Location impacted views on investment towards job creation, with rural residents most likely to oppose the use of tax dollars for this purpose
- Age had some effect on the degree of land use control desired, with respondents 18-49 favoring less restrictions, and those 50+ believing current policies were acceptable
- In general, age did not correlate with differing interests for future workshop topics, with the exception of those 18-34 being less interested in roads and highways
- Wind farms were a topic of high interest for those in areas near cities or villages, and no interest for other groups

Do you believe the county should commit additional tax dollars to attract and retain private sector jobs in the county?



How would you direct County civic leaders and planners with regard to land use policies and regulations?



“Build anywhere there is a suitable site for development.”

1	
2	
3	Goals, Objectives & Policies
4	
5	
6	
Appendix A	
Appendix B	
Appendix C	
Appendix D	

This chapter presents a vision for the future of Whiteside County and describes goals, objectives, and policies to achieve that vision. Housing, Mobility & Transportation, Agriculture & Natural Resources, Community Facilities & Services, Hazards, and Collaboration & Partnerships are all addressed. See ***Chapter 4*** for Land Use, and ***Chapter 5*** for Economic Prosperity.

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3.8 Collaborations & Partnerships	3-30

Vision Statement

The following vision statement describes Whiteside County as we wish it to be in 2035 or sooner. This shared vision is the foundation of our Plan - the goals, objectives and policies that follow are all intended to help us realize this vision.

“Whiteside County is....

...a unified region with active urban centers surrounded by working rural landscapes and pristine natural resources. Residents of all ages enjoy a high quality of life, with ample opportunities for housing, employment, recreation, education, health and community services.

Whiteside County is a desirable place to live because of its natural beauty, employment and educational opportunities, and well-maintained multi-modal transportation network.

Goals, Objectives & Policies

Each element of the comprehensive plan contains goals, objectives, and policies established during the planning process based on public input and the information contained in **Appendix A: Community Indicators.***

This section defines goals, objectives and policies, as follows:

Goal: A goal is a long-term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Policy: A policy is a specific rule of conduct or course of action intended to help the County achieve the goals and objectives of the plan. Policies using the words “shall” or “will” are firm commitments by the County – all future actions and decisions made by the County should be consistent with these policies, unless unforeseen reasons arise which make a policy impractical to adhere to. Such occasions should be rare and probably indicate a need to amend this plan according to the procedures in **Chapter 6**. Policies using the words “should,” “encourage,” “discourage,” or “may” are intended to serve as a guide for County decisions and actions.

* Goals, objectives and policies pertaining to Land Use is in **Chapter 4**, while those pertaining to Economic Prosperity is located in **Chapter 5**.

Goals Summary

To meet the community's vision (shown on the previous page), the County looks to meet the goals listed below. See the subsequent pages of this chapter for the objectives and policies that help achieve these goals.

H Housing

H1: Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands of all residents.

H2: Plan for housing types and densities that reinforce the predominately rural character of the County.

T Mobility & Transportation

T1: Provide a safe, efficient, multi-modal, and well-maintained transportation network for all residents, farmers, commercial and emergency vehicles.

R Agriculture & Natural Resources

R1: Preserve farmland and the rural landscape as a viable foundation for a strong agricultural economy.

R2: Protect sensitive environmental areas, wildlife habitats, rural vistas, and local cultural resources for current and future County residents.

FS Community Facilities & Services

FS1: Ensure utility infrastructure protects public health, as well as the County's natural resources and rural character.

FS2: Maintain high-quality infrastructure, as well as County facilities and services to meet the needs of residents.

FS3: Provide adequate access to quality educational and recreational facilities for all County residents.

CC Community Character

CC1: New development in the County will respect and enhance the area's rural character.

CC2: Sites that are important to the history and culture of the County will be valued and protected.

HZ Hazards

HZ1: Whiteside County will mitigate the risk of impacts before a disaster.

HZ2: Residents and assets will be protected during a disaster.

HZ3: Whiteside County will successfully recover from disasters.

CP Collaboration & Partnerships

CP1: Maintain mutually beneficial relationships and partnerships with neighboring jurisdictions and other governmental agencies.



As the County grows and changes, housing must change to meet the needs of the population. Housing is included in a comprehensive plan to provide guidance for decision-makers and developers when considering additions to and renovations of the County's housing stock.

H1: Housing Goal 1

Plan for safe, attractive, and affordable housing to meet existing needs and forecasted housing demands of all residents.



Objective H1.1: Throughout Whiteside County, plan for a range of housing that meets the needs of residents of various income, age, and health status.

Policies

- Encourage municipalities to include affordable, senior, and special needs housing in any future discussions with developers regarding new residential growth. Explore opportunities to provide incentives funded by state or federal grants for developers and homebuilders that create these housing units, especially within and near urbanized areas.
- Encourage communication and collaboration among staff within the Whiteside County Senior Center (including Outreach Department), Whiteside County Housing Authority, local leaders and planning staff at County and local levels to address the housing needs of elderly, special needs and low-income citizens in Whiteside County.
- Encourage municipalities to reuse and redevelop properties within their jurisdictions for residential uses that could provide opportunities for affordable, senior, and special needs housing.

SURVEY RESPONSE

Roughly 70% of the respondents feel the County needs more affordable housing (71%), senior housing (69%), and assisted living facilities (69%).



Objective H1.2: Ensure that homes are built and maintained to levels deemed safe by applicable building, zoning or property codes.

Policies

- Encourage property owners to use the Uniform Dwelling Code, and to confirm that contractors are using this code in their work. This encouragement should extend to residents of any municipalities not currently enforcing a building code.
- County Board will continue to evaluate the option of formally adopting and enforcing the Uniform Dwelling Code.
- Support programs that maintain or rehabilitate the local housing stock, including those administered by Whiteside County Housing Authority. The County encourages voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes.
- Encourage the development of high quality energy efficient housing whenever possible.

SURVEY RESPONSE

Approximately 84% of respondents agree that there should be a focus on improving the quality of existing housing.

**Current and Existing
Housing Conditions in
Whiteside County**

Population projections suggest a 12% growth over the next twenty years (approximately 5,703 persons). Household sizes nationally have been declining over the last few decades and this trend is projected to continue in the future. The County is projected to have an increase in housing units of 5,400 by 2030, an increase of 21%.

Housing is generally considered “affordable” when the owner or renter’s monthly housing costs do not exceed 30% of their gross monthly income. Based on the rolling average between 2007-2011, roughly 18% of County homeowners and approximately 34% of renters exceeded the “affordable” threshold.

The age of housing stock is a good indication of the likelihood of safety concerns or repairs needed. The 2007-2011 rolling estimate suggests approximately 65% of residential structures in Whiteside County were built prior to 1970.

H2: Housing Goal 2

Plan for housing types and densities that reinforce the predominantly rural character of the County

Objective H2.1: Manage residential development to prevent conflicts between incompatible land uses and to minimize the environmental impact of residential growth.



Both cluster and conservation subdivisions are alternatives to conventional land division, and help to protect the rich natural and agricultural resources of the region. See *Chapter 5* for more information.

Intergenerational Housing is a home with individuals in different generations or age cohorts.

Policies

- Encourage cluster development and conservation subdivisions in appropriate areas, such as wooded properties, in order to minimize conversion of agricultural or open space land. The County may consider incentives for developments that use this development tool.
- Retain farm-based residences and single-family homes as the preferred type of housing in areas not served by public sewer and water facilities.

SURVEY RESPONSE

Approximately 77% of respondents agree that new residential development should be built away from active farming operations.

Objective H2.2: Support a diversity of housing types, including intergenerational and mixed-income housing, within urban areas or rural hamlets.

Policies

- Encourage higher-density residential land uses within or near existing developments.
- Encourage infill of vacant lots in existing subdivisions.
- Encourage development of multi-family apartment buildings, senior housing and special needs housing within the County, though only near urbanized areas or rural hamlets. These types of housing development should be located where residents can safely walk to community services and neighborhood retail and service establishments.

SURVEY RESPONSE

The majority of respondents agree that new residential development should be within or adjacent to either a municipality (79%) or a rural subdivision (60%).

Housing Action Items

- ✓ Consider an amendment to the zoning and land division regulations that encourages conservation subdivision design by allowing more units than are otherwise allowed in conventional subdivisions, and the use of public sewer or private community septic systems to protect groundwater from contamination.
- ✓ Use the building permit process to encourage property owners and contractors to utilize the Uniform Dwelling Code.
- ✓ Encourage municipalities not enforcing a building code to promote use of the Uniform Dwelling Code by property owners and contractors.
- ✓ Create and convene a County-wide Housing Task Force to discuss and address the needs of elderly, special-needs and low-income residents.
- ✓ Provide grant writing assistance to public or private entities that wish to pursue State or Federal grants that support the housing needs of elderly, special-needs and low-income residents.
- ✓ Support and help promote any residential energy efficiency seminars or trade shows in the County and encourage the involvement of local contractors and employees.

See Chapter 6 - Implementation for a compilation of all Action Items in this plan, plus recommended timing and responsibility assignments.



Transportation is an essential aspect of life. It is about the ability to readily and safely gain access to work, school, shopping, recreation, medical care and social gatherings. It is also an essential component of most economic activity.



T1: Transportation & Mobility Goal 1

Provide for a safe, efficient, multi-modal, and well-maintained transportation network for all residents, farmers, commercial and emergency vehicles.

Objective T1.1: Maintain the County's transportation network at a level of service desired by residents and businesses.

Policies

- Support the use of the existing road network to the greatest extent possible before creating additional roads to accommodate future development in order to minimize land disturbance and to make efficient use of tax dollars.
- Build new roads according to County or local standards and inspect before accepting for dedication.
- Maintain access, site and design requirements for new roads and driveways that aim to reinforce the rural character of the County and safe transportation facilities. The County will coordinate rural addressing, road naming, and driveway siting to ensure safe and adequate emergency response services.
- Continue to improve alternative modes of travel (e.g. buses, shared-rides, taxies, etc.) for County residents, particularly for people with limited access to the automobile system such as the elderly and disabled.

SURVEY RESPONSE

When asked which transportation investments they support over the next 10 years, the greatest support was for maintaining existing roadways.



Objective T1.2: Enhance multi-modal opportunities for regional and multi-state travel for Whiteside County citizens.

Policies

- Review proposed highway and county road projects for opportunities to provide striped shoulders safe for bicycling or extra right-of-way for bicycle lanes or paths in areas planned for such facilities.
- Encourage development of more multi-use trails to connect to regional trails.
- Leverage state and federal funds to implement components of the Whiteside County Greenway and Trails Plan.
- Promote and encourage the development of commuter/ passenger rail service in the region.
- Encourage municipalities to require that new developments address the necessity of adequate walking & bicycling routes in residential and commercial areas. Bicycle and pedestrian trails within developments should be designed to connect to adjacent developments and existing or planned pedestrian or bicycle facilities.

SURVEY RESPONSE

Of those respondents who had an opinion, 75% supported off-road bicycle facilities, while 60% support bicycle facilities on-road.

SURVEY RESPONSE

Of those respondents who had an opinion, 82% supported establishing a passenger rail service in Whiteside County in the next ten years.

Objective T1.3: Manage access and design of the transportation network in order to effectively maintain the safe and functional integrity of roads within the County's jurisdiction.

Policies

- Support intergovernmental agreements that define the responsibilities of the developer and local towns regarding any required improvements to roadways and funding of such improvements.
- Require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional prior to approving new development.
- Where appropriate, designate weight restrictions and truck routes to protect local roads.

Transportation in Whiteside County

Approximately 47% of the County's workforce age 16 or older, commutes within the county. The percentage of those who work out of state is relatively low despite proximity to the State of Iowa.

Commuting in Whiteside County is mostly done by car, with 82% of commuters traveling in a single occupant vehicle. Workers in the County have an average commute time of just under 16 minutes. This suggests a significant number of residents work locally.

There are 21 truck routes within the County, 7 of which are under County jurisdiction with the remaining 14 being within Sterling.

Whiteside County Airport, located just south of Rock Falls, is owned by the County and classified as a Small General Aviation Airport by the Illinois Bureau of Aeronautics. It is a high quality facility that currently sees light use, including recreational flights, flight training, refueling stopovers and some executive travel by large corporations with local facilities.

Transit needs are served by a demand-response service operated by the County. Service is offered Monday-Friday, 6:00 a.m. to 6:00 p.m., throughout the county and on a limited basis to destinations outside the county.

Pedestrians and bicyclists have access to the Grand Illinois Trail along the shore of the Mississippi River, as well as a handful of smaller local trails.

Objective T1.4: Coordinate major transportation projects with Whiteside County municipalities, adjoining counties, the Illinois DOT, and land use development.

Policies

- The County will collaborate with municipalities to provide transportation services for disabled and elderly residents. The County will ensure that area organizations serving senior citizens have opportunities to provide input regarding changes in service.
- The County supports planning efforts by Whiteside County Public Transportation System to expand or improve services to all residents.
- The County will stay apprised of the Illinois DOT efforts to maintain and improve state transportation facilities. The County will provide leadership and coordination to improvements to county and local roads whenever feasible.
- The County will work with local communities, as well as adjacent counties to plan, construct and maintain those roadways that affect both jurisdictions, including cost sharing where appropriate.

SURVEY RESPONSE

Just under 60% agreed that public transportation was fair to poor with the majority saying services are poor. With the majority of the population being retired, this is an area that needs or will need great improvement.

Transportation & Mobility Action Items

- ✓ Advocate with Illinois DOT for context-sensitive design features unique and appropriate to the character of Whiteside County, especially for the design of Route 30 improvements.
- ✓ Develop a County-wide Bike and Pedestrian Plan to establish a contiguous, safe network of bike and pedestrian routes.
- ✓ Consider and plan appropriately for the needs of walkers and bikers in the design of any new development, especially residential neighborhoods. Incorporate this consideration into the County's sketch plan preliminary review process.
- ✓ Pursue grant funding to support the construction of more multi-purpose trails throughout the County.
- ✓ Conduct periodic surveys of County residents to evaluate knowledge of and satisfaction with Whiteside County Public Transportation, include hours of operation, response time, and rider cost.
- ✓ Collaborate with the municipalities to further expand and improve the quality of the Whiteside County Public Transportation system.

See Chapter 6 - Implementation for a compilation of all Action Items in this plan, plus recommended timing and responsibility assignments.



The abundance and health of our agricultural and natural resources are vital to the well being of our County, the prosperity of our economy and the health of our regional ecological systems. This section features goals, objectives and policies for preserving, protecting, and restoring our natural and agricultural resources.

R1: Agriculture & Natural Resources Goal 1

Preserve farmland and the rural landscape as a viable foundation for a strong agricultural economy.



Objective R1.1: Maintain sustainable farming and forestry operations.

Policies

- Discourage fragmentation of agricultural land in order to protect the continuity of farmland areas for future use.
- Encourage local farm support businesses providing equipment, fertilizer, feed, seed, parts, repair shops and technical support.
- Explore potential for agri-tourism in the County.
- Encourage all farming or forestry operations to incorporate the most current “Best Management Practices” or “Generally Accepted Agricultural and Management Practices” (GAAMPS) as identified by but not limited to the following agencies:
 - a. Illinois Department of Agriculture
 - b. Illinois Department of Natural Resources
 - c. Whiteside County
 - d. National Resource Conservation Service

SURVEY RESPONSE

Nearly 95% of respondents feel it's important to protect Whiteside County's farmland.



Objective R1.2: Minimize land use conflicts between farm and non-farm uses, as well as between farms.

Policies

- Encourage the placement of new development in areas away from productive agricultural land. Discourage non-agricultural development in areas of prime farmland through continued use of the LESA system, zoning regulation, and subdivision regulations.

SURVEY RESPONSE

Over 75% of those respondents who had an opinion supported more regulations to protect agricultural lands.



- Support the use of a density-based zoning program that allows for the clustering of future residential development on smaller parcels to provide farmers a viable alternative to converting large parcels of productive agricultural land to a non-agricultural use.

R2: Agriculture & Natural Resources Goal 2

Protect sensitive environmental areas, wildlife habitats, and rural vistas for current and future County residents.

Objective R2.1: Ensure the long-term preservation of environmentally sensitive corridors, open spaces and air quality.

Policies

- Strictly limit development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, poor soils, or sensitive environmental areas (i.e. wetlands, floodplains and streams) in order to protect the benefits and functions they provide.
- Prevent development or farming of virgin prairie lands.
- Encourage the cleanup of contaminated sites that threaten the public health, safety and welfare in the County.
- Consider allowing appropriate educational or recreational activities in areas designated as permanent open space or environmental corridor to enhance appreciation of their cultural, historic and natural resource value.
- Support programs that prevent the spread of exotic and invasive species, restore natural areas to their native state, and reduce non-point and point source pollution into local waterways.
- Encourage preservation of mature or heritage trees during site planning and development, as well as reforestation of hilltops and ridgetops above areas of steep slopes and other erodible soil areas.
- Continue to implement county-wide construction site

SURVEY RESPONSE
Over 90% agree its important to protect Whiteside County's air quality, wildlife habitat, woodlands, river shorelines and groundwater.

Whiteside County's Agricultural and Natural Resources

Whiteside County is generally characterized by four major landforms: uplands, outwash plains, stream terraces, and flood plains.

As of 2013, the County has 357,412 acres of agricultural and open space land. This is approximately 80% of the County's total land area. The County's largest produced crop item is corn, followed by soybeans. There are approximately 1,132 active farms in the County.

The County is located within the Mississippi River Basin watershed on the western edge of the County, the Lower Rock River watershed on the central & eastern side of the County and a small portion in the southeast corner in the Green River watershed. The Mississippi River is the most significant water feature in the area, followed by the Rock River.

The County has 30,237 acres of forest land and 17,300 acres of wetland type soils and 8,255 acres of open water.

These areas listed above add up to approximately 91% of the County land area.

erosion control and stormwater management standards to help protect water quality, reduce the risk of flooding, and avoid other associated problems.

- Enforce policies and procedures for mineral extraction operations to ensure compatibility with adjacent uses and to minimize impacts to groundwater and surface water.
- Work with IDNR, local communities and surrounding counties (in Illinois, Wisconsin and Iowa) to encourage local and multi-jurisdictional trails and recreational projects.

Agriculture & Natural Resource Action Items

- ✓ Support programs that encourage practices that reduce pollution to waterways via stormwater runoff, addressing topics such as lawn care, fall leaf management, winter salt use, etc.
- ✓ Amend the land division ordinance to require depiction of existing natural features (woodlands, wetlands) on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources.
- ✓ Continue using the LESA system to evaluate soil and site suitability for development, in order to protect the most valuable soils and agricultural areas.
- ✓ Work with regional tourism groups to support agri-tourism in Whiteside County by identifying, encouraging, and promoting the existence of farms that invite visitors for tours, training, self-pick sales, seasonal events, etc. This will be an ongoing effort.
- ✓ Collaborate with any local schools, at any level, interested in learning about and addressing environmental degradation due to erosion, invasive species, etc. County staff can help the schools identify specific problem sites that illustrate an issue.
- ✓ Direct County Zoning and GIS staff to maintain maps of environmental corridors including woodlands and wetlands.

See Chapter 6 - Implementation for a compilation of all Action Items in this plan, plus recommended timing and responsibility assignments.



Local government is responsible for a broad array of essential services, from sewer and water service to park and recreation facilities, fire and police protection and public schools. The quality, efficacy and efficiency of these services have a direct relationship to quality of life for residents. While each of these services is individually managed and monitored, they are considered in the comprehensive plan to ensure that investment in these services serves the overall vision for the County.



■ FS1: Community Facilities & Services Goal 1

Ensure utility infrastructure protects public health, as well as the County's natural resources and rural character.



Objective FS1.1: Ensure that public and private utilities are constructed and maintained according to professional governmental standards.

Policies

- Ensure that existing public and private septic systems are adequately maintained and inspected on a regular basis, and that new private, shared or public septic systems are designed, sited, constructed and inspected according to State and County regulations.
- Encourage municipalities to perform regular maintenance of their wastewater treatment facilities and associated utilities to protect the public and environmental health of the area.
- Encourage landowners with private wells to properly maintain and monitor their wells through inspection and water testing as necessary or required by IDNR regulations.
- Encourage municipalities to complete wellhead protection plans for all public wells to protect the quality of drinking water, and collaborate with them on the protection of any areas outside municipal boundaries.
- Ensure that solid waste collection and disposal services protect public health and the natural environment. Maintain awareness regarding local solid waste disposal services, and prepare to intervene if necessary.

SURVEY RESPONSE

Of those respondents that had an opinion, 70% supported closer monitoring of private septic systems.



Objective FS1.2: Protect Whiteside County's high quality land and water features through careful consideration of the effects of development and associated utilities.

Polices

- Require landowners with private wells that are no longer in use to properly close and abandon wells according to IDNR regulations.
- Encourage communities and individuals to practice water conservation in order to protect groundwater as a long-term resource.
- Support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures.
- Require that the property owner, or their agent, fund the preparation of a groundwater impact analysis from an independent soil scientist or other related professional prior to approving new developments in areas where groundwater quality or quantity is a concern.
- Work with IDNR and local developers to minimize stormwater quality and quantity impacts from development.
- Preserve and protect (whenever possible) natural drainage patterns, including existing drainage corridors, streams, floodplains and wetlands, to take advantage of natural stormwater management facilities.
- Encourage long-range sanitary sewer system planning with cities and villages to accommodate projected County-wide growth and development, and encourage community/group wastewater treatment options where there are concentrations of existing or planned development located some distance from public services and/or where there are particular problems with the siting or maintenance of on-site systems.
- Consider the addition of stormwater infiltration methods, such as rain gardens and pervious pavement, to any new County construction project, even if not required by law.
- Maintain and manage density and minimum lot sizes to allow adequate space for replacement of private on-site sewage systems.

SURVEY RESPONSE
Less than half of the respondents rated storm water management as good or excellent (47%).

**Whiteside County's
Utility Systems**

Solid waste, yard waste & recycling services are provided by contractors according to each municipality. Whiteside County currently has an operating landfill in the Town of Mount Pleasant.

The County controls stormwater through several ordinances including: Code of Ordinances Chapter 11, Article II, Stormwater Management and Code of Ordinances Chapter 20, Section 20-78, Pollution of Storm Water Drains.

Waste Water Treatment is typically managed by municipal collection and treatment systems in each municipality and by private septic systems in the rural areas of the County.

Water Supply is handled municipal wells and distribution systems. Rural residences and businesses are served by private wells.

Telecommunications are handled by several private providers within the County.

Objective FS1.3: Ensure that public and private utilities do not detract from the rural character of the unincorporated parts of the County.

Policies

- Work with representatives from the Illinois Commerce Commission and energy providers to raise awareness of local concerns during the planning and siting of any major transmission lines, facilities, natural gas lines, wind towers or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing or planned residential areas and should avoid environmentally sensitive areas.

■ FS2: Community Facilities & Services Goal 2

Maintain high-quality infrastructure, as well as County facilities and services to meet the needs of residents.

Objective FS2.1: Monitor satisfaction with County emergency services and other utility or community services, and seek adjustments as necessary to maintain adequate service levels.

Policies

- Work with municipalities in the County to identify needs for and improve access to special needs facilities (e.g. health care, childcare) for current and future County residents; and actively participate in the planning and siting of any new special needs facility.
- Work with residents served by the Whiteside County Sheriff's Department to ensure that their law enforcement needs are maintained, and collaborate with Police Departments in cities and villages to improve efficiencies in law enforcement activities and ensure the safety of County residents.
- Work with area emergency care providers and fire departments to maintain adequate provision of emergency services for County residents and businesses, and review service provision levels with appropriate agencies annually.
- Work with area cable and telecommunications service providers to improve service across Whiteside County.

SURVEY RESPONSE

The majority of respondents rated ambulance service (82%), fire protection (87%) and law enforcement (75%) as good or excellent.

Objective FS2.2: Ensure that County-owned buildings and associated equipment continue to meet the needs of County staff and residents.

SURVEY RESPONSE

Only 39% of the respondents rated cable / telecommunications as good or excellent.

Policies

- Evaluate annually the condition of the County's facilities and associated equipment. When prudent the County Board may convene special committees/studies to evaluate the need to expand, renovate, or build new County facilities.
- Consider upgrading for handicap accessibility all County facilities whenever changes are made to those facilities.
- Consider the use of energy efficient alternatives and renewable energy options when upgrading County buildings or equipment.

Objective FS2.3: Provide the appropriate level of community services and administrative facilities and practices to meet community needs while balancing associated costs (taxes/fees).

Policies

- Consider requiring developer agreements or fees to recoup the costs associated with processing, reviewing, or inspecting land use proposals and permits, including pass-through fees for consultants hired by the County to assist with technical reviews.
- Consider assessing impact fees to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes).

**Whiteside County's
Public Facilities**

The following public facilities serve public needs in Whiteside County.

County Buildings

- County Court House (Morrison)
- County Court House (Sterling Branch)
- County Sheriffs Department (Morrison)
- County Highway Department (Morrison)
- County Airport (Rock Falls)
- Eastern Branch Facility (Sterling)

Hospitals

- CGH Medical Center (Sterling)
- Morrison Community Hospital

Libraries

There are seven Public Libraries located in Albany, Erie, Prophetstown, Morrison, Rock Falls, Fulton and Sterling.

Schools

There are 28 schools, that provide services to 9000 students. There are also five non-public schools. There are seven area trade, technical and community schools in the region, plus Augustana College in Rock Island.

**Whiteside County's
Park Network**

In total, the County has over 1,400 acres of parkland. Based on the National Recreation and Park Association's (NRPA) "low demand" recommendations, the County currently has a surplus of 1067.7 acres. Assuming the population projections hold true and the County doesn't add additional parkland, the County will continue to have a surplus of park spaces.

■ FS3: Community Facilities & Services Goal 3

Provide adequate access to quality educational and recreational facilities for all County residents.

Objective FS3.1: Support local school districts, technical colleges, universities, and community libraries in their efforts to increase community education.

Policies

- Coordinate planning efforts with the school districts that serve the County in order to allow them to anticipate future growth and demographic changes and respond with appropriate facilities. New development near school facilities shall be limited to land uses that do not pose threats to public health or safety.
- Encourage municipalities to develop “Safe Routes to School” plans, which aim to improve the ability of students to walk and bicycle safely to school.
- Work with the Morrison Institute of Technology, Sauk Valley Community College, Ashford University, Whiteside County Extension, Whiteside Area Career Center and other organizations to ensure that County residents of all ages have access to programs for job training and continuing education.
- Work with municipalities and area libraries to support efficient and cost-effective access to public library facilities for all County residents.

SURVEY RESPONSE

The majority of those respondents that had an opinion rated the public school system (71%) and public library system (88%) as good to excellent.

Objective FS3.1: Monitor the adequacy of park and recreational facilities and identify areas where improvements are needed to improve accessibility and use for all County residents.

SURVEY RESPONSE

Over 80% of those that took the survey agree that the current park and recreational facilities in the county meet their needs.

Policies

- Encourage the connectivity of local park and recreational facilities with regional facilities (such as the Great River State Trail), via bike trails or marked routes on existing roads.
- Promote greater public access to lakes and streams by maintaining and improving existing access points and securing new public access points as land is subdivided next to water bodies.

Community Facilities & Services Action Items

- ✓ Maintain Capital Improvement Plans (CIP) to provide a strategic framework for making prioritized short-term investments in the County's infrastructure. Separate CIPs should be maintained for County highways and County buildings.
- ✓ Include stormwater filtration and infiltration methods when a new County facility is being constructed.

See Chapter 6 - Implementation for a compilation of all Action Items in this plan, plus recommended timing and responsibility assignments.

Community character is about identity – characteristics that define Whiteside County in the minds of residents and visitors. Whiteside County has been known, historically, for its natural resources, especially the Mississippi River.

CC1: Community Character & Culture Goal 1

New development in the County will respect and enhance the area's rural character

Objective CC1.1: Residential development will reinforce the County's rural character.

Policies

- **Septic Systems:** Require adequate soils be present to allow for design and construction of septic systems, including permitted alternative designs, and a back up (secondary) site.
- **Farmstead:** When improvements are made to farmsteads, encourage site designs that minimize disruptions to and consumption of agricultural land and productive soils. See Figure 4.1 (below).

Figure 4.1: Farmstead Layout



Discouraged Layout

Desirable Layout #1

Desirable Layout #2

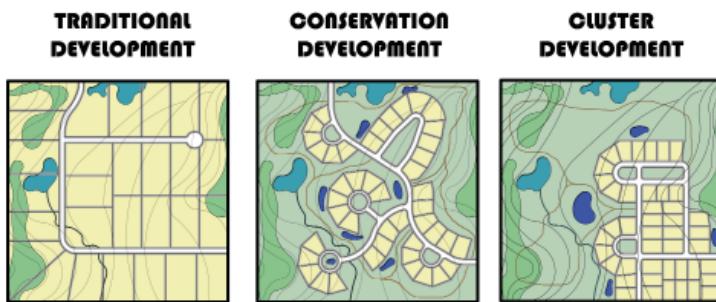
- **Traditional Residential Development:** Encourage developers to:
 - » connect undeveloped lands with existing undeveloped areas to maintain environmental corridors;
 - » locate and design buildings to blend into the natural environment;
 - » preserve existing woodlands and mature trees during and after development (to the greatest extent possible); and
 - » clear only enough area for the house, immediate yard, septic system and driveway.

SURVEY RESPONSE

Over 92% agree its important to protect forests/woodlands, with 58% believing it to be very important.

- **Conservation (“Buffered”) and Cluster Development:** Encourage the use of cluster development in the municipalities’ growth areas, and conservation subdivision design (or “buffered subdivisions”) in the County’s rural areas. Both design practices are alternatives to conventional land division practices intended to protect wetlands, waterways and open space in common ownership outlots while allowing the use of smaller individual building lots. The difference in these approaches, illustrated in Figure 4.2, is that conservation (“buffered”) development tries to hide development from view from the public road and retain a rural feel, while cluster development tries to disturb as little land as possible.

Figure 4.2: Subdivision Design Types



Objective CC1.2: Commercial and industrial development will reinforce the County’s rural character, as well as sound planning principles.

Policies

- **Septic Systems:** Require adequate soils be present to allow for design and construction of septic systems, including permitted alternative designs, and a back up (secondary) site.
- **Properties Abutting Residential:** Require buffering between uses (e.g. fencing, landscaping berms, or a mix of both)
- **Service Areas:** Encourage loading docks, dumpsters, mechanical equipment and outdoor storage areas to be behind buildings or screened from public view through the use of landscaping or architectural features. Require this guideline if adjacent to a residential subdivision.

Whiteside County’s History

Whiteside County, Illinois was established on January 16, 1836 out of Jo Daviess and Henry Counties. It is the namesake of General Samuel Whiteside who, as a major, fought in the Indian Wars in this section of the country from 1812 until the close of the Black Hawk War. The county also boasts the birthplace of President Ronald Reagan (in Tampico), the Albany Mounds State Historic Site and a segment of one of the first continental highways - U.S. Route 30 (Lincolnway Highway).

Whiteside County’s Historic Resources

The Illinois Preservation Agency oversees an array of historically significant places, ranging from earthen-mound remnants to buildings and monuments. There is one site within Whiteside County. Albany Mounds, just south of the Village of Albany, contains evidence of historic human settlements dating back to the Middle Woodland (Hopewell) period (200 BCE - CE 300). In 1974, the site was placed on the National Register of Historic Places.

The National Register is the official national list of historic properties in America worthy of preservation, maintained by the National Park Service. As of 2013, Whiteside County has twelve national registered historic places.

SURVEY RESPONSE

97% agree that protecting existing residential areas is important with 65% saying it is very important.

- **Parking:** Encourage parking to be located on the sides and rear of buildings vs. in the front yard (whenever possible), and encourage interconnected parking lots and driveways to facilitate on-site access to adjacent developments; Require large parking lots to provide perimeter landscaping.
- **Lighting:** Encourage illumination from outdoor lighting to be kept on site through use of cut-off fixtures.
- **Signage:** Discourage pole signs, any sign projecting higher than the highest point on the associated building, and extensive use of billboards along major roadways.
- **Architectural Styles:** Encourage high-quality building materials (e.g. *kiln-fired brick, stucco, terra cotta, cultured stone, wood siding, fiber cement, etc.*), and designs that reflect the County's rural character.

Objective CC1.3: Maintain infrastructure design guidelines for all new development that reinforces the County's rural character, as well as sound planning principles.

Policies

- **Utility Construction:** Encourage utilities to be sited and designed to minimize impacts on adjacent uses and to minimize the amount of land affected by new easements. Encourage underground placement and co-location (or "corridor sharing") for new public and private utility facilities.
- **Transportation:** Encourage developers to:
 - » design property with most lots taking access from interior local streets to minimize the impacts to existing transportation facilities;
 - » address future connectivity to surrounding properties;
 - » design streets to the minimum width necessary to efficiently and effectively move all planned transportation modes (e.g. vehicles, bicycles and pedestrians)
 - » design streets to be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities.
 - » avoid cul-de-sacs to enhance connectivity and flexibility in the street system. If a cul-de-sac is designed, consider providing space for future extension to adjacent properties.
 - » provide pedestrian and bicycle facilities within or between residential areas, especially near existing facilities.

CC2: Community Character & Culture Goal 2

Sites that are important to the history and culture of the county will be valued and protected

Objective CC2.1: Ensure the long-term preservation of the County's cultural, historical and archeological resources.

Policies

- Promote "heritage tourism" (e.g. local festivals, fairs, farm tours and farmers markets) that celebrate the County's heritage and rural setting.
- Encourage maintenance and adaptive reuse of historic areas and buildings, including barns and silos.
- Ensure that any known cemeteries, human burials, or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the appropriate jurisdiction of such potential discovery.
- Encourage local communities to maintain cemeteries and to coordinate with church associations and local property owners regarding the need for a new or expanded cemetery.

SURVEY RESPONSE

Roughly 80% agree its important to protect Whiteside County's cultural and historic sites and buildings.

Community Character & Culture Action Items

✓ Include information in building permit packets about the County's preferred site and building design guidelines as indicated in this section.

✓ Encourage residential developers to consider use of the conservation ("buffered") subdivision design as a strategy to reduce visual impact and preserve wildlife habitat connectivity.

✓ Promote "heritage tourism" that celebrates the County's key historic sites and events, including the Hennepin Canal, the Hopewell Indian mounds, the Lincoln Highway and Reagan's birthplace.

✓ Identify and promote the availability of any grants and other funding that can be used to support preservation of historical barns and silos in the County.

See Chapter 6 - Implementation for a compilation of all Action Items in this plan, plus recommended timing and responsibility assignments.

✓ Add links to the Whiteside County website connecting to other websites that maintain information about Whiteside County historic sites.

✓ Encourage the "adoption" of rural cemeteries by private groups (e.g. Boys Scout troops) willing to perform occasional maintenance.

✓ Create a Rural Cemetery Study Group to identify existing cemeteries; document their ownership, condition and maintenance needs; and recommend actions to protect and preserve those cemeteries.



The County is committed to protecting people and property from natural and man-made disasters. A community must first identify potential hazards and mitigate the risk of impacts pre-disaster, then respond efficiently during a disaster, and plan for a comprehensive recovery post-disaster.

Note that the County may in the future develop a separate Hazard Mitigation Plan that addresses these issues in greater detail. Where inconsistent, that plan should supersede this one.



HZ1: Hazards Goal 1

Whiteside County will mitigate the risk of impacts before a disaster.

Objective HZ1.1: County residents and businesses will be prepared for potential disasters.

Policies

- Strive to forewarn residents when possible, as with rising river levels, to keep citizens accurately apprised of the situation and possible outcomes.
- Collaborate with local agencies and organizations to inform the community about disaster preparedness, especially including evacuation procedures in flood-prone areas and the location of public shelters.
- Encourage private disaster preparedness, including resilient building practices and materials, establishment of disaster response and recovery plans by families and businesses, and maintenance of emergency kits and supplies as recommended by the Federal Emergency Management Agency (FEMA).
- Encourage and implement programs to support participation in the National Flood Insurance Program (NFIP) and hazard proofing of residences and businesses. Discuss with municipal officials activities they can conduct to reduce flood insurance premiums for their residents through the Community Rating System program.



Objective HZ1.2: The County's use of smart development practices will effectively limit disaster impacts to new development due to flooding.

Policies

- Discourage new private development in flood-prone areas.
- Collaborate with the Army Corp of Engineers to design and implement flood protection strategies for existing development.

SURVEY RESPONSE

87% agree that development of homes and businesses should be limited by law in floodplains and other areas where natural events are likely to cause frequent property damage.

- Commit to the safe development of public facilities, and evaluate the feasibility of re-siting and upgrading facilities to mitigate potential hazards.

Objective HZ1.3: The County will be prepare readiness plans to address procedures for responding to natural disasters

Polices

- Plan for the effective delivery of emergency services and basic human needs in the event of a worst case scenario, such as catastrophic flooding, tornadoes and winter storms.
- Develop procedures to request timely assistance from neighboring communities and the State government in case of a disaster causing impacts beyond the County's capacity to respond.
- Work with non-profits, human services agencies and emergency management agencies to plan for efficient disaster response that meets the needs of all in the County, and test this plan on a regular basis with exercises.

SURVEY RESPONSE

Respondents who experienced home damage from severe weather, indicated damage due to high winds (79%), severe thunderstorms (39%), lighting (29%), hail (25%), and flooding (16%).

HZ2: Hazards Goal 2

Residents and assets will be protected during a disaster.

Objective HZ2.1: Residents' basic human needs will be met during a disaster.

Polices

- Call upon partners if unable to handle immediate needs in the event of a disaster, and respond in-kind when asked.
- Collaborate with all engaged entities, including other government agencies and non-profit organizations, to meet residents' immediate needs.

Objective HZ2.2: Assets and infrastructure will be protected during a disaster.

Polices

- Develop and maintain a plan for protecting community facilities, including emergency supplies acquisition, volunteer management, and prioritization of municipal sites to be protected. Protection emphasis will be placed on public and private utility infrastructure, including water, sewer, roads, gas, and electricity.
- Recruit and safely utilize volunteers to protect public assets when necessary.
- Ensure alternatives/backups are in place for necessary utility infrastructure.

An *emergency operations center*, or EOC, is a central command and control facility responsible for carrying out the principles of emergency preparedness and emergency management, or disaster management functions at a strategic level in an emergency situation. The common functions of all EOC's is to collect, gather and analyze data; make decisions that protect life and property; and disseminate those decisions to all concerned agencies and individuals.

Objective HZ2.3: The County will be able to communicate and manage its available resources during a disaster.

Policies

- Set up an efficient and effective *Emergency Operations Center* (EOC).
- Utilize the FEMA Integrated Public Alert and Warning System (IPAWS) effectively to ensure the safety of residents and to reduce loss and damage.
- Explore the feasibility of utilizing social media to receive on-the-ground information (photos and accounts) on storm paths and storm damages from nearby residents. Social media can also be used by the County ESDA office to issue storm warnings.

HZ3: Hazards Goal 3

Whiteside County will successfully recover from disasters.

Objective HZ3.1: Disaster victims will have prompt access to recovery resources throughout the recovery process.

Long Term Recovery Committees (LTRCs) coordinate recovery resources for volunteer case management agencies and offer guidance and referral for disaster victims.

Policies

- Advocate for quick and equitable disbursement of individual and business assistance funds.
- Establish a Whiteside County Disaster Recovery Organization (DRO), which would be a local *long term recovery committee* (LTRC).
- Work with local organizations and agencies to plan for assisting those impacted by a disaster in smaller-scale events (*i.e. those not declared by the state or federal government*).
- Work with recovery partners to create a “one-stop shop” for individual and business recovery assistance.

Objective HZ3.2: Reconstruction and recovery will be quick, safe, and collaborative.

Policies

- Work with the County's municipalities to develop a *Disaster Recovery Plan*, modeled on FEMA's Disaster Recovery Framework, that includes lines of authority, interagency coordination, processes for expedited review and inspection/repair/reconstruction of structures and infrastructure.
- Implement temporary regulations when necessary to facilitate safe and expedited recovery.

A *Disaster Recovery Plan* outlines the responsibilities of partners and actions to be taken after a disaster. Disaster Recovery Plans supplement Pre-Hazard Mitigation Plans and recognize that recovery is long-term.

Hazards Action Items

- ✓ Develop and adopt a County Hazard Mitigation Plan.
- ✓ Develop and adopt a Recovery and Reconstruction Ordinance.
- ✓ Identify a Disaster Victim Assistance Officer (as part of the recovery organization established by the Recovery and Reconstruction Ordinance) to partner with the state EMA in advocating for quick disbursement of Other Needs Assistance and Disaster Case Management Funds.
- ✓ Coordinate with the Illinois State Emergency Manager to develop a sustainable Community Organization Active in Disaster (COAD) to build a framework for meeting disaster victims' needs.
- ✓ Conduct Disaster Recovery Plan table-top exercises, which help an organization test a hypothetical situation and evaluate the groups ability to cooperate and work together, as well as test their readiness to respond. See FEMA website for more information.
- ✓ Develop interagency agreements for aid during and after a disaster and actively participate in the Illinois Mutual Aid Assistance Compact.
- ✓ Actively participate in Flood Awareness Month, National Preparedness Month and Illinois Severe Weather Awareness Week activities.
- ✓ Work with the Illinois State Emergency Management Agency to continue to update and disseminate free disaster preparedness materials for individuals and businesses.
- ✓ Conduct a public facilities audit for potential disaster impacts and implement mitigation strategies.
- ✓ Implement mitigation strategies outlined in the Illinois Natural Hazard Mitigation Plan.
- ✓ Collaborate with the U.S. Army Corp of Engineers to identify and implement the most appropriate flood mitigation strategies for the County, while preserving physical and visual access to the rivers in the County.
- ✓ Conduct a Commodity Flow Study (CFS) to identify the location and movement of chemicals and hazardous substances.

See Chapter 6 - Implementation for a compilation of all Action Items in this plan, plus recommended timing and responsibility assignments.



Successful and vibrant communities rely upon collaborative efforts among businesses and organizations and benefit from partnerships with regional organizations and state and federal agencies. The County has a strong history of intergovernmental collaboration and multi-partner projects. This section defines the County's policies on collaboration and provides guidance on reaching out to new partners and maintaining existing relationships.

CP1: Collaboration & Partnerships Goal 1

Maintain mutually beneficial relationships and partnerships with neighboring jurisdictions and other governmental agencies.

Objective CP1.1: Jointly plan boundary areas and coordinate long-term growth plans with the County Comprehensive Plan.

Policies

- Encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas.
- To the extent possible, coordinate the Whiteside County Comprehensive Plan with those of cities and villages within the County.
- Prior to the adoption of the Whiteside County Comprehensive Plan, and for subsequent updates, request comments from area school district officials and municipalities within the County.
- Encourage the adoption of common planning regulations and standards among jurisdictions in the County whenever possible in order to reduce confusion for area residents and developers.
- Consider the recommendations of local comprehensive plans when amending and updating other, more detailed County plans. Other more detailed County-level land use plans shall be consistent with the Whiteside County Comprehensive Plan, or adopted as a component of the County Comprehensive Plan clearly indicating if conflicts exist between the two plans which plan is overriding.



Objective CP1.2: Whiteside County will reduce costs and improve quality of service through partnerships.

Policies

- Work with area municipalities to identify opportunities for shared services or other cooperative planning efforts, and pursue funding from state and federal agencies to implement projects that address shared goals and objectives.
- Collaborate with local non-profits and social service agencies to ensure there are adequate resources for all residents and that service is fair and equitable.
- Partner with agencies like United Way, American Red Cross and food pantries to expand access to and awareness of emergency social services and sustenance programs.

Objective CP1.3: Identify existing and potential conflicts, especially regarding land use planning, and establish procedures to address them.

Policies

- Hold an annual meeting with County, city and village officials (and staff) to discuss planning issues of County-wide importance.
- Request that School District officials and State/Federal agencies keep the County apprised of any plans for new facilities or other land use activities that could affect future land use within the County.
- Coordinate County planning efforts with local school districts as necessary to allow those districts to properly plan for facility needs.
- Coordinate planning with State and Federal plans and agencies.
- Continue to strive for balance and broad representation from all levels of government, citizens, stakeholders and interest groups in the composition of County committees, commissions and work groups.

Collaboration & Partnerships Action Items

- ✓ Prior to adoption of this Plan, and for subsequent amendments, the County will request comments from municipalities in the County.
- ✓ Conduct a survey of municipal staff once every year or two to identify and gauge satisfaction with cooperative intergovernmental services, including those among municipal governments and those that include County services. Use the results of this survey to encourage more cooperative arrangements and to suggest improvements to existing services.
- ✓ Communicate with other jurisdictions whenever service contracts or major capital improvements are up for consideration, to identify cost savings opportunities through partnerships and shared service arrangements.
- ✓ Ask municipalities within the County to inform the County about any new or amended land use planning.

See Chapter 6 - Implementation for a compilation of all Action Items in this plan, plus recommended timing and responsibility assignments.

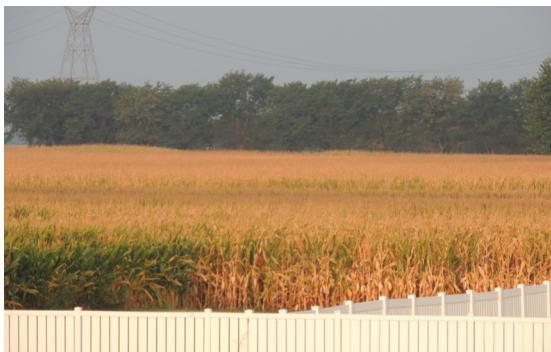
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This Chapter outlines land use goals, objectives and policies, defines categories of land use, and describes the desired future land use for the County.

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Goals, Objectives & Policies

It is the County government's responsibility to regulate where and how development occurs so that conflicts between incompatible uses are minimized, land and infrastructure are used as efficiently as possible, and the County continues to be a pleasant, attractive place to live and work. The following goals, objectives, and policies apply generally to land use throughout the county. Section 4.3 provides a Future Land Use map, and Section 4.4 provides the policies describing the County's intentions for the use and regulation of each specific land use category.



L1: Land Use Goal 1

Balance the provision of land and infrastructure to support new development with the protection of agriculturally productive areas, natural resources, and open space throughout Whiteside County

Objective L1.1: Preserve agriculture as a viable land use, economy and way of life in Whiteside County.

Polices

- Discourage non-agricultural development in areas of prime farmland through continued use of the LESA system, zoning regulations, and subdivision regulations.
- Preserve large tracts of contiguous, productive agricultural land through County and local community cooperation (refer to *Productive Agricultural Map in Appendix C*), and by minimizing conversion to non-agricultural uses in the “Rural Lands” areas on the Future Land Use Map.

SURVEY RESPONSE

77% agree that new residential development should be located away from active farm operations.

Objective L1.2: Guide new development to locations appropriate to the uses and users.

Polices

- Encourage development to occur in areas contiguous to existing development in cities and villages where it can be efficiently served with a full range of municipal services.
- Promote redevelopment and infill development

to occur in areas already served by public services and facilities.

- High-density and/or high-intensity development is discouraged in areas that cannot be easily or efficiently served with municipal utilities (e.g. *sanitary sewer, water mains, storm sewer and public services, etc.*).
- Guide rural development to areas designated for “Rural Commercial and Industrial”, “Rural Residential”, or “Rural Hamlet” on the Future Land Use Map.

SURVEY RESPONSE

79% agree that new residential development should be located within or adjacent to a city or village.

Objective L1.3: Protect natural resources in Whiteside County.

Policies

- Preserve environmental corridor features including waterways, floodplains, wetlands, woodlands, steep slopes, wildlife habitats and scenic vistas.
- Encourage the cleanup of contaminated sites that threaten the public health, safety and welfare in the County.
- Support cluster and conservation subdivision design practices to conserve the County’s prime farmland and sensitive environmental areas. Offer a density bonus to developers to encourage use of this format.

SURVEY RESPONSE

87% agree that development of homes and businesses should be limited by law in floodplains and other areas where natural events are likely to cause frequent property damage.

Action Items

- ✓ Revise the A-R Agricultural Residence zoning district to explicitly acknowledge the agricultural setting and the “right to farm”, including odors, noise, dust, etc. common to agricultural operations.
- ✓ Revise LESA to improve ease of use and to incorporate other changes in County practices, including the adoption of this comprehensive plan.

Whiteside County’s Land Uses

As of 2010, the population density of Whiteside County was 85.5 people per square mile. Of the county’s total land area (445,722 acres), only 13,387 acres (3%) is within incorporated cities or villages. The largest existing land use category in the County is “agricultural and open space” at 357,412 acres (80% of the county land area). Other major uses include “Forestland” (6.9% of the land area), “Transportation” (3.3%) and “Residential” (3.0%).

Roughly 8.5% of the County is considered “developed” based on the existing land use with an additional 34% having development limitations (i.e. *floodplains, wetlands, open water, and slopes steeper than 20%*). After accounting for these physical limitations, approximately 257,000 acres of the County (58%) are theoretically developable.

Approach to the Future Land Use Plan

In adopting a County-wide Comprehensive Plan, Whiteside County must decide how to incorporate the future land use preferences of municipalities. The Future Land Use Plan is developed with both County and local responsibilities in mind. Provisions in areas of overlapping authority are general enough to provide flexibility, but specific enough to provide direction for County decision makers.

The County does not have zoning or subdivision authority within incorporated jurisdictions, so those areas have not been assigned a future land use designation in the Whiteside County Future Land Use Map. While this Plan includes goals, objectives and strategies aimed at influencing land use decisions in cities and villages within the County, specific future land use policies are not addressed within this Chapter for the reasons stated.

Plat Review Areas

This Plan does recognize that incorporated municipalities have the statutory right to approve or deny land divisions within 1.5 miles of their corporate boundaries. These areas are noted on the Future Land Use Map, though only in an advisory capacity. Municipal boundaries change from time to time, and this affects the extent of the plat review area. Petitioners seeking a zoning change or plat approval within municipal plat review areas are advised that their development proposal may need approval by the County *and* the municipality.

Existing Municipal Land Use Plans

At the time this Plan was developed, there were three municipalities within the County that had an adopted land use plan (Rock Falls, Sterling and Morrison).

Appendix C provides a condensed summary of the future land use plans and maps for those communities within the County that previously adopted a comprehensive plan. As additional local comprehensive plans are completed, summaries of the future land use policies and maps should be added to **Appendix C** for reference purposes. Individuals are advised to consult each plan to understand the full extent and intentions of local policies.

Using the Future Land Use Map

The Future Land Use Map (*on pages 4-6 and 4-7*) identifies categories of similar use, character and density. These categories are described in the following pages, including explanation of the County's intent, and development strategies for each.

This map and the corresponding text are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the use category shown on the map and the corresponding text.

Where uses in this map differ from the current use, it is not the general intent of the County to compel a change in zoning or a change in use. Except in rare instances when the County may actively facilitate redevelopment of a priority site, the County's use of this map will be only reactive, guiding response to proposals submitted by property owners.

Amending the Future Land Use Map

It may from time to time be appropriate to consider amendments to the Future Land Use Map. See *Chapter 6* for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

Future Land Use Map Amendment Criteria

Agricultural Quality

The land does not have a history of productive farming activities, does not contain prime soils, or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.

Land Use Compatibility

The proposed development, or map amendment, will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner may indicate approaches that will minimize incompatibilities between uses.

Natural Resources

The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland and Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

Emergency Vehicle Access

The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.

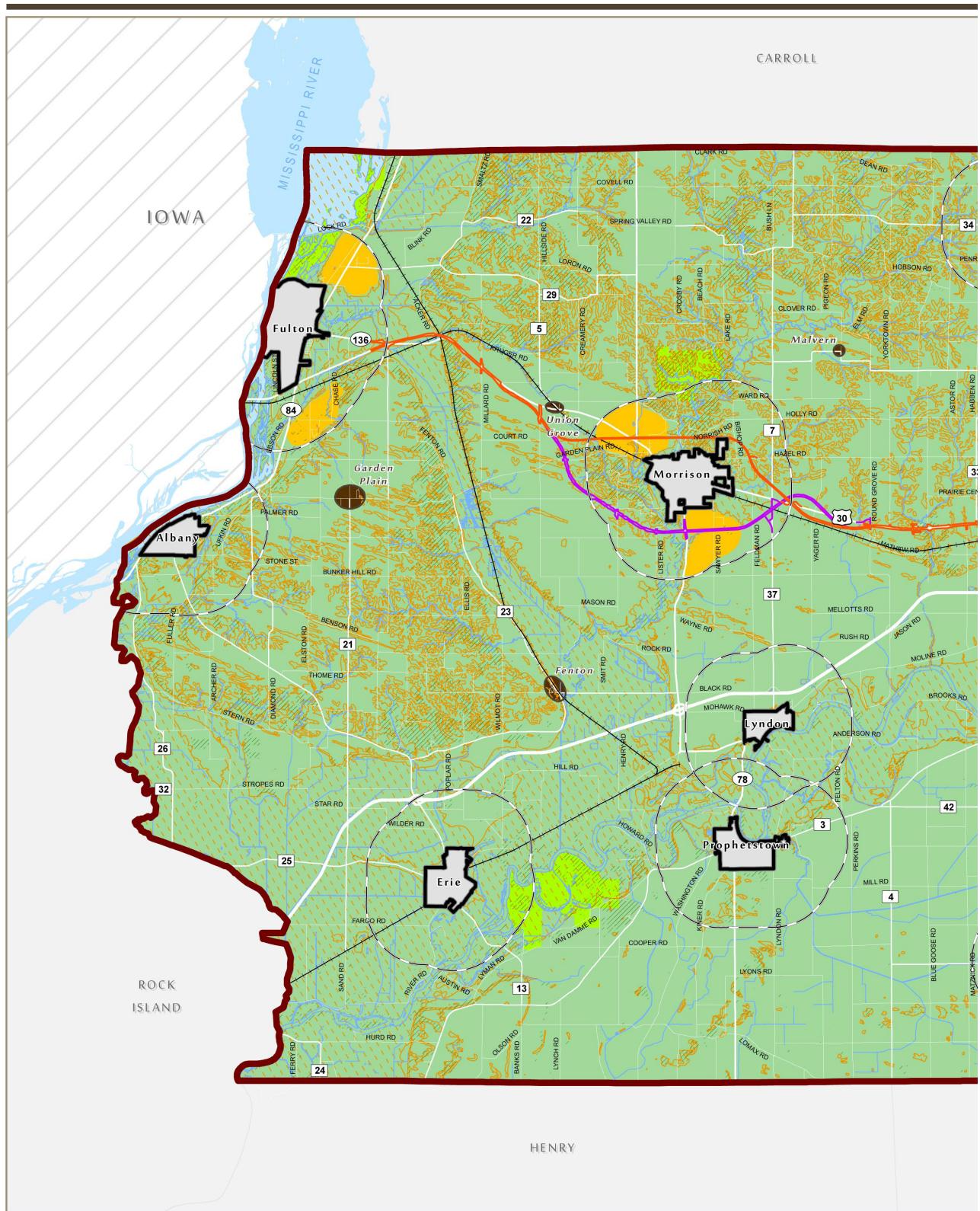
Public Need

There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive economic, fiscal or social impact on the County. The County may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

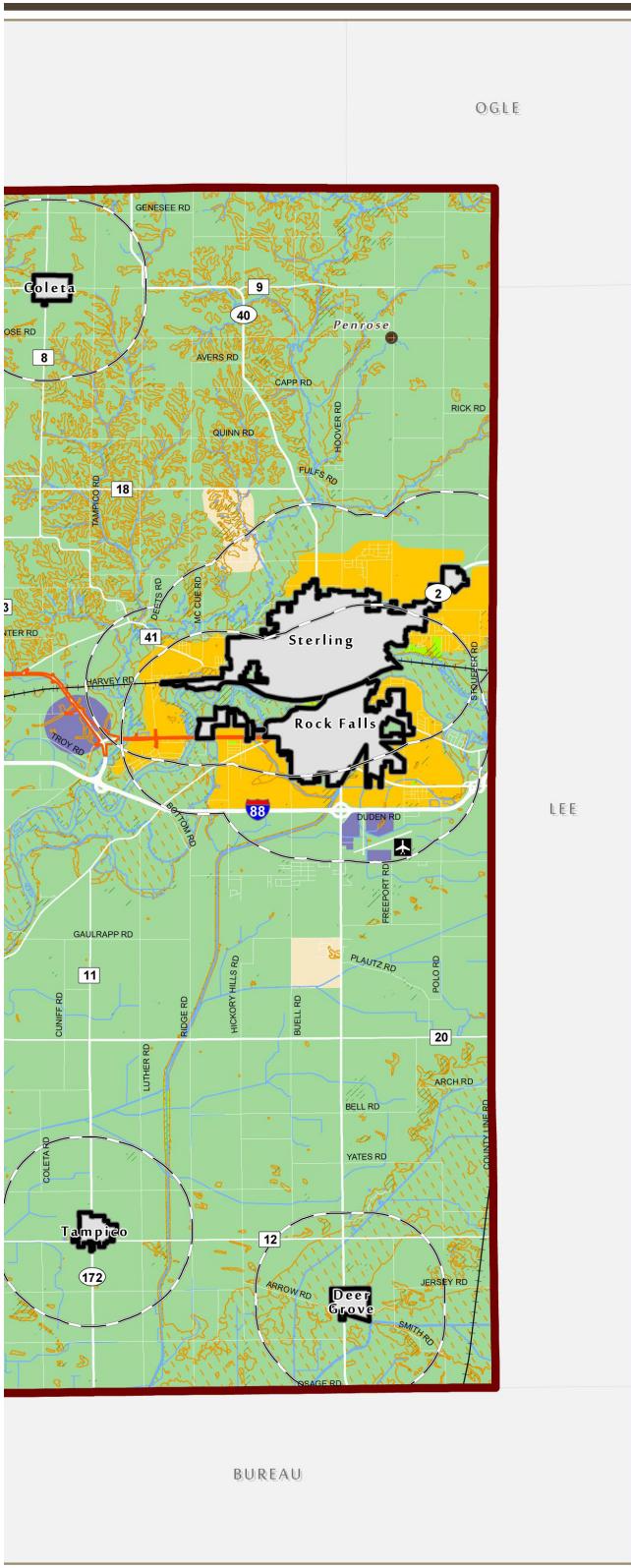
Adherence to Other Portions of this Plan

The proposed development is consistent with the general vision for the County, and the other goals, objectives, and policies of this Plan.

Future Land Use Map



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FUTURE LAND USE

- PLANNING AREA
- MUNICIPAL BOUNDARY
- ETJ BOUNDARY (1.5 MILES)
- OTHER ILLINOIS COUNTY
- ~ RIVER/STREAM
- ▲ WHITESIDE COUNTY AIRPORT
- +---+ RAILROADS
- US 30 2012 ALTERNATIVE 4
- US 30 2012 ALTERNATIVE 5
- DEVELOPMENT LIMITATION
- FOREST

FUTURE LAND USE

- RURAL LANDS
- RURAL TRANSITION
- RURAL HAMLET
- RURAL HOUSING
- RURAL COMMERCIAL/INDUSTRIAL
- PARKS & RECREATION

DATA SOURCES:
BASE DATA PROVIDED BY WHITESIDE COUNTY.
US 30 ROUTE ALTERNATIVES BASED ON IDOT "BUILD ALTERNATIVES 4 AND 5 (SUMMER 2012) U.S. 30 ENVIRONMENTAL IMPACT STATEMENT".
FOREST AREA FROM 2012 USDA CROPLAND DATA LAYER.

WHITESIDE COUNTY, IL



0 0.75 1.5 3 Miles

Print Date: 4/15/2014

Future Land Use Categories

The future land use categories identify areas of similar use, character and density. These classifications are not zoning districts - they do not legally set performance criteria for land uses (*i.e. setbacks, height restrictions, etc.*); however, they do identify those Whiteside County Zoning Ordinance districts that currently “fit” within each future land use category.

The strategies listed with each category are provided to help landowners and County officials make design decisions during the development process consistent with the intent of the land use category. These strategies may be used to help determine whether to approve a rezoning, which zoning district to apply, and what conditions to set, if any. Some categories also feature design recommendations. The identification of future land use categories and associated uses does not compel the County to approve any and all development petitions consistent with the future land use category. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, and ability to provide services to the site, and the phasing of development before an application is approved.

For reference purposes, the County’s zoning districts in 2014 are:

“C-1” Camping District
“A-1” Agricultural District
“A-R” Agricultural One-Family Residence District
“R-1” One-Family Residence District
“R-2” One-and Two-Family Residence District
“R-3” Multifamily Residence District
“B-1” Office District
“B-2” Retail and Service District
“B-3” Wholesale District
“I-1” Light Industrial District
“I-2” Heavy Industrial District

The six land use categories designated on the Future Land Use Map are listed below and described in the subsequent pages.

- **RL** - Rural Lands
- **RT** - Rural Transition
- **RR** - Rural Residential
- **RH** - Rural Hamlet
- **RCI** - Rural Commercial and Industrial
- **PR** - Park and Recreation

In addition to these land use classification, the map includes Natural Protection Areas (NRPs) as an overlay. This overlay identifies areas that may have additional County, State or Federal restrictions due to existing natural features in those locations.

Mapped NRP areas include all land that meets one or more of the following conditions:

- Water bodies and wetlands designated by Illinois DNR, or
- 100-Year Floodplains based on FEMA maps, or
- Lands within steep slopes greater than 20%.

These NRP areas are either unsafe for development (due to flood potential) or would be damaged by development (due to soil erosion or ecosystem degradation). Areas included in NRP should be considered prime candidates for land conservation programs.

The purpose of the NRP information is to alert all parties to the possible presence of these natural features. Landowners may be able to demonstrate with more detailed site analysis and mapping that development is feasible on a site covered by the NRP overlay in this plan. Also, areas not covered by the NRP may be shown to have some of these natural features and accompanying restrictions.

Rural Lands (RL)

The Rural Lands category is intended to preserve land and rural character in areas deemed unlikely or infeasible for urban development prior to 2035. Preferred uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic.



Rural Transition (RT)

The Rural Transition category identifies certain lands in proximity to developed areas, to be preserved in mainly agricultural and open space uses until such time as more intensive development is appropriate.



Rural Residential (RR)

The Rural Residential category identifies areas suitable for future non-farm residential development. Rural Residential areas include lands that are delineated as existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur.



Rural Hamlet (RH)

The Rural Hamlet category identifies clusters of non-agricultural development centered near an unincorporated village, town hall or rural school. They are generally located at a rural crossroads, typically including at least one County/State highway. These areas can provide a range of commercial, institutional, recreational and residential uses that do not require extensive public services.



Rural Commercial/Industrial (RCI)

The Rural Industrial category identifies areas already recognized as suitable for industrial or commercial uses due to their location and transportation access.



Parks and Recreation (PR)

Parks and Recreation areas are intended for active and passive recreation uses or preservation of natural areas. Lands designated as PR are State or Federal lands.



RL- Rural Lands

The Rural Lands category is intended to preserve land and rural character in areas deemed unlikely or infeasible for urban development prior to 2035. Common uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic. Most of the county is designated Rural Lands.

Suitable Zoning Districts

County zoning districts most consistent with the Rural Lands intent are the C-1, A-1, A-R, and R-1 districts. Additionally, the County's PUD zoning district may be used to establish a conservation development.

Land Use Strategies

RL-1: The preferred use in these areas is agriculture.

RL-2: When housing is considered, the preferred parcel size for any new residential uses is the smallest possible area that provides adequate space for septic systems and separation from drinking water wells, as determined by the County Health Department. The maximum housing density is one (1) unit per acre.

RL-3: New homes and other uses should be sited on non-productive soils in ways that minimize disruption of agricultural use and avoid the creation of new access points to state highways. Small lots (e.g. 2 acres) are preferred, especially if the remaining land is in agricultural use.



Discouraged Layout



Desirable Layout #1



Desirable Layout #2

RL-4: Any residential zoning approved in this area should explicitly acknowledge the agricultural setting so that property owners understand and expect the noises, odors, and dust sometimes resulting from agricultural operations.

RL-5 New buildings will not be permitted in the 100-year flood hazard area.

RL-6 Rural residential subdivisions containing 10 or more homes are discouraged but not prohibited.

RL-7 Rural residential subdivisions are encouraged to utilize conservation design strategies that minimize the disruption of natural features and rural character.

RL-8: More intensive commercial or industrial uses may from time to time be proposed in the Rural Lands Area, requiring a zoning change to a district not identified in this section as "suitable". The County Board will have the flexibility to approve such uses if and when they can be shown to offer sustainable job creation and/or tax base growth. The County may request a business plan or other documentation to provide evidence of the number and sustainability of jobs created.

RR - Rural Residential

The primary intent of this classification is to identify areas suitable for future non-farm residential development. Rural Residential areas include lands that are delineated as existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area.

Suitable Zoning Districts

County zoning districts most consistent with the Rural Residential intent are the R-1, R-2 and R-3 districts.

Land Use Strategies

RR-1: When housing is considered, the preferred parcel size for any new residential uses is the smallest possible area that provides adequate space for septic systems and separation from drinking water wells, as determined by the County Health Department. The maximum housing density is 1.3 units per acre.

RR-2: Rural residential subdivisions are strongly encouraged to utilize conservation design strategies that minimize the disruption of natural features and rural character. Consideration of higher density or “bonus lots” could be offered to promote this type of development.

Design Strategies

The County encourages residential projects (new construction and remodeling) to incorporate design strategies that will maintain property values over time and enhance the social function and safety of the area.

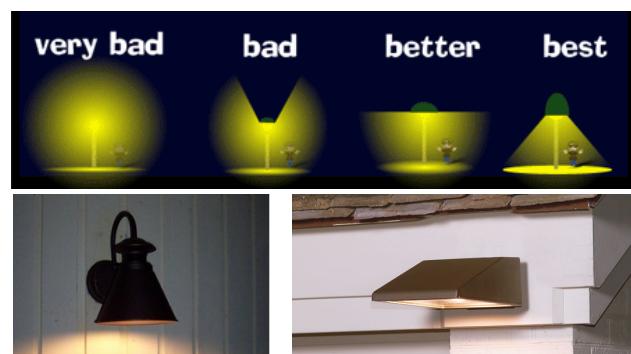
Remodeling and Additions: Changes and additions to existing structures should complement the design of the existing structure.

Consider the following techniques:

- A) Select window types and proportions that match the rest of the house.
- B) New exterior materials should match, or be complementary, to existing materials.
- C) Avoid converting covered porches to living spaces, when possible. If converting a covered porch, maintain the appearance of a porch by having many windows and showing the structural elements (posts and beams).

Landscaping: Provide generous landscaping, with an emphasis on native plant species, especially along street frontages. In an open area consider planting windbreaks to buffer winter winds.

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare, light trespass and light pollution (*see side bar*). Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).



The upper graphic illustrates the different types of lighting techniques from no cutoff to full-cutoff. The lower images provide good examples of full-cutoff building light fixtures.

RH - Rural Hamlet

The primary intent of this classification is to identify areas suitable for a broader range of commercial, institutional, recreational, and residential uses, but not including uses that require extensive public services. Rural hamlets are clusters of non-agricultural development generally centered near an unincorporated village, town hall or rural school. Rural hamlets typically include one or more retail businesses located at the crossroads of two or more County or State highways. In addition, these areas typically include pre-existing higher density residential developments.

The existing land use pattern, transportation infrastructure, infill and redevelopment opportunities make these areas suitable for mixed-use neighborhoods with higher density residential development than what is permitted under the Rural Residential classification.

Suitable Zoning Districts

County zoning districts most consistent with the Rural Hamlet intent are the R-1, R-2 R-3, B-1, and B-2 districts. Approvals for more intensive business developments (B-3, I-1 and I-2) should be preceded by an amendment to the Future Land Use Map to Rural Commercial and Industrial status prior to approving a rezoning petition.

Land Use Strategies

RH-1: The preferred housing density is two (2) units per acre.

RH-2: The County can require the use of public sanitary systems (particularly when located in an area where such service is available) or group/alternative on-site wastewater treatment facilities (particularly for businesses with high wastewater/water demands). Responsibility for long-term maintenance of these systems shall be determined prior to approval.

Design Strategies

The County encourages development projects (new construction and remodeling) to incorporate design strategies that will maintain property values over time and enhance the social function and safety of the area.

Landscaping: Provide landscaping, with an emphasis on native plant species, especially along street frontages. Use trees and low bushes in and around parking areas to partially obscure views of parking while retaining visual connections to maintain personal safety.

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare, light trespass and light pollution. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).

Service Areas: Trash and recycling containers, street-level mechanical, rooftop mechanical, and outdoor storage, should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.

Signs: Signs should be no larger or taller than necessary based on the context of the site, and kept below the highest point of the associated building. Common directory signs at business park entrances and a common style or format for all sites are encouraged.

Parking: Vegetative buffers should be provided in parking lots between pedestrian circulation routes and vehicular parking/circulation.

Stormwater: Rain gardens, bio-retention basins, permeable pavement and other stormwater management technologies are encouraged to filter pollutants and infiltrate runoff.

RCI- Rural Commercial and Industrial

The primary intent of this classification is to identify areas suitable for planned industrial or commercial development. There are some existing scattered commercial and industrial developments throughout the County in areas identified as "Rural Lands" - these areas are expected to stay in continued commercial and industrial use.

Suitable Zoning Districts

County zoning districts most consistent with the Rural Commercial and Industrial intent are the B-1, B-2, B-3, B-4, I-1 and I-2 districts.

Land Use Strategies

RCI-1: The County might require the use of public sanitary systems (*particularly when located in an area where such service is available*) or group/ alternative on-site wastewater treatment facilities (*particularly for businesses with high wastewater/water demands*). Responsibility for long-term maintenance of these systems shall be determined prior to approval.

Design Strategies

The County encourages the use of design strategies that will maintain property values over time in commercial and industrial areas.

Building Entrances: Building entrances should utilize architectural features that make them easy to find and which provide some measure of protection from inclement weather immediately in front of the door.

Signs: Signs should be no larger or taller than necessary based on the context of the site, and kept below the highest point of the associated building. Common directory signs at business park entrances and a common style or format for all sites are encouraged.

Parking: Vegetative buffers should be provided in parking lots between pedestrian circulation routes and vehicular parking/circulation.

Landscaping: Landscaping should be provided with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots.

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution, and especially to avoid light trespass to any nearby residential property. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).

Stormwater: Rain gardens, bio-retention basins, permeable pavement and other stormwater management technologies are encouraged to filter pollutants and infiltrate runoff.

Service Areas: Trash and recycling containers, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.



These images provide good examples of screened services areas.

RT - Rural Transition

The primary intent of this classification is to identify lands within the extraterritorial jurisdiction of cities and villages that are expected to eventually be developed in an urban character and annexed into a municipality. As mapped, this designation includes a mixture of developed and undeveloped land.

Suitable Zoning Districts

County zoning districts most consistent with the Rural Transition intent are the C-1, A-1, A-R, and R-1 districts. Additionally, the County's Planned Development zoning district may be used to establish a cluster development.

Land Use Strategies

RT-1: Density and infrastructure requirements for new development in the RT areas will be determined by the nearest municipality with extraterritorial jurisdiction.

RT-2: Existing uses, including farming and rural uses, will continue in these areas until more urban development is market-feasible.

PR - Parks and Recreation

The primary intent of this classification is to identify areas suitable for public parks and recreational uses. There are some existing scattered park & recreational land throughout the County and these areas are expected to remain unchanged. Every effort should be made to ensure that the development of properties adjacent to park and recreational sites is compatible with these properties.

Suitable Zoning Districts

These uses are conditional uses in all zoning districts.

Land Use Strategies

PR-1: The County does not intend to require an amendment to the Future Land Use Map before a public or institutional use is approved on land designated for other uses, as these uses are approved as conditional uses in all zoning districts. However, the Future Land Use Map should be updated as part of any update to this Plan to show this new use.

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Economic Prosperity

This Chapter of the Whiteside County Comprehensive Plan outlines economic prosperity goals, objectives and policies for the County. It also includes some existing conditions data and describes grant funding opportunities, so that this chapter may also be used as a stand-alone document as appropriate.

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■ Goals, Objectives & Policies

Economic development planning is the process by which a County organizes, analyzes, plans and then applies its energies to the tasks of improving the economic well-being and quality of life for those in the County. Economic development provides income for individuals, households, farms and businesses, and revenue to support local government. To be successful, especially in a rural county such as Whiteside, requires collaboration and creativity.



Based on the County-wide citizen survey, economic development and job creation are the most important issues to be addressed in the coming years. Residents are concerned about a lack of job prospects and poor workforce retention. Based on discussions with economic development professionals in the County, the most prominent challenges and opportunities to be faced relate to transportation resources, workforce training, and collaboration to support the needs of all communities, especially the smallest.

The general and specific policy ideas that follow all relate to the core issues just identified. It should be noted that while economic development is a regional issue, this is the County's plan and the policy and action items focus on the County's role in development.



■ E1: Economic Prosperity Goal 1

County government will be an active participant in economic development efforts in Whiteside County

Objective E1.1: The County will continue to support and serve the needs of all communities in Whiteside County

■ Policies

- Continue to work with economic development stakeholders at the local level (e.g. chambers of commerce) and the regional level and facilitate connections between these two perspectives.
- Collaborate with regional organizations to ensure the regional promotion of tourist attractions and community events.
- Encourage and facilitate collaboration among each of the entities that need to work with businesses and developers during the land development process (e.g. city, enterprise zone, etc.) to explore ways to make the process as quick, clear and easy as possible.

SURVEY RESPONSE

Of those who had an opinion, 68% believe the County should commit additional tax dollars to attract and retain private sector jobs.



Objective E1.2: The County will continue to administer and promote the use of grants, loans, and incentives that support business investment

Policies

- Continue to operate the Whiteside Carroll County Enterprise Zone, and lead the effort to apply for a new zone that would begin in 2019.
- Provide for potential investors a summary of grant and loan programs and tax incentives available in the County. Review and update this information as necessary, at least annually. See Section 5.2 for existing development tools.
- County staff will assist with grant writing and submittals as feasible, and the County may hire or contract with a grant writer as needed.

E2: Economic Prosperity Goal 2

The County will have a respected workforce with skills aligned with the needs of employers

Objective E2.1: Strong linkages between schools and local business will help align workforce training with employer needs.

Policies

- Continue to support marketing initiatives targeting youth and parents *within the County*, promoting awareness of the employers and careers available in Whiteside County.
This marketing should make clear the advantages of these careers and the education and training required to be successful.
- Continue to support efforts of workforce training and economic development organizations to build relationships and programs that link employers with students.
- The County will encourage the hiring of local residents, contractors and subcontractors for public and private projects receiving public funding assistance.

SURVEY RESPONSE
87% of respondents believe the availability of employment opportunities is lacking within the County.

Whiteside County's Workforce

The following statements can be made regarding the County's past trends and current labor force:

- While the state labor force grew by 2.3% between 2000 to 2010, the County lost 3.1% of its labor force.
- Unemployment rates more than doubled for both the state and Whiteside County between 2000 and 2010. These higher unemployment rates are attributable to the "Great Recession" that began in 2007.
- Based on the American Community Survey (2007-2011), nearly 80% of workers in Whiteside County earn a private wage and salary. This compares to 73.3% statewide.
- A plurality of residents are employed in "Management, Professional & Related" occupations, though only about 27%. County residents are instead employed in more "Production, Transportation and Material Moving" jobs.
- The largest industries in the County include Educational, Health & Social Services (21.8%), Manufacturing (19.8%), and Retail Trade (13.8%).
- The County has an abundance of land available for business development and redevelopment, including over a half dozen business and industrial parks with available land.

“Promoting Prosperity in Northwest Illinois”

This effort was initiated by Betty J. Steinert with a portion of the cost paid by Whiteside Carroll Co. Enterprise Zone.

This report, completed by the Northern Illinois Center for Governmental Studies in April 2013, examines challenges and opportunities in the five-county Northwest Illinois region including Carroll, Lee, Ogle, Stephenson, and Whiteside counties. The report combines three analyses on the region; an industry cluster study, a wage and benefit report, and an underemployment study.

Regionally, the industry cluster study suggests several things. First, that the area is reliant on manufacturing, metals, and transportation related industries as sources of employment. However, in general these industries have been shrinking due to international competition, resulting in related declines in employment and total population in the study area. Development in these industries, which data shows tends to be in the form of small businesses, has been identified as an imperative. In this regard Whiteside County is at a relative advantage, being identified as having more support organizations for small business than the rest of the region.

Findings from the wage and benefit report indicate several trends in the region. While rates of creation for new positions have generally declined in the largest industries in the region, salaries and wages often exceed state averages and very often exceed national averages. Pay rates reflect the increasing complexity and specialization of jobs. Some employers reported difficulty filling jobs, despite relatively high unemployment, due to inadequate skill sets and experience in the applicant pool. None of the findings in this section were discussed on a per-county basis.

Results from the underemployment study had several important themes. First, despite the wage and benefit report’s conclusion that salaries and wages in the region tended to exceed national averages, the desired rates of pay identified by underemployed workers in the region were below those of other surveyed locations. In agreement with the previous study was the perceived lack of qualified workers by employers. Availability of skilled, technical and professional workers were all rated by a majority of employers as being either fair or poor. A wide majority of employers, however, did rate local technical schools and community colleges as good or excellent. This presents an opportunity for labor growth in Whiteside County with its own post-secondary schools as well as its proximity to those in Rock Island County.

E3: Economic Prosperity Goal 3

Maintain a predominately agricultural economy within rural portions of the County.

Objective E3.1: Encourage value-added agricultural opportunities to boost the County’s agricultural economy.

Policies

- Collaborate with the Economic Development department, University of Illinois-Extension, and the Department of Agriculture, Trade and Consumer Protection to develop a regional marketing strategy for local agricultural products.
- Encourage the development of “niche” farm-based businesses focused on food for local and regional markets (e.g. small-scale food processing, fresh produce, organics, etc.).
- Support new and existing businesses that utilize local agricultural products or that provide important agricultural inputs (farm equipment, new farm technologies, etc.).

Objective E3.2: Encourage business creation and growth while protecting productive soils and rural character.

Policies

- Encourage commercial and industrial businesses not compatible with the rural character of the County to locate in or near municipal boundaries where adequate transportation and utility facilities exist.
- Collaborate with cities and villages to manage development patterns along their main entry roads such that those community entryways are attractive and well-defined. Avoid incremental strip development that makes the point of entry unclear.
- Continue to use the Land Evaluation and Site Assessment (LESA) system to evaluate land, and continue to allow for County Board discretion in the zoning process when job creation and farmland preservation interests conflict.
- Regulate home-based businesses to prevent uses that would cause safety, public health, or land use conflicts with adjacent homes due to noise, odor, traffic or light.

SURVEY RESPONSE

When asked what's important when reviewing proposed development, “attracting industry and potential jobs” ranked the highest (99% agree it's important).

E4: Economic Prosperity Goal 4

Maintain and improve transportation facilities to increase accessibility and movement of goods and people throughout the County.

Objective E4.1: Work with federal and state officials to expedite the design and construction of the USH 30 expansion.

Policies

- Maintain a committee representing multiple communities and interests to lobby state/federal government.
- Collect data from I-DOT on the economic impact of highway expansion and maintain fact sheets identifying benefits to the region.
- Lobby state and federal officials to include a four-lane USH 30 in the Illinois Department of Transportation's FY 2018-2023 Proposed Highway Improvement Program.

Objective E4.2: Increase utilization of the Whiteside County Airport, especially by corporations.

Policies

- Continue to promote the airport in business attraction and retention initiatives and promotional materials, including specific attributes such as runway length and plane size accommodated, instrumentation, hangar availability, fuel pricing and proximity to I-88. County staff will continue to work with local and regional economic development specialists to promote this information.
- Continue to maintain and enhance the airport facilities consistent with state and federal requirements and industry practices.
- Continue to host events at the airport that enhance awareness of the facility and draw tourism dollars to the County.
- Develop an Airport Marketing Plan to guide annual expenditures on targeted advertising for specific users, such as professional pilots of executive and charter jets that fly coast-to-coast, and Chicago-based companies that could store and fuel a jet more efficiently here.
- Identify and contact any national/international corporations with facilities in Whiteside County not already using the airport to evaluate their air travel needs and encourage use of the Whiteside County Airport

Whiteside County's Transportation Network

Economic prosperity goes hand in hand with transportation. Below is a description of the transportation modes available in Whiteside County.

Highways

Whiteside County has two major highways running east-west through the County, I-88 & STH 30 (Lincoln Highway). The I-88 interstate is a four lane divided, limited access highway and carries most of the east-west traffic through the region. The Lincoln Highway is a two-lane facility featuring only at-grade intersections. IDOT has been planning for the expansion of STH 30 to four lanes with a bypass of the City of Morrison. The planning process has been slow, and has only narrowed the options to four alternatives as of early 2014. A final recommendation may come in 2014.

Railroads

There is no passenger rail in the County, but extensive freight traffic on two sets of rail lines. The Burlington Northern Santa Fe line runs mostly north and south through the county and region, while the Union Pacific lines runs east and west.

Airports

Whiteside County Airport, located just south of Rock Falls, is owned by the County and classified as a Small General Aviation Airport by the Illinois Bureau of Aeronautics. It is a high quality facility that currently sees light use, including recreational flights, flight training, refueling stopovers and some executive travel by large corporations with local facilities.

Whiteside County's Education & Income Trends

Education attainment data can provide insight into the quality of the existing labor force, including the availability of skilled and professional workers and the need for training opportunities. Plus, the medium household income (MHI) reinforces the type of jobs available in the County based on the skill-level present. These two indicators are discussed below.

Educational Attainment

In the year 2000, the percentage of County residents 25 years or older that had at least a high school diploma was similar to the state as whole (79% vs 81%), however bachelor's and graduate degrees were substantially less common here (10.7% vs 25.1%). More recent data from the American Community Survey (2007-2011), suggest more degrees in both the state and the county, but a similar gap between the county and the state (15.6% vs 30.7%). Associates degrees, on the other hand were more common within the county than the state, in both data sets.

Income Trends

Incomes in the County are lower than the state averages. And the difference appears to be growing. Whereas the Whiteside County median household income (MHI) was 88% of the state MHI in 2000, the 2007-2011 ACS data show statewide income growth outpacing local incomes, such that the county MHI was just 82% of the state MHI. Despite these lower incomes, the county has less poverty than the state as a whole, reflecting the fact that people living below the federal poverty line tend to live in larger cities with more social services and transportation options.

- Evaluate the potential for a contract to meet the air transport needs of the Thomson Correctional Center.
- Track and report monthly fuel sales, including the portion purchased by M&M Aviation, as a measure of airport activity.
- Establish criteria for Airport Board membership to ensure that it includes people with aviation and business experience.
- Review annually the airport's administrative, marketing and legal costs, and provide direction to the Airport Board as appropriate.

Objective E4.3: Maintain and expand local access to rail lines through the County.

Policies

- Continue to maintain a good relationship with contacts at the Burlington Northern Santa Fe (BNSF) and Union Pacific (UP) Railways, and the Bureau of Rails.
- Continue to assist in the marketing and utilization of existing rail spurs, including incentives to existing businesses to support increased utilization.

E5: Economic Prosperity Goal 5

Diversify the local economy and enhance quality of life through recreation/tourism development

Objective E5.1: Enhance recreation amenities as a benefit to both residents and visitors

Policies

- Support the development of tourist-supportive businesses (e.g. hotels, bed & breakfast establishments, specialty retail stores, antiquing shops, etc.) and events (e.g. conferences, festivals, etc.) as a means to increase tourism.
- Foster increased use of the County's waterways, especially the Rock River and the Hennepin Canal, for recreation, including access improvements and promotional events.
- Build more bike routes/trails that link the County's tourist attractions, especially parks and waterways, to lodging.

See Chapter 6 - Implementation for a compilation of all Action Items in this plan, plus recommended timing and responsibility assignments.

Action Items

- ✓ Continue to collaborate with local and regional economic development organizations to achieve County and local economic development goals and objectives.
- ✓ Reinforce partnerships between area high schools and existing employers by actively encouraging businesses, especially those utilizing incentive programs, to consider participating in WACC training programs.
- ✓ Regularly evaluate economic development related grants, programs, and tax incentives for their applicability to local business and projects.
- ✓ Work with public and private entities to clean up environmentally contaminated sites that threaten the public health, safety, and welfare in the County's urban and rural areas. Support the redevelopment of these sites to enhance the local tax base.
- ✓ Continue to work with local communities and economic development agencies to inventory and market available sites within business and industrial parks across the County.
- ✓ Continue to work in collaboration with the local and regional convention and visitors bureaus and the Illinois Tourism Bureau to market tourism in the County by including tourist events and attractions on both the County and State websites.
- ✓ Review and enhance the County's wayfinding signage for recreation resources, such as trails and parks.
- ✓ Support home-based entrepreneurship in the County. Revise the zoning ordinance to regulate and prevent negative impacts to neighbors (e.g. excessive light, noise, traffic, etc.), while still allowing for people to work and build businesses in the home.
- ✓ Continue to promote the airport in business attraction and retention initiatives and promotional materials, including specific attributes such as runway length and plane size accommodated, instrumentation, hangar availability, fuel pricing and proximity to I-88. County staff will continue to work with local and regional economic development specialists to promote this information.

- ✓ Continue to maintain and enhance the airport facilities consistent with state and federal requirements and industry practices.
- ✓ Continue to host events at the airport that enhance awareness of the facility and draw tourism dollars to the County.
- ✓ Develop an Airport Marketing Plan to guide annual expenditures on targeted advertising for specific users, such as professional pilots of executive and charter jets that fly coast-to-coast, and Chicago-based companies that could store and fuel a jet more efficiently here.
- ✓ Identify and contact any national/international corporations with facilities in Whiteside County not already using the airport to evaluate their air travel needs and encourage use of the Whiteside County Airport
- ✓ Evaluate the potential for a contract to meet the air transport needs of the Thomson Correctional Center.
- ✓ Track and report monthly fuel sales, including the portion purchased by M&M Aviation, as a measure of airport activity.
- ✓ Establish criteria for Airport Board membership to ensure that it includes people with aviation and business experience.
- ✓ Review annually the airport's administrative, marketing and legal costs, and provide direction to the Airport Board as appropriate.
- ✓ Explore County purchasing policies with the goal of increasing sources from local suppliers. Examples include, purchasing County materials and supplies from businesses within a 30-90 mile radius of Whiteside County or developing marketing tools/campaigns that raise awareness of the importance of spending locally and to increase the amount of local trade dollars captured within the Blackhawk Hills region.
- ✓ Support farm marketing programs in order to promote Whiteside agricultural goods to help local farmers improve their profitability.

Enterprise Zone (EZ) Program

Illinois instituted the Enterprise Zone Program in 1982 to help stimulate depressed areas within the State by providing incentives for activities that contribute to economic growth and neighborhood revitalization. There are nearly 100 enterprise zones across Illinois.

Enterprise Zone incentives can benefit both organizations and individuals involved with projects in the County. The available incentives fall into the following categories:

Investment Tax Credits

Qualified taxpayers, which include corporations, individuals, trusts and other entities, may receive a .5% credit against their state income tax for investing in qualified properties in enterprise zones. Qualified properties are new or used buildings or building components, used by the taxpayer, having a useful life of four or more years, and being placed in service after the creation of the enterprise zone.

Sales Tax Deductions

Building materials that are part of projects in an enterprise zone may be exempted from sales tax, as long as projects have been approved as eligible by the zone administrator. Similarly, machinery and equipment are also eligible for a 6.25% sales tax exemption for business enterprises certified by the Department of Commerce and Economic Opportunity, which requires particular amounts for monetary investment and job creation in the enterprise zone be met. Lastly, DCEO certified businesses may also receive a 5% sales tax exemption on gas and electric utilities.

Property Tax Abatement

Improvements in the Whiteside Carroll County Enterprise Zone are eligible for real estate tax abatements as long as the property is not located in a TIF District. Abatement amounts vary from 50% to 94% for five (5) years. The percentage of abatement is determined by project location - not all taxing bodies in the zone abate. Abatements apply only to assessed value of new construction or improvements.

Corporate Contribution Deduction

Corporations that make donations to DCEO-approved organizations for projects within enterprise zones may claim a tax deduction at twice the value of their contribution.

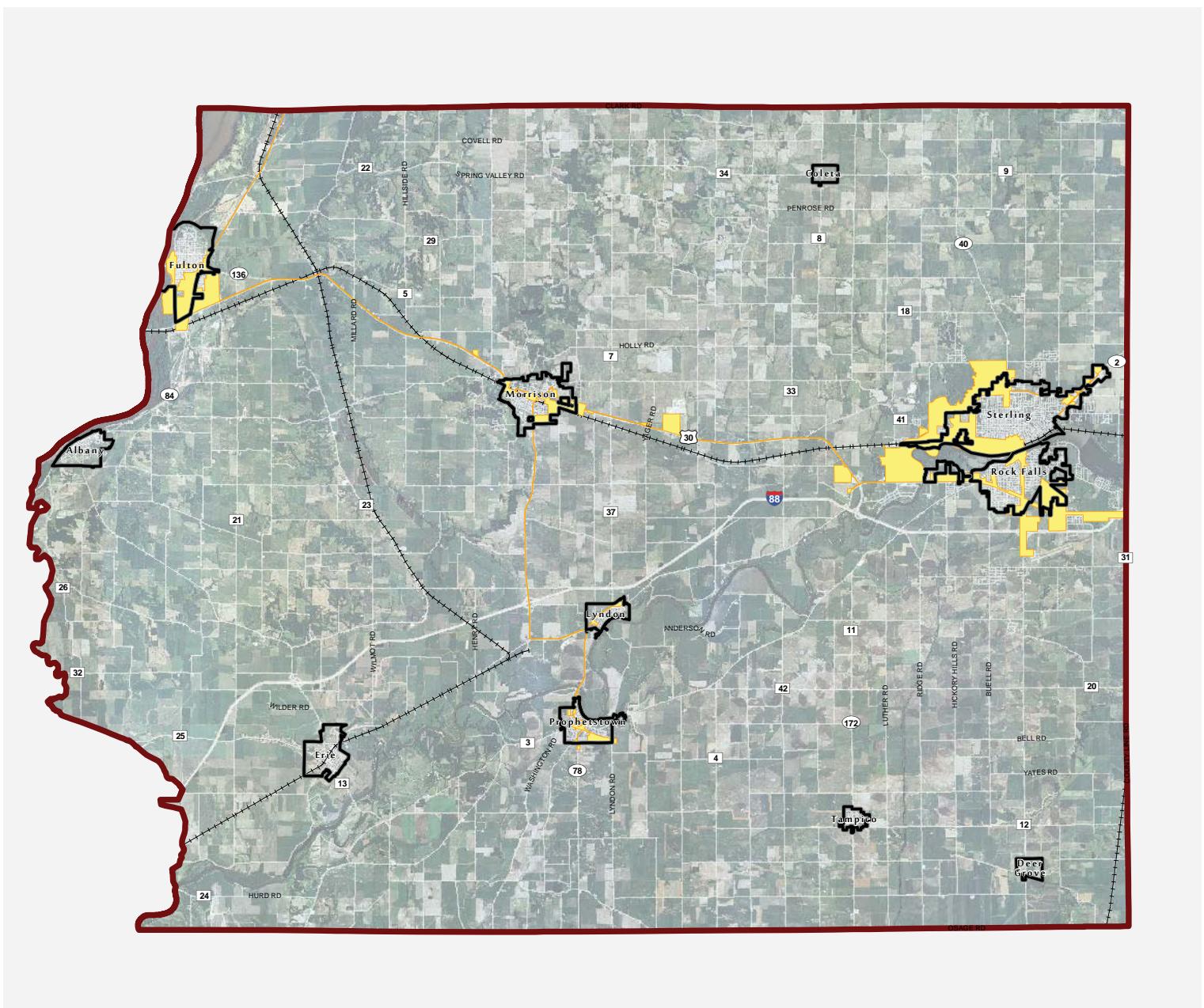
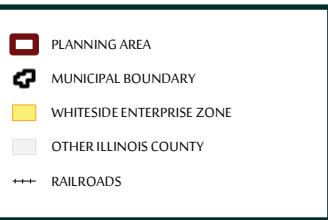
Whiteside Carroll Co. EZ Program

The *Whiteside Carroll County Enterprise Zone* was created in 1988. Its original 20-year term was later extended to December 31, 2018. The County fully intends to apply for a new enterprise zone to begin in 2019. It is administered by the Whiteside County Economic Development Director, and includes intergovernmental cooperation and agreements between two counties and nine communities (see the map on the next page).

Between 2000-2011, the Whiteside Carroll County Enterprise Zone has invested more than \$255 million in 326 projects, supporting land acquisitions, building renovation/construction, and equipment/machinery purchases. Based on a study completed by Rural Economic Technical Assistance Center (RETAC), these investments have attributed to the creation of nearly 2,750 jobs and retention of another 4,180 jobs. In total, businesses receiving some degree of support from the Whiteside Carroll County Enterprise Zone currently employ more than 16,100 positions within the region.

See the side bar (on the left) for a description of the Illinois' Enterprise Zone Program's benefits and incentives.

Enterprise Zone Map



Other Development Tools

The enterprise zone programs are arguably the best and most frequently used “public” tools to support business investment and job creation in the County. A secondary set of tools is grant and loan programs. The most relevant programs are described here.

Economic Development Program (EDP) *Illinois Department of Transportation*

The purpose of the EDP is to provide state assistance in improving highway access to new or expanding industrial distribution or tourism developments. The intent is to make available state matching funds that will be a positive contribution in the location-selection process and to target those projects which will expand the state’s existing job base or create new employment opportunities. The focus of the program is on the retention and creation of permanent full-time jobs. Funding will be available to construct highway facilities that provide direct access to industrial, distribution or tourism developments. The program is designed to assist in those situations where development of these types of facilities is imminent. Projects which only improve opportunities for development or are speculative in nature are not eligible for EDP funding. Projects providing access to retail establishments, office parks, government facilities or school/universities are not eligible for EDP funding.

The EDP program is designed to provide up to 50 percent state funding for eligible locally owned roadways, and 100 percent state funding for roadway improvements on state owned routes. The remaining 50 percent match will be provided by local government entities or private sources. However, IDOT can only enter into an agreement with a local body of government (i.e. township, city, village or county). Although it is a requirement of the program for the sponsor to contribute local money to the project, as of January 1, 2012, IDOT will allow grants from other state agencies as an allowable funding source for the sponsor’s 50 percent match if the local agency has participated in the project in some fashion such as preliminary engineering, donation of land, etc).

The EDP is a program for reimbursement of a portion of eligible costs of an approved project and is not a grant program. Each year the department sets aside \$10 million for the program. This funding allows the department to contribute up to \$2 million maximum to local economic development projects. Due to the program’s overall size, costs beyond the \$2 million project limit must be absorbed by the local community, company or developer.

(Source: IDOT website)

Illinois Economic Development for a Growing Economy Tax Credit Program (EDGE) *Illinois Department of Commerce and Economic Opportunity*

The EDGE program is designed to offer a special tax incentive to encourage companies to locate or expand operations in Illinois when there is active consideration of a competing location in another State. The program can provide tax credits to qualifying companies, equal to the amount of state income taxes withheld from the salaries of employees in the newly created jobs. The non-refundable credits can be used against corporate income taxes to be paid over a period not to exceed 10 years. To qualify a company must provide documentation that attests to the fact of competition among a competing state, and agree to make an investment of at least \$5 million in capital improvements and create a minimum of 25 new full time jobs in Illinois. For a company with 100 or fewer employees, the company must agree to make a capital investment of \$1 million and create at least 5 new full time jobs in Illinois.

(Source: Illinois DCEO website)

Truck Access Route Program (TARP) *Illinois Department of Transportation*

The purpose of the TARP is to help local governments upgrade roads to accommodate 80,000 pound truck loads. The department has a set aside amount of TARP funding that coincides with funding for Economic Development Program projects. This should not be confused with the annual TARP solicitation through

our IDOT District Offices (see below). When a local sponsor applies for EDP funding, they can also request TARP funding for the same route provided the roadway connects to an already existing designated truck route or municipality and ends at another designated truck route, truck generator, or municipality. The department will provide up to \$45,000 per lane mile and \$22,000 per intersection for an eligible roadway.

(Source: IDOT website)

Rural Business Enterprise Grant (RBEG) *Rural Development*

The RBEG program provides grants for rural projects that finance and facilitate development of small and emerging rural businesses help fund distance learning networks, and help fund employment related adult education programs. There is no maximum level of grant funding. However, smaller projects are given higher priority. Generally grants range \$10,000 up to \$500,000.

Rural is defined as any area other than a city or town that has a population of greater than 50,000 and the urbanized area contiguous and adjacent to such a city or town according to the latest decennial census.

Economic Adjustment Assistance Program *US Department of Commerce: EDA*

The Economic Adjustment Assistance Program provides a wide range of technical, planning and public works and infrastructure assistance in regions experiencing adverse economic changes that may occur suddenly or over time. This program is designed to respond flexibly to pressing economic recovery issues and is well suited to help address challenges faced by U.S. communities and regions. To be eligible, a project must be located in or benefit a region that, on the date EDA receives an application for investment assistance, satisfies one or more of the economic distress criteria set forth in 13 C.F.R. § 301.3(a). All investments must be consistent with a current EDA- approved Comprehensive Economic Development Strategy (CEDS) or

equivalent strategic economic development plan for the region in which the project will be located, and the applicant must have the required local share of funds committed, available, and unencumbered. Applicants must be able to start and complete proposed projects in a timely manner consistent with award terms and conditions. Recipients must award contracts in accordance with proper procurement procedures and ensure that contractors pay Davis-Bacon wage rates. Indirect costs are not allowed. All grants awarded are competitive in nature.

(Source: Catalog of Federal Domestic Assistance website)

Rural Economic Development Loan & Grant (REDLG) *US Department of Agriculture*

The REDLG program provides funding to rural projects through local utility organizations. Under the REDLoan program, USDA provides zero interest loans to local utilities which they, in turn, pass through to local businesses (ultimate recipients) for projects that will create and retain employment in rural areas. The ultimate recipients repay the lending utility directly. The utility is responsible for repayment to the Agency. Under the REDGrant program, USDA provides grant funds to local utility organizations which use the funding to establish revolving loan funds. Loans are made from the revolving loan fund to projects that will create or retain rural jobs. When the revolving loan fund is terminated, the grant is repaid to the Agency.

(Source: USDA website)

Revolving Loan Funds *Cities of Sterling, Morrison & Fulton*

Several municipalities within Whiteside County receive economic development grants from the Department of Commerce and Economic Opportunity for use in locally-administered Revolving Funds. Eligible businesses may receive up to 50% of project costs or \$15,000 for every full-time-equivalent job created.

Retail Market Profile

The retail market analysis is based on supply and demand of specific retail services based on generalized spending habits and incomes of residents within Whiteside County, which includes the municipalities within the County. The data is collected and analyzed by ESRI Business Analyst using the most current available Census data, among other sources.

Table 5.1 (on the right) summarizes the supply vs. demand for retail trade and food/drink establishments in Whiteside County. This summary indicates a significant gap in “retail trade” market, while there is a general surplus in the “food and drink” market.

Figures 5.1 and 5.2 indicates mismatches between supply and demand for retail industry subsectors and industry group, respectively. As shown, there are several retail categories that have more demand than local supply. Therefore, consumer dollars are “leaking” outside the County as residents travel to other places or shop online to find what they need. See **page 5-14** for a detailed supply and demand summary.

Table 5.1: Retail Market Summary Table

RETAIL MARKET	County-wide
Retail Trade (NAICS 44-45)	
Demand	\$496,333,405
Supply	\$366,897,310
Retail Gap	\$129,436,095
Surplus/Leakage Factor	15.0
Number of Businesses	334
Food & Drink (NAICS 722)	
Demand	\$50,599,121
Supply	\$63,334,862
Retail Gap	-\$1,550,476
Surplus/Leakage Factor	-11.2
Number of Businesses	98
Retail Trade and Food & Drink	
Demand	\$546,932,526
Supply	\$430,232,172
Retail Gap	\$127,885,619
Surplus/Leakage Factor	11.9
Number of Businesses	432

The retail gap represents the difference between retail potential and retail sales. The Leakage/ Surplus Factor presents a snapshot of retail opportunity (supply vs. demand), ranging from +100 (total leakage) to -100 (total surplus). A positive value indicates there is more demand than supply in the area (i.e. consumers are “leaking” outside the trade area to acquire goods and services). A negative value indicates

there is a surplus of retail services (i.e. consumers are drawn in from outside the trade area and demand within the trade area is being met).

SURVEY RESPONSE

Respondent opinions were split regarding the availability of places to shop or dine in the County with 45% believing it to be adequate, while 47% believing it to be lacking.

Figure 5.1: Leakage/Surplus Factor by Industry Subsector

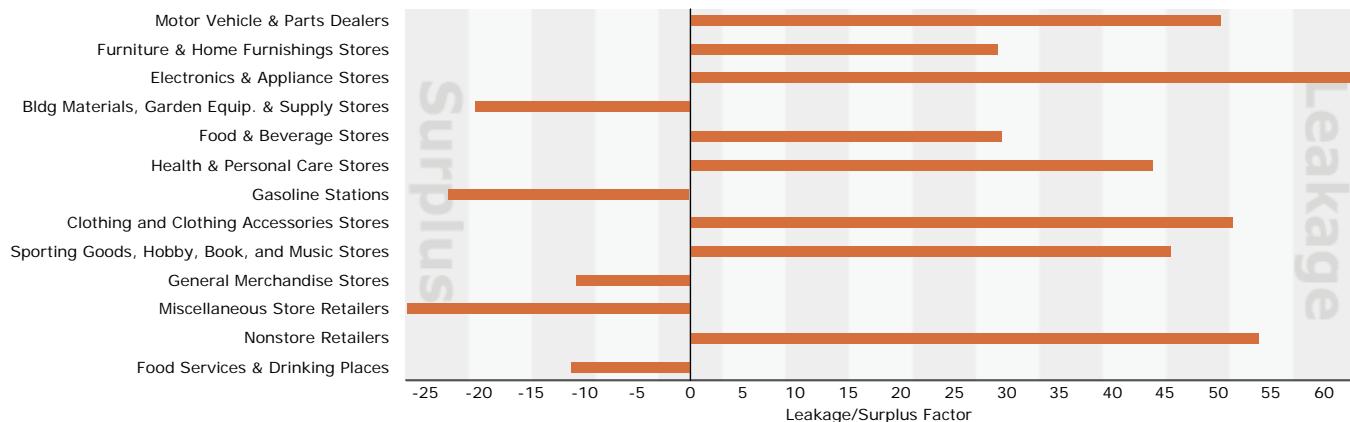


Figure 5.2: Leakage/Surplus Factor by Industry Group



Retail Business Demand

The retail market profile provides a snapshot of the demand and supply of retail businesses by sales (\$) estimates. However, a positive Leakage/Surplus Factor does not necessarily equate to an adequate retail potential (demand) to support a new business.

The table on **page 5-15** compares average US Sales Data per business/store to the retail gap data to estimate the number of potential businesses that may be supported in the County. The number of potential businesses listed is relative and should not suggest the exact number of business that will thrive in the County, rather it indicates the business types that are “highly” marketable in the County.

Below is a summary of those “highly” marketable retail businesses within Whiteside County.

- *Full-Service Restaurants*
- *Grocery Stores*
- *Specialty Food Stores*
- *Appliance, Television & Other Electronics*
- *Family Clothes Stores*
- *Jewelry Stores*
- *Sporting Good Stores*
- *Pharmacy & Drug Stores*

SURVEY RESPONSE

The majority of the respondents see a need for more department and general merchandise stores (54%), apparel and shoe stores (51%), and sit-down restaurants (54%).

Retail Marketplace Profile

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$93,633,288	\$30,883,552	\$62,749,736	50.4	38
Automobile Dealers	4411	\$80,942,371	\$22,491,075	\$58,451,296	56.5	20
Other Motor Vehicle Dealers	4412	\$5,673,014	\$4,148,190	\$1,524,824	15.5	8
Auto Parts, Accessories & Tire Stores	4413	\$7,017,903	\$4,244,287	\$2,773,616	24.6	10
Furniture & Home Furnishings Stores	442	\$10,027,790	\$5,481,974	\$4,545,816	29.3	20
Furniture Stores	4421	\$5,954,550	\$3,456,330	\$2,498,220	26.5	8
Home Furnishings Stores	4422	\$4,073,240	\$2,025,644	\$2,047,596	33.6	12
Electronics & Appliance Stores	4431	\$13,065,465	\$2,991,748	\$10,073,717	62.7	16
Bldg Materials, Garden Equip. & Supply Stores	444	\$17,536,950	\$26,449,924	-\$8,912,974	-20.3	34
Bldg Material & Supplies Dealers	4441	\$14,082,048	\$14,314,037	-\$231,989	-0.8	25
Lawn & Garden Equip & Supply Stores	4442	\$3,454,902	\$12,135,887	-\$8,680,985	-55.7	9
Food & Beverage Stores	445	\$79,898,244	\$43,398,183	\$36,500,061	29.6	35
Grocery Stores	4451	\$71,483,017	\$37,357,730	\$34,125,287	31.4	22
Specialty Food Stores	4452	\$2,390,253	\$565,718	\$1,824,535	61.7	8
Beer, Wine & Liquor Stores	4453	\$6,024,974	\$5,474,735	\$550,239	4.8	5
Health & Personal Care Stores	446,4461	\$43,778,520	\$17,071,963	\$26,706,557	43.9	18
Gasoline Stations	447,4471	\$53,187,003	\$84,795,048	-\$31,608,045	-22.9	16
Clothing & Clothing Accessories Stores	448	\$28,517,773	\$9,139,146	\$19,378,627	51.5	22
Clothing Stores	4481	\$20,611,101	\$6,568,973	\$14,042,128	51.7	15
Shoe Stores	4482	\$4,357,148	\$2,101,512	\$2,255,636	34.9	3
Jewelry, Luggage & Leather Goods Stores	4483	\$3,549,524	\$468,661	\$3,080,863	76.7	4
Sporting Goods, Hobby, Book & Music Stores	451	\$12,479,395	\$4,667,616	\$7,811,779	45.6	28
Sporting Goods/Hobby/Musical Instr Stores	4511	\$9,707,739	\$4,055,131	\$5,652,608	41.1	26
Book, Periodical & Music Stores	4512	\$2,771,656	\$612,485	\$2,159,171	63.8	2
General Merchandise Stores	452	\$87,743,868	\$109,088,586	-\$21,344,718	-10.8	16
Department Stores Excluding Leased Depts.	4521	\$32,440,602	\$42,977,482	-\$10,536,880	-14.0	10
Other General Merchandise Stores	4529	\$55,303,266	\$66,111,104	-\$10,807,838	-8.9	6
Miscellaneous Store Retailers	453	\$11,156,829	\$19,355,349	-\$8,198,520	-26.9	77
Florists	4531	\$713,009	\$696,196	\$16,813	1.2	8
Office Supplies, Stationery & Gift Stores	4532	\$1,759,276	\$3,508,490	-\$1,749,214	-33.2	19
Used Merchandise Stores	4533	\$966,580	\$2,519,791	-\$1,553,211	-44.6	18
Other Miscellaneous Store Retailers	4539	\$7,717,964	\$12,630,872	-\$4,912,908	-24.1	32
Nonstore Retailers	454	\$45,308,280	\$13,574,221	\$31,734,059	53.9	14
Electronic Shopping & Mail-Order Houses	4541	\$38,838,178	\$6,096,054	\$32,742,124	72.9	1
Vending Machine Operators	4542	\$1,359,818	\$1,813,329	-\$453,511	-14.3	4
Direct Selling Establishments	4543	\$5,110,284	\$5,664,838	-\$554,554	-5.1	9
Food Services & Drinking Places	722	\$50,599,121	\$63,334,862	-\$12,735,741	-11.2	98
Full-Service Restaurants	7221	\$22,373,733	\$9,818,159	\$12,555,574	39.0	28
Limited-Service Eating Places	7222	\$23,386,030	\$40,842,896	-\$17,456,866	-27.2	37
Special Food Services	7223	\$2,350,428	\$8,454,104	-\$6,103,676	-56.5	5
Drinking Places - Alcoholic Beverages	7224	\$2,488,930	\$4,219,703	-\$1,730,773	-25.8	28

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

Source: Esri and Dun & Bradstreet. Copyright 2012 Dun & Bradstreet, Inc. All rights reserved.

Retail Business Demand Summary

Business Type	U.S. Sales Data		Whiteside County		
	Per Capita	Average Sales / Store	Retail Gap	Leakage / Surplus Factor	# of Businesses (Demand)
New car dealers	\$ 2,280	\$ 27,632,089	\$ 58,451,296	56.5	2.1
Used car dealers	\$ 268	\$ 633,563	\$ 1,524,824	15.5	2.4
Automotive parts, accessories, & tire stores	\$ 249	\$ 789,354	\$ 2,773,616	24.6	3.5
Furniture stores	\$ 197	\$ 1,271,871	\$ 2,498,220	26.5	2.0
Home furnishings stores	\$ 172	\$ 775,414	\$ 2,047,596	33.6	2.6
Appliance, television, & other electronics	\$ 286	\$ 1,437,590	\$ 10,073,717	62.7	7.0
Hardware stores	\$ 68	\$ 948,935	\$ (8,912,974)	(20.3)	-9.4
Specialized building material dealers	\$ 393	\$ 2,014,250	\$ (231,989)	(0.8)	-0.1
Lawn & garden equipment & supplies stores	\$ 123	\$ 1,165,506	\$ (8,680,985)	(55.7)	-7.4
Grocery stores	\$ 1,631	\$ 3,570,309	\$ 34,125,287	31.4	9.6
Specialty food stores	\$ 62	\$ 258,156	\$ 1,824,535	61.7	7.1
Beer, wine, & liquor stores	\$ 127	\$ 877,029	\$ 550,239	4.8	0.6
Pharmacies & drug stores	\$ 671	\$ 4,218,922	\$ 26,706,557	43.9	6.3
Cosmetics, beauty supplies, perfume	\$ 39	\$ 116,573	included in Pharmacies & drug stores		
Optical goods stores	\$ 27	\$ 518,023	included in Pharmacies & drug stores		
Other health care (vitamin, medical equip)	\$ 50	\$ 218,306	included in Pharmacies & drug stores		
Gasoline stations	\$ 1,499	\$ 3,506,684	\$ (31,608,045)	(22.9)	-9.0
Men's clothing stores	\$ 29	\$ 696,349	included in Family clothing stores		
Women's clothing stores	\$ 134	\$ 754,680	included in Family clothing stores		
Children's & infants' clothing stores	\$ 32	\$ 675,687	included in Family clothing stores		
Family clothing stores	\$ 281	\$ 1,984,619	\$ 14,042,128	51.7	7.1
Shoe stores	\$ 89	\$ 803,282	\$ 2,255,636	34.9	2.8
Jewelry stores	\$ 103	\$ 434,934	\$ 3,080,863	76.7	7.1
Sporting goods stores	\$ 119	\$ 803,722	\$ 5,652,608	76.7	7.0
Hobby, toy, & game stores	\$ 55	\$ 650,609	included in Sporting Good stores		
Book Stores	\$ 61	\$ 512,938	\$ 2,159,171	41.1	4.2
Tape, compact disc, & record stores	\$ 12	\$ 434,504	included in Book Stores		
General merchandise stores	\$ 1,919	\$ 7,301,449	\$ (21,344,718)	(10.8)	-2.9
Florists	\$ 24	\$ 160,175	\$ 16,813	1.2	0.1
Office supplies & stationery stores	\$ 77	\$ 1,454,735	\$ (1,749,214)	(33.2)	-1.2
Gift, novelty, & souvenir stores	\$ 60	\$ 199,283	included in Office supplies & stationery stores		
Used merchandise stores	\$ 37	\$ 143,185	\$ (1,553,211)	(44.6)	-10.8
Full-service restaurants	\$ 651	\$ 753,543	\$ 12,555,574	39.0	16.7
Limited-service eating places	\$ 618	\$ 585,250	\$ (17,456,866)	(27.2)	-29.8
Drinking places (alcoholic beverages)	\$ 66	\$ 272,183	\$ (1,730,773)	(25.8)	-6.4

This report estimates the potential number of trade area businesses across various categories based on spending power of the area residents (demand) compared to the number of businesses in the trade area (supply). Those categories where demand is greater than supply are possible opportunities for businesses development. The U.S. Sales Data based on the 2007 US Economic Census and the Trade Area data is provided by ESRI Business Analyst.

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Appendix A
Appendix B
Appendix C
Appendix D

Implementation & Action Plan

This chapter describes how this Plan is to be implemented in everyday and annual processes, and indicates the process for amending the plan. The chapter also features a compilation of action items from chapters 3, 4 and 5, including designations of responsibility and suggested timelines.

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6.1 GUIDING DAILY DECISIONS

County Roles & Responsibilities

Responsibility for implementing this plan lies primarily with County Board, County Planning Commission, and County Staff.

County Board

The County Board sets priorities, controls budgets and tax rates, and often has the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which County Board members are aware of the plan and expect County Board actions to be consistent with this plan. Each board member should have a copy of this plan and should be familiar with the major goals and objectives described herein. The County Board should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

County Planning & Zoning Commission

Land use and development recommendations are a core component of this plan, and the Planning & Zoning Commission has a major role in guiding those decisions. Plan Commission members must each have a copy of this plan and must be familiar with its content, especially Chapter 4: Land Use. It is generally the responsibility of the Planning & Zoning Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are deemed to be in the best interest of the County, the Planning & Zoning Commission should initiate efforts to amend the plan to better reflect County interests. This will help to reinforce the legitimacy of the plan as an important tool in County functions.

County Staff

Key County staff have a significant influence on the selection and completion of all kinds of capital and operational projects. It is imperative that individuals in key roles know about, support, and actively work to implement the various strategies and actions in this plan. Specifically, the following people should consult and reference the comprehensive plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- County Administrator
- County Planner/Zoning Administrator
- County Economic Development Director
- County Engineer

These key staff members are expected to know and track the various goals, objectives, strategies and actions laid out in this plan, and to reference that content as appropriate in communications with residents and elected and appointed officials. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to County functions.

The Administrator, as lead administrative official of the County is responsible to ensure that other key staff members are actively working to implement this Comprehensive Plan.

Utilizing Existing Tools

Many of the strategies identified in this plan presume the use of existing County ordinances and programs. The County's key implementation tools include:

Operational Tools

- Annual Goal-Setting Process
- Annual Budget Process
- Capital Improvement Program

Regulatory Tools

- Zoning and Land Division Ordinance
- Stormwater and Erosion Control Ordinance

Funding and Incentive Tools

- Enterprise Zone programs
- State and Federal Grant Programs

6.2 ACTION PLAN

About the Action Plan

The following pages feature a compilation of actions identified in Chapter 4 to help the County achieve its various goals and objectives.

Deadlines

The “deadlines” identified to achieve these actions are not firm - rather they are indications of when the County may choose to pursue an action based on its importance or difficulty. Where multiple deadlines are noted, this indicates an ongoing or repetitive activity.

Responsible Parties

Most of these actions require leadership and effort by multiple people and organizations. These tables indicate those parties considered necessary to implementation.

Funding Sources

Most of these actions come with some cost. It is presumed that most *could* be supported by tax revenue from the County’s general fund. Where other sources of potential funding may exist, such as grant programs, these are noted.

CHAPTER 6
IMPLEMENTATION & ACTION PLAN

Housing Actions	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
		2014-2016	2017-2020	2021-2034		
1	Consider an amendment to the zoning and land division regulations that encourages conservation subdivision design by allowing more units than are otherwise allowed in conventional subdivisions, and the use of public sewer or private community septic systems to protect groundwater from contamination.	H2.1	X		County Zoning Administrator & County Board	---
2	Use the building permit process to encourage property owners and contractors to utilize the International Building Code.	H1.2	X		County Zoning Administrator & County Board	---
3	Encourage municipalities not enforcing a building code to promote use of the International Building Code by property owners and contractors.	H1.2	X	X	County Zoning Administrator	---
4	Create and convene a county-wide Housing Task Force to discuss and address the needs of elderly, special-needs and low-income residents.	H1.1, H2.2		X	County Board	---
5	Provide grant writing assistance to public or private entities that wish to pursue State or Federal grants that support the housing needs of elderly, special-needs and low-income residents.	H1.1, H2.2	X	X	County Economic Development Staff	---
6	Support and help promote any residential energy efficiency seminars or trade shows in the County and encourage the involvement of local contractors and employees.	H1.2	X	X	County Economic Development Administrator & Local chambers of commerce	---

Transportation & Mobility Actions	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
		2014-2016	2017-2020	2021-2034		
1 Advocate with Illinois DOT for context-sensitive design features unique and appropriate to the character of Whiteside County, especially for the design of Route 30 improvements.	T1.4	X	X	X	County Zoning Administrator, County Highway Engineer & County Board	---
2 Develop a County-wide Bike and Pedestrian Plan. This Plan should establish a contiguous, safe network of bike and pedestrian routes throughout the County.	T1.2 & T1.3		X		County Economic Development Administrator, County Highway Engineer & County Board	
3 Consider and plan appropriately for the needs of walkers and bikers in the design of any new development, especially residential neighborhoods. Incorporate this consideration into the County's sketch plan preliminary review process.	T1.2 & T1.3	X	X	X	County Zoning Administrator & County Highway Engineer	---
4 Pursue grant funding to support the construction of more multi-purpose trails throughout the county.	T1.2 & T1.3	X	X	X	County Economic Development Administrator, & County Highway Engineer	Open Space Lands Acquisition and Development Program (OSLAD), Land and Water Conservation Fund (LWCF), Recreational Trails Program (RTP), and Illinois Bicycle Path Program
5 Conduct periodic surveys of county residents to evaluate knowledge of and satisfaction with Whiteside County Public Transportation. Survey questions should cover transit hours of operation, response time, rider cost, etc.	T.1.1	X	X	X	County Transportation Director	---
6 Collaborate with the municipalities to further expand and improve the quality of the Whiteside County Public Transportation system.	T.1.1	X	X	X	County Transportation Director	---

CHAPTER 6
IMPLEMENTATION & ACTION PLAN

Agriculture & Natural Resources Actions	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
		2014-2016	2017-2020	2021-2034		
1 Support programs that encourage practices that reduce pollution to waterways via stormwater runoff, addressing topics such as lawn care, fall leaf management, winter salt use, etc.	R2.1		X		UI-Extension, Whiteside County Soil & Water Conservation District	---
2 Amend the land division ordinance to explicitly require depiction of existing natural features on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources. Natural features include, but not limited to, mature woodlands, native (never disturbed) prairie, and wetlands.	R2.1	X			County Zoning Administrator & County Board	---
3 Continue using the LESA system to evaluate soil and site suitability for development, in order to protect the most valuable soils and agricultural areas.	R1.1, R1.2	X	X	X	County Zoning Administrator, Planning & Zoning Commission, & County Board	---
4 Work with regional tourism groups to support agri-tourism in Whiteside County by identifying, encouraging, and promoting the farms that invite visitors for tours, training, self-pick sales, seasonal events, etc.	R1.1	X	X	X	County Economic Development Administrator	---
5 Collaborate with any local schools, at any level, interested in learning about and addressing environmental degradation due to erosion, invasive species, etc. County staff can help the schools identify specific problem sites that illustrate an issue.	R2.1	X	X	X	County Zoning Administrator, UI-Extension & Whiteside County Soil & Water Conservation District	---
6 County Zoning and GIS staff will maintain maps of environmental corridors including woodlands and wetlands.	R2.1	X	X	X	County Zoning Administrator & GIS Staff	---

Community Facilities & Services Actions	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
		2014-2016	2017-2020	2021-2034		
1 Maintain Capital Improvement Plans (CIP) to provide a strategic framework for making prioritized short-term investments in the County's infrastructure. Separate CIPs should be maintained for County highways and County buildings.	FS2.3	X	X	X	County Administrator, County Sheriff, Public Safety Committee & Public Works Committee	
2 Encourage the inclusion of stormwater filtration and infiltration methods with any new County facility construction.	FS2.2	X	X	X	County Board, County Sheriff & Public Works Committee	Community Facilities Grant (USDA)

CHAPTER 6
IMPLEMENTATION & ACTION PLAN

Community Character Actions	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
		2014-2016	2017-2020	2021-2034		
1 Include information in building permit packets about the County's preferred site and building design guidelines as indicated in this section.	CC1.1	X			County Zoning Administrator	
2 Encourage residential developers to consider use of the conservation subdivision design as a strategy to reduce visual impact and preserve wildlife habitat connectivity.	CC1.1	X	X	X	County Zoning Administrator, Planning & Zoning Commission & County Board	---
3 Promote "heritage tourism" that celebrates the county's key historic sites and events, including the Hennepin Canal, the Hopewell Indian mounds, the Lincoln Highway and Reagan's birthplace.	CC2.1		X		County Economic Development Administrator & Convention & Visitors Bureau	---
4 Identify and promote the availability of any grants and other funding that can be used to support preservation of historical barns and silos in the county.	CC2.1	X	X	X	County Economic Development Administrator	
5 Add links to the Whiteside County website connecting to other websites that maintain information about Whiteside County historic sites.	CC2.1	X	X	X	County Administrator & staff	---
6 Encourage the "adoption" of rural cemeteries by private groups (e.g. Boys Scout troops) willing to perform occasional maintenance.	CC2.1	X	X	X	County Board	---
7 Create a Rural Cemetery Study Group to identify existing cemeteries; document their ownership, condition and maintenance needs; and recommend actions to protect and preserve those cemeteries.	CC2.1	X			County Board	

Hazards Actions	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
		2014-2016	2017-2020	2021-2034		
1 Develop and adopt a County Hazard Mitigation Plan.	HZ3.1 & HZ3.2	X			ESDA & County Board	Pre-Disaster Mitigation Grant Program (PDM)
2 Develop and adopt a Recovery and Reconstruction Ordinance.	HZ3.1 & HZ3.2		X		ESDA, County Board, Army Corps of Engineers & FEMA	
3 Identify a Disaster Victim Assistance Officer (as part of the recovery organization established by the Recovery and Reconstruction Ordinance) to partner with the state FEMA in advocating for quick disbursement of Other Needs Assistance and Disaster Case Management Funds.	HZ3.1 & HZ3.2	X			ESDA & County Board	
4 Coordinate with the Illinois State Emergency Manager to develop a sustainable Community Organization Active in Disaster (COAD) to build a framework for meeting disaster victims' needs.	HZ2.1		X		ESDA, County Board, Army Corps of Engineers & FEMA	
5 Conduct Disaster Recovery Plan tabletop exercises.	HZ3.1 & HZ3.2	X			ESDA, County Board, Army Corps of Engineers & FEMA	
6 Develop interagency agreements for aid during and after a disaster and actively participate in the Illinois Mutual Aid Assistance Compact.	All		X		ESDA, County Board, Army Corps of Engineers & FEMA	
7 Actively participate in state and national awareness activities. Examples include National Weather Service's Flood Awareness Week, Federal Emergency Management Agency's National Preparedness Month, Illinois' Severe Weather Awareness Week.	HZ1.1	X	X	X	ESDA	---
8 Work with the Illinois State Emergency Management Agency to continue to update and disseminate free disaster preparedness materials for individuals and businesses.	HZ1.1	X	X	X	ESDA, County Board & Zoning Administrator	

CHAPTER 6

IMPLEMENTATION & ACTION PLAN

Hazards Actions	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
		2014-2016	2017-2020	2021-2034		
9	Conduct a public facilities audit for potential disaster impacts and implement mitigation strategies.	HZ1.1		X		ESDA
10	Implement mitigation strategies outlined in the Illinois Natural Hazard Mitigation Plan.	HZ1.1 & HZ1.2	X	X	X	ESDA, County Board & Zoning Administrator Pre-Disaster Mitigation Grant Program (PDM)
11	Collaborate with the U.S. Army Corp of Engineers to identify and implement the most appropriate flood mitigation strategies for the County, while preserving physical and visual access to the rivers in the county.	HZ1.2	X	X	X	ESDA, County Board & Army Corps of Engineers ---
12	Conduct a Commodity Flow Study (CFS) to identify the location and movement of chemicals and hazardous substances.	HZ 1.1 & HZ 1.3	X			ESDA & County Board

Actions	Collaborations & Partnerships	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
			2014-2016	2017-2020	2021-2034		
1	Prior to adoption of this Plan, and for subsequent amendments, the County will request comments from municipalities in the county.	CP1.1	X	X	X	County Administrator & County Board Chair	---
2	Conduct a survey of municipal staff once every year or two to identify and gauge satisfaction with cooperative intergovernmental services, including those among municipal governments and those that include County services. Use the results of this survey to encourage more cooperative arrangements and to suggest improvements to existing services.	CP1.2	X	X	X	County Staff	---
3	Communicate with other jurisdictions whenever service contracts or major capital improvements are up for consideration, to identify cost savings opportunities through partnerships and shared service arrangements.	CP1.2	X	X	X	County Staff & County Board	---
4	Ask municipalities within the County to inform the County about any new or amended land use plans.	CP1.1 & CP1.3	X	X	X	County Zoning Administrator & County Board	---

Actions	Land Use	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
			2014-2016	2017-2020	2021-2034		
1	Revise the A-R Agricultural Residence zoning district to explicitly acknowledge the agricultural setting and the “right to farm”, including odors, noise, dust, etc. common to agricultural operations.	L1.1	X			Planning & Zoning Administrator, Planning & Zoning Commission & County Board	---
2	Revise LESA to improve ease of use and to incorporate other changes in County practices, including the adoption of this comprehensive plan	L1.1	X			Planning & Zoning Administrator, Planning & Zoning Commission & County Board	

CHAPTER 6
IMPLEMENTATION & ACTION PLAN

Economic Prosperity Actions	Objective this Action Supports	Target Completion Year	Responsible Parties			Potential Funding Sources
			2014- 2016	2017- 2020	2021- 2034	
1 Continue to collaborate with local and regional economic development organizations to achieve County and local economic development goals and objectives.	E1.1	X	X	X	Economic Development Administrator	---
2 Reinforce partnerships between area high schools and existing employers by actively encouraging businesses, especially those utilizing incentive programs, to consider participating in WACC training programs.	E2.1	X	X	X	Economic Development Administrator	---
3 Regularly evaluate economic development related grants, programs, and tax incentives for their applicability to local business and projects.	E1.2	X	X	X	Economic Development Administrator	USDA, EDGE, RBEG
4 Continue to work with local communities and economic development agencies to inventory and market available sites within business and industrial parks across the County.	E3.2	X	X	X	Economic Development Administrator	---
5 Continue to work in collaboration with the local and regional convention and visitors bureaus and the Illinois Tourism Bureau to market tourism in the county by including tourist events and attractions on both the County and State websites.	E5.1	X	X	X	Economic Development Administrator	---
6 Review and enhance the county's wayfinding signage for recreation resources, such as trails and parks.	E5.1	X	X	X	Economic Development Administrator	Tourism Partnership Program (MPP), Tourism Attraction Development Program (TAP)
7 Support home-based entrepreneurship in the county. Revise the zoning ordinance to regulate and prevent negative impacts to neighbors (e.g. excessive light, noise, traffic, etc.), while still allowing for people to work and build businesses in the home.	E3.2	X	X	X	Planning & Zoning Administrator & Economic Development Administrator	---

Economic Prosperity Actions	Objective this Action Supports	Target Completion Year	Responsible Parties			Potential Funding Sources
			2014-2016	2017-2020	2021-2034	
8	Continue to promote the airport in business attraction and retention initiatives and promotional materials, including specific attributes such as runway length and plane size accommodated, instrumentation, hangar availability, fuel pricing and proximity to I-88. County staff will continue to work with local and regional economic development specialists to promote this information.	E4.2	X	X	X	Airport Board & Economic Development Administrator
9	Continue to maintain and enhance the airport facilities consistent with state and federal requirements and industry practices.	E4.2	X	X	X	Airport Board, Airport Fixed Based Operator & County Board
10	Continue to host events at the airport that enhance awareness of the facility and draw tourism dollars to the county.	E4.2	X	X	X	Airport Board & Airport Fixed Based Operator
11	Develop an Airport Marketing Plan to guide annual expenditures on targeted advertising for specific users, such as professional pilots of executive and charter jets that fly coast-to-coast, and Chicago-based companies that could store and fuel a jet more efficiently here.	E4.2	X			Airport Board, Airport Fixed Based Operator & Economic Development Administrator
12	Identify and contact any national/international corporations with facilities in Whiteside County not already using the airport to evaluate their air travel needs and encourage use of the Whiteside County Airport	E4.2	X	X	X	Airport Board, Airport Fixed Based Operator & Economic Development Administrator
13	Evaluate the potential for a contract to meet the air transport needs of the Thomson Correctional Center.	E4.2	X			Airport Board, Airport Fixed Based Operator, Economic Development Administrator & County Board
14	Track and report monthly fuel sales, including the portion purchased by M&M Aviation, as a measure of airport activity.	E4.2	X	X	X	Airport Board & Airport Fixed Based Operator

CHAPTER 6
IMPLEMENTATION & ACTION PLAN

Economic Prosperity Actions	Objective this Action Supports	Target Completion Year	Responsible Parties			Potential Funding Sources
			2014- 2016	2017- 2020	2021- 2034	
15	Establish criteria for Airport Board membership to ensure that it includes people with aviation and business experience.	E4.2	X			County Board ---
16	Review annually the airport's administrative, marketing and legal costs, and provide direction to the Airport Board as appropriate.	E4.2	X	X	X	County Board ---

6.3 AMENDING THE PLAN

■ Plan Monitoring, Amending and Updating

Although this Plan is intended to guide decisions and actions by the County over the next 10 to 20 years, it is impossible to accurately predict future conditions in the county. Amendments may be appropriate from time to time, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. The County may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the county. Should the County wish to approve such an opportunity, it should first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

Any changes to the plan text or maps constitute amendments to the plan and should follow a standard process as described in the following section. Amendments may be proposed by either the County Board or the Planning & Zoning Commission, though a land owner or developer may also petition the Planning & Zoning Commission to introduce an amendment on their behalf.

The 20-year planning horizon of this plan defines the time period used to consider potential growth and change, but the plan itself should be fully updated well before 2034. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and to ensure, through a process of new data evaluation and new public dialogue, that the plan remains relevant to current conditions and decisions. An update every ten years is recommended, though the availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than ten years.

Plan Amendment Process

In the years between major plan updates it may be necessary or desirable to amend this plan. A straightforward amendment, such as a strategy or future land use map revision for which there is broad support, can be completed in about six to eight weeks through the following process.

Step One

An amendment to the text of the Whiteside County Comprehensive Plan may be proposed by the County Board, Planning and Zoning Commission or staff which is then presented to the Planning and Zoning Administrator. Map amendments may be proposed by private individuals (land owners, developers, others) as a part of a rezoning or subdivision platting through the Planning & Zoning Administrator.

Step Two

The Planning and Zoning office will prepare the necessary paperwork for the proposed text/map amendment to go to a public hearing by the Planning and Zoning Commission at the earliest time possible. This may be in conjunction with a rezoning, special use or subdivision plat to be reviewed at the same time. Public notice will be required and will follow the notice requirements for zoning public hearings found in Chapter 39-144 (d), 39-145 (d) and 39-146 (d).

Step Three

The Planning and Zoning Commission will conduct the public hearing as indicated by the public notice. Based on their findings, made during the public hearing, the Planning and Zoning Commission will forward a recommendation, on the amendment requested, to the Whiteside County Board.

Step Four

The Whiteside County Board will review the recommendations and other information provided by the Planning and Zoning Commission. The Board may approve the request, deny the request or send the matter back to the Planning and Zoning Commission for further consideration. Upon approval of the request, the Planning and Zoning office will enter the change into the plan's amendment log, post a copy on the county web site and prepare replacement or supplement pages for issue to county staff and officials who hold hard copies of the plan.

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Appendix A

Appendix B

Appendix C

Appendix D

Community Indicators Report

The Community Indicators Report is a summary of current conditions and recent trends in Whiteside County, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the county. This report is included as an appendix to the comprehensive plan so that it may be updated from time to time as new data becomes available. It is not a policy document.

	Page
A.1 Demographics	A-2
A.2 Housing	A-4
A.3 Transportation & Mobility	A-8
A.4 Economic Prosperity	A-18
A.5 Agriculture & Natural Resources	A-22
A.6 Community Facilities & Services	A-26
A.7 Community Character & Culture	A-30
A.8 Collaboration & Partnerships	A-32
A.9 Land Use	A-34

About the Data

These indicators utilize a mixture of local, county, state, and federal data sources. The U.S. Census has historically been a key source of data for many community indicators. Much of the information previously collected by the decennial U.S. Census is now collected only by the American Community Survey (ACS). The ACS is an ongoing survey that collects sample data every year and reports estimates of population and housing characteristics. For communities smaller than 20,000 people, the best available estimates are reported as rolling averages over 5-year periods – they indicate average conditions over the reporting period rather than a snapshot of a single point of time. Because the ACS estimates are based on a sample of the population, they include some error. The margin of error is reported for each estimate, and is an indication of how reliable the estimate is. As a general rule, the ACS data is quite reliable at the state level, generally reliable at the county level, and less reliable at the municipal level. The margin of error makes the data much more difficult to interpret. To simplify tables in this plan, the reliability of each value is indicated simply by the formatting of the text. For each ACS estimate, the margin of error is divided by the estimate. If the error is 10% or less than the estimate, the value in the table is bolded and underlined. In graphs, the ACS data exceeding this 10% error threshold will be denoted at the bottom of the graph.

The second important note when using ACS estimates is that they cannot be compared to decennial census data because they are measured in different ways. While some of the tables in this report show both decennial census data and ACS data, caution should be used when trying to draw conclusions about trends by comparing the two sets of numbers.

This report is a summary of current conditions and recent trends in Whiteside County, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the county.

	Village of Malibu		Chevrolet County	
	No.	Per	No.	Per
1980	124	2.2	79,564	5.0
1990	138	3.4	100,601	6.0
2000	145	10	145,452	7.0
Avg. 2005-2009	378		253,053	

↑
error exceeds
10% ↑
error less than
10%

← Census data ← ACS data

APPENDIX A COMMUNITY INDICATORS REPORT

Population & Age Trends

From 1990 to 2010, Whiteside County's population decreased by 2.8%, while the state grew by 3.3% during the same period. During this same period, four of the municipalities within the county also saw a decrease in population, including the City of Fulton (-5.9%), City of Morrison (-4.0%), City of Rock Falls (-4.0%) and Village of Tampico (-5.2%).

Based on Illinois' Department of Commerce and Economic Opportunity (DCEO) data, the county's 2030 population is projected to be 68,134 (an increase of 16.5%). For comparison, the state population is projected to grow by 18.0% over the next twenty years to 15,138,849.

In 2010, the median age in the county was 41.8, which is higher than the median age for the state (36.6). Based on this data (shown in the table on the right), the county has a significantly higher ratio of persons over the age of 50, as compared to the state (43.3%, compared to 31.2% statewide). The cohort age 65 and older is especially large in the county.

POPULATION TRENDS & PROJECTIONS

Source: 2010 Census, Illinois Dept. of Commerce & Economic Opportunity, & MSA Professional Services

	Whiteside County	Illinois
1980	65,970	11,426,518
1990	60,186	11,430,602
2000	60,653	12,419,293
2010	58,498	12,830,632
2010	62,431	12,830,632
2015	63,927	13,748,695
2020	65,565	14,316,487
2025	66,748	14,784,968
2030	68,134	15,138,849

SEX & AGE, 2010

Source: 2010 Census

	Whiteside County		Illinois	
	Number	Percent	Number	Percent
Male	28,715	49.1%	6,292,276	49.0%
Female	29,783	50.9%	6,538,356	51.0%
				0.0%
Under 18	13,740	23.5%	3,129,179	24.4%
18 & over	44,758	79.4%	9,701,453	75.6%
20 - 24	3,092	6.7%	878,964	6.9%
25 - 34	6,161	10.5%	1,775,957	13.8%
35 - 49	11,389	17.5%	2,665,984	20.8%
50 - 64	12,415	22.5%	2,403,992	18.7%
65 & over	10,247	20.8%	1,609,213	12.5%
Totals	58,498	100%	12,830,632	100%

MUNICIPAL POPULATION TRENDS, 1990-2010

Source: US Census

Population by Municipality	1990	2000	2010	% Change (1990-2010)
Albany	835	895	891	6.7%
Coleta	154	155	164	6.5%
Como	--	--	567	n.a.
Deer Grove	44	48	48	9.1%
Erie	1,572	1,589	1,602	1.9%
Fulton	3,698	3,881	3,481	-5.9%
Lyndon	615	566	648	5.4%
Morrison	4,363	4,447	4,188	-4.0%
Prophetstown	1,749	2,023	2,080	18.9%
Rock Falls	9,654	9,580	9,266	-4.0%
Sterling	15,132	15,451	15,370	1.6%
Tampico	833	772	790	-5.2%
Townships	21,537	21,246	19,403	-9.9%
TOTAL	60,186	60,653	58,498	-2.8%

Household Counts

From 1980-2010, Whiteside County showed a 2.3% increase in the number of households. This includes a drop in households in the 1980s and negligible growth (0.2%) in the 2000s. During the same period, the state as whole increased by 19.6%, including an increase of 5.3% over the last decade.

The county's "persons per household" count, also known as household size, dropped from 2.51 in 2000 to 2.42 in 2010, which is a reduction of 3.6%. During this same period, the state's "persons per household" declined by 1.5% to 2.59. This trend is consistent with national trends over the past several decades and can be attributed to smaller family sizes, increases in life expectancy, and increases in single parent households.

To be conservative in the projection of future housing demand, this analysis assumes a continued decline in household size of 1% per decade to forecast total households for years 2015, 2020, 2025 and 2030. As projected, the county will see an increase of approximately 5,000 households between 2010 to 2030. This equates to an addition of approximately 5,400 housing units, an increase of 21%.

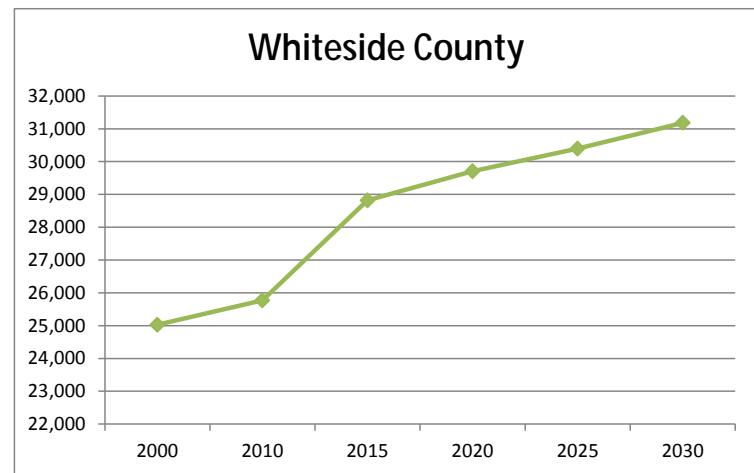
HOUSING UNITS TRENDS & PROJECTIONS

Source: U.S. Census Bureau & MSA projections

	Whiteside County	Illinois
1980	24,004	4,302,863
1990	24,000	4,506,275
2000	25,025	4,885,615
2010	25,770	5,296,715
2015	28,819	5,842,136
2020	29,706	6,113,974
2025	30,394	6,345,771
2030	31,181	6,530,310

HOUSING UNITS PROJECTIONS, 2000-2030

Source: US Census Bureau & MSA projections



HOUSEHOLD TRENDS & PROJECTIONS

Source: U.S. Census Bureau & MSA projections

	Whiteside County		Illinois	
	Number	Persons Per *	Number	Persons Per *
1980	23,200	2.81	4,045,374	2.76
1990	22,740	2.60	4,202,240	2.65
2000	23,684	2.51	4,591,779	2.63
2010	23,740	2.42	4,836,972	2.59
2015	26,549	2.41	5,335,052	2.58
2020	27,366	2.40	5,583,295	2.56
2025	28,000	2.38	5,794,973	2.55
2030	28,725	2.37	5,963,494	2.54

* Future projections assume a 1% decline per decade in the number of persons per household (compared to past trends of 2-4% decline per decade)

Occupancy & Housing Stock

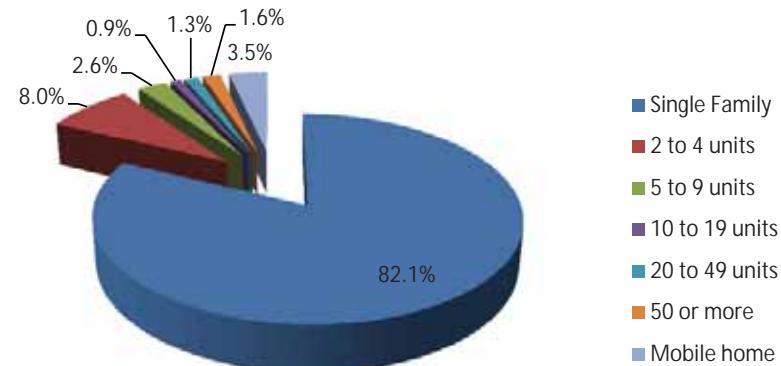
Whiteside County's housing stock is predominantly single family homes, at 82.1% of total housing units. Multi-family housing in the county is variable in number of units per dwelling with 8.0% having two to four units, 2.6% with five to nine units, and 3.8% having more than ten units.

The majority of county residents (68.0%) live in owner-occupied housing. However, owner occupancy percentages have been declining over the past three decades due in part to the increase in multi-family using units and a more mobile workforce. The homeowner vacancy rate increased in the 2010 Census to 1.9%, compared to 1.5% in 2000. The increase is consistent with the effects of the Great Recession seen around the country, though the effect on home vacancy was more subdued here. Nationwide, vacancy rates increased from 1.6% to 2.6% over that same period. 1.5% to 2% is a healthy range.

Nearly 27% of residential structures in Whiteside County were built prior to 1940. The county has seen a relatively consistent increase in housing stock, with 30.0% of houses built between 1970-2000.

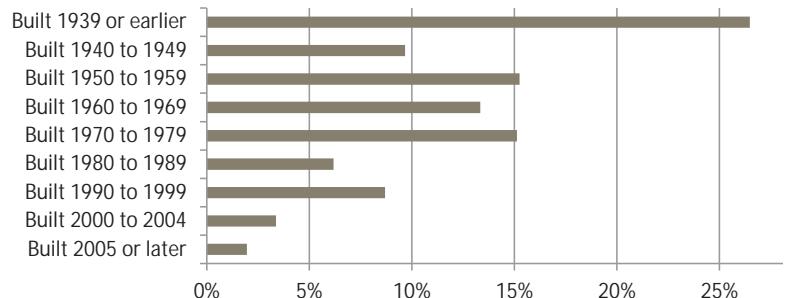
UNIT TYPE, 2007-2011 AVG

Source: American Community Survey



YEAR STRUCTURE BUILT, 2007-2011 AVG*

Source: American Community Survey



OCCUPANCY

Source: U.S. Census Bureau

	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	16,312	68.0%	17,633	70.5%	17,692	68.7%
Renter Occupied	6,428	26.8%	6,051	24.2%	6,048	23.5%
Vacant	1,260	5.3%	1,341	4.3%	2,030	7.9%
Homeowners Vacancy Rate	---	n.a.	---	1.5%	---	1.9%
Rental Vacancy Rate	---	n.a.	---	6.3%	---	9.2%
TOTAL	24,000		25,025		25,770	

Affordability & Value

Affordable housing opportunities are often provided through the sale of older housing units. Housing is generally considered “affordable” when the owner or renter’s monthly housing costs do not exceed 30% of their gross monthly income. Based on the rolling average between 2007-2011, roughly 19.3% of county homeowners and approximately 34.0% of renters exceeded the “affordable” threshold. While these numbers are important indicators of affordability, it is also important to note that *some* residents may be paying more than 30% of their income on housing by choice, rather than by necessity.

The median rent in the county (\$614) is slightly lower than the state median (\$735).

The county’s median home value increased 41% between 1990 and 2000 to \$75,700, which is significantly lower than the state’s median value of \$130,800. Based on ACS data (rolling average from 2007-2011), the median value for home in the county is currently \$99,700, which suggests an increase of approximately 25% from the year 2000.

GROSS RENT

Source: U.S. Census Bureau, American Community Survey

	1990	2000	Avg. 2007 - 2011
Less than \$200	10.6%	5.4%	5.3%
\$200 to \$499	77.5%	52.2%	52.2%
\$500 to \$749	6.0%	30.4%	30.3%
\$750 to \$999	0.6%	4.5%	4.5%
\$1000 to \$1499	0.7%	1.8%	1.8%
\$1500 or more*	0.0%	0.1%	0.1%
No Cash Rent	4.6%	5.5%	5.7%
Median Rent	\$336	\$367	\$614
Total Number	5838	6051	5819

* In 1990, the highest bracket was “\$1,000 or more”, so all rental units within this category were placed in the \$1,000-\$1,499 bracket

VALUE (FOR HOMES WITH MORTGAGES)

Source: U.S. Census Bureau, American Community Survey

	1990	2000	Avg. 2007 - 2011
Less than \$50,000	59.9%	17.5%	9.9%
\$50,000 to \$99,999	35.5%	56.1%	40.4%
\$100,00 to \$149,999	3.4%	17.3%	23.1%
\$150,000 to \$199,999	0.8%	6.1%	13.9%
\$200,000 to \$299,999	0.3%	1.9%	7.8%
\$300,000 to \$499,999	0.1%	0.8%	3.5%
\$500,000 or more	0.0%	0.3%	1.5%
Median Value	\$44,400	\$75,700	\$99,700

GROSS RENT AS PERCENTAGE OF INCOME, AVG 2007-2011

Source: American Community Survey

Gross Rent as Percentage of Household Income	Percent
Less than 15 percent	11.7%
15.0 to 19.9 percent	11.1%
20.0 to 24.9 percent	13.9%
25.0 to 29.9 percent	12.1%
25.0 to 29.9 percent	12.1%
35 percent or more	34.0%
Not computed	10.8%

SELECTED MONTHLY OWNER COSTS, AVG 2007-2011

Source: American Community Survey

Selected Monthly Owner Costs as a Percentage of Household Income	Percent
Less than 20.0 percent	58.9%
20.0 to 24.9 percent	13.3%
25.0 to 29.9 percent	8.0%
30.0 to 34.9 percent	5.7%
35.0 percent or more	13.6%
Not computed	0.5%

Housing Programs

Whiteside County Housing Authority

Whiteside County has an established housing authority to assist with affordable housing placement for low income families. The Whiteside County Housing Authority owns and manages 352 apartments for seniors, persons with disabilities and families located in Whiteside County and administer housing vouchers through the Section 8 Housing Choice Voucher Program.

Through HUD's Section 8, the Whiteside County Housing Authority also provides financing for developers that agree to subsidize tenants for a specified number of years. Tax credits may also be provided to developers whose projects meet Illinois Housing Development Authority requirements.

See the list on the right for additional housing programs available.

Community Development Assistance Program (CDAP) - Housing Program

US Department of Housing and Urban Development (HUD)

This program provides grants to local governments in order to help them finance economic development projects, public facilities and housing rehabilitation. The program is targeted to assist low-to-moderate income persons by creating job opportunities and improving the quality of their living environment.

Abandoned Property Program

Illinois Housing Development Authority

This program provides grants to municipalities and counties to assist with costs incurred to secure and maintain abandoned residential properties.

Neighborhood Stabilization Program (NSP)

Illinois Housing Development Authority

This program funds projects located in areas of greatest need to acquire, rehab, and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. All activities funded by NSP must benefit low-, moderate-, and middle-income persons whose income does not exceed 120% of the area median income.

Illinois Hardest Hit Program

Illinois Housing Development Authority

This program assists Illinois homeowners struggling to pay their mortgages due to job loss or income reduction. It assists low- and moderate-income families across the state with temporary mortgage payment assistance while they work to regain sufficient income to pay their mortgage.

Commuting

Approximately 46.8% of the county's commuters age 16 or older work within 14 minutes of their place of employment. Most of the workers are employed within Whiteside County. The percentage of those who work out of state is low at 4.4%.

These commuters, on average, have a travel time to work of 15.7 minutes, which is slightly less than the County (20.4 minutes) and State as a whole (21.5 minutes). A large percentage of Whiteside County workers have a commute that is less than 15 minutes.

Commuting in Whiteside County is mostly done by car and primarily in a single occupant vehicle (82.2%). This number is slightly higher than the State as whole, which is at 73.4%. Those who carpooled to work was also higher than the State with 10.3%, as compared to 9.1% for the State. On the other hand, those who used public transit was substantially lower in the County as compared to the State as whole (0.6% to 8.8%, respectively). The remainder of the means of travel were quite similar between Whiteside County and the State as a whole.

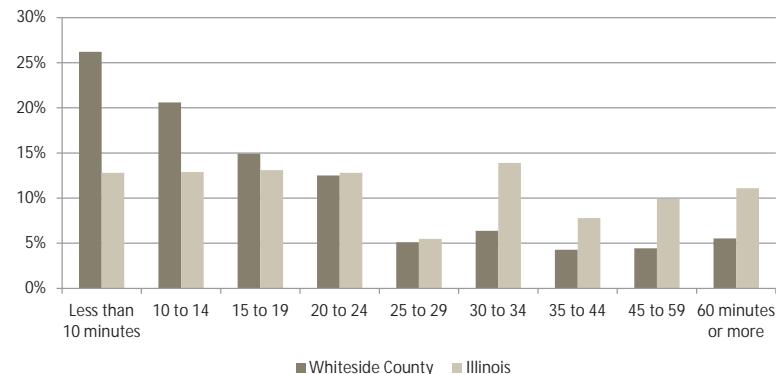
PERCENTAGE OF RESIDENTS COMMUTING

Source: American Community Survey

	Whiteside County
Within Whiteside County	32.1%
Outside of County, Within State	9.2%
Outside of State	4.4%

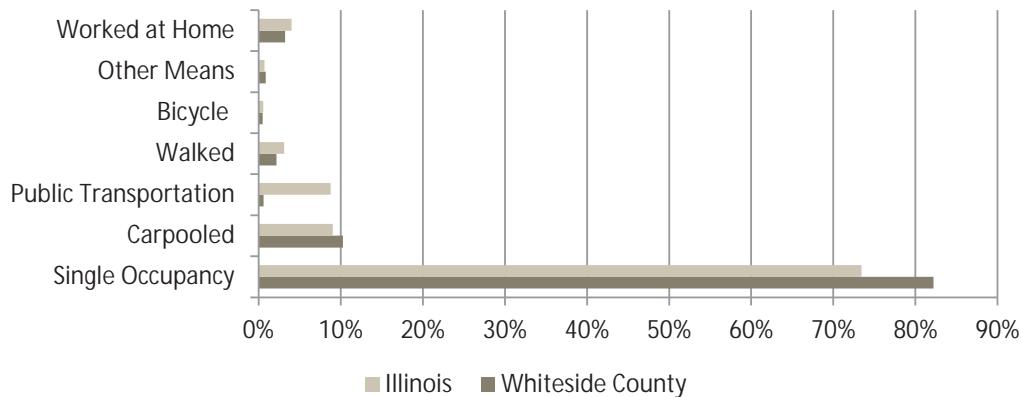
COMMUTING TIME TO WORK, 2007-2011 AVG

Source: American Community Survey



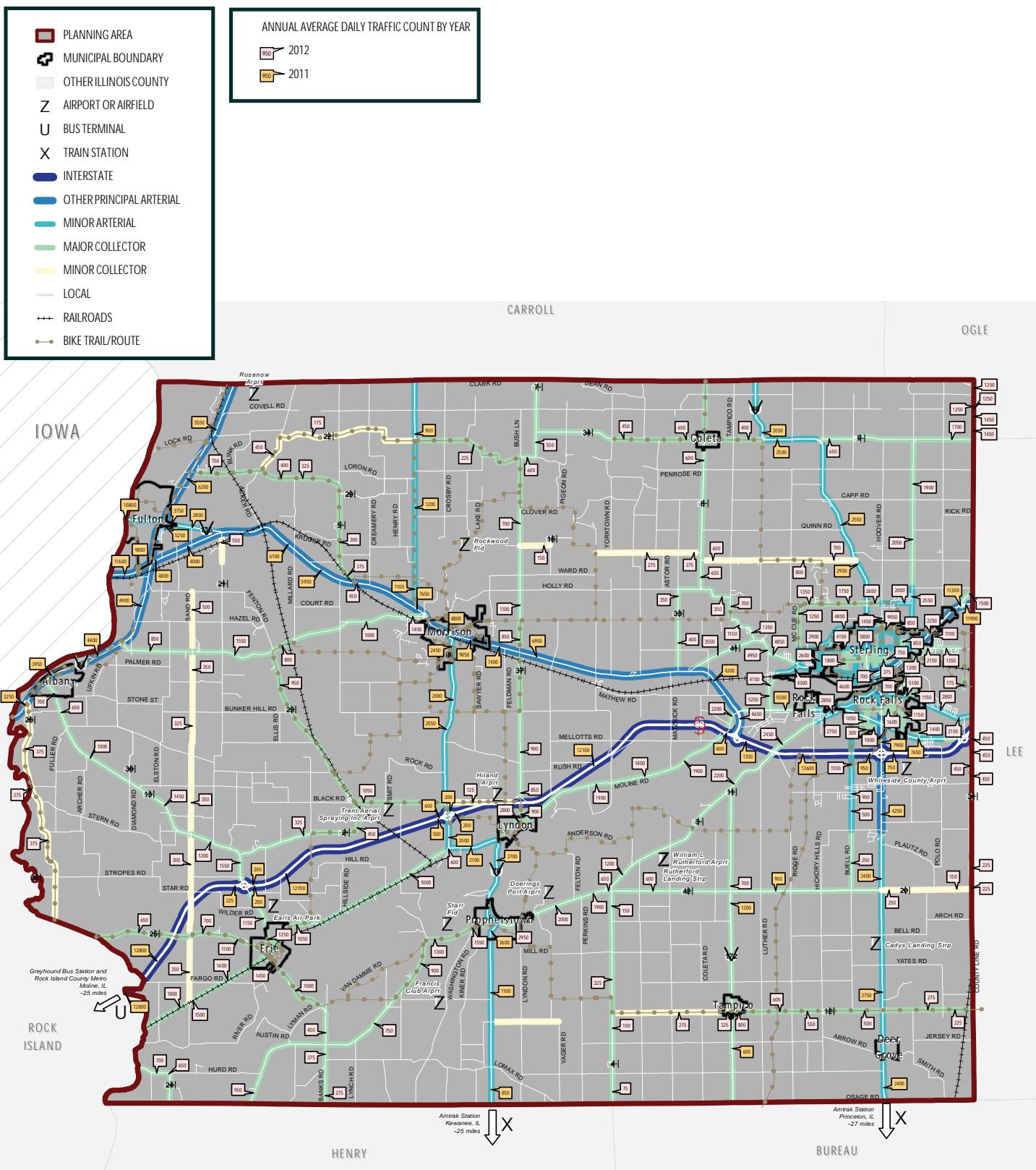
COMMUTING METHODS TO WORK, 2007-2011 AVG

Source: American Community Survey



APPENDIX A COMMUNITY INDICATORS REPORT

Transportation Map



Major Modes of Travel

Road Classifications

All federal, state, county, and local roads are classified into categories under the "Roadway Functional Classification System" based upon the type of service they provide (see map on the next page for road classifications in the county). In general, roadways with a higher functional classification should be designed with limited access (ie. fewer driveways) and higher speed traffic.

Lincoln Highway

The Lincoln Highway was once the most famous road in America. It was the first successful transcontinental highway and served as the catalyst for the driving improvements then demanded by an increasingly mobile public. The Lincoln Highway was the first successful, all-weather, coast-to-coast, automobile highway.

The highway was perhaps the first urban bypass, skirting Chicago and its congestion, passing through Chicago Heights, Joliet, Aurora, DeKalb, Rochelle, Dixon, Sterling, Morrison, and finally exiting the state at Fulton with its spindly Mississippi River Bridge.

There are murals celebrating the highway across Illinois. Sterling's mural is unique as it's made up of five smaller paintings telling the story of the Lincoln Highway radio show. The city of Fulton is the Lincoln Highway's gateway to the west, crossing the mighty Mississippi River. The only covered bridge along the Illinois portion of the Lincoln Highway is found just outside of the city of Morrison, and in Rock Falls you can see the Lincoln Highway Interpretive mural located at 1412 West Rock Falls Road.

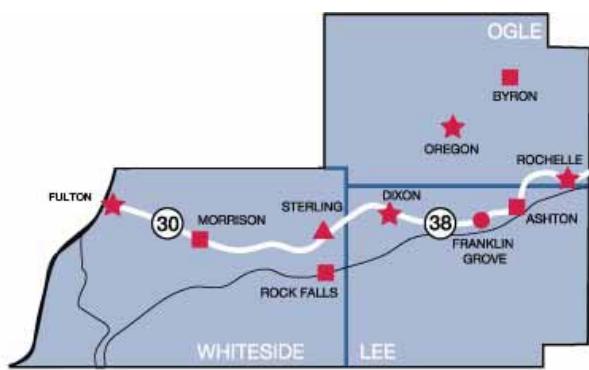
Roadway Improvement Projects

Illinois' Six Year Highway Improvement Program identifies projects by county and project limits. On the right is the list of projects to be completed during the 2012-2017 period within Whiteside County. None of the projects listed are major improvement projects.

PLANNED ROAD IMPROVEMENTS

Source: Illinois Department of Transportation

Hwy	County	Project Title/Limits	Miles	Year	Project Description
I-40	Whiteside	Rock River Bridge / Sterling and Rock Falls	0	12	Bridge Replacement
I-88	Rock Island/Whiteside	.5 mi W of I-80 to 122nd Ave	19.2	13 - 17	Resurfacing, Cold Milling, Patching
US 30	Whiteside	IL 136 to I-88		13 - 17	
US 30	Whiteside	.2 mi E of Yager Rd .2 mi E of Habben Rd	0	12	Culvert Replacement & Repair, Wing Wall Repair
ILL 2	Whiteside	E of 45th Ave, Sterling	3.76	12	Resurfacing
ILL 40	Carroll / Whiteside	Milledgeville to Sterling	12.34	13 - 17	Resurfacing, Drainage
ILL 40	Whiteside	Miller Rd, Sterling	0	13 - 17	Turning Lanes, Signal Installation
ILL 40	Whiteside	Hennepin Canal Feeder	0	13 - 17	Bridge Replacement, Bikeway
ILL 78	Whiteside	Carroll Co Line to US 30	10.96	13 - 17	Resurfacing, Culvert Replacement
ILL 78	Whiteside	French Creek, Morrison	0	13 - 17	Bridge Replacement
ILL 78	Whiteside	Prophetstown	4.64	12	Resurfacing
ILL 136	Whiteside	Mississippi River Bridge, Fulton	0	13 - 17	Bridge Painting, Pier Repair
ILL 172	Whiteside	Tampico	0	13 - 17	Bridge Replacement
ILL 172	Whiteside	Tampico Rd to ILL 40	5	12	Resurfacing



■ mural ▲ gazebo ★ mural and gazebo

Railroad Service

Passenger rail is not directly available in Whiteside County. However, Amtrak routes have been proposed that would offer service between nearby Moline and Chicago. There are two freight lines through the county:

- *Union Pacific* owns a rail line running through Whiteside County that connects Sterling and Rock Falls with both Chicago and Cedar Rapids.
- *BNSF* owns a rail line perpendicular to the Union Pacific line, connecting a handful of municipalities with Dubuque to the north, and East Davenport to the south.



Water Transit

There is no waterborne freight movement based in Whiteside County. The nearest port is located in Dubuque, which has access to the Mississippi River. Historically, Dubuque's port has been a center for industry, though recent redevelopment of the site has focused on recreation. The port nearest to Whiteside County on the Illinois side of the Mississippi is located over 200 miles away in Quincy. Local navigable waters are used only for recreational purposes.

Truck Routes

Based on Illinois DOT online mapping (<http://www.gettingaroundillinois.com>), Whiteside County has one State-maintained Class I Truck Route (Interstate 88), five State-maintained Class II Truck Route (US 30, IL 78, IL 84, IL 40 and IL 2), and four locally-maintained Class III Truck Route (CTH 13, CTH 22, CTH 23, and CTH 41).

Transit Service

Whiteside County currently operates the Whiteside County Public Transportation system, a demand-response service available to all residents in all parts of the county. In 2013 the system had approximately 45,000 rides within the county. This service is supported by federal funding. Fees run from \$2.00 one way for ages 6-59 and \$1.00 for ages 60+. For rides outside the county the fee is \$0.25 per mile. The system operates Monday-Friday from 6am to 6pm.

Intercity bus travel is not directly available in Whiteside County. The City of Dixon in neighboring Lee County offers the closest access to Greyhound Bus lines, which carry passengers to Des Moines or Chicago.



Major Modes of Travel (cont.)

Aviation Service

Whiteside County Airport, in Rock Falls, is a publicly owned airport classified as a Small General Aviation Airport by the Illinois Bureau of Aeronautics. The airport has two paved runways (07/25 and 18/36) which are 6,500 and 3,900 feet long, respectively. Runway paving improvements are planned to be implemented in FY 2015-2016 by the Illinois DOT. It is a high quality facility that currently sees light use, including recreational flights, flight training, refueling stopovers and some executive travel by large corporations with local facilities.

Anecdotally, the airport sees a few flights per day during a typical week, and a few thousand takeoffs and landings per year. This compares to questionable *Federal Aviation Administration* (FAA) records that indicate about 33,000 takeoffs and landings per year.

As estimated for the Illinois FAA, the annual economic impacts of capital improvement spending, on-airport businesses and visitor spending are 57 jobs, \$1.7 million in payroll and \$5.5 million in total economic output.

Commercial Tenants:

- M&M Aviation Services – Fixed-Base Operator providing airport management, flight instruction, airplane maintenance and repair and other services
- Radio Ranch – a provider of avionics, telephone, two-way radio, security, and surveillance equipment
- Illinois State Police – one of four operational bases for the Illinois State Police Air Operations, including airspeed checks, photography, manhunts, surveillance, missing person searches, marijuana eradication, commercial vehicle enforcement and executive transportation.
- Whiteside County Civil Air Patrol



WHITESIDE COUNTY AIRPORT REGULAR CORPORATE USERS

Source: M&M Aviation

Corporation	Local Destination	Frequency of Visits	Distance from airport to local destination
Walmart	Distribution Center west of Rock Falls	1-2 time a month	7 Miles
Leggett & Platt	Sterling	Once a month	4 Miles
Local Nursing Home		Once a month	3-5 Miles
Astec Mobile Screens	Sterling	2-3 times a month	
Union Pacific Railroad	Rochelle Intermodal Hub	2-3 times a month	37 Miles
BorgWarner	Dixon		17 Miles

APPENDIX A COMMUNITY INDICATORS REPORT

COMPARATIVE AIRPORTS

Source: Airnav.com, Google maps

Airport	FAA Designation	Primary Runway	Approach Instrumentation	Estimated 2012 Takeoffs and Landings*	2012 Based Aircraft	Drive Time from Rock Falls	Nautical Miles from Rock Falls
Whiteside County Airport (SQI)	General Aviation	6,499' x 150' Asphalt	Instrument Landing System (ILS)	32,720	34	NA	NA
Clinton Municipal Airport (CWI)	General Aviation	5,204' x 100' Concrete	Instrument Landing System (ILS)	15,400	28	50 minutes (38 miles)	30 nm
Dixon Municipal Airport (C73)	General Aviation	3,897' X 75' Asphalt	RNAV (GPS)	40,000	26	23 minutes (15 miles)	12 nm
Rochelle Municipal Airport (RPJ)	General Aviation	4,225' x 75' Asphalt	RNAV (GPS)	12,000	26	36 minutes (37 miles)	28 nm
Albertus Airport (FEP)	General Aviation	5,504' x 100' Asphalt	Instrument Landing System (ILS)	20,000	62	53 minutes (39 miles)	30 nm
Quad City International Airport (MLI)	Primary	10,002' x 150' Concrete	Instrument Landing System (ILS)	37,867	88	57 minutes (57 miles)	41 nm
Chicago/Rockford International Airport (RFD)	Primary	10,002 x 150' Concrete	Instrument Landing System (ILS)	44,649	114	63 minutes (63 miles)	38 nm
Chicago O'Hare International Airport (ORD)	Primary	13,000' x 150' Asphalt/Concrete	Instrument Landing System (ILS)	879,302	NA	105 minutes (110 miles)	81 nm
Midway International Airport (MDW)	Primary	6,522 x 150' Asphalt/Concrete	Instrument Landing System (ILS)	252,536	52	114 minutes (117 miles)	87 nm

*FAA estimates of takeoffs and landings are based on tower records. For airports without a tower, including all of the general aviation airports in this list, the numbers are based on sample counts from 2008 or earlier that were prone to manipulation and are not an accurate reflection of traffic, either at the time of the count or now.



Pedestrian & Bike Network

Pedestrians and bicyclists use a combination of roadways, sidewalks, and off-street trails. Sidewalks are prevalent within the county's municipalities, but they are not ubiquitous. In unincorporated areas sidewalks are rare.

The IL DOT Regional Bike Map (shown at right) displays the bicycle "level of service" for the major roadways within the planning area. The levels of service are:



- “Most Suitable for Biking” (dark to light green),
- “Caution Advised” (dark to light orange),
- “Not Recommended for Biking” (dark to light red), and
- “Bicycles Prohibited” (black).

There are several small local trails within Whiteside County, and one region/state trail, the Great River Trail. The Great River Trail connects Carroll, Rock Island and Whiteside Counties and uses a mix of paved rail-trails, sidewalks and dedicated bike lanes following the Mississippi River for 60 miles. This trail is also part of the Grand Illinois Trail, which joins together existing and proposed state/local trails to create the state's longest continuous trail. It currently loops more than 500 miles between Lake Michigan and the Mississippi River.



Water Trail

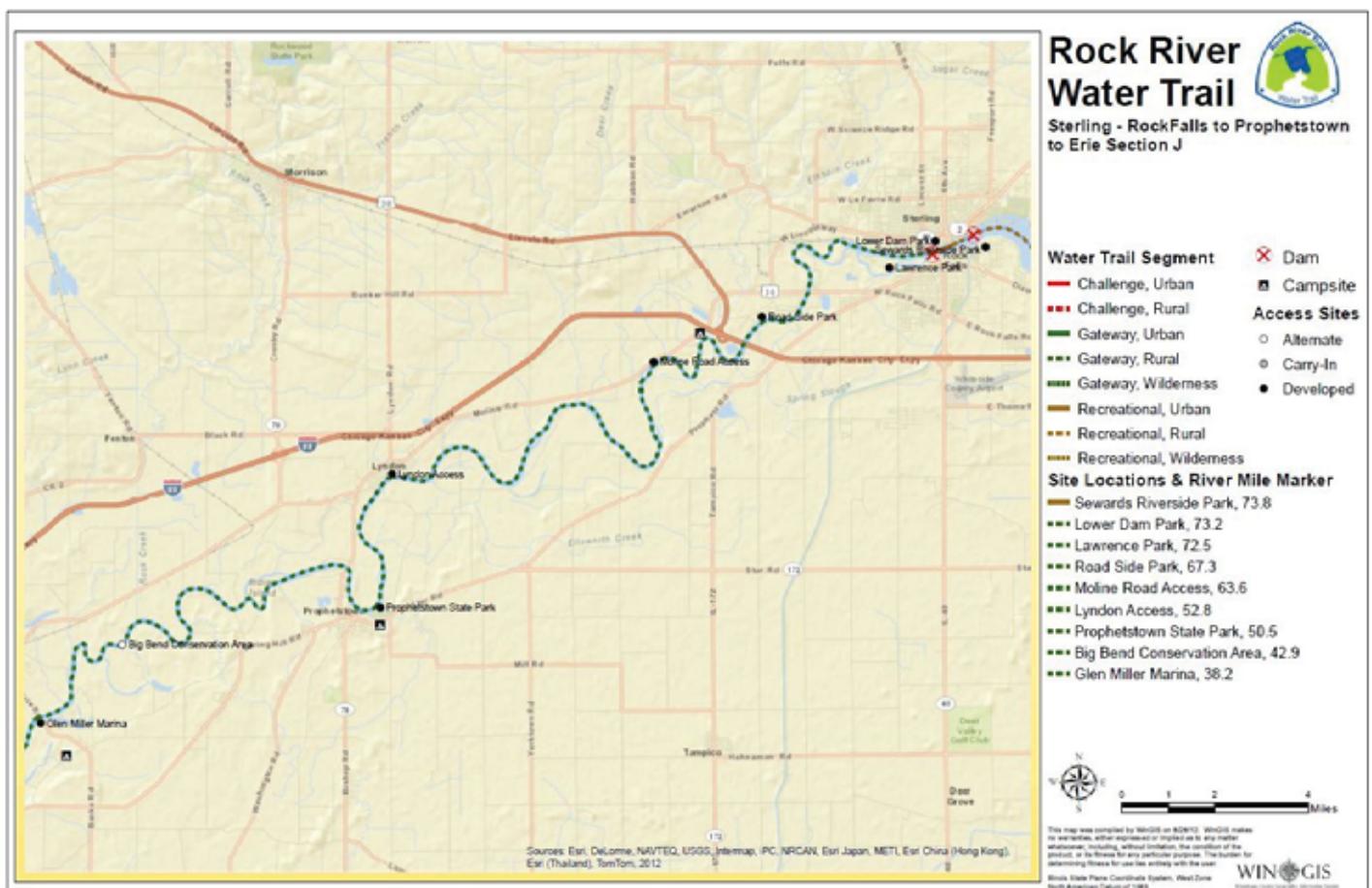
The National Water Trails System is a distinctive national network of exemplary water trails of local and regional significance that are cooperatively supported and sustained. The trail system has been established to protect and restore America's rivers, shorelines and waterways and to increase access to outdoor recreation on shorelines and waterways.

Rock River Water Trail

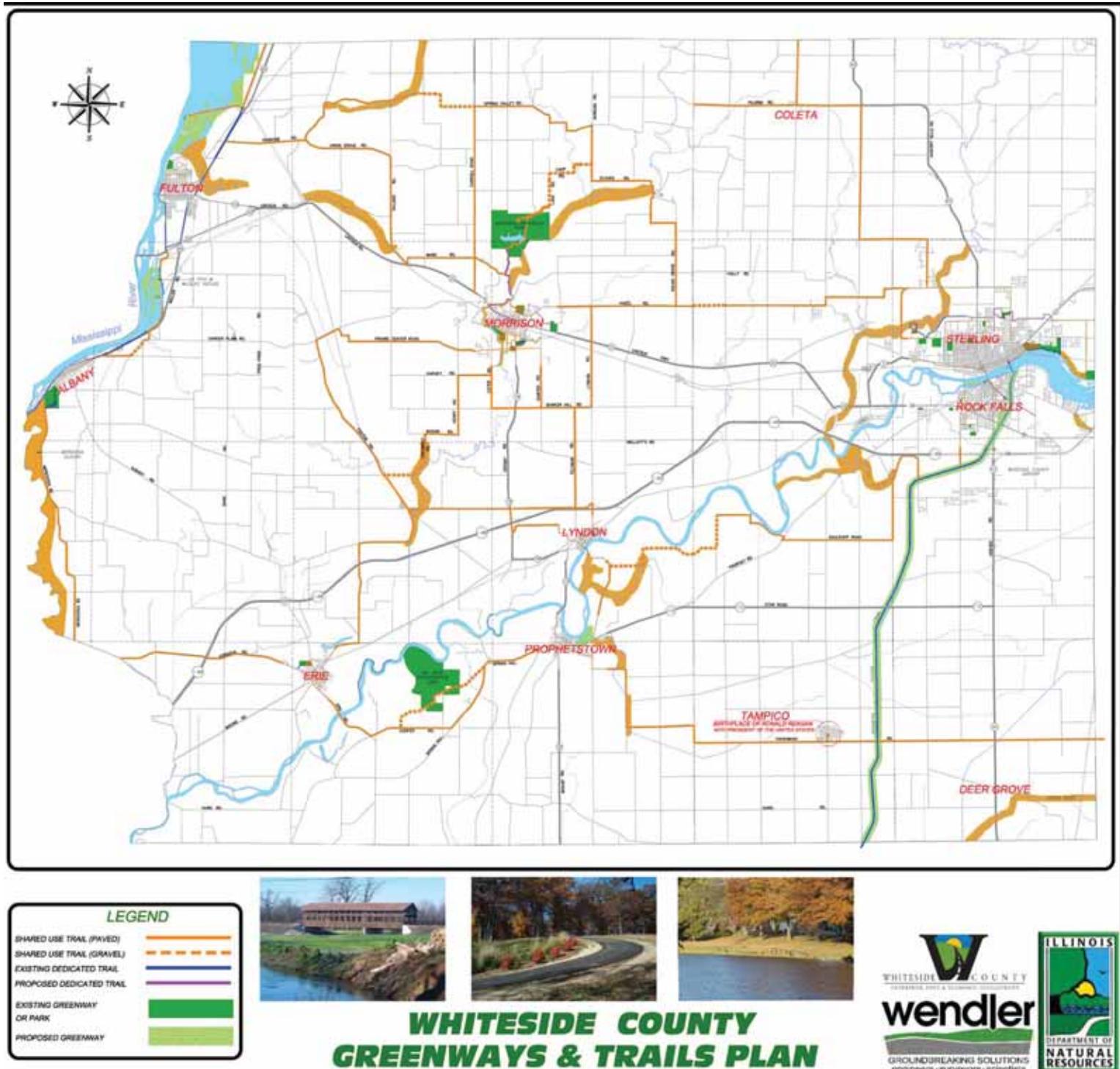
The Rock River Water Trail was designated into the National Water Trails System by Secretary of the Interior Ken Salazar on April 4, 2013. This designation affirms that the Rock River is a vital natural resource and backbone for local recreational, cultural and historical interests, and economic and community development activities.

Whiteside County Rock River access points are located at:

- Oppold Marina (Sterling Park District)
- Seward-Riverside Park (Coloma)
- Lower Dam Park (Coloma)
- Lawrence Park (Sterling/Rock Falls)
- Roadside Park (State of Ill)
- Prophetstown State Park
- Erie Boat Ramp



APPENDIX A
COMMUNITY INDICATORS REPORT



Education & Income

Education attainment data can provide insight into the quality of the existing labor force, including the availability of skilled and professional workers and the need for training opportunities. In the year 2000, the percentage of county residents 25 years or older that had at least a high school diploma was similar to the state as whole (79% vs 81%), however bachelor's and graduate degrees were substantially less common here (10.7% vs 25.1%). More recent data from the American Community Survey (2007-2011), suggest more degrees in both the state and the county, but a similar gap between the county and the state (15.6% vs 30.7%). Associates degrees, on the other hand were more common within the county than the state, in both data sets.

The typical correlation between education and income is reinforced here - incomes here are lower than the state averages. And the difference appears to be growing. Whereas the Whiteside County median household income (MHI) was 88% of the state MHI in 2000, the 2007-2011 ACS data show statewide income growth outpacing local incomes, such that the county MHI was just 82% of the state MHI. Despite these lower incomes, the county has less poverty than the state as a whole, reflecting the fact that people living below the federal poverty line tend to live in larger cities with more social services and transportation options.

Note: The Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level".

EDUCATIONAL ATTAINMENT

Source: U.S. Census Bureau, American Community Survey

	Educational Attainment*	2000	2007 - 2011 Avg.
County	HS Graduate	37.8%	<u>39.1%</u>
	Some College	23.5%	<u>22.6%</u>
	Associate's Degree	7.2%	<u>9.2%</u>
	Bachelor's Degree	7.9%	<u>10.7%</u>
	Graduate/Prof. Degree	2.8%	<u>4.9%</u>
	HS or Higher	79.3%	<u>83.5%</u>
Illinois	HS Graduate	27.7%	<u>27.6%</u>
	Some College	21.6%	<u>21.1%</u>
	Associate's Degree	6.1%	<u>7.3%</u>
	Bachelor's Degree	16.5%	<u>19.1%</u>
	Graduate/Prof. Degree	8.6%	<u>11.6%</u>
	HS or Higher	81.4%	<u>86.6%</u>

*Population 25 and over

INCOME TRENDS

Source: U.S. Census Bureau, American Community Survey

	2000	Avg. 2007-2011
County	Per Capita	\$19,296
	Median Family	\$46,653
	Median Household	\$41,159
	Below Poverty	8.50%
		11.7%
	Per Capita	\$23,104
Illinois	Median Family	\$55,545
	Median Household	\$46,590
	Below Poverty	9.90%
		13.1%
		<u>\$29,376</u>
		<u>\$69,658</u>
		<u>\$56,576</u>

APPENDIX A COMMUNITY INDICATORS REPORT

Existing Labor Force

Based on the tables and graphs on the right the following can be said regarding the county's existing labor force:

- While the state labor force grew by 2.3% between 2000 to 2010, the county lost 3.1% of its labor force.
- Unemployment rates more than doubled for both the state and Whiteside County between 2000 and 2010. These higher unemployment rates are attributable to the "Great Recession" that began in 2007.
- Based on the American Community Survey (2007-2011), nearly 80% of workers in Whiteside County earn a *private* wage and salary. This compares to 73.3% statewide.
- A plurality of residents are employed in "Management, Professional & Related" occupations, though only about 27%. County residents are instead employed in more "Production, Transportation and Material Moving" jobs.
- The largest industries in the county include Educational, Health & Social Services (21.8%), Manufacturing (19.8%), and Retail Trade (13.8%).

Note: A community's labor force includes all people over the age of 16 classified as employed or unemployed as well as members of the U.S. Armed Forces. Those not included in the labor force statistics include students, homemakers, retired workers, seasonal workers not currently looking for work, institutionalized people, and those doing only incidental unpaid family work.

EMPLOYMENT STATUS

Source: U.S. Census Bureau, American Community Survey

	Whiteside County	Illinois
In Labor Force (2000)	30,884	6,467,700
Unemployment Rate	4.3%	4.5%
In Labor Force (2010)	29,928	6,616,300
Unemployment Rate	10.9%	10.4%

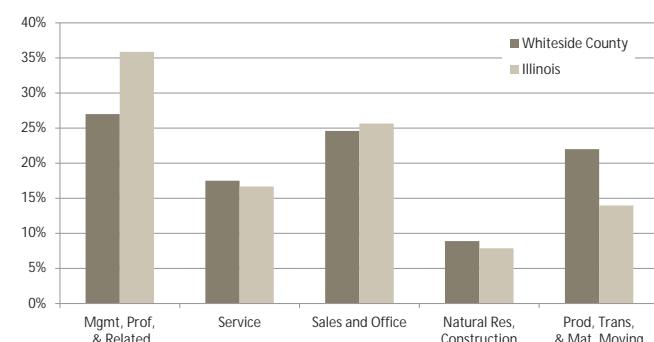
CLASS OF WORKER

Source: U.S. Census Bureau, American Community Survey

	Whiteside County	Illinois
Private wage and salary workers	79.4%	73.3%
Government workers	14.2%	12.9%
Private Not-for-Profit Worker	7.7%	8.7%
Self-employed & Unpaid Family Worker	6.4%	13.8%

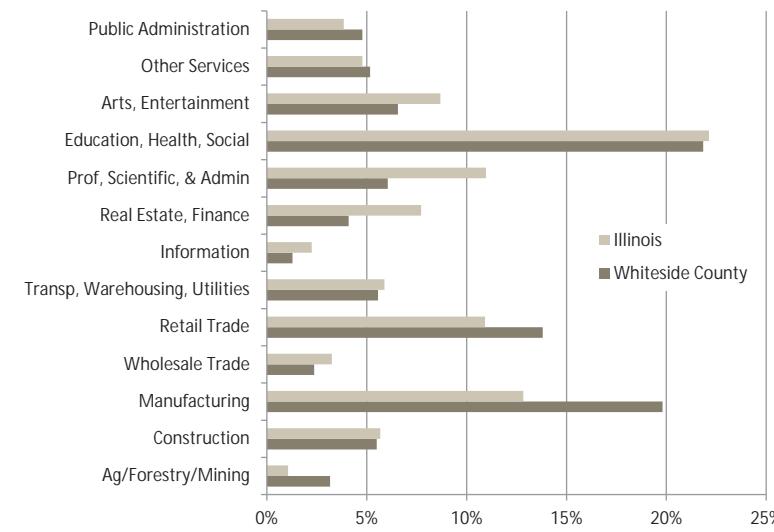
OCCUPATIONS, 2007-2011 AVG

Source: American Community Survey



INDUSTRY, 2007-2011 AVG

Source: American Community Survey



Business & Industry

Industrial Sites

Whiteside County has an abundance of land available for business development and redevelopment. Over a half dozen business and industrial parks are open for new development. The City of Sterling provides the most space for such development in the county with more than 160 acres devoted. In addition to Sterling's facilities, Rock Falls, Morrison, and Fulton also have business or industrial parks.

Major Employers

The largest employer in the county is the CGH Medical Center and Health Clinic system with 1,400 employees. Other major employers include several large manufacturing and shipping operations including Wahl Clipper Corporation and a Walmart distribution center.

INDUSTRIAL/BUSINESS PARKS

Source: Whiteside County

Name	Acreage
Fulton Industrial Park	n.a.
Morrison Industrial Park	35
Rock Falls Industrial Park	n.a.
Meadowland Business Park (Sterling)	109
Eastwood Industrial Park (Sterling)	n.a.
Westwood Industrial Park (Sterling)	n.a.
Old Airport Industrial Park	55-100

MAJOR EMPLOYERS & MANUFACTURERS, 2012

Source: Whiteside County

Company	Product/Service	Employees
CGH Medical Center and CGH Health Clinics	Medical, surgical, emergency and Medical Healthcare	1400
Climco Coils Company	Electromagnetic Coils	103
Lee Wayne/Halo Corp.	Promotional Items	200
Morrison Community Hospital	Medical, emergency, family healthcare, long-term care	167
Self Help Enterprises	Assembly & packaging	303
Sterling Steel, LLC	Steel rod	255
Timken Drives, LLC	Steel Chain	417
Wahl Clipper Corp.	Personal care appliances	853
Wal-Mart DC #7024	Distribution Center	800
Whiteside County	Government	371

Labor Projections

Illinois Workforce Development develops occupation projections. Statewide, the fastest growing occupation is Gaming Supervisors. Healthcare jobs in general are also growing rapidly, both regionally and statewide due in part to the aging population.

FASTEST GROWING OCCUPATIONS IN ILLINOIS

Source: Illinois Workforce Development

Title	Base Year (2006)	Projection Year (2016)	Percent Change
Gaming Supervisors	33	46	41%
Network Systems & Data Comm Analsts	210	287	37%
Skin Care Specialists	67	90	35%
Substnce Abuse/Bhvrl Dsrrdr Counslrs	165	221	34%
Manicurists and Pedicurists	149	194	30%
Medical Assistants	415	539	30%
Massage Therapists	152	195	28%
Social and Human Service Assistants	355	454	28%
Home Health Aides	907	1,157	28%
Mental Hlth/Substnce Abuse Soc Wkrs	143	182	27%

Development Tools

Revolving Loan Funds

Sterling, Morrison, and Fulton are all recipients of economic development grants from the Department of Commerce and Economic Opportunity for use in locally-administered Revolving Funds. Eligible businesses may receive up to 50% of project costs or \$15,000 for every full-time-equivalent job created.

Enterprise Zones

Illinois instituted the Enterprise Zone Program in 1982 to help stimulate depressed areas within the state by providing incentives for activities that contribute to economic growth and neighborhood revitalization. Whiteside County is home to one of close to 100 such zones in the state. Benefits provided by the program can extend to both organizations and individuals involved with projects in the county, and can be broken into the following categories.

- **Investment Tax Credits**

Qualified taxpayers, which include corporations, individuals, trusts and other entities, may receive a .5% credit against their state income tax for investing in qualified properties in enterprise zones. Qualified properties are new or used buildings or building components, used by the taxpayer, having a useful life of four or more years, and being placed in service after the creation of the enterprise zone.

- **Sales Tax Deductions**

Building materials that are part of projects in an enterprise zone may be exempted from sales tax, as long as projects have been approved as eligible by the zone administrator. Similarly, machinery and equipment are also eligible for a 6.25% sales tax exemption for business enterprises certified by the Department of Commerce and Economic Opportunity, which requires particular amounts for monetary investment and job creation in the enterprise zone be met. Lastly, DCEO certified businesses may also receive a 5% sales tax exemption on gas and electric utilities.

- **Property Tax Incentives**

Abatements on any portion of taxes on real property may be ordered by the county clerk for taxing districts such as the enterprise zones. Abatements apply only to assessed value of new construction or improvements.

- **Corporate Contribution Deduction**

Corporations that make donations to DCEO-approved organizations for projects within enterprise zones may claim a tax deduction at twice the value of their contribution.

Physiography & Open Space

Physiography & Soils

The following excerpt from the *Soil Survey of Whiteside County, Illinois* describes the physiography of the county.

"The landscape of Whiteside County is generally characterized by four major landforms: uplands, outwash plains, stream terraces, and flood plains. These landforms are the products of continental glaciation and more recent stream erosion. The deposition of till and post glacial stream erosion have modified the original bedrock topography to create the present rolling terrain. The outwash plain consists of materials deposited by meltwater from the receding glacier. The flood plains and stream terraces are the result of the ongoing process of stream erosion. Stream courses have changed in the geologic past, resulting in several abandoned channels in the survey area."

The uplands make up roughly the northern one-third to one-half of Whiteside County. They are divided by major stream channels and include the bluffs along the Mississippi River and Rock River flood plains. The uplands generally consist of 5 or more feet of loess over till and limestone bedrock, both of which are exposed at the surface in a few places along the steeper slopes. Elevation ranges from about 875 feet above sea level in the northeastern part of the county to about 575 feet above sea level near the base of the Mississippi River bluffs. Differences in local relief range to as much as 150 feet.

The southeastern part of the county south of the Rock River consists of a broad outwash plain. Stabilized sand dunes are common on the outwash plain. Smaller, scattered outwash areas also occur along some terraces. These formations were created where meltwater distributed sandy and loamy material westward from the receding glacial front to the east. Some parts of the outwash deposits were subsequently capped with a layer of loess, especially in the western half of the area. Elevation ranges from about 700 feet above sea level to 630 feet above sea level. Local relief is generally very low, but near the sand dunes it may be 30 to 70 feet.

The stream terraces are most extensive in the central part of the county immediately north of the Rock River flood plain. These areas are remnants of an old flood plain. Recent down cutting and channelization along the new flood plain have left the stream terrace positions

at an elevation that is no longer subject to flooding. The terraces are typically separated from the active flood plain by a short, steep slope called a terrace escarpment. Elevation ranges from about 730 feet above sea level to 610 feet above sea level. Local relief is generally very low, commonly less than 10 feet."

Areas of steep slopes within the planning area are shown on the ***Development Limitations Map*** (refer to page A-19).

Agricultural Land & Open Space

A map of prime farmland areas within the county is shown on the next page. "Prime farmland" designates land that has the best combination of physical and chemical soil characteristics for producing food, feed, forage, fiber, and oilseed crops according to the Natural Resource Conservation Service. Based on County mapping data, there is approximately 357,400 acres of agricultural land and open space in the county. This is approximately 80% of the county's total land area.

Based on the 2007 Census of Agriculture, the county had 1,132 farms with 405,333 acres of farmland, which is an increase of 13% in farms and 7% in active farmland since 2002. In the same period, the county's average farm size decreased by 6% (from 379 acres from 358 acres). These indicators suggest the growing trend for 40-acre or less "farmettes" that serve niche markets, or produce modest agricultural goods/revenue. Whiteside County's largest produced crop item is corn, followed by soybeans. The two are often planted in rotation.

Rare Species

The Illinois Department of Natural Resources maintains an Illinois Natural Heritage Database, which provides generalized information about endangered and threatened species by occurrence by county. Whiteside County has 32 species listed (20 as endangered and 12 listed as threatened). For more information, log on to: http://dnr.state.il.us/conservation/natural_heritage/inhd.htm.

Prime Agriculture Land Map



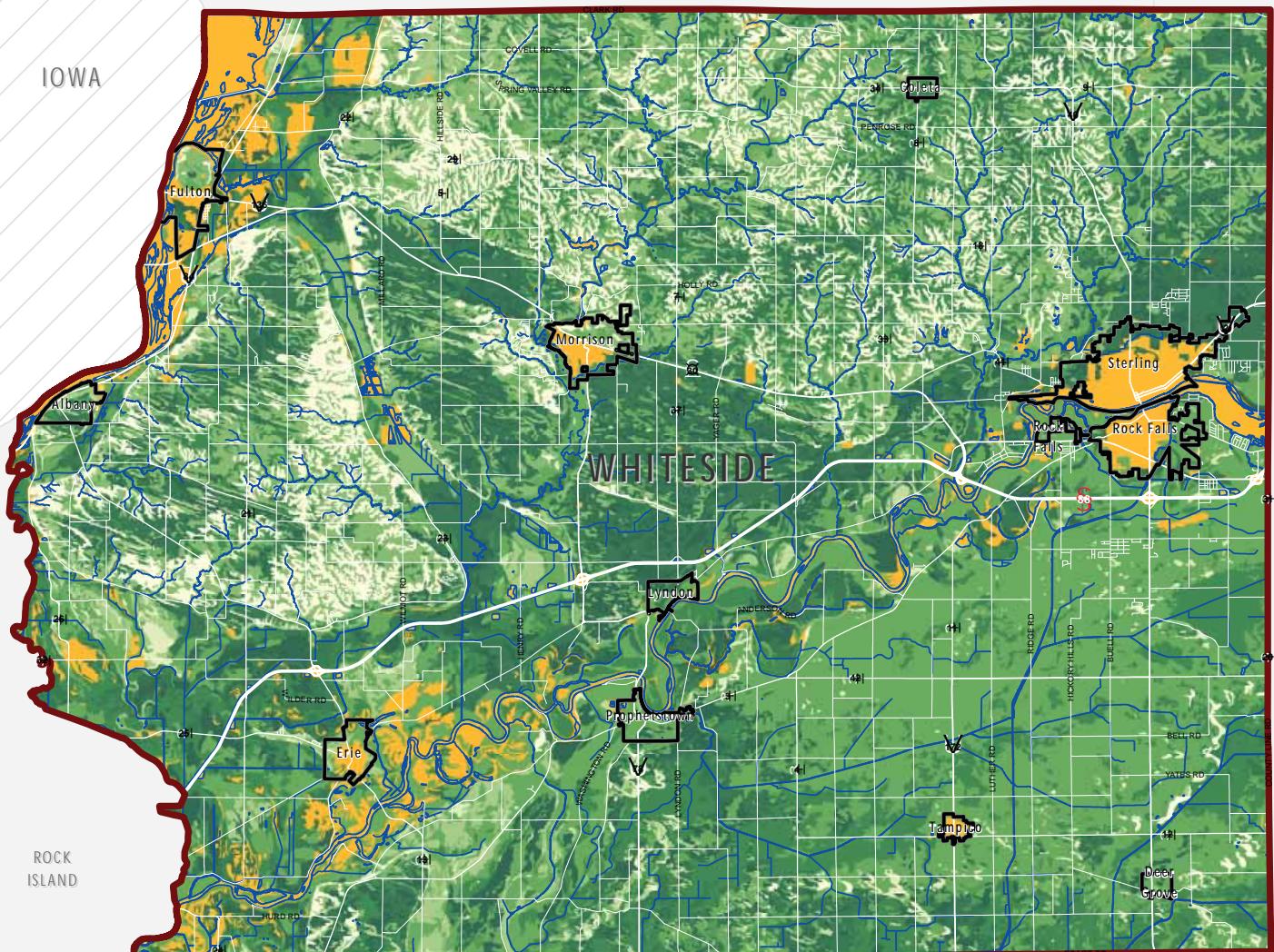
AGRICULTURAL SOILS: RELATIVE VALUE

44
45
50
57
74
75
78
87
98
100
ZERO/NO DATA

CARROLL

OGLE

IOWA



HENRY

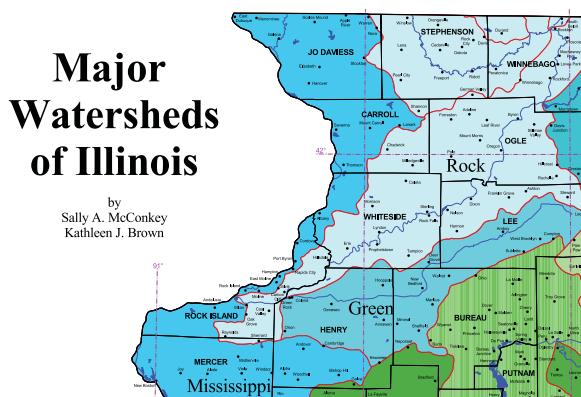
BUREAU

Water Resources

Watersheds

Illinois is divided into four major River Basins (Mississippi River, Illinois River, Ohio River and Lake Michigan) each identified by the primary waterbody into which the basin drains. Whiteside County is located within the Mississippi River Basin.

The four major basins are further subdivided into 25 watersheds (partially shown in the map below). These watersheds relate to the land area that directly drains to a common stream, river or lake. The majority of the county is within the Rock River watershed, with the western portion located in the Mississippi River watershed and small portion in the southeast corner in the Green River watershed.



Surface Water

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the “303(d) list.” This list identifies waters that are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Load (TMDL) regulation.

The Mississippi and Rock Rivers are the most significant water features in the area. The Mississippi forms the county's western border while the Rock cuts through the county diagonally, northeast to southwest. Cattail and Johnson Creeks drain into the Mississippi River, while Rock Creek and Elkhorn Creek drain into Rock River.

Ground Water

Groundwater is a critical resource, not only because it is used as a source of drinking water, but also because rivers, streams, and other surface water depend on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near the ground surface, or where only a thin layer of soil separates the ground surface from the water table. Groundwater can be contaminated through both point and non-point source pollution (NPS). The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care). No data was available to note how susceptible the county's water supply is to contamination.

Wetlands

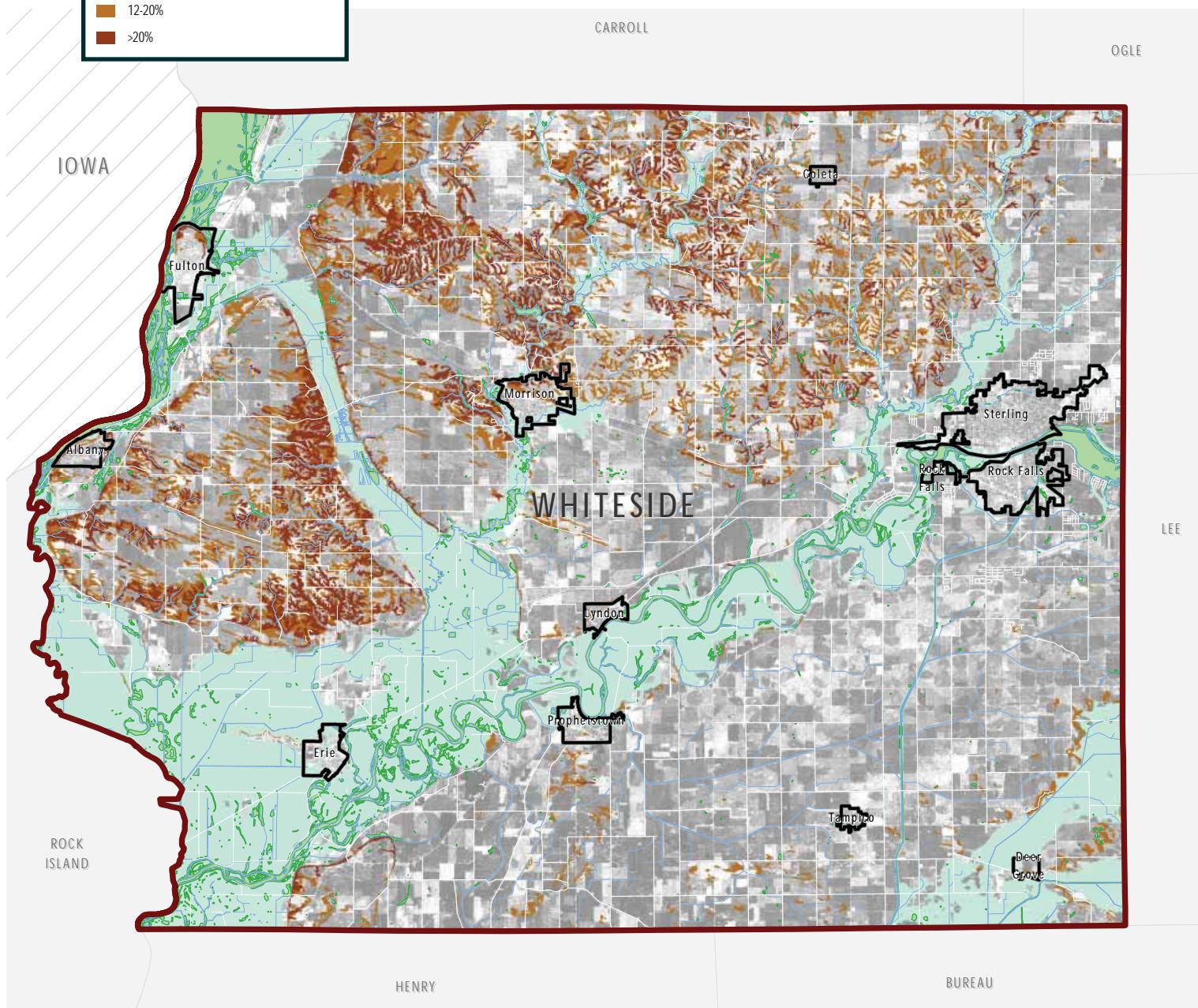
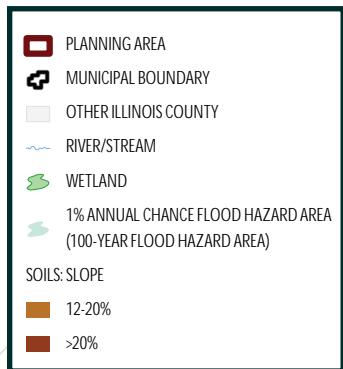
Wetlands generally occur in low-lying areas, particularly along lakeshores and stream banks, and in large areas that are poorly drained. The county has approximately 17,300 acres of wetland-type soils (3.9% of the county land area), primarily around stream and river beds. These lands are generally not conducive for intensive development due to erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils.

Floodplains

Floods are the most common natural disaster in the nation, and also in Whiteside County. Sound land use plans can help minimize their effects. The benefits of floodplain management include the reduction and filtration of sediments into area surface water, storage of floodwaters during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods.

The Federal Emergency Management Agency (FEMA) designates 100- and 500-year floodplains within the planning area. The ***Development Limitations Map*** (on the next page) displays the 100-year floodplain in the planning area. Within the county there are approximately 103,385 acres of floodplain (23.2% of the county land area) located along the Mississippi, Rock and Green Rivers and their adjoining tributaries.

Development Limitations Map



General Facilities

Health Care Facilities

The county's leading medical facility is CGH Medical Center, located in Sterling. This 99-bed facility saw major updates and expansions in 2008. Outpatient services are offered through a network of seven clinics throughout the county, including imaging, neurology, nutrition, physical therapy, and pharmacy services. The county is also home to Morrison Community Hospital, which has 60 beds, along with its own network of clinics and long term care facilities.

There are just over fifteen assisted living facilities in the Whiteside County Area, mostly clustered around Sterling.

Veterans are served by the VA Outpatient Clinic in Sterling. They provide non-emergency support, such as primary care and preventative health services.

Police & Emergency Facilities

Law enforcement in the county is provided by the Whiteside County Sheriff, with support from municipal police departments. Nine municipalities have their own police department (Albany, Erie, Fulton, Lyndon, Morrison, Prophetstown, Rock Falls, Sterling and Tampico). The Whiteside County Sheriff's Department is located at 400 N. Cherry Street in the City of Morrison.

Fire protection and emergency services are provided by eight local Fire Departments or Protection Districts (Albany, Erie, Fulton, Morrison, Prophetstown, Rock Falls, Sterling, and Tampico).

Public Cemeteries

There are eleven municipalities with public cemetery facilities in Whiteside County, as listed below:

- *Tampico*
- *Fulton*
- *Prophetstown*
- *Coloma*
- *Lyndon*
- *Malvern*
- *Albany*
- *Como*
- *Erie*
- *Fenton*
- *Garden Plain*

Library Facilities

Whiteside County is home to seven public libraries, located in Albany, Erie, Prophetstown, Morrison, Rock Falls, Fulton, and Sterling. These libraries are a part of the Reaching Across Illinois Library System (RAILS), which is represented by more than 3,500 library facilities. As a member of RAILS, libraries participate in resource sharing and must comply with the ILLINET Interlibrary Loan Code and RAILS Resource Sharing Policy.

School & College Facilities

The county is served by ten school districts (East Coloma, Erie Community, Montmorency, Morrison, Nelson, Prophetstown-Lyndon-Tampico, Riverbend, Riverdale, Rock Falls - Rock Falls Township, and Sterling). In total, the county is home to 28 schools, that provide services to nearly 9,000 students. In addition to the public schools, there are five non-public schools in Sterling, Fulton and Rock Falls.

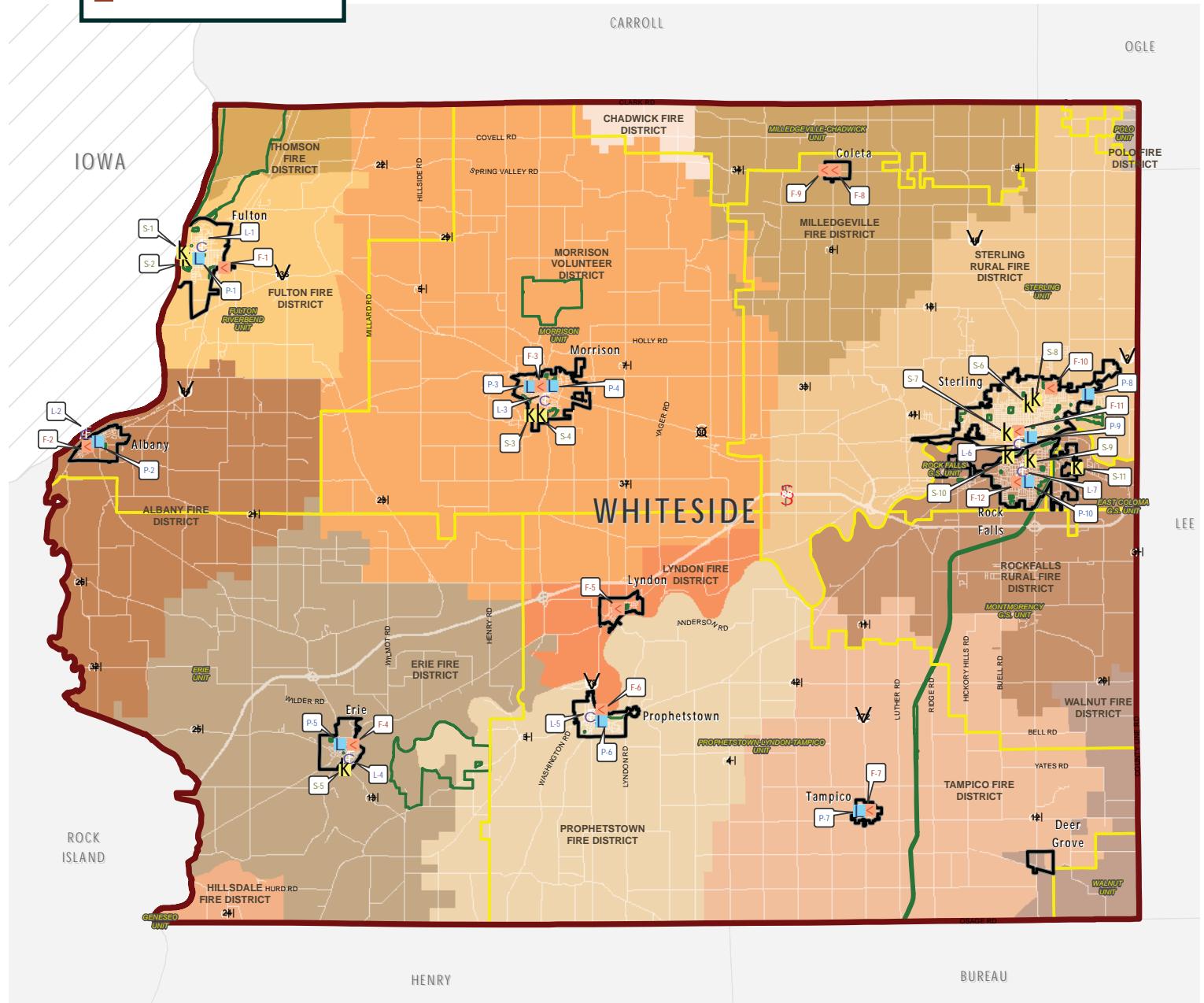
The County is also home to the Whiteside Area Career Center (WACC), one of 26 area career centers across the state. WACC serves high school juniors and seniors from sixteen member school districts and four parochial schools located in Northwestern Illinois. It serves 700 students in 11 vocational programs.

Nearby Higher Education Facilities

In addition to seven area trade, technical, and community schools, there are four higher education facilities with traditional four-year programs located within forty-five miles, as listed below.

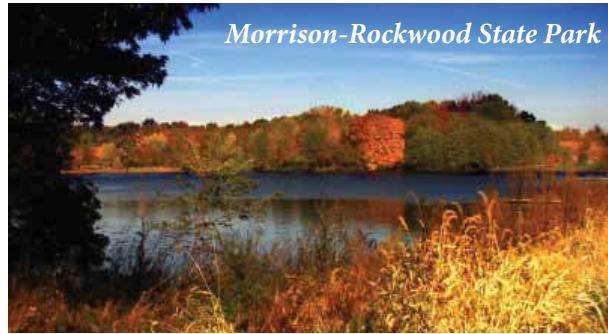
- *Ashford University (Clinton, IA)*
- *Augustana College (Rock Island, IL)*
- *Northern Illinois University (Rockford, IL)*
- *Western Illinois University (Macomb, IL)*

Community Facilities Map



Parks & Recreation

Though the County itself owns no parks, there are 1,400+ acres of parkland across the county controlled by other entities (see *park list shown on the right*). However, the majority of this parkland is Morrison-Rockwood State Park, which is comprised of approximately 1,164 acres. This state park was established in 1971 and was named after the City of Morrison, Rock Creek, and nearby heavily wooded park area - Rockwood. The focal point of the park is Lake Carlton, which is a watershed impoundment constructed in 1969.



Based on the National Recreation and Park Association's (NRPA) recommendations, the county currently has a surplus of park space (see the table on page A-23), however this calculation is skewed by the extensive natural areas of Morrison-Rockwood State Park.

PARKLAND NEEDS FORECAST, 2010-2030

Source: 2010 Census, MSA Predictions

	2010	2020	2030
Population	58,498	65,565	68,134
Demand			
Low (6 acres / 1,000)	351	393	409
High (12 acres/ 1,000)	702	787	818
Total Supply	1,419	1,419	1,419
Surplus / Deficit			
Low Demand	1,068	1,026	1,010
High Demand	717	632	601

The **National Recreation and Park Association (NRPA)** recommends 6-12 total acres of parks or recreation space per 1,000 people within a community. NRPA also defines park and open space types, including desirable size, service area, and total acres needed to service a community.

- **Mini Parks** - 2 acres or less in size, servicing 1/8 mile radius (0.25-0.5 acres / 1,000 residents)
- **Neighborhood Playgrounds** - 2-4 acres in size, servicing 1/4 mile radius (0.5-1.5 acres / 1,000)
- **Neighborhood Parks** - 2-10 acres in size, servicing 1/4 mile radius (1.0-2.0 acres/ 1,000)
- **Community Play fields/Parks** - 5 acres or more, servicing 1.0 mile radius (5-8 acres / 1,000)

PARKS WITHIN THE COUNTY

Source: Whiteside County, Municipal websites

Park Name	Acres	Location
Morrison-Rockwood State Park	1164	Morrison
Prophetstown State Park	53	Prophetstown
Douglas Park	2	Sterling
Eberly Park	25	Sterling
Gartner Park	--	Sterling
Kilgour Park	12	Sterling
Lawrence Park	--	Sterling
Propheter Park	--	Sterling
Redfield Park	4.2	Sterling
Scheid Park	14	Sterling
Sinnissippi Park	--	Sterling
Thomas Park	12.25	Sterling
Veterans Memorial Park	1	Coloma
Nims Park	5.4	Coloma
Wallingford Park	4.7	Coloma
Seward-Riverside Park	1.6	Coloma
Dillon Park	7	Coloma
Lower Dam Park	1	Coloma
Optimist Park	1.5	Coloma
Bennett Park	2	Coloma
Centennial Park	50	Coloma
Rock Falls Rotary Park	3.5	Coloma
Kiwanis Playground	--	Coloma
Liberty Bell Monument Park	0.25	Coloma
A.V. Sieglinger Memorial Park	17	Coloma
John W. Bowman Family Park	1	Coloma
Logan Memorial Park	4	Coloma
Waterworks Park	12.4	Morrison
Kelly Park	3.4	Morrison
Kiwanis Park	0.5	Morrison
French Creek Park	16	Morrison
Robert A. Milikan Park	--	Morrison
Morrison Sports Complex	--	Morrison

APPENDIX A

COMMUNITY INDICATORS REPORT

Utilities & Services

Wastewater Treatment

Wastewater is typically managed by municipal collection and treatment systems in each of the municipalities, and by private septic systems in the rest of the county.

WHITESIDE COUNTY MUNICIPAL WASTE WATER TREATMENT PLANTS

Source: Operator Interviews,
March 2014

Community	Grade/Type	Year Constructed	Capacity (MGD)	Current Average Flows (MGD)	% Capacity	Planned Upgrades?	Flooding Concerns?	Areas served outside of corporate limits?
Albany	Activated Sludge Package Plant	1969 and 1980 (sister plants)	Design Capacity = 0.4	Average Flow = 0.08	25%	Possible I/I Reduction	WWTF outside of floodplain, water has come within 3 feet of facility, but flooding never an issue	None
Erie	Grade 3 Trickling Filter Type Facility (Grit/Primary/Secondary/Tertiary Settling Pond)	1950s	Design Capacity = 0.25	Average Flow = 0.11	45%	Replacing Headworks Communitor, but otherwise plant performing well	Do some sandbagging when the river gets high, but water has never overtopped or flooded facility	None
Fulton	Grade 3 Secondary Biological Treatment - aerobic PBR "Packed Biological Reactor" plant	Original 1962 Upgrade in 1975	Average 0.466 /Peak 1.33	Average Flow = 0.350	75%	No - population decreasing. Just Maintenance.	WWTF in floodplain, Dike constructed in 1983 to protect facility, no problems with water overtopping, some "boils" in extremely wet years that require sandbagging	YES Across Hwy 84 in "Little Oak" subdivision, (1) home and (1) storage garage facility for semi trucks are served
Morrison	Grade 3 Trickling Filter	Old 1940	Avg = 0.94	Average Flow = 0.65	70%	Upgrading to Aeromod Activated Sludge Type Facility (Bid in 2014)	WWTF in Floodplain, one instance of high water overtopping structures 10 years ago	YES (1) ComEd Electric Utility Shop on South 78th is served- minimal water use
		New 2015	Max = 2.5					
Rock Falls	Biological Nutrient Removal Oxidation Ditch	2012	Design Average Flow = 3 MGD	Average Flow = 0.8-1.5 MGD	50%	None, Have new plant now	None	Yes and looking to include new areas within corporate limits and newly annexed areas as well
Sterling	Lagoon, Fine Screen, Clarifiers, Chlorination+Dechlorination	1978, with 1991	Design Average Flow = 3.6 MGD, Design Max Flow = 9.0 MGD	Average Flow = 1.5-2.0 MGD	55%	New Facility in next 5-8 Years	WWTF floods from the outside in. Internal drainage exists, but Elkhor Creek can flood the facility	Currently Serving Corporate Limits, no concerns
Tampico	Continuous Discharge Aerated Lagoon	1979	Design Capacity = 0.13	Average Flow = 0.05	40%	Replaced the lagoon aeration system last year; no other plans for upgrades	WWTF outside of floodplain, high water has never been an issue	No, however the WWTF itself is outside of the corporate limits. There is a farm between it and the City, therefore it has not been annexed

Utilities & Services (Continued)

Solid Waste & Recycling Facilities

Solid waste, yard waste, and recycling services are provided by differing contractors according to each municipality. Certain types of solid waste can also be disposed of directly at the Whiteside County Landfill located at 18819 Lincoln Road in the Village of Morrison.

Water Supply

Water supply for municipal county residents is provided through municipal well and distribution systems. Rural residents and businesses are served by private wells.

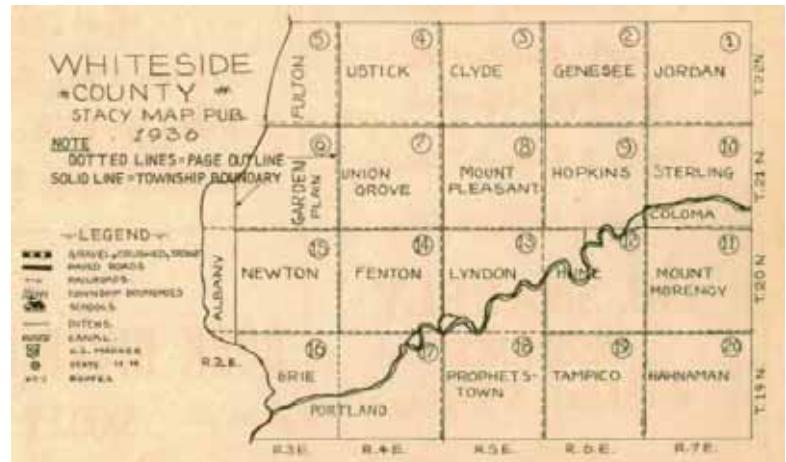
Telecommunications Facilities

There are several telecommunication providers for the Whiteside County area. Land line telephone service for the majority of municipalities is provided by Frontier Communications. In the City of Sterling and the the City of Rock Falls land line users are served by AT&T. Verizon Mobile provides cellular coverage in the county. The county has many broadband providers, using a variety of technologies (see broadbandillinois.org).

County History

Whiteside County, Illinois was established on January 16, 1836 out of Jo Daviess and Henry Counties. It is the namesake of General Samuel Whiteside who, as a major, fought in the Indian Wars in this section of the country from 1812 until the close of the Black Hawk War. The county also boasts the birthplace of President Ronald Reagan (in Tampico), the Albany Mounds State Historic Site and a segment of one of the first continental highways - U.S. Route 30 (Lincolnway Highway).

(Source: Whiteside County, IL website)

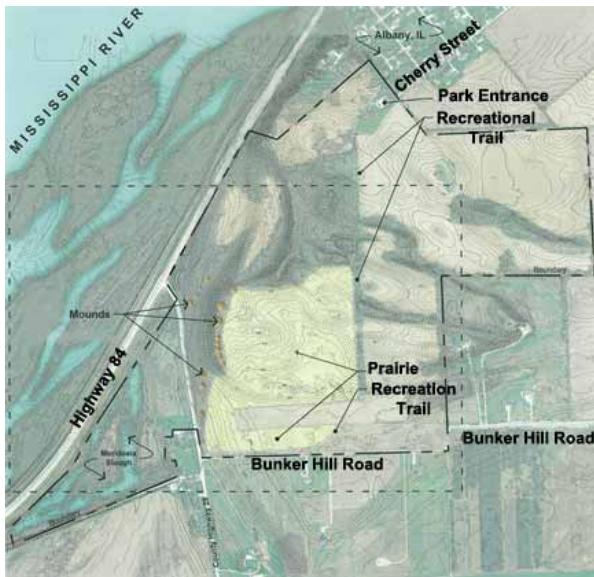


Historic Resources

State Historic Sites

The Illinois Preservation Agency oversees an array of historically significant places, ranging from earthen-mound remnants to buildings and monuments. There is one site within Whiteside County, as described below.

Albany Mounds, just south of the Village of Albany, contains evidence of historic human settlements dating back to the Middle Woodland (Hopewell) period (200 BCE-CE300). Thirty-nine of the original ninety-six burial mounds remain in good condition. In 1974, the site was placed on the National Register of Historic Places. A restoration project took place in the 1990s to return approximately 100-acres back to prairie land. This project also included a few amenities to enhance the site, including a parking lot, picnic shelter, and interpretive signs along a bike trail.



National Register of Historic Places

The National Register is the official national list of historic properties in America worthy of preservation, maintained by the National Park Service. As of 2013, Whiteside County has twelve national registered historic places.

NATIONAL REGISTER OF HISTORIC PLACES

Source: National Park Service

Site Name	Location
Albany Mounds Site	Albany
Fulton Commercial Historic District	Fulton
Lock and Dam No. 13 Historic District	Fulton
Lyndon Bridge	Lyndon
Malvern Roller Mill	Morrison
Odell Building	Morrison
First Congregational Church of Sterling	Sterling
Kirk, Col. Edward N., House	Sterling
McCune Mound and Village Site	Sterling
Sinnissippi Site	Sterling
Sterling Masonic Temple	Sterling
Main Street Historic District	Tampico

Existing Areas of Collaboration

Local Unit of Government	Existing Cooperation Efforts
Fulton, Lyndon, Morrison, Mount Carroll, Prophetstown, Rock Falls, Savanna, Sterling, Thomson, Carroll County	Participation in the Whiteside/Carroll Enterprise Zone to spur business growth with sales and property tax incentives
Various combinations of municipal governments throughout the county	Fire and EMS services
County and municipal governments	Law enforcement services and support by the County Sheriff's Department

Potential Areas of Collaboration

Potential Intergovernmental Cooperation Efforts

- **Voluntary Assistance:** Communities can voluntarily agree to provide a service to neighbors because doing so makes economic sense and improves service levels.
- **Trading Services:** Communities could agree to exchange services, such as the use of different pieces of equipment, equipment for labor, or labor for labor.
- **Renting Equipment:** Communities could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.
- **Contracting:** Communities can contract with another community or jurisdiction to provide a service.
- **Sharing Municipal Staff:** Communities can share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. They can share a building inspector, assessor, planner, engineer, zoning administrator, clerk, etc.
- **Consolidating Services:** Communities can agree with one or more other communities or the County to provide a service together.
- **Joint Use of a Facility:** Communities can share a public facility along with other jurisdictions. The facility could be jointly owned or one jurisdiction could rent space from another.
- **Special Purpose Districts:** Special purpose districts, such as park districts, are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.
- **Joint Purchase and Ownership of Equipment:** Communities could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.
- **Cooperative Purchasing:** Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.
- **Intergovernmental Agreements:** These can be proactive or reactive. There are three types of intergovernmental agreements that can be formed including general agreements, cooperative boundary agreements, and stipulations and orders.

Source: WIDOA Intergovernmental Cooperation Element Guide

Existing Land Uses

As of 2010, the population density of Whiteside County was 85.5 people per square mile. Of the county's total land area (445,722 acres), only 13,387 acres (3%) is within incorporated cities or villages. The existing land uses table at right compares the various land uses by total acreage, both with and without the incorporated municipalities. The largest land use category in the county is "agricultural and open space" at 357,412 acres (80% of the county land area). Other major uses include "Forestland" (6.9% of the land area), "Transportation" (3.3%) and "Residential" (3.0%).

The "Development Potential" chart at right classifies the entire area of the county as either "Developed", undevelopable due to "Development Limitations", or "Developable". This last category does not take into account other variables that affect development potential such as location, market demand, or the value of the land for agricultural use. "Developed" land includes all parcels or areas classified as Industrial, Residential, Commercial, Transportation, Farmstead, or Public & Institutional. By this calculation, a total of 8.5% of the county is "developed".

The remainder of the land is classified as either developable or not developable due to natural limitations. "Development Limitations" include floodplains, wetlands, open water, and slopes steeper than 20%, based on county, state and federal data. These areas comprise about 34% of the county. After accounting for these physical limitations, approximately 257,000 acres of the county are theoretically developable.

EXISTING LAND USES, 2013

Source: MSA Mapping

	Unincorporated Areas Only		Entire County	
	Acres	%	Acres	%
Industrial	1,081.6	0.3%	1,655.6	0.4%
Residential	9,999.9	2.3%	13,559.2	3.0%
Commercial	1,481.7	0.3%	2,441.1	0.5%
Transportation	12,361.3	2.9%	14,679.0	3.3%
Vacant	4,140.4	1.0%	5,389.5	1.2%
Unknown	499.2	0.1%	569.6	0.1%
Agricultural (& open space)	355,532.6	82.2%	357,412.4	80.2%
Farmstead	1,578.6	0.4%	1,605.8	0.4%
Public & Institutional	2,589.5	0.6%	3,958.2	0.9%
Parks & Recreation	5,071.3	1.2%	5,482.1	1.2%
Forestland	30,237.0	7.0%	30,714.7	6.9%
Open Water	7,762.4	1.8%	8,255.3	1.9%
TOTAL	432,335.5		445,722.5	

DEVELOPMENT POTENTIAL, 2013

Source: MSA Mapping

	Outside Municipal		Entire County	
	Acres	%	Acres	%
Developed	29,092.6	6.7%	37,899.0	8.5%
Development Limitations	147,358.4	34.1%	150,716.6	33.8%
Developable	255,884.5	59.2%	257,107.0	57.7%
Total	432,335.5	100.0%	445,722.5	100.0%

Redevelopment Opportunities

Redevelopment opportunities are buildings or parcels that have fallen into disrepair and are no longer contributing positively to the social or economic life of the county. Redevelopment is typically synonymous with infill development, which is development within existing urban areas that utilizes existing public infrastructure. Such investments help to make communities more efficient and sustainable.

Contaminated Sites

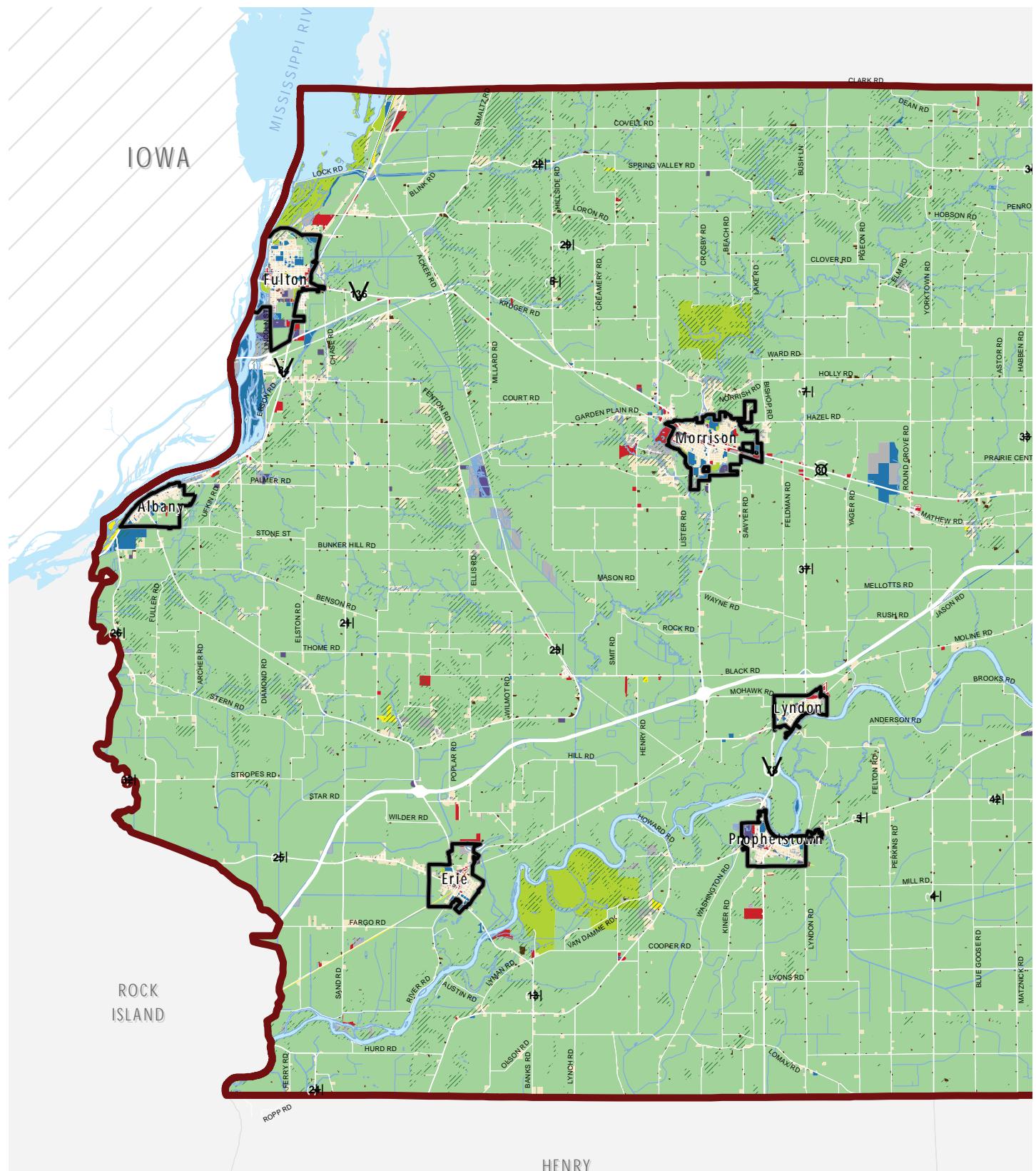
Developed or formerly developed sites with contamination of some type are known as brownfields. According to Illinois' EPA office, they have conducted three municipal Brownfield Redevelopment Assessments within Whiteside County, as listed in the table below.

REDEVELOPMENT ASSESSMENT SITES (WHITESIDE COUNTY, IL)

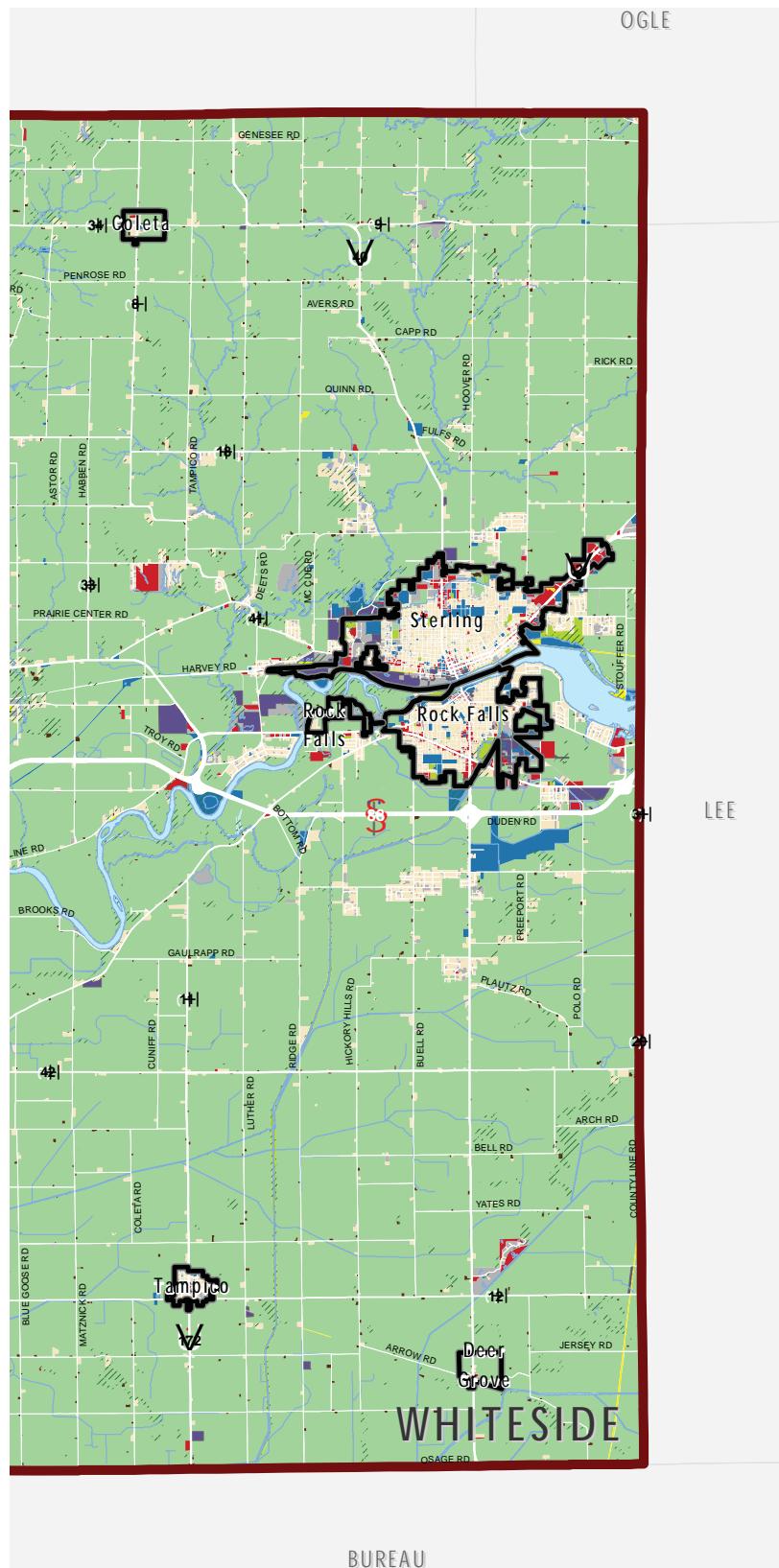
Source: Illinois Environmental Protection Agency

IEPA_ID	Property Name	Address	Community	Completion	Acreage
1950500001	NWSW Wire Mill	121 Wallace St.	Sterling	9/20/2002	5.5
1950500001	NWSW 14" Mill	2501 W. Lincolnway	Sterling	5/19/2003	7
1950500007	Armour Packing	13420 Galt Road	Sterling		85

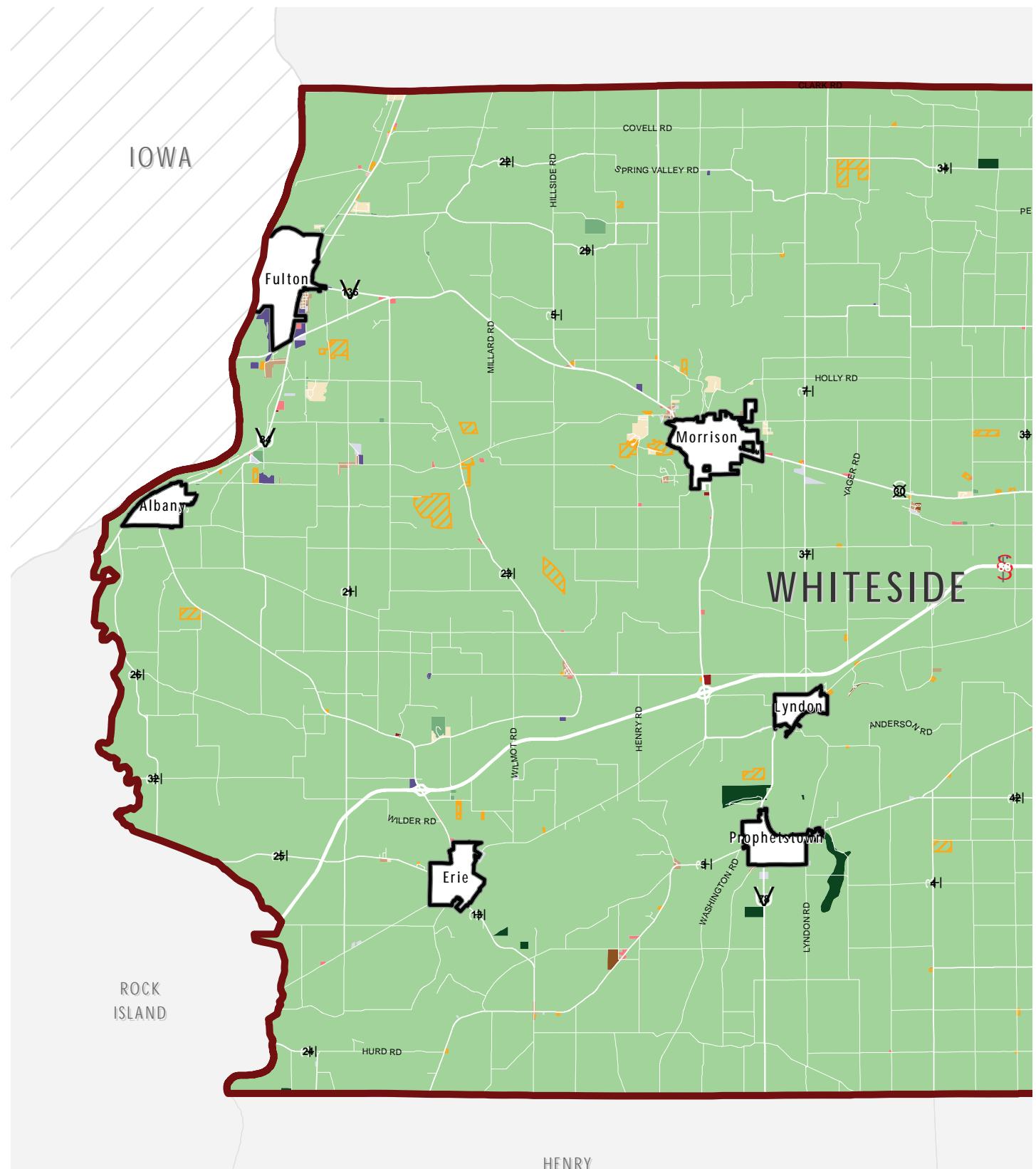
Existing Land Use Map



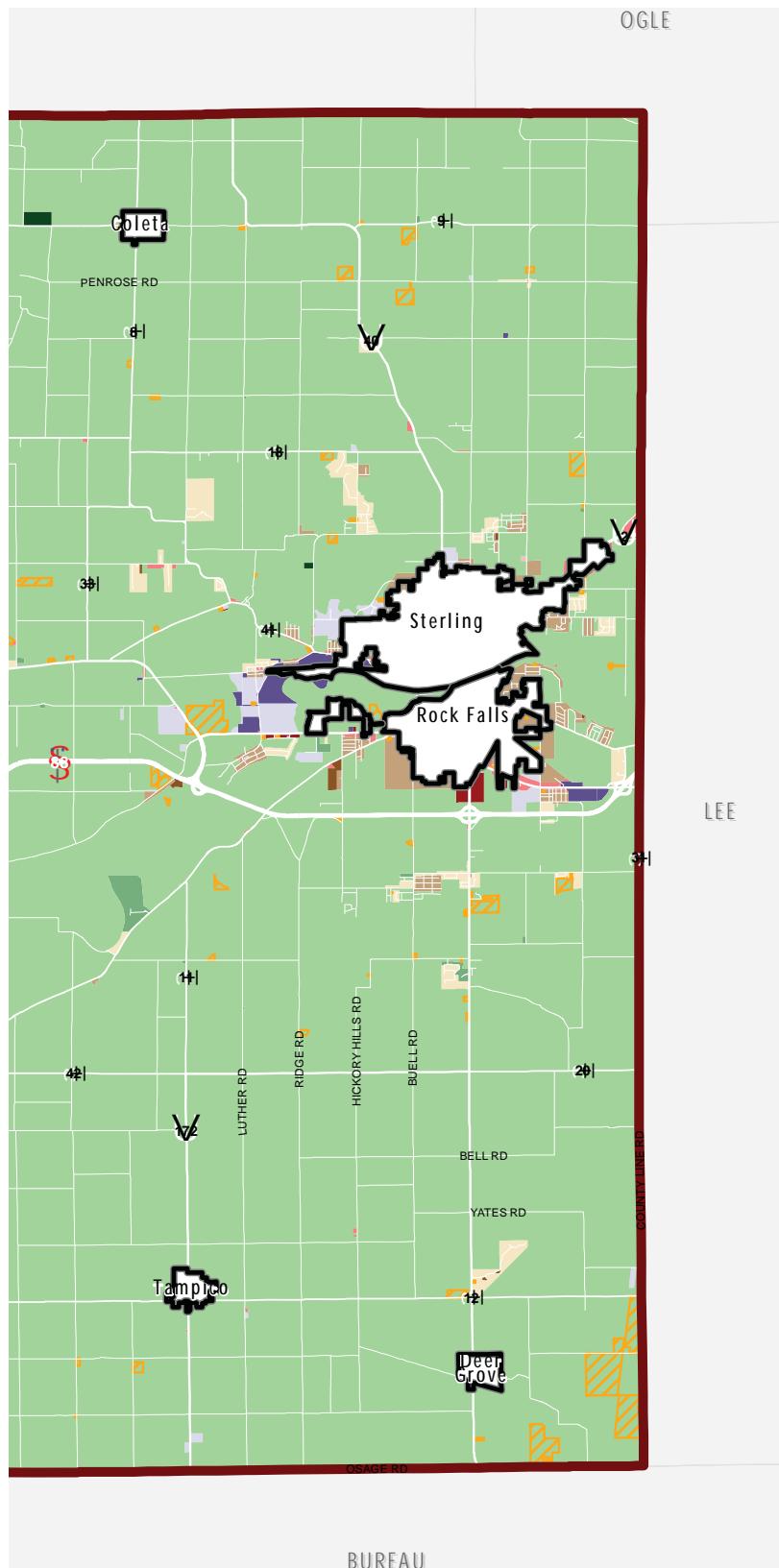
APPENDIX A COMMUNITY INDICATORS REPORT



Symbol	Planning Area
Black outline	Municipal Boundary
Light gray	Other Illinois County
Blue wavy line	River/Stream
Diagonal hatching	Forest
Existing Land Use	
Red	Commercial
Yellow	Residential
Brown	Farmstead
Light green	Agricultural
Light blue	Parks & Recreation
Dark purple	Industrial
Dark blue	Public & Institutional
Gray	Vacant
Light blue	Open Water
Yellow	Unknown

Zoning Map (April 2014)

APPENDIX A COMMUNITY INDICATORS REPORT



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Appendix A
Appendix B
Appendix C
Appendix D

Survey Results

In October of 2013, residents of Whiteside County were surveyed on a variety of subjects pertaining to the creation of the County's comprehensive plan. Surveys were distributed both online and via mail, with 6,000 mailed copies being sent out. More than 800 residents participated in the process, the majority through the mailed survey, which had a 12.8% response rate. This appendix provides the full results of this online survey, including written comments.

1. This survey is intended for anyone who lives, works or owns property in Whiteside County, Illinois. The same questions have also been mailed to 6,000 county residents. Did your household receive one of these paper surveys?

		Response Percent	Response Count
Yes, I completed and returned the paper copy.		0.1%	1
Yes, and I am taking the survey online instead of returning the paper copy.		91.8%	772
Yes, but another member of my household completed and returned the paper copy.		0.1%	1
No, my household did not receive a paper copy of the survey.		8.0%	67
answered question			841
skipped question			0

2. What are the three most important reasons you and your family choose to live in Whiteside County?

		Response Percent	Response Count
Agriculture		7.3%	59
Near Job		43.7%	355
Appearance of Homes		3.0%	24
Property Tax Rates		5.8%	47
Quality of Public Services		3.0%	24
Quality Neighborhood		15.5%	126
Cost of Home		16.1%	131
Quality Schools		17.3%	141
Raised Here		58.4%	475
Recreational Opportunities		3.7%	30
Low Crime Rate		10.0%	81
Small Town / Rural Atmosphere		60.5%	492
Natural Beauty		7.6%	62
Other (please specify)		10.0%	81
answered question			813
skipped question			28

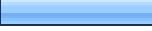
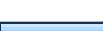
3. Overall, how would you rate the quality of life in Whiteside County?

			Response Percent	Response Count
Excellent			7.7%	63
Good			61.2%	499
Fair			26.5%	216
Poor			3.9%	32
Not Sure			0.7%	6
		Comments		6
		answered question		816
		skipped question		25

4. During the next five years, I expect that the quality of life in the county will:

			Response Percent	Response Count
Improve			16.0%	127
Stay the Same			61.1%	484
Worsen			22.9%	181
		Comments		7
		answered question		792
		skipped question		49

5. Please indicate changes you think would improve the quality of life in Whiteside County (please check up to four).

		Response Percent	Response Count
Improve K-12 education		23.4%	192
Increase employment opportunities		75.3%	617
Improve post-secondary education opportunities		8.8%	72
Expand retail shopping options		31.9%	261
Improve recreational facilities		10.5%	86
Improve public services		9.4%	77
Increase diversity of housing types		3.8%	31
Improve quality of housing		5.1%	42
Increase affordability of housing		12.9%	106
Decrease crime rate		32.1%	263
Decrease taxes and fees		53.6%	439
Improve bike and pedestrian facilities		11.7%	96
Improve road infrastructure		42.9%	351
Improve public transit		13.8%	113
Improve utility service (including telecommunications)		15.3%	125
		Comments	45
		answered question	819
		skipped question	22

6. Rate the following in Whiteside County:

	Excellent	Good	Fair	Poor	Not Sure	Rating Count
State Highways	3.1% (25)	50.2% (411)	38.0% (311)	7.8% (64)	0.9% (7)	818
County Roads	1.6% (13)	38.8% (316)	43.5% (354)	14.0% (114)	2.1% (17)	814
Bike Trails	4.6% (36)	26.2% (203)	23.6% (183)	11.2% (87)	34.4% (267)	776
Public Transportation Services	1.3% (10)	10.4% (81)	22.5% (175)	35.4% (275)	30.4% (236)	777
				Other (please specify)		46
					answered question	819
					skipped question	22

7. During the next ten years, which of the following transportation investments do you support in Whiteside County?

	Strongly Support	Support	Oppose	Strongly Oppose	Not Sure	Rating Count
Improve highways by widening / adding lanes to existing facilities	17.5% (130)	50.7% (377)	14.5% (108)	2.8% (21)	14.4% (107)	743
Improve highways by adding new bypass routes	11.2% (79)	26.6% (187)	29.5% (208)	10.9% (77)	21.7% (153)	704
Improve bicycling opportunities by adding bike lanes to existing roads	10.9% (79)	36.1% (261)	22.4% (162)	7.7% (56)	22.8% (165)	723
Improve bicycling opportunities by developing off-street trails	16.1% (116)	43.7% (315)	14.1% (102)	5.5% (40)	20.5% (148)	721
Maintenance to existing roadways	54.1% (423)	42.7% (334)	0.6% (5)	0.3% (2)	2.3% (18)	782
Investments in public transportation services	14.5% (107)	48.2% (357)	13.1% (97)	4.3% (32)	19.9% (147)	740
Improve airport facilities and usage	5.4% (39)	38.0% (274)	18.6% (134)	6.4% (46)	31.6% (228)	721
Establish passenger rail service	27.0% (205)	41.3% (314)	9.3% (71)	5.4% (41)	17.0% (129)	760
Improve rail infrastructure to increase local freight capacity	12.4% (91)	38.9% (285)	11.9% (87)	6.0% (44)	30.7% (225)	732

Comments 118

answered question	815
skipped question	26

8. Please share your opinion on how important it is to protect each of the following resources in Whiteside County.

	Very Important	Somewhat Important	Not Important	Not Sure	Rating Count
Air quality	80.5% (650)	17.3% (140)	1.5% (12)	0.6% (5)	807
Wetlands	45.7% (364)	38.6% (307)	9.4% (75)	6.3% (50)	796
Farmland	73.0% (587)	21.9% (176)	3.1% (25)	2.0% (16)	804
Wildlife habitat	55.2% (441)	36.9% (295)	4.8% (38)	3.1% (25)	799
Forests / woodlands	58.0% (462)	34.8% (277)	4.3% (34)	3.0% (24)	797
River shorelines	57.0% (453)	34.1% (271)	4.9% (39)	4.0% (32)	795
Groundwater	82.5% (663)	13.1% (105)	1.5% (12)	3.0% (24)	804
Cultural / historic sites & buildings	30.6% (242)	51.1% (405)	13.3% (105)	5.1% (40)	792

Comments

7

answered question	816
skipped question	25

9. In your opinion, current environmental policies and regulations in Whiteside County adequately protect the following environmental areas from damage or disruption:

	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure	Rating Count
Wetlands	7.3% (57)	43.3% (340)	8.0% (63)	2.7% (21)	38.8% (305)	786
Surface water (rivers, lakes, stream)	8.8% (69)	42.7% (336)	12.7% (100)	2.9% (23)	32.9% (259)	787
Groundwater	10.2% (80)	36.5% (287)	14.9% (117)	3.2% (25)	35.2% (277)	786
Forests & woodlands	6.6% (52)	43.4% (341)	9.6% (75)	2.4% (19)	38.0% (298)	785
Highly erodible soils	8.7% (68)	36.8% (289)	11.0% (86)	3.7% (29)	39.9% (313)	785
Floodplains	8.1% (64)	38.9% (306)	11.1% (87)	3.9% (31)	37.9% (298)	786

Comments

8

answered question	799
skipped question	42

10. Initiatives to protect and improve the natural environment sometimes include increased monitoring and regulation efforts. Would you support or oppose the following efforts?

	Support	Oppose	Not Sure	Rating Count
Increased regulations on the use of pesticides and fertilizers	67.4% (539)	16.5% (132)	16.1% (129)	800
Increased regulations regarding the development near streams and rivers	73.7% (588)	12.3% (98)	14.0% (112)	798
Closer monitoring of private septic systems	52.1% (415)	22.7% (181)	25.1% (200)	796
More regulations to protect agricultural lands	57.6% (457)	17.2% (136)	25.2% (200)	793
Better enforcement of existing laws and regulations	77.5% (615)	6.2% (49)	16.4% (130)	794

Comments

13

answered question	808
skipped question	33

11. Current park and recreational facilities in the county meet your needs:

		Response Percent	Response Count
Strongly Agree		12.7%	102
Agree		68.4%	548
Disagree		10.6%	85
Strongly Disagree		2.5%	20
Not Sure		5.7%	46
	Comments		81
	answered question		801
	skipped question		40

12. Have you or your family experienced damages in Whiteside County as a result of severe weather?

		Response Percent	Response Count
Yes		35.1%	288
No		62.9%	516
Not Sure		2.0%	16
	answered question		820
	skipped question		21

13. If yes, indicate what kind of severe weather caused the damage. (Check all that apply)

			Response Percent	Response Count
Flood	<input type="checkbox"/>		16.4%	47
Tornado	<input type="checkbox"/>		8.7%	25
High Winds	<input type="checkbox"/>		79.4%	227
Lightning	<input type="checkbox"/>		28.7%	82
Hail	<input type="checkbox"/>		25.2%	72
Ice	<input type="checkbox"/>		10.5%	30
Snow	<input type="checkbox"/>		8.0%	23
Heat	<input type="checkbox"/>		3.8%	11
Cold Temperature	<input type="checkbox"/>		4.9%	14
Severe Thunderstorms	<input type="checkbox"/>		38.5%	110
Other (please specify)				37

answered question	286
skipped question	555

14. Please share your opinions about the types of new housing and housing improvements needed in Whiteside County.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure	Rating Count
Single-family housing is needed	14.9% (114)	38.2% (292)	17.5% (134)	2.5% (19)	26.9% (206)	765
Mobile home parks are needed	2.1% (16)	8.0% (61)	44.2% (339)	22.7% (174)	23.1% (177)	767
Duplexes (2 units) are needed	4.4% (33)	33.1% (251)	23.6% (179)	6.7% (51)	32.2% (244)	758
Apartments (studio/efficiency) are needed	4.3% (33)	35.7% (271)	20.0% (152)	6.6% (50)	33.4% (254)	760
Apartments (1-2 bedrooms) are needed	6.3% (48)	42.7% (328)	14.8% (114)	5.2% (40)	31.0% (238)	768
Apartments (3+ bedrooms) are needed	4.7% (35)	30.3% (226)	21.2% (158)	6.7% (50)	37.1% (277)	746
Townhomes and condominiums are needed	6.4% (48)	28.1% (212)	26.3% (198)	7.3% (55)	32.0% (241)	754
Affordable housing is needed	29.1% (226)	41.6% (323)	10.2% (79)	5.3% (41)	13.8% (107)	776
Senior condominiums and apartments are needed	22.5% (172)	46.6% (357)	10.7% (82)	3.0% (23)	17.2% (132)	766
Assisted living facilities for seniors are needed	24.2% (188)	44.9% (349)	10.4% (81)	2.6% (20)	18.0% (140)	778
Starter (first time buyer) homes are needed	16.9% (130)	41.9% (323)	14.9% (115)	3.4% (26)	22.9% (176)	770
Executive (high-end) homes are needed	2.4% (18)	8.2% (62)	42.3% (321)	15.8% (120)	31.3% (237)	758
Focus on improving existing housing quality	33.7% (263)	49.9% (389)	2.7% (21)	1.5% (12)	12.2% (95)	780

Comments

9

answered question

807

skipped question

34

15. Please indicate your level of agreement with the following statement; "Development of homes or businesses should be limited by law in floodplains and other areas where natural events are likely to cause frequent property damage."

		Response Percent	Response Count
Strongly Agree		47.5%	377
Agree		39.3%	312
Disagree		4.0%	32
Strongly Disagree		2.9%	23
Not Sure		6.3%	50
		Comments	11
		answered question	794
		skipped question	47

16. In Whiteside County, new residential development should be located:

	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure	Rating Count
Within or adjacent to a city or village	28.1% (216)	50.7% (389)	6.8% (52)	1.6% (12)	12.9% (99)	768
Within or adjacent to existing rural subdivisions	10.1% (75)	50.5% (376)	16.4% (122)	4.3% (32)	18.8% (140)	745
Away from active farm operations	33.6% (259)	43.6% (336)	9.5% (73)	1.2% (9)	12.2% (94)	771
On individual residential lots scattered throughout the countryside	5.7% (43)	33.7% (252)	28.3% (212)	9.4% (70)	22.9% (171)	748
Anywhere there is a suitable site for development	10.3% (78)	31.4% (238)	28.8% (218)	13.2% (100)	16.2% (123)	757

Comments

70

answered question

806

skipped question

35

17. In your opinion, how would you describe the availability of employment opportunities in Whiteside County?

		Response Percent	Response Count
Plentiful		0.5%	4
Adequate		6.2%	51
Lacking		87.3%	714
Not Sure		6.0%	49

Comments

10

answered question

818

skipped question

23

18. How secure do you believe your employment to be over the next 3-5 years?

		Response Percent	Response Count
Secure		14.1%	115
Somewhat secure		16.4%	134
Insecure		14.7%	120
Don't know		5.6%	46
Unemployed		2.0%	16
Retired		47.2%	385

Comments

8

answered question

816

skipped question

25

19. Do you believe the county should commit additional tax dollars to attract and retain private sector jobs in the county?

		Response Percent	Response Count
Yes		53.2%	429
No		24.9%	201
No opinion		21.8%	176

Comments

13

answered question

806

skipped question

35

20. Do you own or operate a business in the county?

		Response Percent	Response Count
Yes		11.4%	94
No		88.6%	727
answered question			821
skipped question			20

21. Please indicate your level of agreement with the following statement: "Whiteside County is a good place to start a business."

		Response Percent	Response Count
Strongly Agree		5.5%	45
Agree		41.1%	336
Disagree		18.6%	152
Strongly Disagree		4.8%	39
Not Sure		30.0%	245

Please comment

17

answered question

817

skipped question

24

22. Do you support or oppose the development of the following types of industrial establishments in the county?

	Support	Oppose	Not Sure	Rating Count
Transport industrial (warehousing, distribution centers, etc.)	90.2% (718)	3.4% (27)	6.4% (51)	796
Light manufacturing (product assembly, product fabrication, etc.)	97.4% (780)	0.4% (3)	2.2% (18)	801
Heavy manufacturing (primary manufacturing such as foundries, etc.)	67.3% (532)	16.2% (128)	16.5% (130)	790
High-technology manufacturing	90.1% (710)	1.8% (14)	8.1% (64)	788
Intensive agricultural operations (e.g. "factory" farms or egg processing plants, etc.)	43.2% (343)	32.1% (255)	24.7% (196)	794
Non-intensive agricultural related businesses (implement dealer, etc.)	81.5% (635)	4.2% (33)	14.2% (111)	779
Other (please specify)				43
				answered question 806
				skipped question 35

23. In your opinion, how would you describe the availability of places to shop or dine in Whiteside County?

			Response Percent	Response Count
Plentiful			7.4%	60
Adequate			44.9%	365
Lacking			46.7%	380
Not Sure			1.0%	8

Comments 8

answered question	813
skipped question	28

24. How often do you leave the Whiteside County area to shop?

			Response Percent	Response Count
Never			6.9%	55
Daily			6.8%	54
Weekly			30.0%	240
Monthly			34.4%	275
At least once per year			22.0%	176

Comments 11

answered question	800
skipped question	41

25. Please share your opinions about the supply of various retail and service businesses in the county.

	Need More	Have Enough	Have too much	Not Sure	Rating Count
Boutique/specialty retail shopping/services	32.3% (252)	49.3% (385)	2.3% (18)	16.1% (126)	781
Convenience retail/services	27.0% (213)	62.8% (495)	1.9% (15)	8.2% (65)	788
Department and general merchandise stores	55.1% (436)	38.5% (305)	0.8% (6)	5.7% (45)	792
Apparel and shoe stores	52.1% (414)	38.9% (309)	1.5% (12)	7.4% (59)	794
Hardware and building supply stores	31.1% (247)	63.2% (501)	1.1% (9)	4.5% (36)	793
Fast-food restaurants	9.9% (78)	70.0% (554)	16.9% (134)	3.2% (25)	791
Sit-down restaurants	55.1% (440)	39.3% (314)	2.5% (20)	3.1% (25)	799
Other	51.3% (39)	25.0% (19)	5.3% (4)	18.4% (14)	76

If "Other", please specify or enter comments

95

answered question	810
skipped question	31

26. From your experience, please rate the following services in your community.

	Excellent	Good	Fair	Poor	Not Sure	Rating Count
Ambulance Service	37.4% (304)	44.9% (365)	5.3% (43)	1.2% (10)	11.2% (91)	813
Fire Protection	42.9% (349)	44.2% (359)	5.7% (46)	0.4% (3)	6.9% (56)	813
Garbage Collection	35.0% (286)	53.4% (436)	8.1% (66)	1.2% (10)	2.3% (19)	817
Park and Recreation Facilities	21.3% (172)	54.0% (435)	17.1% (138)	3.1% (25)	4.5% (36)	806
Law Enforcement	24.2% (197)	52.4% (427)	17.5% (143)	3.2% (26)	2.7% (22)	815
Public Library	32.5% (264)	48.2% (391)	9.5% (77)	2.0% (16)	7.9% (64)	812
Public School System	19.8% (159)	47.0% (378)	20.2% (163)	6.3% (51)	6.7% (54)	805
Recycling Program	17.0% (137)	42.9% (345)	19.7% (158)	12.3% (99)	8.1% (65)	804
Snow Removal	17.1% (138)	51.8% (417)	23.7% (191)	5.5% (44)	1.9% (15)	805
Storm Water Management	8.6% (69)	39.0% (311)	23.8% (190)	6.9% (55)	21.7% (173)	798
Yard Waste Disposal Options	14.6% (117)	37.1% (298)	21.4% (172)	13.7% (110)	13.3% (107)	804
Street and Road Maintenance	5.5% (44)	28.6% (230)	35.7% (287)	29.4% (237)	0.9% (7)	805
Cable / Telecommunications	5.2% (42)	33.3% (268)	35.2% (284)	17.2% (139)	9.1% (73)	806

Comments

103

answered question

819

skipped question

22

27. Over the past five years, how much growth do you think Whiteside County has experienced?

		Response Percent	Response Count
A great deal of growth		2.1%	17
Some growth, but not a lot		38.6%	311
Almost no growth at all		48.6%	392
Not sure		10.7%	86

Comments 2

answered question	806
skipped question	35

28. How would you direct County civic leaders and planners with regard to land use policies and regulations?

		Response Percent	Response Count
Be LESS restrictive; allow MORE flexibility for where and how land may be used and developed		34.9%	259
Be MORE restrictive; allow LESS flexibility for where and how land may be used and developed		23.0%	171
Current policies are okay		42.1%	313

Comments 26

answered question	743
skipped question	98

29. Whenever a development project is proposed, be it new homes, new commercial or manufacturing uses, or mining or energy uses, County leaders must balance competing interests. Please indicate the importance of each of the following to you:

	Very Important	Somewhat Important	Not Important At All	Rating Count
Preserving rural character and scenery	54.1% (426)	40.5% (319)	5.3% (42)	787
Attracting industry and potential jobs	80.3% (634)	18.9% (149)	0.9% (7)	790
Preserving agricultural land and production	67.6% (531)	28.9% (227)	3.6% (28)	786
Increased renewable energy production	53.9% (421)	36.2% (283)	9.9% (77)	781
Protecting existing residential areas	66.2% (518)	31.0% (243)	2.8% (22)	783

Comments	7
answered question	800
skipped question	41

30. The planning process will include two public workshops in January 2014 to address topics of particular concern to residents. Please indicate your interest in attending a workshop to discuss each of the following issues. Workshop topics will be selected based on responses to this question.

	Very Interested	Somewhat Interested	Not Interested At All	Rating Count
Roads and Highways	29.9% (210)	40.2% (282)	29.9% (210)	702
Transportation Services	17.1% (118)	38.6% (267)	44.3% (306)	691
Housing	15.5% (106)	42.5% (290)	41.9% (286)	682
Education	28.4% (33)	32.8% (38)	38.8% (45)	116
Land Development and Growth	26.3% (182)	42.6% (295)	31.1% (215)	692
Wind Farms	24.2% (169)	30.8% (215)	45.0% (314)	698
Peat Mining	10.9% (74)	27.8% (189)	61.3% (416)	679
Floodplain Regulation	18.8% (127)	38.3% (259)	43.0% (291)	677
Economic Development	40.3% (282)	33.8% (236)	25.9% (181)	699
Farmland Preservation	30.3% (212)	35.6% (249)	34.0% (238)	699

Comments 84

answered question	733
skipped question	108

31. Your age (person filling out the survey)

			Response Percent	Response Count
18 - 34 yrs			3.5%	28
35 - 49 yrs			11.9%	95
50 - 64 yrs			33.7%	268
65 and older			50.8%	404
		answered question		795
		skipped question		46

32. How many people in each of the following age groups live in your household, including yourself?

		0	1	2	3	4	5	6 or more	Rating Count
0 - 5 yrs		92.7% (482)	4.8% (25)	1.9% (10)	0.6% (3)	0.0% (0)	0.0% (0)	0.0% (0)	520
6 - 17 yrs		82.8% (449)	7.9% (43)	7.0% (38)	1.7% (9)	0.2% (1)	0.4% (2)	0.0% (0)	542
18 - 34 yrs		77.3% (429)	14.8% (82)	7.0% (39)	0.9% (5)	0.0% (0)	0.0% (0)	0.0% (0)	555
35 - 49 yrs		76.6% (419)	12.8% (70)	10.4% (57)	0.0% (0)	0.2% (1)	0.0% (0)	0.0% (0)	547
50 - 64 yrs		49.1% (304)	24.7% (153)	26.0% (161)	0.0% (0)	0.0% (0)	0.2% (1)	0.0% (0)	619
65 and older		36.6% (240)	28.1% (184)	35.3% (231)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	655
		answered question							788
		skipped question							53

33. What is your occupation?

			Response Percent	Response Count
Farming			3.3%	24
Education			4.6%	33
Manufacturing			9.3%	67
Sales			3.3%	24
Health Care Industry			5.8%	42
Government			3.3%	24
Management			5.0%	36
Homemaker			1.5%	11
Retired			56.5%	409
Service			4.7%	34
Unemployed			1.9%	14
Transportation			0.8%	6
Other (please specify)				83
		answered question		724
		skipped question		117

34. Where is your place of employment?

		Response Percent	Response Count
Not employed		51.9%	392
Sterling / Rock Falls		20.8%	157
Morrison		6.6%	50
Elsewhere within Whiteside County		3.8%	29
Quad Cities		3.3%	25
Dixon		2.9%	22
Elsewhere outside Whiteside County, within Illinois		5.2%	39
Other (please specify)		5.4%	41
answered question			755
skipped question			86

35. What type of dwelling do you live in?

		Response Percent	Response Count
Farmstead		5.6%	44
Single-Family Home		90.1%	710
Mobile Home		0.6%	5
Condominium		2.4%	19
Unit in a duplex		0.6%	5
Unit in an apartment facility		0.3%	2
Unit in assisted living facility		0.0%	0
Other (please specify)		0.4%	3
answered question			788
skipped question			53

36. Do you rent or own your home?

		Response Percent	Response Count
I own my home		98.4%	740
I rent or lease my home		1.6%	12
answered question			752
skipped question			89

37. Where in Whiteside County do you live?

		Response Percent	Response Count
In Sterling / Rock Falls		41.1%	323
Near Sterling / Rock Falls		15.0%	118
Within another incorporated city or village		30.9%	243
Near another incorporated city or village		10.9%	86
In a rural area, not near any city or village		1.7%	13
Outside of Whiteside County		0.4%	3
Outside Whiteside County; Please indicate			6
			786
			55

38. Please specify which community you live in or near.

		Response Percent	Response Count
Within Sterling		25.3%	196
Within Rock Falls		14.7%	114
Within Morrison		12.9%	100
Within Fulton		6.8%	53
Within Prophetstown		5.2%	40
Within Erie		2.8%	22
Within Albany		1.9%	15
Within Tampico		1.8%	14
Within Lyndon		0.9%	7
Within Como		0.1%	1
Within Coleta		0.1%	1
Within Deer Grove		0.3%	2
Near Sterling		9.0%	70
Near Rock Falls		4.8%	37
Near Morrison		5.7%	44
Near Fulton		2.7%	21
Near Prophetstown		1.7%	13
Near Erie		1.7%	13
Near Albany		0.5%	4
Near Tampico		0.4%	3
Near Lyndon		0.1%	1
Near Como		0.1%	1
Near Coleta		0.4%	3

Near Deer Grove	0.0%	0
answered question	775	
skipped question	66	

Page 3, Q2. What are the three most important reasons you and your family choose to live in Whiteside County?

1	View from house.	Nov 7, 2013 10:59 AM
2	Family	Nov 7, 2013 10:49 AM
3	Family	Nov 7, 2013 10:27 AM
4	Lived here forever.	Nov 7, 2013 10:09 AM
5	Wife already lived here	Nov 7, 2013 9:24 AM
6	Family	Nov 6, 2013 3:42 PM
7	Family relocated from Michigan to Run Family Business	Nov 6, 2013 12:47 PM
8	Family	Nov 6, 2013 11:57 AM
9	Near Family	Nov 6, 2013 11:41 AM
10	Trapped, no other options	Nov 6, 2013 11:09 AM
11	family illness	Nov 6, 2013 9:39 AM
12	Close to church	Nov 6, 2013 9:13 AM
13	Price of homes	Nov 5, 2013 5:30 PM
14	near family	Nov 5, 2013 4:52 PM
15	Married a native	Nov 5, 2013 4:42 PM
16	family here	Nov 5, 2013 1:47 PM
17	Cheaper	Nov 5, 2013 11:13 AM
18	Relatives	Nov 4, 2013 5:00 PM
19	Friendly People	Nov 4, 2013 3:19 PM
20	Family	Nov 4, 2013 2:03 PM
21	Family	Nov 4, 2013 12:25 PM
22	Married Here	Nov 4, 2013 9:39 AM
23	Parents need help	Nov 1, 2013 2:59 PM
24	Family	Nov 1, 2013 2:25 PM
25	Came for job and stayed	Nov 1, 2013 1:08 PM
26	Family	Oct 31, 2013 8:31 AM
27	Only live here 6 months out of the year.	Oct 30, 2013 5:03 PM

Page 3, Q2. What are the three most important reasons you and your family choose to live in Whiteside County?

28	Family	Oct 30, 2013 2:05 PM
29	Rural people	Oct 30, 2013 1:50 PM
30	family	Oct 30, 2013 1:34 PM
31	Can't afford to move.	Oct 30, 2013 1:26 PM
32	Wife won't move.	Oct 30, 2013 1:22 PM
33	Family	Oct 30, 2013 11:53 AM
34	family	Oct 29, 2013 3:32 PM
35	family	Oct 29, 2013 2:21 PM
36	Less Traffic	Oct 29, 2013 11:53 AM
37	Married someone who already lived in whiteside county	Oct 29, 2013 11:23 AM
38	No Tax on Retirement Income	Oct 25, 2013 9:37 AM
39	Found home in country to raise family	Oct 24, 2013 12:08 PM
40	Husband lived here	Oct 24, 2013 12:05 PM
41	Family	Oct 24, 2013 11:02 AM
42	family	Oct 23, 2013 5:04 PM
43	near family	Oct 23, 2013 4:44 PM
44	Family	Oct 23, 2013 9:51 AM
45	Proximity to relatives	Oct 22, 2013 1:55 PM
46	Good Doctor	Oct 22, 2013 12:53 PM
47	Business	Oct 22, 2013 11:45 AM
48	Wifes farm is in county	Oct 22, 2013 11:34 AM
49	I kept some land from the family farm	Oct 22, 2013 11:26 AM
50	Moved to be near my daughter	Oct 22, 2013 11:03 AM
51	Family in Sterling	Oct 22, 2013 10:20 AM
52	Job opportunity	Oct 22, 2013 10:05 AM
53	Husband bought home long before I met him	Oct 22, 2013 10:00 AM
54	Can't afford to move	Oct 22, 2013 9:32 AM

Page 3, Q2. What are the three most important reasons you and your family choose to live in Whiteside County?

55	Cathlic Edo	Oct 21, 2013 3:53 PM
56	Economic opportunities strong farm & factory jobs	Oct 21, 2013 1:59 PM
57	To lazy to move out of State	Oct 21, 2013 1:02 PM
58	Family	Oct 21, 2013 12:36 PM
59	Teach	Oct 21, 2013 11:52 AM
60	Initinally very nice here, ample job opportunities for families	Oct 21, 2013 11:23 AM
61	Family here	Oct 21, 2013 11:17 AM
62	Church	Oct 21, 2013 9:24 AM
63	Family here	Oct 18, 2013 4:20 PM
64	State income tax rates vs Iowa	Oct 18, 2013 11:20 AM
65	Close to family	Oct 18, 2013 9:41 AM
66	Near Family	Oct 18, 2013 8:55 AM
67	Fishing Mississippi River	Oct 18, 2013 8:48 AM
68	Called as Pastor	Oct 17, 2013 4:08 PM
69	Too old to move	Oct 17, 2013 3:56 PM
70	Required by Job	Oct 17, 2013 3:09 PM
71	Friends lived here	Oct 17, 2013 2:51 PM
72	Family	Oct 17, 2013 2:43 PM
73	Less restrictive Building Codes	Oct 17, 2013 10:35 AM
74	near family	Oct 16, 2013 4:54 PM
75	Hunting and Fishing Places	Oct 16, 2013 4:45 PM
76	Retirement Living	Oct 16, 2013 3:24 PM
77	Family Here	Oct 16, 2013 3:02 PM
78	Close to school	Oct 14, 2013 5:32 PM
79	Near family members that have married into our family- to stay close to grandchildren	Oct 9, 2013 10:24 PM
80	Family here	Oct 9, 2013 7:14 PM
81	I was raised in Morrison but have spent the last 30 years living on the outskirts of	Sep 30, 2013 11:03 AM

Page 3, Q2. What are the three most important reasons you and your family choose to live in Whiteside County?

the Chicago suburbs. We have recently bought a house in Morrison and are living there part time with plans to retire there eventually. I think Whiteside County has a lot to offer with an emphasis on the rural beauty and small town style of living. How to attract newcomers to the area or convince young people to stay in the area is a main concern.

Page 3, Q3. Overall, how would you rate the quality of life in Whiteside County?

1	Very poor	Oct 30, 2013 5:03 PM
2	Overall a nice place to live, but not great. If my husband didn't have a job here, we would not be living here. There is nothing special to entice young professionals to stay in this area.	Oct 29, 2013 11:23 AM
3	Some decrease in quality since manufacturing has left for other countries. "We are lost."	Oct 23, 2013 10:07 AM
4	To Fair	Oct 17, 2013 3:46 PM
5	There is always room for improvement.	Oct 11, 2013 1:14 PM
6	Overall, this is a wonderful place to live; however, I worry about the long term sustainability of this town without more 'appeal' and additional jobs to this area.	Oct 7, 2013 9:58 AM

Page 3, Q4. During the next five years, I expect that the quality of life in the county will:

1	due to changes nationwide, not because of Whiteside County	Oct 25, 2013 9:56 AM
2	Lack of jobs. Increase in gang activity.Increased drug activity.	Oct 17, 2013 4:13 PM
3	i don't like comprehensive plans. they interfere with personal property rights	Oct 17, 2013 8:48 AM
4	Comprehensive plans always erode property rights...so, once this process is completed, quality of life here will be worse!	Oct 17, 2013 8:15 AM
5	With the state of affairs, I certainly hope life improves in the county.	Oct 11, 2013 1:14 PM
6	Somewhere between stay the same and worsen due to "brain drain".	Oct 9, 2013 1:49 PM
7	Public infrastructure will require funding taking away from other public services.	Oct 9, 2013 9:00 AM

Page 3, Q5. Please indicate changes you think would improve the quality of life in Whiteside County (please check up to four).

1	Need public transit	Nov 8, 2013 12:18 PM
2	Work better with new and existing businesses	Nov 7, 2013 9:24 AM
3	Improve recreational facilities for people with disabilities.	Nov 6, 2013 12:16 PM
4	Employment opportunities are extremely needed!	Nov 6, 2013 12:11 PM
5	After the prison in Dixon came in our towns have went down hill	Nov 6, 2013 11:57 AM
6	Expand Restaurant options	Nov 6, 2013 11:27 AM
7	Get gov't out of more things- less regulation, taxes.	Nov 6, 2013 11:09 AM
8	Do away with TIF we need the tax for schools	Nov 6, 2013 10:31 AM
9	More family restraints	Nov 5, 2013 1:47 PM
10	Fire Chairman and Board. Make it an even partisen board	Nov 5, 2013 1:32 PM
11	Clean up the trashy parts of town.	Nov 5, 2013 10:25 AM
12	Improve professional high end employment opportunities for college grads	Nov 4, 2013 11:12 AM
13	Penalty to land lords who do not maintain or improve homes/business that they rent.	Nov 1, 2013 3:34 PM
14	Taxes continue to climb which could result in our moving out of Whiteside County	Nov 1, 2013 3:14 PM
15	Centralize Dispatch	Oct 31, 2013 12:24 PM
16	Get passenger rail service	Oct 30, 2013 5:16 PM
17	Kids/Facilities	Oct 30, 2013 1:56 PM
18	Increase revenue in county	Oct 30, 2013 11:57 AM
19	improve fine art activities	Oct 29, 2013 12:44 PM
20	Free Library for every tax payer/citizen	Oct 28, 2013 11:03 AM
21	Keep/maintain open space	Oct 25, 2013 11:28 AM
22	Open Prison in Tompson	Oct 25, 2013 9:37 AM
23	Improve rec/things for kids/teens to do	Oct 24, 2013 12:08 PM
24	Schools need increased security.	Oct 23, 2013 4:03 PM
25	Invest in scholarships for local students to get training then start local businesses. Give tax breaks or other incentive for shopping within one's home town or zip code.	Oct 23, 2013 3:49 PM

Page 3, Q5. Please indicate changes you think would improve the quality of life in Whiteside County (please check up to four).

26	Improve govt.	Oct 22, 2013 11:34 AM
27	More business in redone older structures-use what we already have	Oct 22, 2013 10:00 AM
28	Get people off public aid	Oct 21, 2013 4:52 PM
29	Less Government	Oct 21, 2013 2:30 PM
30	Comcast monopoly-seems to be no competition- \$150/month TV & internet, a little STEEP!	Oct 21, 2013 1:34 PM
31	Fix city streets	Oct 21, 2013 1:12 PM
32	Better Maintenance on Existing buildings and parks	Oct 21, 2013 11:17 AM
33	Attitude!	Oct 21, 2013 11:09 AM
34	Illegal immigrants too many	Oct 21, 2013 8:33 AM
35	Make people more self reliant	Oct 21, 2013 8:16 AM
36	I would love to see a modernized bicycle infrastructure and PAVED trails in this area, similar to those found in Chicago and the suburbs. People in this area do own bicycles, but feel unsafe on our roads. "If you build it, they will come." If the county (in conjunction with the cities) develop a working infrastructure (like protected bike lanes and areas to lock our bikes) the people will get active and go outside; we could bike to work, the grocery store, etc. This will raise awareness to motorists, encourage healthy living, and reduce our local impact on the environment.	Oct 20, 2013 5:35 AM
37	Decrease Public Housing	Oct 18, 2013 4:20 PM
38	Cut un-needed government and get people off welfare, K-12 is awful now, River Bend District	Oct 18, 2013 11:20 AM
39	Get the labor force to improve itself.	Oct 18, 2013 9:41 AM
40	Improve accessibility and communications with the police to help eliminate the us and them mentality.	Oct 17, 2013 4:13 PM
41	Swimming pool near Erie	Oct 17, 2013 10:35 AM
42	Taxes generally increase after implementation of comprehensive plans. That is antithetical to higher employment and affordability.	Oct 17, 2013 8:15 AM
43	Tourism Growth opportunities, Regan Birthplace, Etc	Oct 16, 2013 3:24 PM
44	Need more vocational technical type training. Not everyone is 4 year or more college bound. Quality jobs in the trades needed and wanted...locally as well as across the country.	Oct 10, 2013 4:27 PM
45	I think if we focus on jobs and education, then younger families will naturally choose to live in this community (whiteside county).	Oct 7, 2013 9:58 AM

Page 4, Q6. Rate the following in Whiteside County:

1	Poor city streets	Nov 7, 2013 1:54 PM
2	Town roads in poor shape.	Nov 6, 2013 1:31 PM
3	Need passenger train or bus	Nov 6, 2013 1:10 PM
4	Township roads fair	Nov 6, 2013 11:35 AM
5	We don't need bike trails and transit provided by gov't.	Nov 6, 2013 11:23 AM
6	Poor City Roads	Nov 6, 2013 11:08 AM
7	Good Township	Nov 6, 2013 10:33 AM
8	Poor City Streets	Nov 6, 2013 9:43 AM
9	Poor city roads	Nov 5, 2013 5:47 PM
10	Poor City streets	Nov 5, 2013 4:53 PM
11	Poor-Sterling Streets	Nov 5, 2013 4:35 PM
12	City roads "rock falls" - poor.	Nov 5, 2013 10:56 AM
13	Poor City Streets	Nov 4, 2013 5:40 PM
14	Back road are rated poor.	Nov 4, 2013 3:40 PM
15	Need more sidewalks in school areas	Nov 4, 2013 2:14 PM
16	City roads are poor	Nov 4, 2013 1:04 PM
17	Fair-Streets	Nov 4, 2013 12:22 PM
18	Fair City streets	Nov 4, 2013 11:16 AM
19	Not enough bike trails in Erie	Nov 4, 2013 9:18 AM
20	Poor Roads	Oct 31, 2013 12:43 PM
21	poor city roads	Oct 31, 2013 12:31 PM
22	City roads poor.	Oct 30, 2013 1:23 PM
23	Bike trails are not needed.	Oct 30, 2013 12:08 PM
24	City streets poor	Oct 30, 2013 10:18 AM
25	City roads poor	Oct 30, 2013 10:11 AM
26	City roads poor	Oct 30, 2013 10:07 AM
27	Poor Road maintaininace	Oct 28, 2013 3:41 PM

Page 4, Q6. Rate the following in Whiteside County:

28	Not enough popluation to support additional public transportaion	Oct 28, 2013 3:22 PM
29	Poor-Grade Alleys	Oct 28, 2013 2:25 PM
30	City streets are poor	Oct 23, 2013 5:59 PM
31	City streets in Rock Falls	Oct 23, 2013 2:34 PM
32	Poor-City Streets	Oct 22, 2013 1:39 PM
33	Poor- ATV Trails	Oct 22, 2013 1:28 PM
34	Poor-Cities	Oct 21, 2013 3:02 PM
35	No Toll Roads	Oct 21, 2013 2:31 PM
36	Good Taxis	Oct 21, 2013 1:35 PM
37	Downtown road ways are in very poor Condition	Oct 21, 2013 9:15 AM
38	City Streets in Sterling-VERY BAD	Oct 21, 2013 8:35 AM
39	Poor-Rock Falls/Sterling in town roads	Oct 18, 2013 4:43 PM
40	Poor City of Rockfalls streets	Oct 18, 2013 4:21 PM
41	More interconnected bike trails for people (pleasure and work) and to get tourists here.	Oct 18, 2013 9:44 AM
42	Poor City streets in Morrison	Oct 18, 2013 8:57 AM
43	City and town roads are not very good.Improving,but many rough roads and poor drainage of roads.	Oct 17, 2013 4:18 PM
44	Poor sidewalks	Oct 17, 2013 3:02 PM
45	Poor City Roads	Oct 17, 2013 2:52 PM
46	Poor Town Streets	Oct 16, 2013 4:59 PM

Page 4, Q7. During the next ten years, which of the following transportation investments do you support in Whiteside County?

1	Need more cab services	Nov 7, 2013 1:54 PM
2	We need more employment though out the county.	Nov 7, 2013 11:09 AM
3	City and County roads in Morrison, and Sterling are horrible. You can't avoid all the bumps/holes in the roads.	Nov 7, 2013 10:48 AM
4	By the next 10 years I will not be here to enjoy decent roads. I think a bypass would be the end of Morrison.	Nov 7, 2013 10:36 AM
5	Poor job by political leaders	Nov 7, 2013 10:29 AM
6	Although no county concern, an overpass at rail tracks on Rt 84 south of Rt 30 would be supported.	Nov 7, 2013 10:05 AM
7	Wish trains didn't have to blow there horns in the middle of the night	Nov 7, 2013 9:36 AM
8	Too much spent on public trans for too little ridership	Nov 7, 2013 9:25 AM
9	Badly need transit in the Sterling/Rock Falls area, especially with a large number of disabled persons.	Nov 6, 2013 6:43 PM
10	Not enough public transprotation. Freeport, Iowa City, and Madison WI people have to depend on friends if not working or their own vehicle. They struggle with transportation!	Nov 6, 2013 4:44 PM
11	Complete Rt. 30 expansion	Nov 6, 2013 3:29 PM
12	new railroad bridge over the Mississippi River helping to reduce waiting at crossings.	Nov 6, 2013 3:06 PM
13	Need for "things" to attract and or retain younger people.	Nov 6, 2013 1:10 PM
14	A public transportation system would help both young and seniors access shopping and retail business, as well as jobs.	Nov 6, 2013 12:22 PM
15	would like regular bus routes and times	Nov 6, 2013 12:08 PM
16	There won't be a Sterling/Rock Falls if we don't get more good paying job instead of minimum wage ones.	Nov 6, 2013 12:05 PM
17	Driving your car in sterling or Rock Falls is hazardous, even walking we have the worst roads! in town and state wide	Nov 6, 2013 11:59 AM
18	Jobs need to improve to support present quality if life and jobs for "more" public employees	Nov 6, 2013 11:41 AM
19	Don't need more or better roads if there are no jobs.	Nov 6, 2013 11:39 AM
20	Roads are terrible even repairs are sub standard	Nov 6, 2013 11:08 AM
21	Bicycles dont pay for thier paths- let them do their own fund raisers-not tax dollars	Nov 6, 2013 10:33 AM

Page 4, Q7. During the next ten years, which of the following transportation investments do you support in Whiteside County?

22	My city streets are in horrible shape	Nov 5, 2013 4:53 PM
23	roads are horrible	Nov 5, 2013 3:50 PM
24	City/state roads are an embarrassment	Nov 5, 2013 3:07 PM
25	The bike path should run along the river through Albany	Nov 5, 2013 3:04 PM
26	Passenger rail service would likely be used the best-other increased services would be nice but we need to be sure they would be used enough to support the investment	Nov 5, 2013 1:49 PM
27	I would like a passenger train to be near rockfalls so I can travel easier to Chicago, instead of traveling to Princeton or Mendota	Nov 5, 2013 1:37 PM
28	Stop spending so much on bike/walk paths and spend more on repairing roads.	Nov 5, 2013 10:56 AM
29	With the "greying of America" may need more public transportation.	Nov 5, 2013 10:10 AM
30	We brag we have the highest arrest for Div 1 and now none of them have a drivers license. They ride bikes, ect. cab fair too high to pay to to work or store	Nov 4, 2013 5:52 PM
31	Repair 4th Ave. in Sterling, North of the High school- is terrible. Repair 8th ave. in rock falls from 3rd street to rt 30- a couple of city roads among many that are bad	Nov 4, 2013 5:40 PM
32	Any of this WITHOUT dramatic increased taxes. We NEED companies and manufacturing!	Nov 4, 2013 5:07 PM
33	By bringing jobs and increasing quality of education our quality of life will improve and crime rate will drop.	Nov 4, 2013 4:45 PM
34	Airport for larger aircraft, all in all roads are fairly good but need work. Rail service passenger service from Iowa through county direct rail to Chicago.	Nov 4, 2013 3:21 PM
35	RT 30 Widen to 4-lane from I-89 to IL RT 40 in Rock Falls then west to Rock River - by pass RT 30 South around Morrison as planned	Nov 4, 2013 11:16 AM
36	Sterling city roads need repair or replacement	Nov 1, 2013 3:16 PM
37	Overlay tre 84 & push to have UP trucks go over 84 when new bridge is build! Rock Island County overlaid most of Tre 84 to I-80 bridge	Nov 1, 2013 3:06 PM
38	Bicycle community is extremely hazardous. Lynn Blvd has room for pedestrian.bicycle paving 3rd st. Sterling bordering the cementary needs wide side walk etc.	Nov 1, 2013 1:30 PM
39	Our Airport can land a 747. We have to make products to ship on rail, which we don't.	Oct 31, 2013 1:56 PM
40	4 Lane Sterling to Morrison	Oct 31, 2013 8:24 AM
41	Now a days speed is high on the list-we need rail service to get where we want	Oct 31, 2013 8:03 AM

Page 4, Q7. During the next ten years, which of the following transportation investments do you support in Whiteside County?

	to go-fast- also for convenience of older folks	
42	Take care of existing infrastructure before spending more.	Oct 30, 2013 5:51 PM
43	"Taxes are two high."	Oct 30, 2013 5:27 PM
44	Want Metra/Amtrak to Morrison.	Oct 30, 2013 5:17 PM
45	Freight rail is disruptive in Erie.	Oct 30, 2013 5:13 PM
46	Spend money on roads themselves, most roads need attention. Passenger rail not realistic. Transit is a waste of money.	Oct 30, 2013 5:06 PM
47	Want transit and rail service to Chicago and Quad Cities	Oct 30, 2013 3:12 PM
48	Would love to see rail to Chicago, St Louis, Madison	Oct 30, 2013 2:47 PM
49	Clean up unused areas to improve roadways like Rock Falls. No more murals.	Oct 30, 2013 2:31 PM
50	Complete Route 30 btwn Fulton and Rock Falls.	Oct 30, 2013 1:42 PM
51	Route needs 4 lanes. Airport runway needs upgrades; weight capacity not enough for freight. Bike paths between rural subdivisions and main town.	Oct 30, 2013 12:13 PM
52	Need commuter service, to Chicago by rail	Oct 30, 2013 10:29 AM
53	Route 30 from Sterling/Rock Falls needs to be 4 lanes or at least add passing lanes	Oct 30, 2013 10:13 AM
54	Need to invest in long term employment if we want people to stay. Too many opportunities are being wasted	Oct 29, 2013 3:29 PM
55	Quality jobs with good pay	Oct 29, 2013 3:12 PM
56	The roads in steriling are the worst in all the other cities I lived in. Maybe instead of spending money on what might be , we should spend it on the roads.	Oct 29, 2013 3:06 PM
57	We need more transportation to airport	Oct 29, 2013 2:32 PM
58	Fix existing roads before creating more	Oct 29, 2013 10:41 AM
59	City Streets are particularly in poor condition	Oct 28, 2013 3:41 PM
60	Senior citizens need more availability	Oct 28, 2013 3:33 PM
61	Realistic goals must be measured by population size- ie cannot expand resources & dollars on Public Transportation locally - not enough population to support endeavors	Oct 28, 2013 3:22 PM
62	Improvement in roads - rural communities	Oct 28, 2013 2:40 PM
63	Seniors need better on time established Routes and Actually Bus routes would be helpful to them or anyone that doesn't have personal transportation	Oct 28, 2013 2:25 PM

Page 4, Q7. During the next ten years, which of the following transportation investments do you support in Whiteside County?

64	Always post all signs, signs need to be posted when detours are necessary, clear enough for out of towners. People travel on road underconstruction & its a danger not to have all temporary signs when needed	Oct 28, 2013 11:05 AM
65	Fix sand road west of Erie	Oct 28, 2013 10:25 AM
66	We need to worry more about maintaining our roads then building bike lanes & paths	Oct 25, 2013 11:02 AM
67	most people have their own transportation-local churches & friends & family provide transportation for those in need. However, help is always needed at one time or another and you can't always depend on your source	Oct 25, 2013 10:57 AM
68	Very difficult for citizens who have lost so much to get around, to try to better their lives especially when we have to go out of Town/County to get necessities	Oct 24, 2013 12:09 PM
69	Need to widen Highway 30 from Route 88 to Fulton	Oct 24, 2013 11:40 AM
70	Living in a small community many of these things would not be offered here. Paying taxes is hard enough with what we have, what would happen if you offered more?	Oct 24, 2013 11:13 AM
71	build 4 lane road between Morrison & Sterling also bypass around Morrison	Oct 24, 2013 10:03 AM
72	Whiteside needs more incentives for HS or college students to want to stay & be employed in the area	Oct 24, 2013 9:55 AM
73	Remove stoplights in Morrison	Oct 23, 2013 5:59 PM
74	Want transit and rail service.	Oct 23, 2013 5:31 PM
75	Springhill and Prophet Rds need resurfacing.	Oct 23, 2013 4:04 PM
76	Towns should okay use of golf carts / small electric vehicles on non-hwy roads.	Oct 23, 2013 3:51 PM
77	Morrison streets need repair - potholes	Oct 23, 2013 3:18 PM
78	Current rail service stops traffic on I84 south of I30. Traffic overpass would be improvement.	Oct 23, 2013 1:37 PM
79	Need more public Transportation services	Oct 23, 2013 9:51 AM
80	Rte 30 could be made a 3 lane highway (like Texas)	Oct 22, 2013 3:31 PM
81	Lower taxes and leave me be.	Oct 22, 2013 1:28 PM
82	Strongly support improvement in all public transportation	Oct 22, 2013 10:21 AM
83	I would love to be able to get on a train and go to Chicago or other major cities without having to drive, gas prices are already high and on top of that you have to pay tolls	Oct 22, 2013 10:16 AM
84	I live in rural areas, so public transportation would not benefit me, but I still think	Oct 22, 2013 9:50 AM

Page 4, Q7. During the next ten years, which of the following transportation investments do you support in Whiteside County?

	it's a good idea. Rural roads need to be addressed	
85	Spend more on roads so they last longer, law enforcement is going overboard with driving citations, an example would be how police wait and trap speeders, find something more productive to do	Oct 22, 2013 9:43 AM
86	We have too many roads not everyone has a car (too expensive for license, plates, insurance, gas, upkeep, etc) we need more routes for bicycles and other transportation means, as gas prices go up more people will be using fewer cars	Oct 21, 2013 2:53 PM
87	So much top heavy government it will topple over	Oct 21, 2013 2:31 PM
88	Why should we pay for rail problems let the corp. pay- they get the profits	Oct 21, 2013 2:03 PM
89	With the exception of Whiteside Senior Center transportation these is little if any bus service	Oct 21, 2013 1:17 PM
90	Fix City Streets!	Oct 21, 2013 1:13 PM
91	Rail Roads s/B doing rail ways Rock Falls Roads need repair badly	Oct 21, 2013 1:03 PM
92	Rock Falls is a "great" place to live, both of us, were born and raised here	Oct 21, 2013 12:44 PM
93	over all not bad	Oct 21, 2013 11:52 AM
94	Concentrate on Repair & maintain of existing roads- not adding more to repair and maintain	Oct 21, 2013 11:36 AM
95	Many persons in Whiteside co need available support services. We need improved homeless shelter open for entire year, domestic violence victims need more shelter availability & in more than one town. Transportation is vital to those who have no cars	Oct 21, 2013 11:26 AM
96	Encourage & support pride of ownership	Oct 21, 2013 11:18 AM
97	I've been to 3 third world countries in the past year and believe me, we have an amazing "quality of life" Count your blessings!	Oct 21, 2013 11:10 AM
98	Transportation improvements would be nice but would not get enough usage to be self supporting	Oct 21, 2013 10:57 AM
99	Many, many city streets are HORRIBLE- with no choice but to use them, some businesses, etc. are avoided	Oct 21, 2013 10:04 AM
100	Check out how many people travel to Elgin & Aurora to catch trains	Oct 21, 2013 8:35 AM
101	The more we wean people off the public trough the better this county, State & Country will be	Oct 21, 2013 8:17 AM
102	If Amtrak is ever expanded this way from Chicago, I'd love to see a station in Sterling-Rock Falls.	Oct 20, 2013 5:37 AM
103	Many of the streets in Sterling and Rock Falls are horrible	Oct 18, 2013 4:43 PM

Page 4, Q7. During the next ten years, which of the following transportation investments do you support in Whiteside County?

104	Programs for people with special needs, there is nothing	Oct 18, 2013 4:36 PM
105	Progressive communities/regions are expanding their trail networks! We have a lot of people that get around by bike on the low end of the economy and they need safe means of getting to work and shopping destinations.	Oct 18, 2013 9:44 AM
106	Money should be spent on highways before bike path	Oct 18, 2013 8:57 AM
107	There really isn't good public transportation in and between the nearby towns,except taxi cabs and that cost is prohibitive.	Oct 17, 2013 4:18 PM
108	No airports or passenger rail service and don't need. Take care of what we have, and we will be in good shape	Oct 17, 2013 3:47 PM
109	Would like to see a pool for school kids & swim team in Erie Area	Oct 17, 2013 10:36 AM
110	Our current economic climate will take more than 10 years to improve...take care of what we have but do NOT spend MORE money!	Oct 17, 2013 8:18 AM
111	Keep tractors off County Highways and roads	Oct 16, 2013 4:46 PM
112	To support the need for transportation and quality of life	Oct 16, 2013 3:25 PM
113	Good	Oct 16, 2013 2:31 PM
114	I don't think there would be enough usage to spend tax money on public transportation, airport or bike lanes to roadways	Oct 16, 2013 12:58 PM
115	If we add any more, we will not be able to get across the tracks.	Oct 11, 2013 1:18 PM
116	Need 4 lane Rt. 30 completed	Oct 10, 2013 4:29 PM
117	Morrison needs a train by-pass for safety at every level.	Oct 9, 2013 10:28 PM
118	We need to bring traffic into our towns and keep it there, to shop, dine, etc. Not build routes to Bypass our downtown districts and move traffic through faster. More & safer walk/bike-ability is needed.	Oct 3, 2013 7:12 PM

Page 5, Q8. Please share your opinion on how important it is to protect each of the following resources in Whiteside County.

1	Need to stop or reduce open burning	Oct 21, 2013 3:04 PM
2	Clean water is a number one area of concern and need.I worry about what comes down the river from Rockford and Byron.	Oct 17, 2013 4:34 PM
3	current regulations are sufficient	Oct 17, 2013 8:53 AM
4	All these things are OK now, there are enough regulations to ensure they remain that way...no new efforts are necessary	Oct 17, 2013 8:23 AM
5	We need to be very careful what affects farmland, whether it be housing, road expansion, etc.; farmground should be the most important in protecting it from expansion.	Oct 11, 2013 1:26 PM
6	historic preservation can become an obstacle to growth and private investment at times	Oct 10, 2013 9:37 AM
7	In developing #30 plans Natural Resources were amoung the last issues considered in building a new highway!	Oct 9, 2013 10:33 PM

Page 5, Q9. In your opinion, current environmental policies and regulations in Whiteside County adequately protect the following environmental areas from damage or disruption:

1	Windmills destroy quality of life and impact wildlife.	Oct 30, 2013 3:04 PM
2	EPA goes overboard.	Oct 30, 2013 2:31 PM
3	Has the County done anything about regulating runoff?	Oct 18, 2013 9:47 AM
4	Is there a policy concerning wetlands and floodplains? I see an unused asphalt plant in the middle of a wetlands for one thing and no observable protection from runoff into said area.	Oct 17, 2013 4:34 PM
5	At least they did--until the county approved the destructive construction of 500 ft tall commercial wind turbines!!!!	Oct 17, 2013 8:23 AM
6	Floodplains should be looked into carefully. There are cases in which people have property that is in the floodplain but do not ever get flooded. This needs to be addressed.	Oct 11, 2013 1:26 PM
7	floodplain expansion by FEMA is a BIG problem	Oct 10, 2013 9:37 AM
8	County environmental protection of water in all forms is neglected with the exception of the SWCD's efforts.	Oct 9, 2013 10:33 PM

Page 5, Q10. Initiatives to protect and improve the natural environment sometimes include increased monitoring and regulation efforts. Would you support or oppose the following efforts?

1	Too many bad laws & regs	Nov 7, 2013 9:26 AM
2	Enforce the regulations not create more.	Nov 4, 2013 4:46 PM
3	There are enough regulations.	Oct 30, 2013 5:07 PM
4	No new regulations.	Oct 30, 2013 2:31 PM
5	Keep gov't out of it!	Oct 30, 2013 11:59 AM
6	Saddly, we tax the small farmer too much & expect them to feed the world	Oct 28, 2013 11:07 AM
7	Too much regulation already.	Oct 23, 2013 1:38 PM
8	Too much regulations sometimes impinged growth	Oct 21, 2013 11:27 AM
9	Less Regulations	Oct 18, 2013 11:28 AM
10	Is there ANY enforcement now? Encourage more urban neighborhoods and less rural neighborhoods away from services that consume ag land.	Oct 18, 2013 9:47 AM
11	I support increased monitoring and regulations if done fairly and PUBLICLY without monetary input from private funders.	Oct 17, 2013 4:34 PM
12	We are already over-regulated--adding more is simply absurd!	Oct 17, 2013 8:23 AM
13	Not sure if increased regulation is needed, so much as just a simple mindfulness.	Oct 3, 2013 7:14 PM

Page 5, Q11. Current park and recreational facilities in the county meet your needs:

1	There is not enough promotion for the assets of these facilities and what they hold you the public.	Nov 20, 2013 9:52 PM
2	Make honest information on GMO producs from this area	Nov 8, 2013 12:20 PM
3	Dog park in Sterling will be great addition. Need more sidewalks north of town for pedestrians, bikes, & students walking to school-esp Lynn Blvd & 6th Ave	Nov 7, 2013 12:54 PM
4	I do not know what the agricultural policies entail- my opinions are based on what I see only	Nov 7, 2013 11:10 AM
5	Get the farmers to quit cutting down trees and plowing right to the edges of creeks and rivers.	Nov 7, 2013 10:55 AM
6	Horse trail in park poorly maintained.	Nov 7, 2013 10:10 AM
7	Too many regulations raise the cost of everything and it's already too high.	Nov 6, 2013 6:39 PM
8	Sterling has too many parks to maintain!	Nov 6, 2013 12:27 PM
9	Nothing available for people with disabilities.	Nov 6, 2013 12:17 PM
10	Stop Wind Farms. County board doesn't listen to residents opposed to them.	Nov 6, 2013 11:59 AM
11	Need better access to shores of Mississippi.	Nov 6, 2013 11:31 AM
12	They exceed my personal needs and judging from how empty they are, they exceed most others' nees as well.	Nov 6, 2013 11:24 AM
13	We don't need more parks. We need to keep our Ag. Land as Ag. land	Nov 6, 2013 10:42 AM
14	We need more habitat not corn & beans	Nov 6, 2013 10:33 AM
15	Parks need more upkeep not as clean as should be	Nov 5, 2013 5:51 PM
16	The river & canal are great assets to our communities. Let's keep the shoreline green. Use it for recreation	Nov 5, 2013 5:42 PM
17	Toilet facilities at most parks are pathetic, kilgore park coul use boathroom close to Imagination Station	Nov 5, 2013 4:44 PM
18	Needs more walking/biking paths where singel women can feel save	Nov 5, 2013 4:27 PM
19	Need more patrols- people are tossing pets in open spaces- leaving them to die	Nov 5, 2013 1:38 PM
20	Way too much money spent on ball diamond and bike/walk paths, while many exising family parks are being neglected.	Nov 5, 2013 10:58 AM
21	In this area of stong agriculture we need "encouragement" of good sustainability practices.	Nov 5, 2013 10:11 AM
22	We have too many parks and rec. facilities already- few people use them	Nov 4, 2013 5:41 PM
23	Oppold Marina is heart breaking, store hrs, outside toliets are discusting	Nov 4, 2013 5:22 PM

Page 5, Q11. Current park and recreational facilities in the county meet your needs:

24	Agriculture is the heartbeat of this community.	Nov 4, 2013 3:41 PM
25	Need a dog park perhaps 14th Avenue Park in Sterling	Nov 4, 2013 1:47 PM
26	More public access along the river.	Nov 4, 2013 12:37 PM
27	I have great concern on the amount of pesticides/insecticides poisoning our ground & water	Nov 4, 2013 9:19 AM
28	Floodplains need to be expanded as housing increases	Nov 1, 2013 3:18 PM
29	Are residents aware of environmental regulations?	Nov 1, 2013 3:04 PM
30	Strongly support inspection of AG irrigation system when people are detassling	Nov 1, 2013 2:36 PM
31	Industry has left the area farming is pretty much all we have left!	Nov 1, 2013 1:30 PM
32	Bike path needed to Rockwood State Park and Morrison Sport Complex	Nov 1, 2013 11:36 AM
33	What parks or recreational facilities does the county have?	Oct 31, 2013 1:57 PM
34	Not kept up to standard	Oct 31, 2013 12:32 PM
35	Lauerance Park pool should be open - I miss seeing kids enjoy our only outdoor pool!	Oct 31, 2013 8:08 AM
36	Important to keep agriculture our top priority.	Oct 30, 2013 5:44 PM
37	dirty or broken restrooms at parks	Oct 30, 2013 5:18 PM
38	Very Minimal Fishing/hunting/4-Wheeling/outdoor places	Oct 30, 2013 1:58 PM
39	Can't afford to use them.	Oct 30, 2013 11:40 AM
40	too many to maintain	Oct 29, 2013 10:41 AM
41	Boat ramp/access to river needs cleaned out. to shallow to access river @dam	Oct 28, 2013 2:37 PM
42	Stop farmers from dumping millions of gallons of water on the roads. Irrigation	Oct 28, 2013 12:59 PM
43	I would like to see more bike trails and hiking trails	Oct 28, 2013 10:25 AM
44	could be more parks and campgrounds	Oct 24, 2013 10:25 AM
45	raised prices of camping at parks for upkeep, see no changes in upkeep of parks and campgrounds	Oct 24, 2013 10:21 AM
46	Agriculture is very important in our area and deserves our support	Oct 24, 2013 10:03 AM
47	Park district is price gouging seniors that want to play golf everyday.	Oct 23, 2013 4:51 PM
48	More stocking of fish in local rivers, increase tourism	Oct 23, 2013 4:06 PM
49	Poor erosion control, lack of tree lines and fencing. No more game habitat.	Oct 23, 2013 2:58 PM

Page 5, Q11. Current park and recreational facilities in the county meet your needs:

	Littering by trucks to landfill.	
50	Park facilities need maintenance. No painted crosswalks on streets near parks.	Oct 23, 2013 1:59 PM
51	Not familiar with facilities	Oct 23, 2013 10:08 AM
52	close monitoring thats always important	Oct 22, 2013 12:55 PM
53	Agriculture please take care of the little guys	Oct 22, 2013 11:27 AM
54	Invest in more green technology and utilize environmentally friendly techniques developing the community	Oct 22, 2013 10:30 AM
55	We must protect natural resources above industrial development	Oct 22, 2013 10:22 AM
56	Farmers are killing life with their current farming practices	Oct 22, 2013 9:44 AM
57	the number & accessibility of parks in Sterling is amazing-Rockwood in Morrison is beautifiul, Prophetstown Park is a hug asset as well	Oct 22, 2013 9:29 AM
58	The fertile farmland in this area is one of our greatest assests. We need to make more effort to keep it as farm land- not for more houses	Oct 22, 2013 9:17 AM
59	A public, cost effective swimming pool would be great!	Oct 21, 2013 4:22 PM
60	No more pig or cattle factory Farms	Oct 21, 2013 3:04 PM
61	We have too many parks, too much to maintain!	Oct 21, 2013 2:54 PM
62	A stronger enforcement of conservation practices should be in place. Over-worked oil!	Oct 21, 2013 2:27 PM
63	Am not much informed	Oct 21, 2013 1:18 PM
64	The least important would be better then not important	Oct 21, 2013 1:04 PM
65	I have no idea what current regulations say so can't tell you if I agree. I am concerned that my family's health is endangered by so much airplane application of pesticides	Oct 21, 2013 11:58 AM
66	good	Oct 21, 2013 11:53 AM
67	Need to include maintenance in plans	Oct 21, 2013 11:19 AM
68	Monitor irragation systems flooding-RT 40, 172- Highways at nite. Also create a safe zone for areial spraying as I got sprayed by CADYS Plane by Sterling movies on Polo RD	Oct 21, 2013 8:42 AM
69	Protect Agriculture in Whiteside County- without it we would be a ghost town	Oct 21, 2013 8:19 AM
70	We lack a dog park and bike trails other than along the canal and IL 84.	Oct 19, 2013 11:53 PM
71	We have lots of nice parks but we need to have a nice out door pool. my family spent many years at Lawerence Park Pool. So sad they closed it!	Oct 18, 2013 4:44 PM

Page 5, Q11. Current park and recreational facilities in the county meet your needs:

72	Handicap accessible bathroom	Oct 18, 2013 4:37 PM
73	Thanks to the Sterling Park District	Oct 18, 2013 9:47 AM
74	Keep what we have and improve on the quality of what we have.	Oct 17, 2013 4:34 PM
75	The State program to use State Park Camping Sites is limiting usage	Oct 17, 2013 11:27 AM
76	DNR seems to think a wetland is water over topsoil-to allow trees to be cut and insist stumps remain is STUPID-Wetlands need shade and nesting sites	Oct 17, 2013 10:39 AM
77	At least in Sterling, our Park District already spends an irresponsible amount of money on these things!	Oct 17, 2013 8:23 AM
78	Enjoy the Parks :-)	Oct 16, 2013 3:26 PM
79	fair	Oct 16, 2013 2:40 PM
80	Morrison Rockwood Park and the Rock River can provide great recreational opportunities..that is about it!	Oct 9, 2013 10:33 PM
81	I'm not sure of any facilities in my area.	Sep 29, 2013 10:21 PM

Page 7, Q13. If yes, indicate what kind of severe weather caused the damage. (Check all that apply)

1	Unless I am outside I can't hear sirens (live in underground home)	Nov 8, 2013 12:24 PM
2	Sewer back up. Downspouts and sump pumps emptying into sanitary sewer system.	Nov 6, 2013 1:11 PM
3	Flooded basement	Nov 6, 2013 1:01 PM
4	Sewer back up in basement, new sewers great-New roads, curb and sidewalks much appreciated-work very slow	Nov 6, 2013 12:49 PM
5	Lost mature trees in yard	Nov 6, 2013 11:59 AM
6	Sewer back up. City needs to more closely monitor root growth in sewer system.	Nov 6, 2013 11:59 AM
7	Nothing out of the ordinary and certainly nothing I would want "help" from the gov't with.	Nov 6, 2013 11:25 AM
8	Need more options for Govt' help in case of emergency	Nov 5, 2013 1:39 PM
9	Lightning hit tree, branch hit house	Nov 4, 2013 1:52 PM
10	Minor damage to outdoor wooden swingset & trees	Nov 4, 2013 1:15 PM
11	Loss of power	Nov 4, 2013 12:44 PM
12	Downed trees	Nov 1, 2013 3:26 PM
13	City must enforce codes which prohibit sump pumps draining to city streets.	Nov 1, 2013 3:18 PM
14	Frequent power surges	Oct 30, 2013 5:53 PM
15	This section borders on stupid. God is in charge of all the weather in case the blessed county has forgotten.	Oct 30, 2013 5:08 PM
16	Winds and lightning have caused roof to need replacement twice.	Oct 30, 2013 3:13 PM
17	Flood as result of storm sewer overflow	Oct 30, 2013 11:48 AM
18	Power lost for 4 days.	Oct 30, 2013 11:19 AM
19	High Water Table	Oct 28, 2013 12:40 PM
20	Find a better way to inform people of Severe Weather approaching	Oct 24, 2013 12:12 PM
21	Lack of curb and gutter contributes to flooding.	Oct 23, 2013 6:18 PM
22	Lack of warning sirens in many communities	Oct 23, 2013 4:06 PM
23	Shear Winds	Oct 23, 2013 10:45 AM
24	Water in Basement due to high water table. It is what it is. I installed a sump pump system	Oct 22, 2013 1:47 PM
25	Cut trees down that are in or by powerlines	Oct 22, 2013 11:35 AM

Page 7, Q13. If yes, indicate what kind of severe weather caused the damage. (Check all that apply)

26	County should step-up education for the public on emergency preparedness	Oct 22, 2013 10:23 AM
27	Winds broke off some siding on trailer and limbs from trees in park dented roof somewhat	Oct 22, 2013 10:01 AM
28	Flash Flooding	Oct 21, 2013 4:53 PM
29	Mother nature will do what she wants no matter how many politically motivated laws you pass	Oct 21, 2013 2:32 PM
30	Roof damage and damage to trees	Oct 18, 2013 4:45 PM
31	sewer backup as sewersystem cannot handle high volume of rain	Oct 18, 2013 11:12 AM
32	Hit the house in 2009	Oct 18, 2013 9:57 AM
33	Surcharged sewer line basement flooding after heavy rain	Oct 18, 2013 9:48 AM
34	Long ago	Oct 17, 2013 3:57 PM
35	All Damage was minor	Oct 17, 2013 2:53 PM
36	Emergency Services are Excellant	Oct 17, 2013 10:40 AM
37	Water hight from lowering and raising lock H14 on mississippi river as well as low water	Oct 16, 2013 2:41 PM

Page 8, Q14. Please share your opinions about the types of new housing and housing improvements needed in Whiteside County.

1	More moderately priced senior housing needed as people are living longer.	Oct 30, 2013 5:45 PM
2	Some assisted living facilities have waiting lists.	Oct 30, 2013 3:05 PM
3	Housing projects are gang and drug havens!	Oct 30, 2013 12:10 PM
4	Improving the existing stock is far and away the most important, whether it is fixing or demolishing.	Oct 18, 2013 9:52 AM
5	When private monies are used the possibility for corruption increases. Transparency is of major concern to avoid corruption .	Oct 17, 2013 4:43 PM
6	not the government's place	Oct 17, 2013 8:57 AM
7	This is not within the purview of GOVERNMENT! Leave this to the private sector!	Oct 17, 2013 8:27 AM
8	Morrison homes of any size are extremely expensive for the limited services this community provides.	Oct 9, 2013 10:37 PM
9	Focus on improving condition and affordability of existing housing rather than build new. Homes are there, they just need rehabbed. Clean up and fully occupy existing neighborhoods, not continue to allow deterioration of existing properties and increase sprawl.	Oct 3, 2013 7:21 PM

Page 8, Q15. Please indicate your level of agreement with the following statement; "Development of homes or businesses should be limited by law in floodplains and other areas where natural events are likely to cause frequent property damage."

1	I learned this to be true in geography class in college	Nov 7, 2013 12:56 PM
2	Depends who's paying for it.	Oct 30, 2013 3:05 PM
3	There does not seem to be agreement on where the flood area lines should be drawn.	Oct 30, 2013 1:01 PM
4	Tax dollars shouldn't supplement foolishness.	Oct 23, 2013 3:53 PM
5	I can understand the concern, due to costs involved with repairs to property with floods	Oct 22, 2013 9:53 AM
6	Let people live where they want, let the housing market develop organically, with little or no oversight for gov.	Oct 22, 2013 9:45 AM
7	Building on floodplains always has the possibility for loss and damage. That's what naturally occurs on floodplains.	Oct 17, 2013 4:43 PM
8	just don't make me pay for it when they get washed away	Oct 17, 2013 8:57 AM
9	However, if people choose to build there, it should be done at their own risk, not that of taxpayers.	Oct 17, 2013 8:27 AM
10	BUT.....recent expansion of floodplains is an overreach by FEMA and costing people thousands to challenge and overturn.	Oct 10, 2013 9:48 AM
11	New FEMA maps need to be revised first	Oct 9, 2013 9:06 AM

Page 8, Q16. In Whiteside County, new residential development should be located:

1	We need smart housing developments. Maybe a plan to resurrect the area around 2nd & 3rd Street & 6th Ave in Sterling	Nov 7, 2013 12:56 PM
2	People can't afford houses because taxes are too high in this county/state.	Nov 7, 2013 10:56 AM
3	Should not be built where they interfere with cutting up the farm acreage.	Nov 7, 2013 10:38 AM
4	Keep housing for older folks and rehabilitate older homes as starter homes.	Nov 6, 2013 3:45 PM
5	More housing for single and widowers.	Nov 6, 2013 1:02 PM
6	There are enough vacant houses to provide affordable ownership without depleting farmland.	Nov 6, 2013 11:56 AM
7	Let people build where they want to, it's called freedom!	Nov 6, 2013 11:26 AM
8	Small towns are struggling with mandates for sewer & water & need new & additional residents	Nov 6, 2013 10:35 AM
9	Don't like to see the farmland disappearing for housing purposes	Nov 5, 2013 5:42 PM
10	More regulations on hog confinement facilities	Nov 5, 2013 4:46 PM
11	Refurbish existing building instead of taking more ground away from wildlife	Nov 5, 2013 4:28 PM
12	Should be able to build where you like - structurally sound- not a shack	Nov 5, 2013 2:09 PM
13	Fix housing developments already in place. add rooms, do not develop on more land. We need open land for our future	Nov 5, 2013 1:41 PM
14	Lower property taxes to actual sale value of home.	Nov 5, 2013 10:59 AM
15	It has to be well managed and situated on so it	Nov 4, 2013 5:55 PM
16	Do something about bad neighborhoods. Improve houses that already exist. Use empty lots in the city for housing	Nov 4, 2013 5:42 PM
17	A lot of empty houses in Whiteside County. We should fix those up for sale and make them nice enough that people would want to live in them.	Nov 4, 2013 4:40 PM
18	Closer to cities so at later date they could be annexed into the City.	Nov 4, 2013 3:23 PM
19	4 adv. income property 1st time buyers	Nov 4, 2013 1:44 PM
20	Rural new single dwelling should require minimum acreage (3-5)	Nov 1, 2013 3:07 PM
21	Even though agriculture land generates the least taxes it's our economic ace in the hole	Nov 1, 2013 1:32 PM
22	Repair old homes first, get on landlords to fix properties, condemn and raze old unrepaird homes.	Oct 30, 2013 5:20 PM
23	Need to fix up or tear down eye sores.	Oct 30, 2013 3:14 PM

Page 8, Q16. In Whiteside County, new residential development should be located:

24	Developments should come with flood insurance in floodplans individually. Owner responsibilities-not regulation	Oct 30, 2013 2:58 PM
25	Why should we punish someone who wants to build their dream home?	Oct 30, 2013 2:08 PM
26	Discourage building on farmland, but development on nearby non-tillable soil is fine.	Oct 30, 2013 1:43 PM
27	Forclosed homes not being maintained, mortgage holder should be held responsible for this.	Oct 30, 2013 1:36 PM
28	Wherever agriculture is not affected.	Oct 30, 2013 12:00 PM
29	Too many houses for sale	Oct 30, 2013 11:42 AM
30	Right to choose if feasible	Oct 30, 2013 10:53 AM
31	Tear down the nasty houses that are falling in and build there, lots of houses should be condemned.	Oct 30, 2013 10:19 AM
32	I believe we here in sterling have to many houses are being sold and they are turning them into apartments. this nees to be stopped!	Oct 29, 2013 3:09 PM
33	Affordable for us older disabled people. or help us with (homes till bank losen up)	Oct 28, 2013 3:46 PM
34	Need more quality housing-some hae become ram shacks due to economic downturn-rather ghetto like! in appearance, not appealing	Oct 28, 2013 2:28 PM
35	Confine urban approval. We need farmland for food	Oct 28, 2013 11:47 AM
36	Farm land is the main concern	Oct 28, 2013 11:11 AM
37	Need to be affordable for the average person	Oct 24, 2013 12:13 PM
38	In looking around there are many houses sitting empty. Shouldn't they be filled first before building more.	Oct 24, 2013 11:14 AM
39	Don't use up any more prime farmland	Oct 24, 2013 10:04 AM
40	farms come first	Oct 23, 2013 6:26 PM
41	Good farmland should be protected.	Oct 23, 2013 5:00 PM
42	Tillable farm land should be protected. Wooded, steep hill type areas that are non-tillable ok.	Oct 23, 2013 3:00 PM
43	NIMBY	Oct 23, 2013 10:57 AM
44	important to preserve farmland	Oct 23, 2013 10:09 AM
45	Develop master plan & adhere to it	Oct 22, 2013 1:57 PM
46	Keep the farmland in Agriculture	Oct 22, 2013 1:21 PM

Page 8, Q16. In Whiteside County, new residential development should be located:

47	Housing "Inspectors" need to be more closely scrutinized so that "First Time" buyers don't get rooked into buying homes that don't meet legal inspection standards. This happened to me in 2006	Oct 22, 2013 11:43 AM
48	The low income housing is bringing in people to the county that don't want to work and are a big reason crime is on the rise	Oct 22, 2013 10:52 AM
49	Housing in floodplains have to have flood insurance. So question 14 doesn't make sense	Oct 22, 2013 10:18 AM
50	City of Sterling - housing is old!! A lot of bad neighborhoods-bulldoze	Oct 22, 2013 9:22 AM
51	See #11	Oct 22, 2013 9:17 AM
52	Some people need to live in the country for gardening etc, others are lazy & can't even mow their yards. Both kinds of housing are necessary	Oct 21, 2013 2:55 PM
53	Put Existing houses & housing locations to better use instead of building new in new locations	Oct 21, 2013 1:05 PM
54	Choice is strictly seller/buyer	Oct 21, 2013 11:37 AM
55	One of our greatest assets is our rich farmlands- it is difficult to watch it gradually disappear	Oct 21, 2013 11:29 AM
56	Need quality housing for young families but not crowded housing projects	Oct 21, 2013 11:20 AM
57	Everyone has to live somewhere- can't we just all get along?	Oct 21, 2013 11:11 AM
58	More development contribute to problems of sub standard apartments within the urban areas	Oct 21, 2013 11:00 AM
59	Encouraging neighborhood involvement would increase caring in many aspects- over 40 yrs in same place, I have seen a total loss of neighborly "love" & concern!	Oct 21, 2013 10:11 AM
60	Senior Housing with garages so people have a choice besides parkway	Oct 18, 2013 4:38 PM
61	We overextend our services when we develop in the rural areas and we lose farm ground we will never get back. Other States have figured this out, not us.	Oct 18, 2013 9:52 AM
62	We can't and should not convert farm ground to housing if avoidable. The farmland feeds us and the country. If it is paved over or built upon it is lost.	Oct 17, 2013 4:43 PM
63	There seems to be many homes for sale	Oct 17, 2013 2:54 PM
64	This is farming country. I don't complain about smell. It was your decision where to live	Oct 17, 2013 1:51 PM
65	need a choice on here for 'leave it up to the property owner'!	Oct 17, 2013 8:57 AM
66	This is a poor question...if someone owns land and they want to build something on it that will not negatively impact their neighbors and community, they should be able to do so.	Oct 17, 2013 8:27 AM

Page 8, Q16. In Whiteside County, new residential development should be located:

67	Location should be where there is a need	Oct 16, 2013 3:31 PM
68	There should be stronger laws and regulations on land lords and their properties	Oct 16, 2013 1:00 PM
69	Housing should be kept mainly in the village or community. They (investors) should remove non-livable premises and rebuild to revitalize.	Oct 11, 2013 1:38 PM
70	planned development activities should be a priority for County and municipalities	Oct 10, 2013 9:48 AM

Page 9, Q17. In your opinion, how would you describe the availability of employment opportunities in Whiteside County?

1	Especially high-paying jobs.	Oct 30, 2013 11:15 AM
2	Due to economy	Oct 25, 2013 11:25 AM
3	I'm unemployed, but with my level of education I am looking outside the county for jobs.	Oct 20, 2013 5:46 AM
4	We need industry - not just retail - to locate here.	Oct 19, 2013 11:58 PM
5	I think people need to improve their skills more than the jobs are needed. If the workforce were better prepared, I would say we were lacking.	Oct 18, 2013 9:59 AM
6	Little or no manufacturing. Low wage, no opportunity service jobs abound.	Oct 17, 2013 5:05 PM
7	just like they are in most of the country	Oct 17, 2013 9:03 AM
8	our local economy is suffering due to local and national circumstances, high taxes and over-regulation--the ACA has had a HUGE impact on local employment already	Oct 17, 2013 8:35 AM
9	Terrible to Non-existent!!!!!!	Oct 9, 2013 10:44 PM
10	Skilled employment is available, however too many temp agencies staffing at low wages. Jobs are there, just not at living wages.	Oct 3, 2013 7:28 PM

Page 9, Q18. How secure do you believe your employment to be over the next 3-5 years?

1	Can't find a job	Nov 6, 2013 12:31 PM
2	I work Clinton Iowa	Oct 30, 2013 10:17 AM
3	Work in Iowa & Marine	Oct 22, 2013 11:36 AM
4	There does not seem to be ANY job security in the county,state,or federal areas.	Oct 17, 2013 5:05 PM
5	Wife Secure, Husband Retired	Oct 17, 2013 10:42 AM
6	unless the government regulations force my employer out of business	Oct 17, 2013 9:03 AM
7	If my employer remains in business, my job is secure...if conditions continue to worsen, so will my chances of continued employment!	Oct 17, 2013 8:35 AM
8	But neither my husband nor I are employed in Whiteside County (but both of us are employed).	Oct 9, 2013 7:22 PM

Page 9, Q19. Do you believe the county should commit additional tax dollars to attract and retain private sector jobs in the county?

1	Taxed too much already!	Nov 7, 2013 10:51 AM
2	Only if jobs are retained for 30 years.	Nov 6, 2013 6:40 PM
3	But not at the expense of higher property taxes of home owners.	Nov 5, 2013 11:00 AM
4	What do you mean additional?	Oct 30, 2013 1:46 PM
5	Not without state/federal help.	Oct 30, 2013 11:15 AM
6	On the provision that there are guaranteed returns on investment.	Oct 23, 2013 3:55 PM
7	It depends on how you did it	Oct 22, 2013 9:46 AM
8	WHY?	Oct 21, 2013 2:05 PM
9	We can not grow or even retain jobs if we don't actively work in that area. Money is again the issue.	Oct 17, 2013 5:05 PM
10	NO, NO, NO and NO! Just stay the heck out of the way!	Oct 17, 2013 8:35 AM
11	Not in favor of TIF. Everyone should have to pay their way - taxes.	Oct 11, 2013 1:50 PM
12	Continue to utilize TIF and Enterprise Zone programs; assist with business retention and greater effort on business recruitment	Oct 10, 2013 4:37 PM
13	Only in cases that is in the best interest of the county	Oct 9, 2013 6:08 PM

Page 9, Q21. Please indicate your level of agreement with the following statement: "Whiteside County is a good place to start a business."

1	Evidenced by closing business's and vacant buildings.	Nov 7, 2013 10:51 AM
2	County is not business friendly	Nov 7, 2013 9:27 AM
3	Hopefully this would increase population	Nov 6, 2013 1:05 PM
4	No one wants to start a business here due to unemployment percent!	Nov 6, 2013 12:31 PM
5	IL is no place to start a business	Nov 6, 2013 12:01 PM
6	Need better employment	Oct 28, 2013 2:43 PM
7	no money-look at empty buildings. Why build new?	Oct 22, 2013 10:03 AM
8	We can't maintain businesses we have	Oct 21, 2013 11:31 AM
9	Starting a business in Illinois is more disconcerting to me than what county it is started in.	Oct 18, 2013 9:59 AM
10	The people are here and the resources are here. The problem is a balance with the good of jobs with the possibility of environmental damage.	Oct 17, 2013 5:05 PM
11	no because it is in Illinois. Illinois is NOT a business-friendly state	Oct 17, 2013 9:03 AM
12	As far as things go in the success-penalizing state of Illinois. At least for now...after your comprehensive plan passes, that may need to be re-evaluated	Oct 17, 2013 8:35 AM
13	It is in the State Of Illinois, which is the major problem.	Oct 17, 2013 7:05 AM
14	compared to ??? difficult to answer	Oct 10, 2013 9:56 AM
15	Poor quality work force due to age factor; Terrible road system within and to supporting systems; Water is now a very expensive item for use in any form; Administration that does not welcome "all forms of businesses"	Oct 9, 2013 10:44 PM
16	Residents are willing to drive out of the county and spend more money while complaining about prices for similar items available within the area.	Oct 9, 2013 9:10 AM
17	Cities or towns need to be agreeable to work with a proposed new business seeking to locate in their community.	Sep 30, 2013 11:06 AM

Page 9, Q22. Do you support or oppose the development of the following types of industrial establishments in the county?

1	No more building in farmland	Nov 7, 2013 10:56 AM
2	any job to help un-employed	Nov 7, 2013 10:15 AM
3	Any business willing to train for new skills of Economy	Nov 6, 2013 12:51 PM
4	Support restaurants, food service.	Nov 6, 2013 11:28 AM
5	Support-Small business & services	Nov 6, 2013 10:06 AM
6	We have too many empty buildings, lets get some businesses in there!	Nov 5, 2013 4:56 PM
7	Large factories, steel mills, fastener factories,etc	Nov 5, 2013 3:00 PM
8	avoid polution or land destruction industry	Nov 5, 2013 1:51 PM
9	Need jobs....any kind.	Nov 5, 2013 11:16 AM
10	Organic farming	Nov 4, 2013 5:57 PM
11	Anything that brings jobs to our county.	Nov 4, 2013 4:48 PM
12	High End Business- IT centers etc	Nov 4, 2013 11:18 AM
13	Options C & D would be good if the enviornment issues are addressed	Nov 1, 2013 3:10 PM
14	Support tourism	Oct 30, 2013 5:21 PM
15	Anything to bring jobs.	Oct 30, 2013 2:35 PM
16	Support tourism	Oct 30, 2013 1:45 PM
17	Support if pensions/ health insurance provided by jobs.	Oct 30, 2013 11:15 AM
18	Whiteside County has the Hospital, Wahl Clipper & Wal-mart Dist. We need more!	Oct 30, 2013 10:17 AM
19	No pig farms	Oct 30, 2013 8:37 AM
20	any business	Oct 29, 2013 12:45 PM
21	Need more jobs	Oct 28, 2013 3:47 PM
22	when are we going to find a way to burn land fill & waste for energy	Oct 28, 2013 11:13 AM
23	Support-Furniture & Clothing stores	Oct 24, 2013 12:14 PM
24	Support-Jobs=spending Tax Dollars, Good Jobs \$10/hr doesn't cut it	Oct 24, 2013 10:12 AM
25	Don't build them on prime farmland	Oct 24, 2013 10:06 AM
26	Support for job training	Oct 23, 2013 6:31 PM

Page 9, Q22. Do you support or oppose the development of the following types of industrial establishments in the county?

27	Should have a good labor pool	Oct 23, 2013 10:59 AM
28	Glad that loss of manufacturing has resulted in less pollution	Oct 23, 2013 10:11 AM
29	Any and All Industry	Oct 22, 2013 4:12 PM
30	support-any job as long as it doesn't indanger peoples lives	Oct 22, 2013 12:57 PM
31	Support- Organic/Natural Farming	Oct 22, 2013 11:12 AM
32	Support - Green Technology jobs	Oct 22, 2013 10:33 AM
33	Any	Oct 22, 2013 9:34 AM
34	No more landfills	Oct 21, 2013 11:21 AM
35	Support-No Hog Farms ANYWHERE	Oct 18, 2013 4:23 PM
36	Support-Any	Oct 18, 2013 2:49 PM
37	Green manufacturing such as in the areas of solar,wind energy,even hydro.	Oct 17, 2013 5:05 PM
38	as long as they are privately funded and not brought here through 'public-private partnerships'	Oct 17, 2013 9:03 AM
39	As long as taxpayers are not supporting them...	Oct 17, 2013 8:35 AM
40	Anything to provide employment	Oct 16, 2013 4:26 PM
41	Jobs for Employment	Oct 16, 2013 3:33 PM
42	Not opposed to heavy industry or intensive ag operations as long as they are properly zoned, permitted and managed	Oct 10, 2013 4:37 PM
43	call centers, data farms	Oct 10, 2013 9:56 AM

Page 9, Q23. In your opinion, how would you describe the availability of places to shop or dine in Whiteside County?

1	Lacking on shopping	Nov 7, 2013 10:56 AM
2	No money or jobs.	Nov 5, 2013 11:16 AM
3	In dining, lacking in shopping	Oct 28, 2013 2:29 PM
4	Near Fulton	Oct 25, 2013 11:25 AM
5	Shopping adequate, dining not.	Oct 23, 2013 3:55 PM
6	Hard to expand	Oct 18, 2013 9:59 AM
7	Adequate Dine, Lacking Shop	Oct 18, 2013 9:14 AM
8	many are too far from my home in Fulton	Oct 10, 2013 9:56 AM

Page 9, Q24. How often do you leave the Whiteside County area to shop?

1	Often shop online	Nov 6, 2013 10:23 AM
2	every 3 months or more	Nov 1, 2013 3:29 PM
3	by monthly	Oct 29, 2013 1:01 PM
4	Gas prices take us to IOWA---WHY cant Illinois wake up !!!!!	Oct 22, 2013 3:41 PM
5	Maybe more like every 2 months	Oct 22, 2013 9:54 AM
6	Iowa has cheaper rates!	Oct 21, 2013 2:57 PM
7	Already out of Whiteside going to work	Oct 21, 2013 10:22 AM
8	Gas tax lower in lower Iowa, also no tax on groceries in Iowa	Oct 18, 2013 2:41 PM
9	none of your business	Oct 17, 2013 9:03 AM
10	Clinton, Iowa and Iowa quad cities	Oct 10, 2013 9:56 AM
11	Rarely, only if product being sought is not available locally. I do dine in Dixon, IL frequently - preference for locally owned, unique dining.	Oct 3, 2013 7:28 PM

Page 9, Q25. Please share your opinions about the supply of various retail and service businesses in the county.

1	Recreation, such as specialties shop for rental and maintenance of bicycling and canoeing the Canal and parks. Also shops that attract the "get away weekend shoppers", such as boutiques and unique shopping opportunities..	Nov 20, 2013 10:13 PM
2	we have some unique opportunities to offer and could be successful if joining together w/ Rock Falls & bring known for the best of something- making windmills etc.	Nov 8, 2013 12:27 PM
3	Grocery	Nov 7, 2013 1:36 PM
4	It's Illinois that's all I have to say. Last in just about everything but taxes	Nov 7, 2013 1:06 PM
5	Craft supply stores, Hobby Lobby etc	Nov 7, 2013 10:56 AM
6	More grocers	Nov 6, 2013 6:46 PM
7	KMart/Walmart and grocers needed.	Nov 6, 2013 3:46 PM
8	Love to see Red Lobster instead of having to go to Quad Cities.	Nov 6, 2013 1:05 PM
9	Good public transportation would help the retail food business	Nov 6, 2013 12:24 PM
10	Art Supplies	Nov 6, 2013 12:24 PM
11	Get gov't out of the way. It's not gov't's place to direct private industry.	Nov 6, 2013 11:28 AM
12	Home Depot	Nov 6, 2013 11:05 AM
13	We need factory jobs for people that are not whiz kids,just average	Nov 6, 2013 10:37 AM
14	need more grocery stores	Nov 6, 2013 9:46 AM
15	Apparel for older citizens	Nov 6, 2013 9:24 AM
16	not much of a shopper	Nov 5, 2013 5:43 PM
17	The city of Sterling should try to keep K-mart from leaving	Nov 5, 2013 4:56 PM
18	need ex Lowes or Home Depot & Target or Marshalls	Nov 5, 2013 4:51 PM
19	The old Ryan's looks like a perfect place for a Red Lobster	Nov 5, 2013 4:47 PM
20	Casino should bring in more dollars and jobs	Nov 5, 2013 1:43 PM
21	Too bad K-Mart is closing, I liked it! Another empty building	Nov 4, 2013 5:57 PM
22	Wal-mart and Menards unfortunately do away with smaller stores	Nov 4, 2013 5:43 PM
23	Coffee type, panera bread ect.	Nov 4, 2013 5:11 PM
24	Food services in West end area	Nov 4, 2013 1:49 PM
25	we need a drive up coffee chain	Nov 4, 2013 1:18 PM

Page 9, Q25. Please share your opinions about the supply of various retail and service businesses in the county.

26	Would like to see a super Walmart as you come into town in Rock Falls on Rt 40	Nov 4, 2013 12:01 PM
27	Need Denny's, Olive Garden, Hi Vee, Old County Buffet, Steak & Shake etc	Nov 4, 2013 11:09 AM
28	Grocery Stores-Erie has none	Nov 4, 2013 9:21 AM
29	In reference to question 18, I disagree with idea of bringing a company to come/stay, but it might be necessary.	Nov 1, 2013 3:10 PM
30	Higher end services	Nov 1, 2013 2:33 PM
31	Need restaurants like Forest Inn and Candlelight. Do not need cash store, thrift shops, dollars stores.	Nov 1, 2013 1:36 PM
32	We need higher end sit down restaurants not the Family Restaurants	Oct 31, 2013 2:00 PM
33	The biggest concern is jobs- getting big buisnesses here	Oct 31, 2013 8:09 AM
34	Passenger rail service will spur business growth.	Oct 30, 2013 5:21 PM
35	Need more grocers.	Oct 30, 2013 5:14 PM
36	The county can use more retail, however Walmart has killed the retail sector.	Oct 30, 2013 5:09 PM
37	Need Olive Garden	Oct 30, 2013 2:35 PM
38	Sporting Good Stores, also Target/Panera/ Coffee/Higher end fast food like chipotle or 5 guys	Oct 30, 2013 2:13 PM
39	Costco / Sam's Club	Oct 30, 2013 1:45 PM
40	Need high end restaurants. Shopping is plentiful and more retail does not have an adequate consumer base to support it.	Oct 30, 2013 1:37 PM
41	need better paying jobs before more retail can be supported	Oct 30, 2013 12:16 PM
42	Local dept stores do not have as much merchandise as those in larger municipalities, which is UNFAIR.	Oct 30, 2013 12:02 PM
43	Many empty storefronts - makes area look economically depressed.	Oct 30, 2013 11:21 AM
44	better sit-down restaurants	Oct 30, 2013 11:00 AM
45	No more bars!	Oct 30, 2013 8:37 AM
46	Tech stores, Invest in longer term employment	Oct 29, 2013 3:31 PM
47	Coffee Shop, Bakery, Higher-End drinking establishment (wine bar, cocktail lounge, etc)	Oct 29, 2013 11:34 AM
48	Panera or Pizza Ranch would be nice	Oct 28, 2013 3:53 PM
49	Pizza Restaurants	Oct 28, 2013 3:42 PM

Page 9, Q25. Please share your opinions about the supply of various retail and service businesses in the county.

50	Need a aggressive economic development ground to bring distributions companies to our area	Oct 28, 2013 2:43 PM
51	The Northland mall is pathetic. Only good shopping in Quad Cities or Rockford	Oct 28, 2013 2:29 PM
52	Free library for rural city, new and more industry supports our schools & vital services	Oct 28, 2013 11:13 AM
53	We live in the country & would have to travel 45 minutes to 1 hour to get to these facilities in IL Whiteside County. Other 1 or 2 in fulton	Oct 25, 2013 11:25 AM
54	need more in Morrison	Oct 25, 2013 10:28 AM
55	Lacking in Pharmacutial and Home Health supplies	Oct 24, 2013 12:14 PM
56	Anything to bring jobs to our area	Oct 24, 2013 11:15 AM
57	If you get jobs, the retail will follow	Oct 24, 2013 10:12 AM
58	Need a Target outlet	Oct 24, 2013 10:06 AM
59	More grocery	Oct 23, 2013 6:27 PM
60	Better quality restaurants needed. More manufacturing needed.	Oct 23, 2013 4:08 PM
61	Need better, healthier restaurants.	Oct 23, 2013 3:55 PM
62	Chain restaurants	Oct 23, 2013 10:59 AM
63	jobs	Oct 22, 2013 4:12 PM
64	Recreation Related	Oct 22, 2013 11:54 AM
65	I strongly believe in the potential of organic Farming in the area	Oct 22, 2013 11:12 AM
66	Drug stores/Pharmacys	Oct 22, 2013 10:58 AM
67	Better quality restaurants. The "new mall" ws pooly planned. Absolutely nothing interesting was put in. very disappointed.	Oct 22, 2013 10:33 AM
68	Famous Daves, Steak-n-Shake	Oct 22, 2013 10:18 AM
69	Let the industry develop organically with little oversighted regulations	Oct 22, 2013 9:46 AM
70	Need more grocery stores	Oct 21, 2013 2:57 PM
71	We do not go to resturants in Illinoios	Oct 21, 2013 2:33 PM
72	Lowe's and Olive Garden would be nice	Oct 21, 2013 2:14 PM
73	Grocery	Oct 21, 2013 1:46 PM
74	Definetly need sit down resturants- like Denny's, Ruby Tuesday, Red Robbin, Perkins	Oct 21, 2013 1:38 PM

Page 9, Q25. Please share your opinions about the supply of various retail and service businesses in the county.

75	Need good jobs	Oct 21, 2013 1:06 PM
76	Some service to help a person figure out how to start a business would be nice- what are the regulations & hoops you have to jump through?	Oct 21, 2013 12:00 PM
77	Seem some are on the edge of survival	Oct 21, 2013 11:38 AM
78	Past 3pm there are few establishments for med-low income families to enjoy a meal together	Oct 21, 2013 11:31 AM
79	More business to attract young families & singles	Oct 21, 2013 11:21 AM
80	Contentment is "key" to quality of life!	Oct 21, 2013 11:12 AM
81	Shoe Repair	Oct 21, 2013 9:26 AM
82	Jimmy Johns wanted to open by Arthurs, Politics and Scott Wolber kept them out, why?	Oct 21, 2013 8:44 AM
83	We need a coffee shop, the mall to be a better mall instead of 1/2 empty hallway. Gordmans or TJ Max, Olive Garden, Red Robin, Texas Road House would be nice	Oct 18, 2013 4:48 PM
84	Need jobs so people don't leave county to find work	Oct 18, 2013 4:39 PM
85	Grocery Stores in Morrison	Oct 18, 2013 9:14 AM
86	We lack cultural events and places such as, playhouses.	Oct 17, 2013 5:05 PM
87	My job is in Clinton,IA, so I shop there on my way home from work	Oct 17, 2013 2:55 PM
88	In this area the Quad Cities are a big competition in trying to keep local businesses	Oct 17, 2013 1:52 PM
89	Of course, we should always be open to more employment opportunities, but many of those already here are having trouble keeping their doors open	Oct 17, 2013 8:35 AM
90	Service Centers, In small town we are in need of Stores	Oct 16, 2013 3:33 PM
91	Entertainment - movie theaters; quality restaurants and clothing sources	Oct 9, 2013 10:44 PM
92	grocery	Oct 9, 2013 8:17 PM
93	I prefer to shop at locally owned, independent retailers/restaurants. Strongly support cultivation of these types of businesses in addition to seeking "big box" or chain establishments.	Oct 3, 2013 7:28 PM
94	Children's Entertainment and Night Life	Oct 1, 2013 4:30 PM
95	I'd like to see an emphasis on unique, locally owned businesses that support local economy and employees. Don't recreate the Chicago suburbs by bringing in chain stores and restaurants - create an individual and distinct experience in Whiteside County.	Sep 30, 2013 11:03 AM

Page 10, Q26. From your experience, please rate the following services in your community.

1	I live in country and take recyclables to the landfills dumpster. Many times the dumpster is full. It is hard to reach too. Would be nice to have city wide Wi Fi	Nov 7, 2013 12:59 PM
2	quality of services can greatly vary by probiders in some areas	Nov 7, 2013 11:12 AM
3	Cable overpriced	Nov 6, 2013 3:46 PM
4	Cable very expensive.	Nov 6, 2013 2:21 PM
5	Would like NO cable TV monopoly.	Nov 6, 2013 1:14 PM
6	A centrally located library would be a big help.	Nov 6, 2013 12:25 PM
7	Dish and comcast are both to costly and obstrepherous to deal with.	Nov 6, 2013 12:01 PM
8	The school system is terrible. that is the single reason we are going to be moving to Iowa	Nov 6, 2013 11:32 AM
9	Quite a few over sized vehicles on our street. Plows push snow in driveway and have to pay someone to have it removed as I am handicapped. Lots of pot holes as well on streets.	Nov 6, 2013 11:15 AM
10	Roads are Terrible	Nov 6, 2013 11:10 AM
11	Sterling Recycling rewards is a bit of a joke-but I like Recycle bin.	Nov 6, 2013 11:06 AM
12	Baseball faciliteis in Morrison are excessive considering we can't take care of our steets and water and sewers	Nov 6, 2013 10:54 AM
13	Illinois should charge sales tax on farm equipment as they tear up our roads & pay no sales or motor fuel tax. It aint fair	Nov 6, 2013 10:38 AM
14	Don not like Sterlings high increase 2/3 4 years ago. Promise of recycling bonuses have not proved to be good	Nov 6, 2013 10:24 AM
15	Sterling has more parks that are under utilized-cost too much for taxpayers	Nov 6, 2013 10:07 AM
16	Rock Falls need garbage/trash for weekly garbage pitch up like Sterling & Dixon	Nov 6, 2013 9:47 AM
17	There isn't enough police patrol in West end of Sterling- especially my neighborhood on woodburn where they speed though and run the stop sign on my block. Also mini bikes and four wheelers run free down my road even after dark without lights	Nov 6, 2013 9:02 AM
18	I have a baricades sitting in front of my house since Feb. because the city of Rock Falls will not get my sewer drain fixed!	Nov 5, 2013 4:57 PM
19	I don't have cable, not available where I live	Nov 5, 2013 4:09 PM
20	Major problem with railroad tracts near Hwy's 30 & 84 for an ambulance en route to a clinton facilty	Nov 5, 2013 3:06 PM
21	K- needs roads paved instead of filling potholes	Nov 5, 2013 1:55 PM

Page 10, Q26. From your experience, please rate the following services in your community.

22	The library should be less expensive to teachers and rural	Nov 5, 2013 1:51 PM
23	Cable too high.	Nov 5, 2013 11:17 AM
24	I would like to burn brush during the fall	Nov 4, 2013 5:58 PM
25	Street maintenance - the few times I see them working they are slow	Nov 4, 2013 5:43 PM
26	They all could be better.	Nov 4, 2013 4:48 PM
27	Utilities and cable are way over priced.	Nov 4, 2013 4:42 PM
28	Road service (Maintenance in rock falls are terrible)	Nov 4, 2013 12:02 PM
29	Not enough competition with cable, comcast does not offer what other companies offer for a lower rate/other cities offer more channels for a cheaper cost	Nov 4, 2013 11:10 AM
30	I live in Erie- Erie Cordova Rd is not well maintained in the winter. Sand Rd is in very poor condition between Erie Cordova Rd & Moline Rd, to the point of being dangerous	Nov 4, 2013 9:22 AM
31	Need more choices in recreation facilities. Sterling City parks need more attention. Many in disrepair, worn, aging, graffiti, and frequent littering.	Nov 1, 2013 3:39 PM
32	Library poor in our town. Village employees unwilling to help citizens out during snow/ice removal.	Nov 1, 2013 3:31 PM
33	Fire, Ambulance, Police & EMT are excellent as shown by their response to the fire in Prophetstown Main Street	Nov 1, 2013 2:30 PM
34	Streets have been neglected long enough overall they're in poor shape	Nov 1, 2013 1:36 PM
35	It all depends who your provider is. Every town is different	Oct 31, 2013 2:01 PM
36	Cable needs more competition and need better management - this pieces keep going every year!	Oct 31, 2013 8:10 AM
37	Ambulance service is inefficient.	Oct 30, 2013 5:55 PM
38	Fix hwy 84	Oct 30, 2013 5:22 PM
39	Sterling streets need work.	Oct 30, 2013 3:15 PM
40	Limited cable options in rural areas.	Oct 30, 2013 1:45 PM
41	limited options for cable providers	Oct 30, 2013 1:40 PM
42	Rock Falls/Sterling school sys needs more monitoring, bullying / dangerous environment for kids.	Oct 30, 2013 1:33 PM
43	Need more options for cable, lack of competition.	Oct 30, 2013 1:21 PM
44	Rock Falls needs to improve fiber optic system.	Oct 30, 2013 12:20 PM

Page 10, Q26. From your experience, please rate the following services in your community.

45	Need residential streets paved.	Oct 30, 2013 11:55 AM
46	Snow removal is poor, put salt down instead of sand.	Oct 30, 2013 11:44 AM
47	Many streets need improvement.	Oct 30, 2013 11:01 AM
48	Alleys need to be plowed after snowfall and not 3 days later. People do use them.	Oct 30, 2013 10:18 AM
49	Rock Falls roads worst in northern IL	Oct 30, 2013 10:09 AM
50	Tampico-Garbage/Recycling/water lull minimum is \$75.85-High	Oct 30, 2013 10:03 AM
51	Jorden Township	Oct 29, 2013 2:37 PM
52	internet options outside of the city limits is terribly expensive or not available at all.	Oct 29, 2013 11:36 AM
53	No recycling in rural subdivisions. Cable/Internet options lacking in rural areas. Internet is slow	Oct 29, 2013 11:31 AM
54	need little more road work	Oct 28, 2013 3:47 PM
55	Pass 1% countywide sales tax for bottom schools	Oct 28, 2013 2:39 PM
56	Fire and Garbae is exceptionally good	Oct 28, 2013 2:30 PM
57	telecommunications & internet services are way to expesive	Oct 28, 2013 11:49 AM
58	rural homes need recycling.	Oct 28, 2013 11:13 AM
59	Wish there would be recycle pick-up for rural homes	Oct 28, 2013 10:43 AM
60	Recycle programs should be offered to residents living outside city limits (rural areas)	Oct 28, 2013 10:27 AM
61	In rural areas, we should also recycle, but it's not offer	Oct 25, 2013 11:50 AM
62	We live in the "country" & services are sometimes limited	Oct 25, 2013 11:26 AM
63	Get rid of Frontier!	Oct 24, 2013 12:15 PM
64	Again living in a small community limits many of our services	Oct 24, 2013 11:16 AM
65	Need another cable company besides comcast	Oct 24, 2013 10:00 AM
66	Cuts to law enforcement too drastic, no longer enough officers patrolling.	Oct 23, 2013 4:09 PM
67	Schools should offer dual degree HS diplomas, graduate w/ diploma and associate's at same time. Will help cut expenses for and retain young people.	Oct 23, 2013 3:58 PM
68	Ambulance service inefficient	Oct 23, 2013 1:51 PM
69	Vans Rd. needs resurfacing.	Oct 23, 2013 1:41 PM

Page 10, Q26. From your experience, please rate the following services in your community.

70	cable and satellite especially bad	Oct 23, 2013 10:11 AM
71	P-Town Fire Dept is rated 6 on a 10 scale = higher ins. cost -improvement needed	Oct 22, 2013 1:59 PM
72	Better internet service needed	Oct 22, 2013 10:34 AM
73	Again living in the country limits my answer or opinion	Oct 22, 2013 9:55 AM
74	We should be able to burn our leaves, etc	Oct 22, 2013 9:47 AM
75	Cable special rate for seniors with less stations	Oct 21, 2013 4:12 PM
76	Law enforcement need to spend more time on gangs, drugs, break-ins and stealing. Less time on harassing citizens	Oct 21, 2013 2:58 PM
77	The backyard gestapo keeps very close eye on us	Oct 21, 2013 2:34 PM
78	School system was good with the programs that were offered, but with funding cuts they are gradually getting worse. IE: Technology classes in Jr. High and Music program adjustments. Not so much law enforcement as mainly the judicial system of letting repeat offenders to be released with minimal sentencing-steling has some streets that need some serious work	Oct 21, 2013 2:16 PM
79	No complaints at this time	Oct 21, 2013 1:19 PM
80	Need more options for cable service	Oct 21, 2013 12:41 PM
81	Faster internet would be nice	Oct 21, 2013 12:01 PM
82	Our aging roads & sewers are becoming a big/costly problem	Oct 21, 2013 11:39 AM
83	etk Personnel are fine- need more money spent	Oct 21, 2013 11:21 AM
84	No competition for cable	Oct 21, 2013 10:54 AM
85	Too many cuts in schools-vocational needed. In semi-rural, no recycling unless you take it to centers	Oct 21, 2013 10:13 AM
86	I live on 4th Ave Stg. They have not maintained our street in ages, really bumpy!!	Oct 21, 2013 9:06 AM
87	Need more cable choices-Competition needed-in Sterling RF	Oct 21, 2013 8:46 AM
88	Many parts of the county do not have access to high-speed internet. Satellite and WISP internet is slow and unreliable. Dial-up is even slower.	Oct 20, 2013 5:48 AM
89	School system-cut the extra curricular activities harder and more intensive curriculum and substantially more DISCIPLINE!	Oct 18, 2013 4:54 PM
90	Cable and cell phone bills are way to high	Oct 18, 2013 4:48 PM
91	Need parks and rec programs for people with special needs, snow removal sometimes slow, lots of roads need patching	Oct 18, 2013 4:40 PM

Page 10, Q26. From your experience, please rate the following services in your community.

92	Country/State road fair to good, Rock Falls Streets are poor	Oct 18, 2013 4:24 PM
93	volenteer ambulance and fire dept. Private service garbage, River bend District Schools, Need more wireless internet in public facilities	Oct 18, 2013 2:44 PM
94	I put out recycling-they throw it in the GARBAGE NOT recycling	Oct 18, 2013 11:15 AM
95	Comcast may be one of the worst things to ever happen to Whiteside County.	Oct 18, 2013 10:00 AM
96	School fees are way too high for Morrison school, up extra cicular, sports participation	Oct 18, 2013 9:43 AM
97	I worry that our police are not trained and pyschologically screened well enough.Ambulance cost are way too high.Cable too costly.Storm water management poor due to poor construction and inadequate maintenance of storm drains.Lack of composting sites countywide.	Oct 17, 2013 5:15 PM
98	Only Frontier for phone/internet and it's spotty & unreliable	Oct 17, 2013 3:50 PM
99	Media Company seems to lack trained service reps able to handle a complete problem when they are called	Oct 17, 2013 1:55 PM
100	yard waste disposal would be good or excellent if allowed to burn yard waste like we used to!	Oct 17, 2013 9:06 AM
101	Need more poliece to fight crime	Oct 16, 2013 3:34 PM
102	Curb side recycling for all residents in the county where trash is pick up curb side. It is in many cities but not some of the "suburbs"	Oct 10, 2013 7:03 PM
103	I live in a rural subdivision/village. Recycling is not easily available, nor is yard waste disposal.	Oct 3, 2013 7:30 PM

Page 11, Q27. Over the past five years, how much growth do you think Whiteside County has experienced?

1	seems we gain & lose at same time	Oct 21, 2013 11:40 AM
2	There is a walmart distribution center ,but what else?	Oct 17, 2013 5:31 PM

Page 11, Q28. How would you direct County civic leaders and planners with regard to land use policies and regulations?

1	not sure what current policies are	Jan 26, 2014 12:29 PM
2	refers to commerce and industry, not scattered housing	Dec 19, 2013 5:23 PM
3	Do what is right for the environment	Nov 7, 2013 1:00 PM
4	don't know	Nov 7, 2013 12:51 PM
5	Not sure	Nov 6, 2013 10:25 AM
6	Current policies need to be enforced more strictly and evenly.	Nov 5, 2013 11:02 AM
7	Not sure	Nov 4, 2013 5:59 PM
8	Except for selling us out to utilities/ nat. gas/ wind.	Oct 30, 2013 3:10 PM
9	Each individual case needs some amount of discretion.	Oct 30, 2013 2:55 PM
10	They drew a smiley face. Not sure what that means.	Oct 30, 2013 2:37 PM
11	caution needed	Oct 30, 2013 10:55 AM
12	Not sure	Oct 30, 2013 10:11 AM
13	Adequate regulations currently in effect	Oct 28, 2013 2:32 PM
14	Not sure	Oct 28, 2013 10:28 AM
15	Not sure what they are	Oct 25, 2013 11:26 AM
16	No more wind mills.	Oct 23, 2013 4:12 PM
17	?	Oct 22, 2013 11:04 AM
18	Don't know	Oct 21, 2013 2:23 PM
19	Use common sense	Oct 21, 2013 2:17 PM
20	?	Oct 21, 2013 10:13 AM
21	Not sure	Oct 18, 2013 4:50 PM
22	You don't get nice without planning for it.	Oct 18, 2013 10:02 AM
23	Plan with the health and welfare of the people, not for where the big money comes from.	Oct 17, 2013 5:31 PM
24	as long as it does not interfere with property rights of neighboring parcels	Oct 17, 2013 9:13 AM
25	No Comment	Oct 16, 2013 4:44 PM
26	More/Less too restrictive a choice. Keep an open mind, explore all options. Yes/No doesn't work, flexibility and adaptability is a must.	Oct 3, 2013 7:34 PM

Page 11, Q29. Whenever a development project is proposed, be it new homes, new commercial or manufacturing uses, or mining or energy uses, County leaders must balance competing interests. Please indicate the importance of each of the following to you:

1	No Wind Mills!!	Nov 4, 2013 1:09 PM
2	No wind farms.	Oct 30, 2013 11:17 AM
3	Need more pipelines to move oil & gas to places wher it can be refined or needed use resources we have	Oct 21, 2013 10:23 AM
4	I fully support wind farm development and nature/wildlife preservation.	Oct 20, 2013 5:52 AM
5	It's easier to balance if you concentrate development to the urbanized areas.	Oct 18, 2013 10:02 AM
6	Renewable energy is the wave of the future for energy independence, cost savings and environmental health and safety. We need to eat and farmland preservation is paramount to that issue. Rural character and scenery are mental health issues for the good, necessary.	Oct 17, 2013 5:31 PM
7	The county needs to listen to those already in developing areas and weigh their concerns...they should not jump on board with any business coming in if it will harm or inconvenience current property owners	Oct 17, 2013 8:42 AM

Page 11, Q30. The planning process will include two public workshops in January 2014 to address topics of particular concern to residents. Please indicate your interest in attending a workshop to discuss each of the following issues. Workshop topics will be selected based on responses to this question.

1	If we could work as sister cities, make outstanding products (like wind mills) and ship from Rock Falls/Sterling we could grow something unique, and in demand for internationally.	Nov 8, 2013 12:31 PM
2	No wind mills please	Nov 7, 2013 1:08 PM
3	Please no Fracking!	Nov 7, 2013 1:00 PM
4	I am 86 and Im unable to get around very well	Nov 7, 2013 10:09 AM
5	Bring in more manufacture jobs for people to earn more money.	Nov 6, 2013 1:07 PM
6	No Wind Farms, Peat Mining.	Nov 6, 2013 12:48 PM
7	Work shops a waste of time nothing will be done.	Nov 6, 2013 12:33 PM
8	Do not want wind farms. Do not belong in Country side!	Nov 6, 2013 12:25 PM
9	Tax relief and less gov't regulation are the keys to private sector growth in business and jobs. Unfortunately this is the state of Illinois.	Nov 6, 2013 11:43 AM
10	Property taxes are extrememly high, most of which goes to the school system. The school is sup-par at best, the children are not recieving a quality education. Many graduate without being able to do basic math! We have 2 children that recently graduated, and were completely unprepared for college. Our two younger children will be attending Fulton Public schools these very reasons. We are moving to Iowa, so they can recieve a quality education	Nov 6, 2013 11:39 AM
11	Wind farms are horrible	Nov 6, 2013 11:24 AM
12	I am afraid with the hog developmetn future retail developments would show no interest in locating here	Nov 6, 2013 10:28 AM
13	I was born/raised here in Rock Falls moved away for 30 Years and moved back due to family illness. The condition of Sterling, Rock Falls has contually and rapidly declined severely in the last 10 years. Crime and saftey is, or should be a major concern, a town this size should not have the issues it does. City street conditions are ridiculous! I have been a home owner here for 4 years. I drive down my alley because my main street is a disaster. My taxes continue to rise-with no improvements. Have attended city meetigns to no avail. Rock Falls has 1 grocery store. Employment opportunities are poor, empty, deterierating buildings are every where. I feel sorry for anyone who has never left here because they believe "this" is all there is. First opportunity available, I am leaving this HOLE!!! I hate it here!	Nov 6, 2013 10:01 AM
14	Keep the windmills out of Whiteside County	Nov 5, 2013 5:44 PM
15	We have bigger concerns under this current White House Administration, when our community holds a workshop to take back our country, many will check the "very interested" box	Nov 5, 2013 5:28 PM
16	We have a lot of empty buildings! Lets fill those up before we trash up more farm	Nov 5, 2013 5:04 PM

Page 11, Q30. The planning process will include two public workshops in January 2014 to address topics of particular concern to residents. Please indicate your interest in attending a workshop to discuss each of the following issues. Workshop topics will be selected based on responses to this question.

	land	
17	you must be very careful on what the land is being used for	Nov 5, 2013 3:02 PM
18	Public Trans like Chicago, passenger trains-closer access then Mendota or Princeton, this will bring in more out of town guests to visit and see our community. Casino - more jobs for area people	Nov 5, 2013 1:44 PM
19	I am interested in a better community but do not have time to attend workshops.	Nov 5, 2013 11:22 AM
20	What about jobs?	Nov 5, 2013 11:17 AM
21	Way too many houses being abandoned and left unkept. Property values keep dropping but taxes remain same.	Nov 5, 2013 11:02 AM
22	Have opinions but would likely only participate in an on-line forum.	Nov 5, 2013 10:15 AM
23	Use empty lots in the city for housing. Re-hab falling apart houses instead of extending city limits. Clean up the west end of Sterling, make it safe to live in and hold off on expanding Eastward. Use existing city land wisely. Be smart and a little flexible on regulations	Nov 4, 2013 5:46 PM
24	Don't have the time to attend meetings, surveys, should give leaders a direction the community needs	Nov 4, 2013 5:30 PM
25	Jobs, education and no more banks please.	Nov 4, 2013 4:49 PM
26	No towers of any kind on ag land.	Nov 4, 2013 3:45 PM
27	Education in County is good but building in R.F and STG are old and need upgrading or replasing	Nov 4, 2013 11:21 AM
28	Would not be able to attend any workshops	Nov 1, 2013 2:39 PM
29	No wind farms	Nov 1, 2013 2:24 PM
30	I walk and bike for both basic and recreational Transportation. The meager attempts to accommodate bicycles were unused. Although I would like to see investment in expanded bicycle commute I think it would be a waste of much needed resources. Our park systems are spoken highly of.	Nov 1, 2013 2:04 PM
31	Reduce the number of County Board Members	Nov 1, 2013 11:46 AM
32	I'm in Florida during winter. No workshops down here	Oct 31, 2013 2:42 PM
33	Peat Bogs are another idea. Wind Farms do not belong in Whiteside county.	Oct 31, 2013 2:03 PM
34	No wind farms- we need our privacy and we need to keep farmland as that - not new sub	Oct 31, 2013 8:11 AM
35	I would like to attend but will be in Florida. Might be useful to set up an online workshop or comment page. *They also drew a picture of the beach in Florida*	Oct 30, 2013 5:24 PM

Page 11, Q30. The planning process will include two public workshops in January 2014 to address topics of particular concern to residents. Please indicate your interest in attending a workshop to discuss each of the following issues. Workshop topics will be selected based on responses to this question.

36	Farmland preservation has turned into a scheme for corporations and absentee landlord farmers to sell out to wind farms and natural gas. The county has not been as accountable as they should have been regarding the pipeline explosion.	Oct 30, 2013 3:10 PM
37	County needs to get back to basics; infrastructure, education, police. Parks and bike infra nice, but basic services need to be addressed first.	Oct 30, 2013 1:40 PM
38	Doesn't make any difference what people say, county gov't will do whatever they want.	Oct 30, 2013 1:40 PM
39	Not innterested in having wind farms in whiteside co. Wish it had Green wrote down!	Oct 30, 2013 10:04 AM
40	No one can ever agree on anything - too much arguing city meetings are boring	Oct 30, 2013 8:39 AM
41	Law Enforcement	Oct 29, 2013 2:37 PM
42	There is only so much land, how can you help development and protect land?	Oct 28, 2013 2:45 PM
43	Need more industry, especially heavy industry.	Oct 28, 2013 2:32 PM
44	What we do in building unused farm land is "forever" so we can't think of money or politics or dreams of wealth forever the land may be changed with out the proper consideration. Fulton for it's size has had great growth in my opinion.	Oct 28, 2013 11:16 AM
45	Reduce number on county board, eliminate overlapping Govt Districts, Concentrate on development of county as a whole	Oct 28, 2013 10:40 AM
46	Too much farmland being developed	Oct 25, 2013 9:54 AM
47	Stop building more and use buildings that are already empty	Oct 24, 2013 12:16 PM
48	I feel that sometimes big business tries to walk over the small towns. Why should I have my health or happiness disrupted for things that will not benefit my community	Oct 24, 2013 11:17 AM
49	Don't use prime farmland for any thing other than for farming. County should not try to take over township roads	Oct 24, 2013 10:08 AM
50	No wind farms!	Oct 23, 2013 4:53 PM
51	Cheap housing is attracting unemployed people from Chicago who are taking advantage of welfare programs.	Oct 23, 2013 4:12 PM
52	I will still be in Texas where I winter	Oct 23, 2013 1:33 PM
53	Not sure must be on case by case	Oct 22, 2013 1:38 PM
54	I think steriling pays to much for board employees, steriling residents should get a break in golf prices, since the people of steriling pay taxes for the golf course!	Oct 22, 2013 12:59 PM
55	All of the above topics reguarding a workshop are important to our county in my	Oct 22, 2013 11:51 AM

Page 11, Q30. The planning process will include two public workshops in January 2014 to address topics of particular concern to residents. Please indicate your interest in attending a workshop to discuss each of the following issues. Workshop topics will be selected based on responses to this question.

	humble opinion. However, January workshops would not work for snowbirds like myself	
56	Leave farm land alone taxes are way to high on farm & ag buildings	Oct 22, 2013 11:29 AM
57	I have lived here for two years, Im not qualified to vote on some of your questions	Oct 22, 2013 11:04 AM
58	Whiteside County needs desperately to modernize itself if it hopes to prevent youth flight and attract new residents. Investment in local businesses/restaurants, bike paths and green technology would be highly valuable. We need better quality places to eat and shop and better quality jobs	Oct 22, 2013 10:37 AM
59	Can't I'm usually working, husband deaf	Oct 22, 2013 10:04 AM
60	That is why elect people-Represent us!! Do your job!!!	Oct 22, 2013 9:23 AM
61	Unable to attend workshops	Oct 21, 2013 4:09 PM
62	Unable to attend- gone in January, Febuary & first part of March. This is an excellent survey and very much appreciate the opportunity to give input.	Oct 21, 2013 3:08 PM
63	We need more gardens & less yards to mow.	Oct 21, 2013 2:59 PM
64	This not being a democracy any individulas concerns are not any value to a politically motivated unit	Oct 21, 2013 2:35 PM
65	Don't understand a lot of things?	Oct 21, 2013 2:23 PM
66	I don't have lots of time	Oct 21, 2013 2:17 PM
67	My health does not permit attending workshops	Oct 21, 2013 2:02 PM
68	Have enough empty buildings that could be used for new business instead of destroying more land	Oct 21, 2013 1:08 PM
69	Sorry, very busy helping an elderly lady with healthcare issues	Oct 21, 2013 11:51 AM
70	Just attempt to get information published before it happens. This survey arrived after the 1st public meeting was held	Oct 21, 2013 11:40 AM
71	Not present in January	Oct 21, 2013 11:22 AM
72	We here in America are a very blessed people. Did you know that if you make even as little as \$25,000 per year you are considered to be in the top 9% of the wealthies people in the world? we should never, not even for a minute, take for granted how blessed we are to live here. Praise God for that!	Oct 21, 2013 11:16 AM
73	Many cities have empty factories and stores. We need to these opportunities before looking at other land	Oct 21, 2013 11:05 AM
74	I would not be able to attend the workshops due to age-91 and lack of mobility- I	Oct 21, 2013 9:50 AM

Page 11, Q30. The planning process will include two public workshops in January 2014 to address topics of particular concern to residents. Please indicate your interest in attending a workshop to discuss each of the following issues. Workshop topics will be selected based on responses to this question.

	walk only with a walker-also weather could be bad. I did enjoy the questionnaire though, hope you have good results	
75	We don't need more wind farms! Ig gov't would not subsidize, there would be anything to talk about. The county should promote Family Values and get off supporting people that can do for themselves. Let's teach people to be self reliant not dependent on government. That is key to saving our way of life	Oct 21, 2013 8:23 AM
76	I probably wouldn't go but just wanted to say that many of our streets in sterling/rock falls are in very bad shape. 7th ave in rock falls is really bad. Many of them are. Where is all of our tax money going? Another Rita?	Oct 18, 2013 4:50 PM
77	What's the use you already have your mind made up. Those workshop are just window dressing	Oct 18, 2013 4:26 PM
78	Can't participate in workshops because of health problems	Oct 18, 2013 4:19 PM
79	Why survey going to Wisconsin? Why not keep it in Whiteside Co and create jobs	Oct 18, 2013 11:16 AM
80	Keep Real Estate prices down or all of these topics don't matter. Let the tax assessors know that!	Oct 17, 2013 3:51 PM
81	With a growing family I don't have time to attend any workshops. I think it would be good to redevelop existing manufacturing like the GE plant in Morrison	Oct 17, 2013 2:57 PM
82	I have attended meeting and workshops my whole working life - Im retired now - don't want to do it anymore	Oct 17, 2013 2:47 PM
83	Not interested in Wind Farms and Peat Mining	Oct 16, 2013 4:39 PM
84	Perserving land is important but job growth also is important. Thank you for this survey for the betterment of Whiteside County :-)	Oct 16, 2013 3:38 PM

Page 12, Q33. What is your occupation?

1	construction	Jan 26, 2014 12:31 PM
2	Grocery Distrabution	Nov 7, 2013 12:52 PM
3	Administrative Assistant	Nov 7, 2013 11:22 AM
4	Electrician	Nov 7, 2013 10:47 AM
5	Utility	Nov 7, 2013 9:43 AM
6	Marketing	Nov 7, 2013 9:29 AM
7	SSDI	Nov 6, 2013 6:47 PM
8	Self employed	Nov 6, 2013 6:41 PM
9	Agricultural Literacy Coordinator	Nov 6, 2013 3:48 PM
10	Pipe Fitter	Nov 6, 2013 2:14 PM
11	Retail	Nov 6, 2013 12:10 PM
12	admin assistant	Nov 5, 2013 4:31 PM
13	skilled trades	Nov 5, 2013 3:56 PM
14	Customer Service	Nov 5, 2013 2:17 PM
15	Painter	Nov 4, 2013 5:59 PM
16	Landlord	Nov 4, 2013 5:46 PM
17	DC	Nov 4, 2013 5:30 PM
18	Clerical	Nov 4, 2013 4:37 PM
19	Banking	Nov 4, 2013 3:17 PM
20	Social WOrk	Nov 4, 2013 1:48 PM
21	Owner/Operator	Nov 4, 2013 1:21 PM
22	Retail Sales off Farm Employment	Nov 4, 2013 12:49 PM
23	Security	Nov 4, 2013 9:24 AM
24	Construction	Nov 1, 2013 1:56 PM
25	admin asst	Oct 31, 2013 8:36 AM
26	Part time work	Oct 30, 2013 5:30 PM
27	Musician	Oct 30, 2013 5:25 PM

Page 12, Q33. What is your occupation?

28	technical writer	Oct 30, 2013 4:40 PM
29	clergy/landlord	Oct 30, 2013 2:14 PM
30	Distribution	Oct 30, 2013 1:25 PM
31	stylist	Oct 30, 2013 11:35 AM
32	construction	Oct 30, 2013 11:17 AM
33	Food	Oct 30, 2013 10:46 AM
34	Technology	Oct 30, 2013 10:17 AM
35	cementery worker	Oct 29, 2013 3:11 PM
36	Part-time Sales	Oct 29, 2013 12:08 PM
37	Disabled	Oct 28, 2013 3:49 PM
38	small businees owner	Oct 28, 2013 3:25 PM
39	Fast food	Oct 28, 2013 3:16 PM
40	Construction	Oct 28, 2013 11:30 AM
41	Disabled	Oct 28, 2013 10:50 AM
42	Nucular	Oct 28, 2013 10:44 AM
43	Law	Oct 28, 2013 10:40 AM
44	REtired but occasionally do contract work	Oct 25, 2013 11:27 AM
45	Auto	Oct 25, 2013 10:35 AM
46	Cementery Caretaker & Grave Digger	Oct 25, 2013 10:05 AM
47	ag related industry	Oct 24, 2013 12:04 PM
48	Law	Oct 24, 2013 11:52 AM
49	School Bus Driver	Oct 24, 2013 11:06 AM
50	Disabled	Oct 24, 2013 10:28 AM
51	Financial	Oct 24, 2013 10:13 AM
52	mechanic	Oct 23, 2013 6:20 PM
53	Police	Oct 23, 2013 5:53 PM
54	bricklayer	Oct 23, 2013 5:50 PM

Page 12, Q33. What is your occupation?

55	Clerical	Oct 23, 2013 3:41 PM
56	Student	Oct 23, 2013 2:52 PM
57	Financial Services	Oct 22, 2013 11:55 AM
58	Pipefitter/welder	Oct 22, 2013 11:44 AM
59	Retired, Service, I do three & will mark three. It is stupid to just ask for one!	Oct 22, 2013 11:39 AM
60	Non-profit	Oct 22, 2013 10:38 AM
61	Liftdriver	Oct 22, 2013 10:20 AM
62	Corrections	Oct 21, 2013 4:55 PM
63	Engineering	Oct 21, 2013 2:17 PM
64	Accountant	Oct 21, 2013 1:33 PM
65	&Health care industry	Oct 21, 2013 1:24 PM
66	Daycare Provider	Oct 21, 2013 9:24 AM
67	Distribution Center Wal-mart	Oct 21, 2013 9:17 AM
68	Me Health Care	Oct 18, 2013 4:51 PM
69	Sheltered workshop staff	Oct 18, 2013 4:41 PM
70	electric/gas utility work	Oct 18, 2013 2:46 PM
71	None of your business	Oct 18, 2013 10:12 AM
72	Daycare	Oct 18, 2013 10:08 AM
73	Cosmetologist	Oct 18, 2013 8:55 AM
74	Clergy	Oct 17, 2013 4:11 PM
75	Small Business Owner	Oct 17, 2013 3:08 PM
76	Wife Education, Husband Retired	Oct 17, 2013 10:44 AM
77	Part Time Ag Sales	Oct 17, 2013 10:22 AM
78	And not Employed	Oct 16, 2013 5:03 PM
79	Also retired	Oct 16, 2013 4:50 PM
80	Did not Specify	Oct 16, 2013 4:28 PM
81	Educator in Elementary/ Special Education/Early Childhood	Oct 9, 2013 10:50 PM

Page 12, Q33. What is your occupation?

82	Non-profit management	Oct 3, 2013 7:37 PM
83	My husband works in the insurance industry. I am an artist.	Sep 30, 2013 11:04 AM

Page 12, Q34. Where is your place of employment?

1	Ames, Iowa	Dec 11, 2013 5:26 PM
2	Iowa	Nov 7, 2013 10:58 AM
3	Fulton	Nov 7, 2013 10:52 AM
4	IA	Nov 7, 2013 10:47 AM
5	Entire county	Nov 6, 2013 3:48 PM
6	Clinton IA	Nov 6, 2013 3:41 PM
7	Fulton	Nov 6, 2013 3:33 PM
8	Clinton, Iowa	Nov 6, 2013 2:14 PM
9	Clinton, Iowa	Nov 6, 2013 12:39 PM
10	Iowa	Nov 6, 2013 11:40 AM
11	wisconsin	Nov 5, 2013 3:13 PM
12	Phophetstown	Nov 1, 2013 2:31 PM
13	Fulton	Oct 30, 2013 1:57 PM
14	Cordoua, IL	Oct 30, 2013 1:52 PM
15	Iowa	Oct 30, 2013 11:17 AM
16	Clinton Iowa	Oct 30, 2013 10:18 AM
17	Elsewhere outside Whiteside County, in Iowa	Oct 29, 2013 11:40 AM
18	Clinton County IA	Oct 29, 2013 11:24 AM
19	Prophetstown	Oct 25, 2013 11:38 AM
20	Cemeteries	Oct 25, 2013 10:05 AM
21	Iowa	Oct 25, 2013 9:55 AM
22	Iowa	Oct 24, 2013 11:52 AM
23	Iowa	Oct 24, 2013 10:13 AM
24	Milwaukee	Oct 23, 2013 5:15 PM
25	outside IL	Oct 23, 2013 4:58 PM
26	Clinton IA	Oct 23, 2013 10:49 AM
27	Outside II	Oct 22, 2013 3:02 PM

Page 12, Q34. Where is your place of employment?

28	outside whiteside county in Iowa	Oct 22, 2013 1:20 PM
29	Clinton, Iowa	Oct 22, 2013 11:13 AM
30	Own garage in Lee County	Oct 21, 2013 3:01 PM
31	Self Employed	Oct 21, 2013 1:44 PM
32	Clinton IA	Oct 18, 2013 11:17 AM
33	None of your business	Oct 18, 2013 10:12 AM
34	Clinton, IA	Oct 17, 2013 2:58 PM
35	Employed out of New York but Work Locally	Oct 16, 2013 4:40 PM
36	retired -- former employed in the Quad Cities	Oct 11, 2013 2:11 PM
37	I live out of state, but still own part of the farm in Whiteside County, where I grew up.	Oct 9, 2013 9:40 PM
38	Iowa	Oct 9, 2013 7:26 PM
39	Northern Illinois, West Iowa and souther Wisc.	Oct 9, 2013 3:23 PM
40	Morrison and the Chicago Suburbs	Sep 30, 2013 11:04 AM
41	clinton,ia	Sep 30, 2013 10:53 AM

Page 12, Q35. What type of dwelling do you live in?

1	Town House	Oct 23, 2013 9:54 AM
2	None of your business	Oct 18, 2013 10:12 AM
3	Did not specify	Oct 16, 2013 4:23 PM

Page 12, Q37. Where in Whiteside County do you live?

1	DeKalb county	Jan 17, 2014 5:09 PM
2	MORRISON	Dec 31, 2013 6:40 PM
3	Galt	Oct 30, 2013 2:04 PM
4	I think your county Board is way to large, same pople, forever, no progress there. May be some are ther for there own benefit, not thinking of the residents	Oct 21, 2013 9:13 AM
5	None of your business	Oct 18, 2013 10:12 AM
6	out of state	Oct 9, 2013 9:40 PM

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Appendix A
Appendix B
Appendix C
Appendix D

Municipal Future Land Use Summaries

This appendix provides a condensed summary of the future land use plans and maps for those communities within the County that previously adopted a comprehensive plan. Individuals are advised to consult each plan to understand the full extent and intentions of local policies.

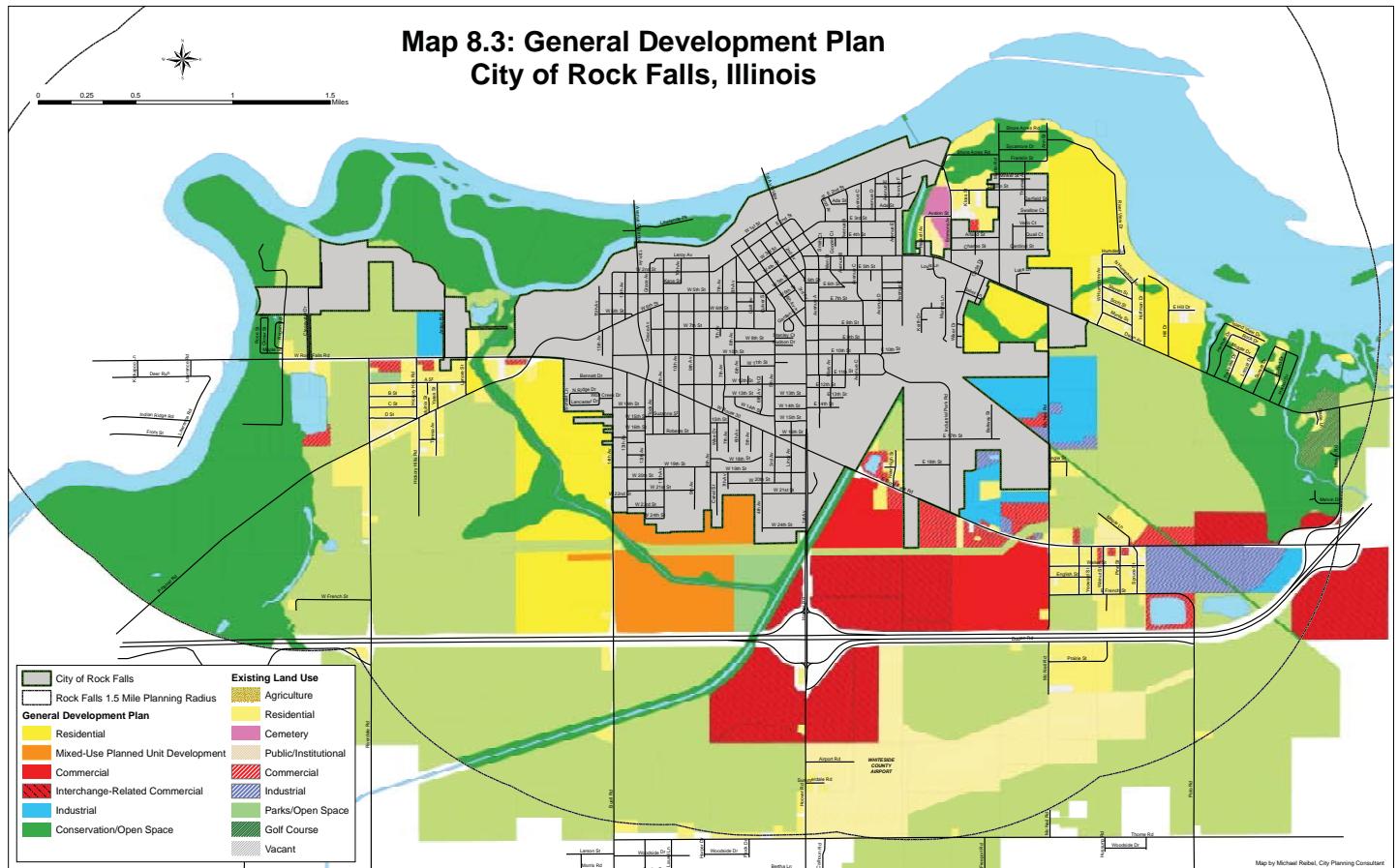
	Page
City of Rock Falls, IL	C-2
City of Sterling, IL	C-3
City of Morrison, IL	C-4

City of Rock Falls, Illinois

The General Development Plan, developed as a part of the 2011 Rock Falls Comprehensive Plan, identifies how development should proceed in the future to meet the City's goal of encouraging a pattern of community growth that will provide a quality of living environment. Based on census data, the City had experienced slow and manageable growth up to 1980, but since has seen a gradual decline in population. Due to this trend, the population projections suggest further decline over the next few decades.

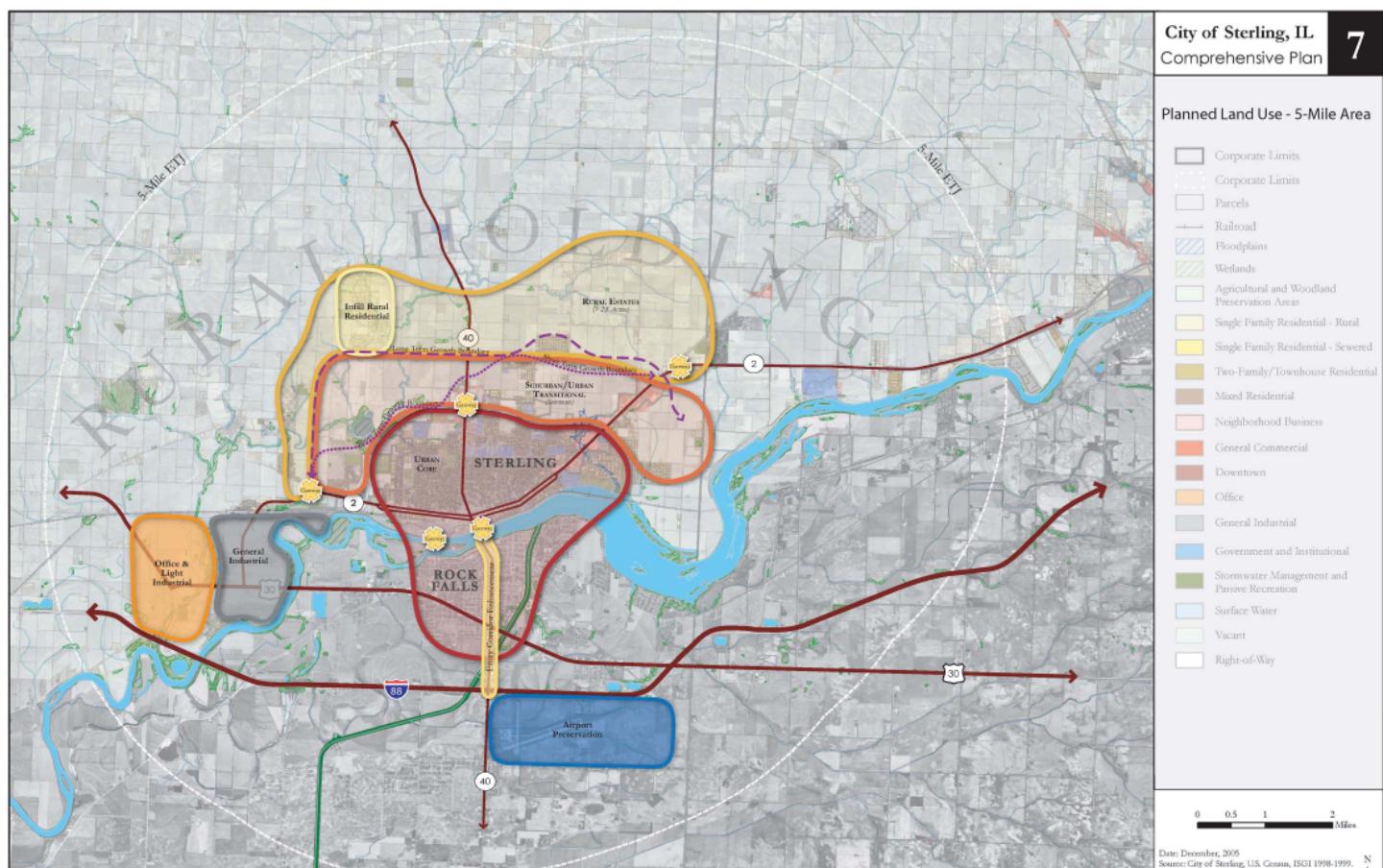
Land Use Summary

The City has planned for growth within its municipal borders, as well as in its 1.5 mile extra-territorial planning area (encompassing nearly 8,700 acres exclusive of the City's limits). As shown in their General Development Plan, the City desires new development south of its current boundary for both residential and commercial uses. The commercial areas are largely desired for interchange-related uses and are abutting US-30 at and east of Hoover Road. The residential growth areas are shown north of US-30 and west of Hoover Road. No development is shown to the north of the Rock River, as those lands are within the City of Sterling's planning area.



City of Sterling, Illinois

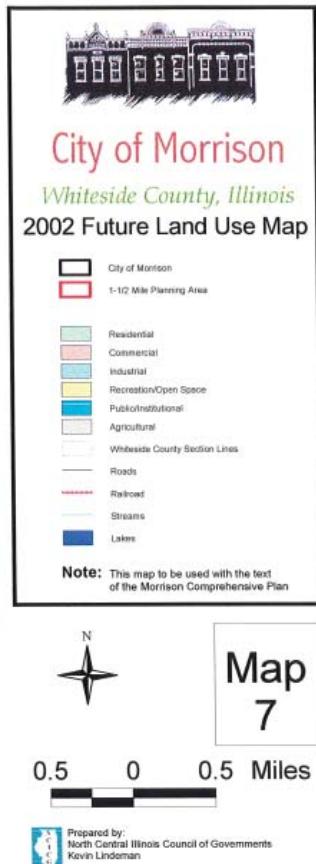
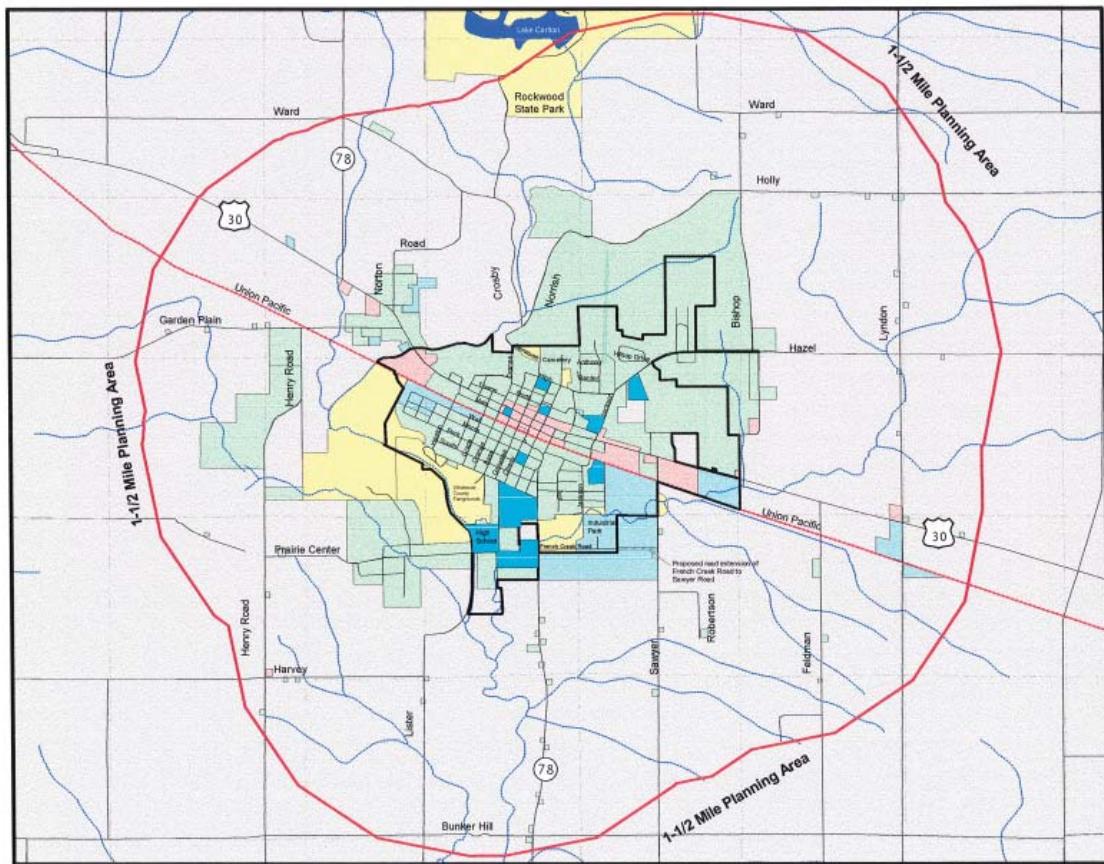
This Planned Land Use Map is a part of the 2005 Comprehensive Strategic Plan. It shows a 5-mile Extraterritorial Area with both inner and outer community edges. Inner community edges are located where urban development begins. Outer community edges help define the boundaries of "Greater Sterling" (i.e. the General Planning Area). Recognition of outer community edges helps to foster a sense of common destiny between the jurisdictions located within the region. Throughout this planning process, the public has expressed a concern about "leap-frog" development, the appearance of the community edges, and number of properties within the existing City that are readily available for development or redevelopment. In response, the City has established short-term and long-term development boundaries as a strategy to rectify the identified issues. The short-term growth boundary is established to address development pressures within ten years of adoption of this Plan. Lands within the short-term growth boundary are intended to be served by municipal services, in particular sanitary sewer and public water. An area for infill rural residential development has been identified. The City must impose a residential density of one dwelling unit per thirty-five acres to stem the tide of rural development to ensure its ability to grow in a logical manner and efficiently provide essential services. The long-term boundary is intended to preserve land area for future development occurring more than ten years after the adoption of this Plan. It is anticipated that this boundary is the extent the City can expect to grow and provided services to within the 20-year planning period of this document. Again, the lands outside of this boundary have been illustrated to accommodate rural estate residential development (on lots less than 2.5-acres in size). Lands within this boundary will also be held to the density of one dwelling unit per thirty-five acres until such time as the City Plan Commission and City Council amend this Plan or twenty years from the adoption of this Plan.



City of Morrison, Illinois

The 2002 Future Land Use Map identifies areas for future development based on a 15-20 year outlook. Below are the highlights of the land use recommendations within the Plan.

- The bulk of Morrison's future residential development is to occur north of the existing municipal boundary, as there is limited amount of available land in current boundary for this potential use.
- Industrial growth is likely to occur in the southeast quadrant. The existing industrial park still had available land, as of 2002, and there is room to grow to the south and east of this park in the future.
- Future commercial development likely to occur in areas adjacent to a proposed Route 78 interchange, which was expected south of Morrison.



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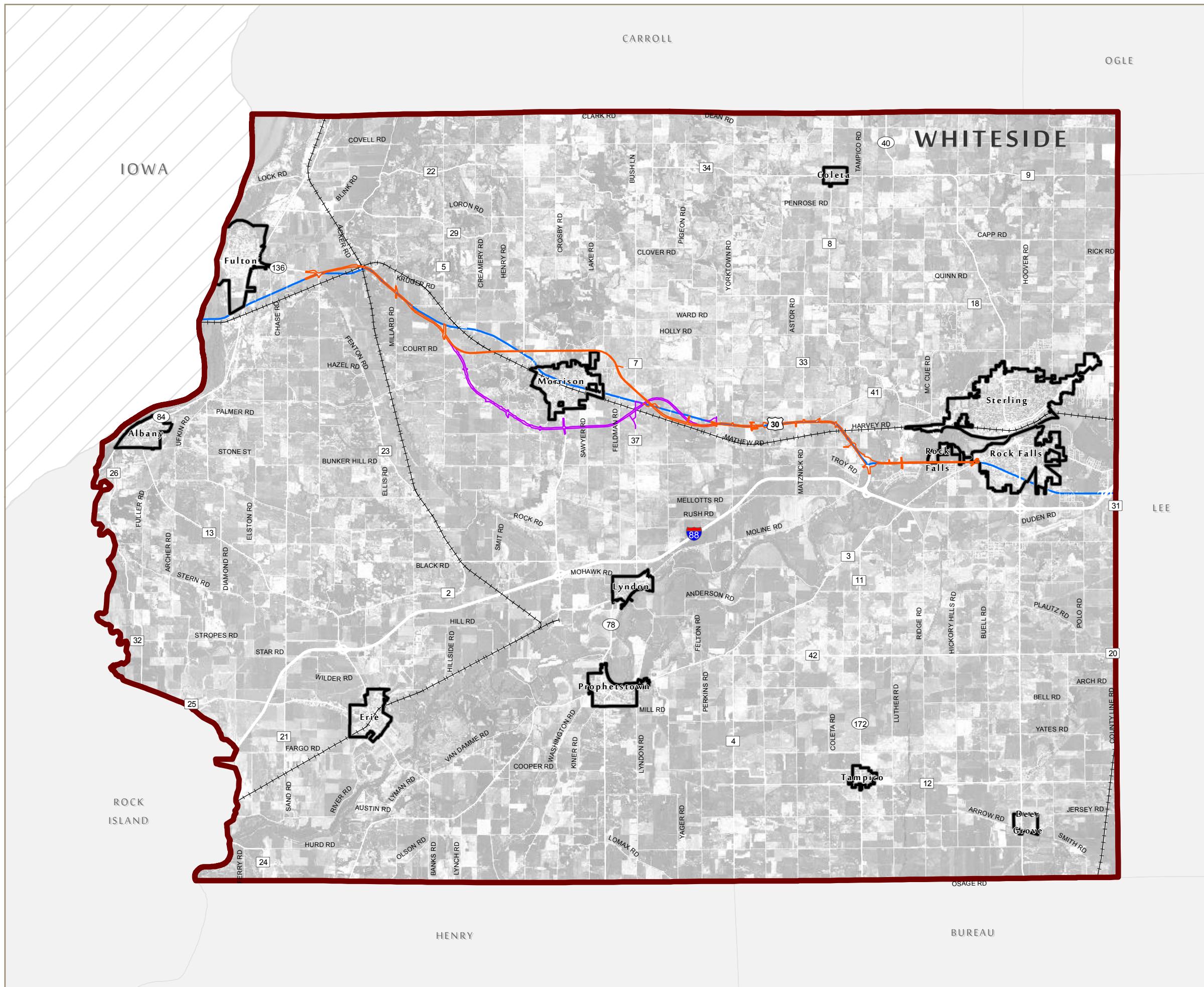
Appendix A
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Appendix D

Plan Area Maps

This appendix is a compilation of maps found within this Plan.

	Page
Base Map	D-2
Transportation Facilities Map	D-3
Productive Agricultural Areas Map	D-4
Development Limitations Map	D-5
Community Facilities Map	D-6
County Facilities Map	D-7
Existing Land Use Map	D-8
Zoning	D-9
Future Land Use Map	D-10

US 30 BUILD ALTERNATIVES

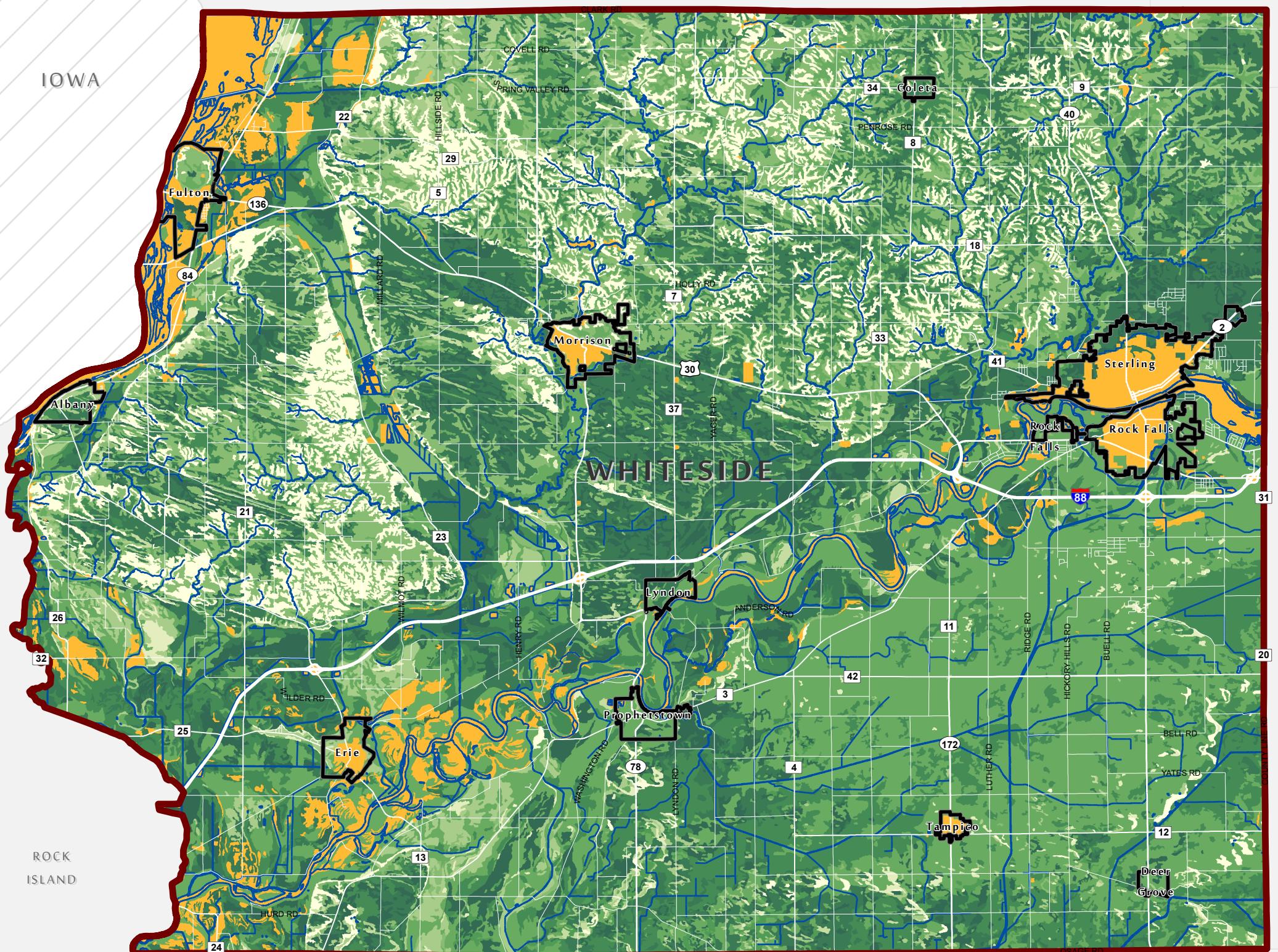


DATA SOURCES:
RESIDE COUNTY.
ALTERNATIVES
CT STATEMENT".
SDA (NAIP 2012).

WHITESIDE COUNTY, IL



PRODUCTIVE AGRICULTURAL SOILS



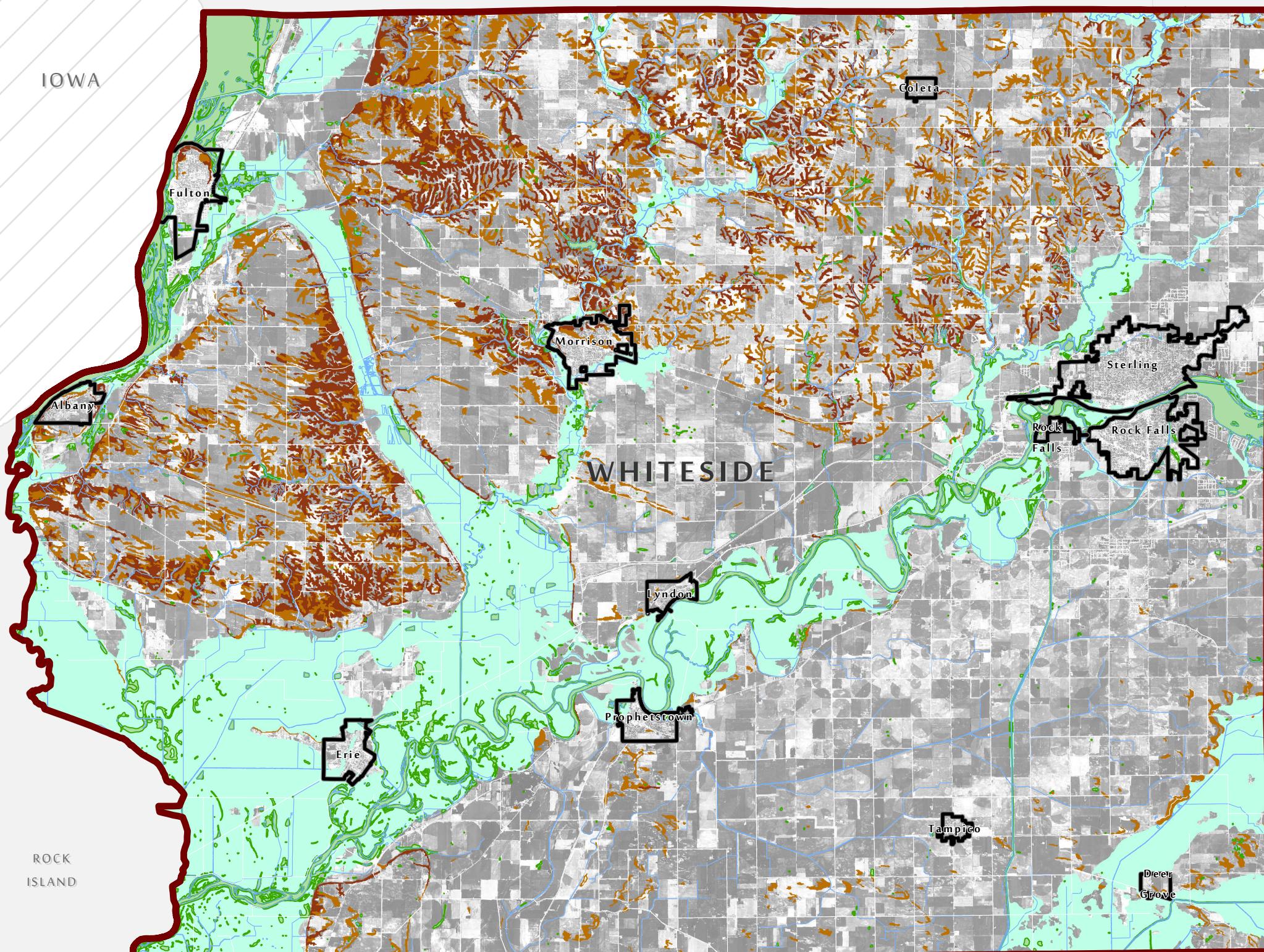
WHITESIDE COUNTY, IL

MSA
PROFESSIONAL SERVICES



0 0.75 1.5 3 Miles

DEVELOPMENT LIMITATIONS



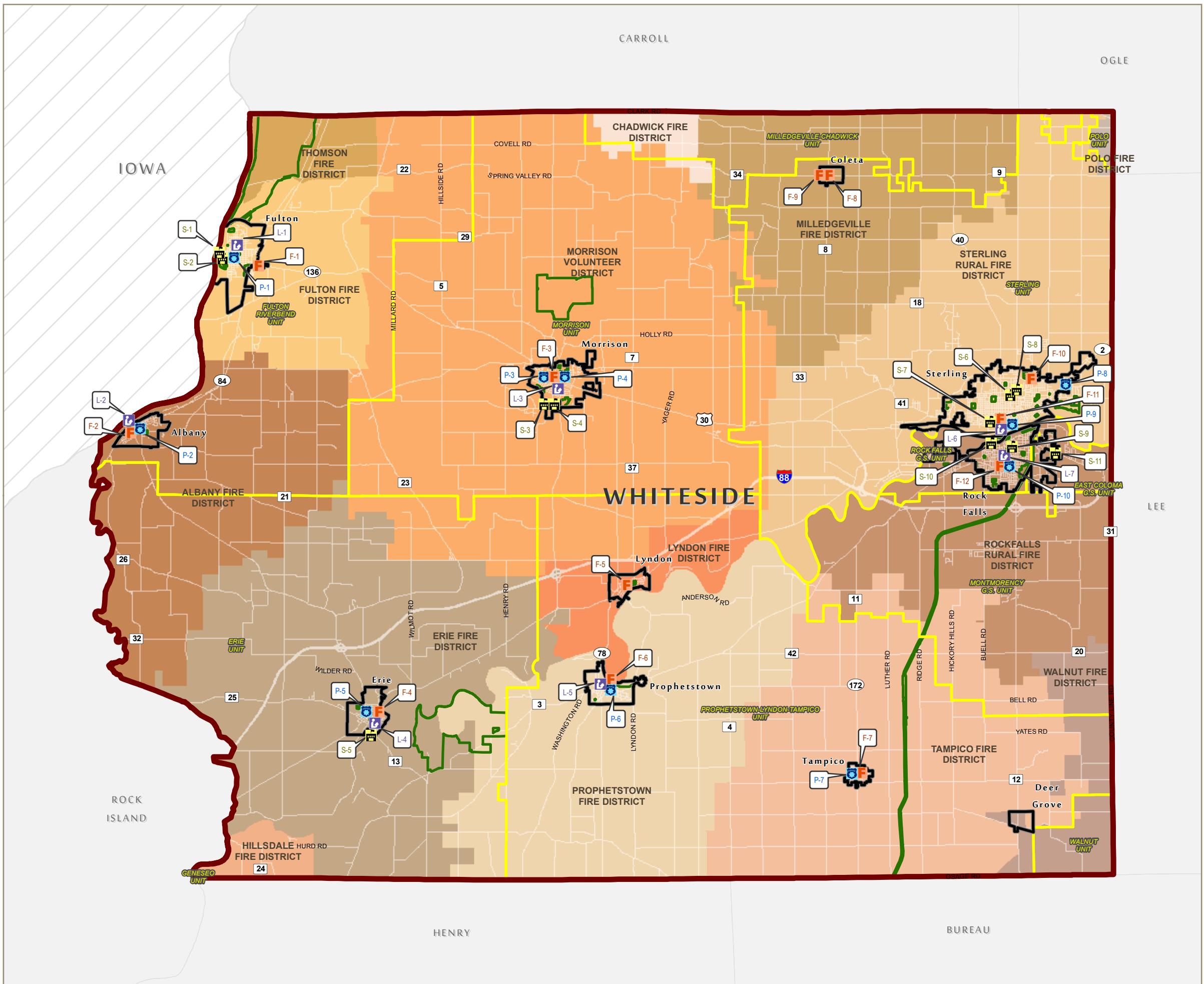
DATA SOURCES:
BASE DATA PROVIDED BY WHITESIDE COUNTY.
WETLANDS PROVIDED BY FISH AND WILDLIFE SERVICE.
AERIAL IMAGERY PROVIDED BY USDA (NAIP 2012)

WHITESIDE COUNTY, IL

MSA
PROFESSIONAL SERVICES

0 0.75 1.5 3 Miles

COMMUNITY FACILITIES



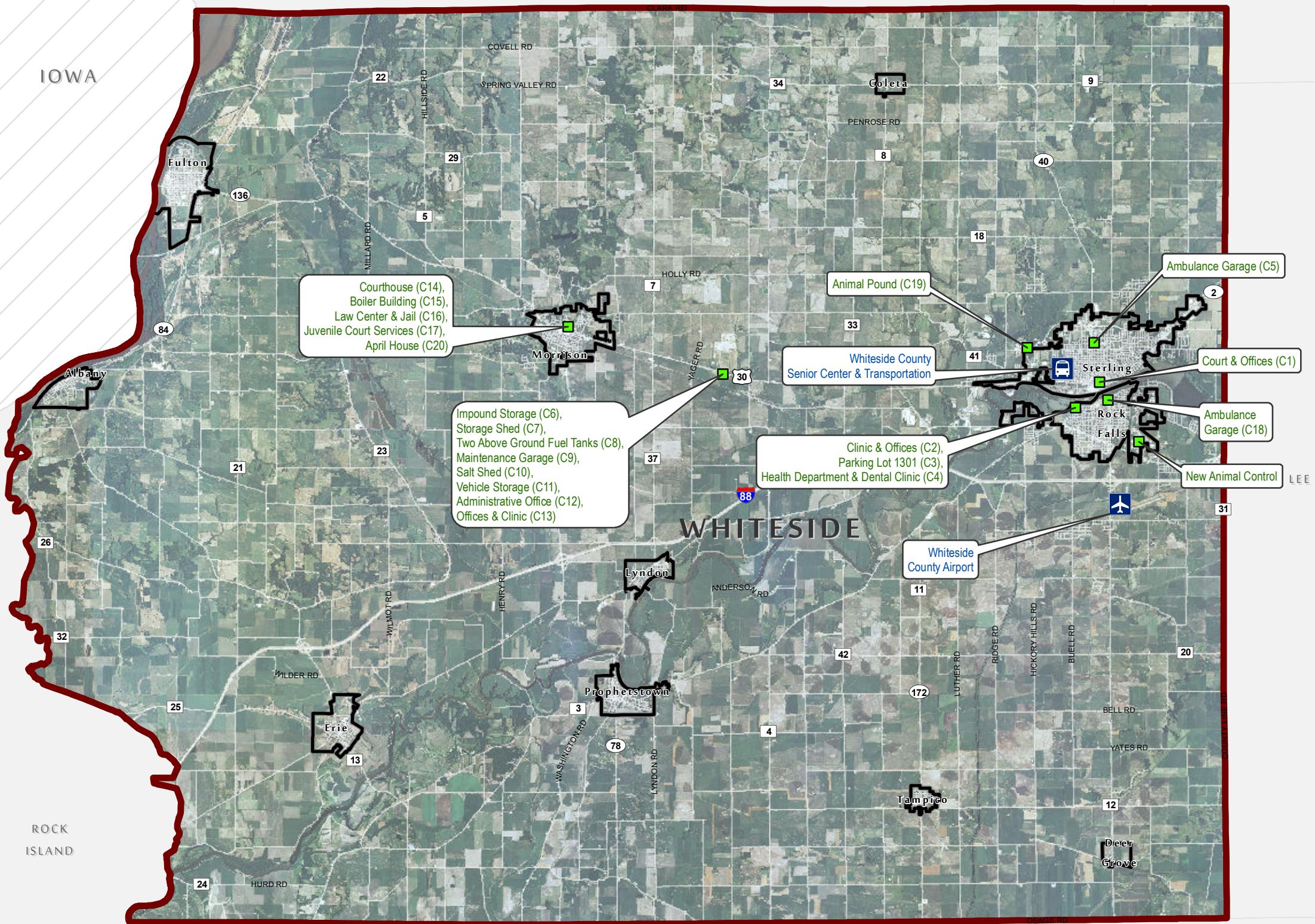
**DATA SOURCES:
TENNESSEE COUNTY
SDA (NAIP 2012)**

BASE DATA PROVIDED BY WHITESIDE COUNTY
AERIAL IMAGERY PROVIDED BY USDA (NAIP 2012)

WHITESIDE COUNTY, IL



COUNTY FACILITIES



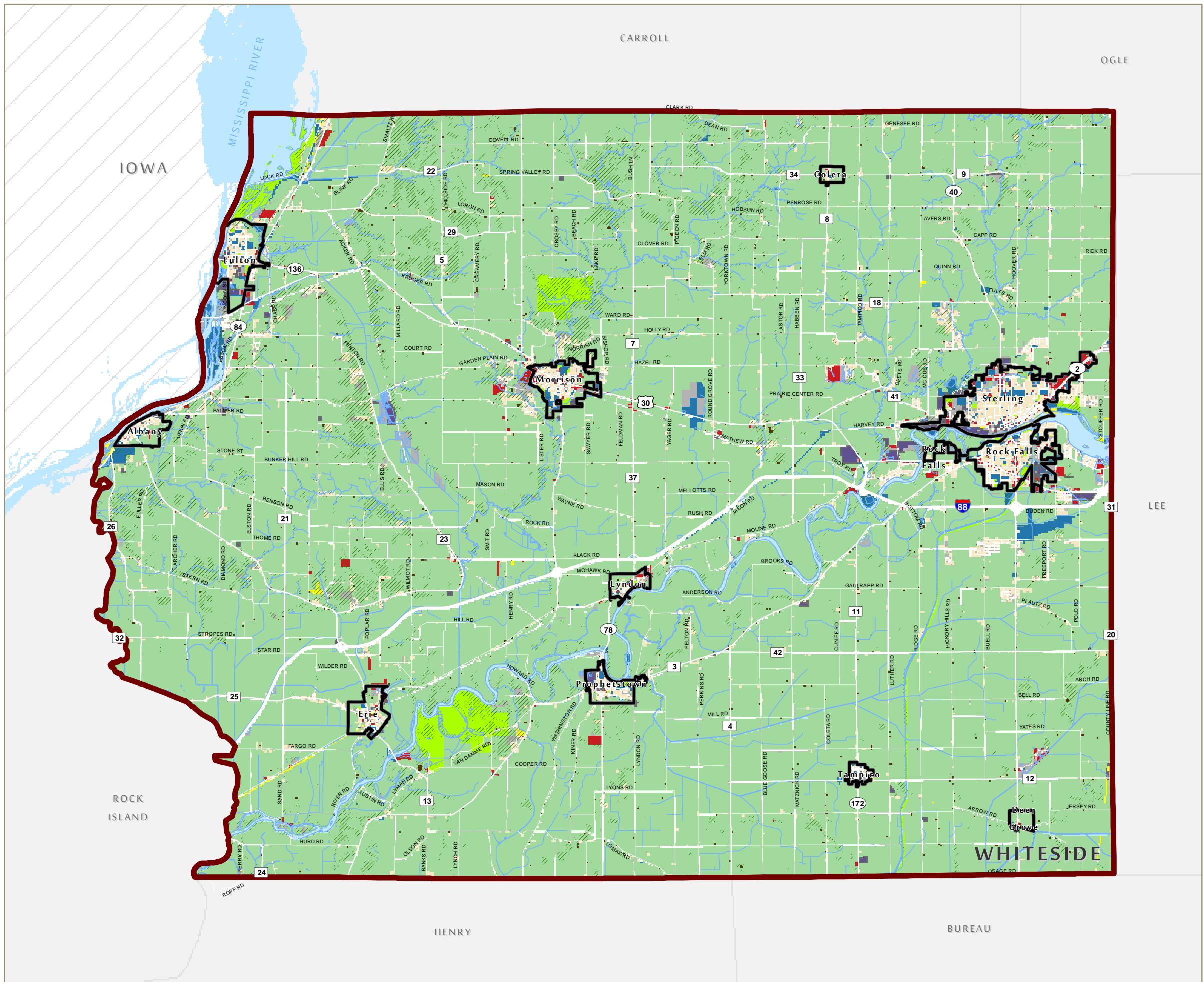
**DATA SOURCES:
TENNESSEE COUNTY
SDA (NAIP 2012)**

BASE DATA PROVIDED BY WHITESIDE COUNTY
AERIAL IMAGERY PROVIDED BY USDA (NAIP 2012)

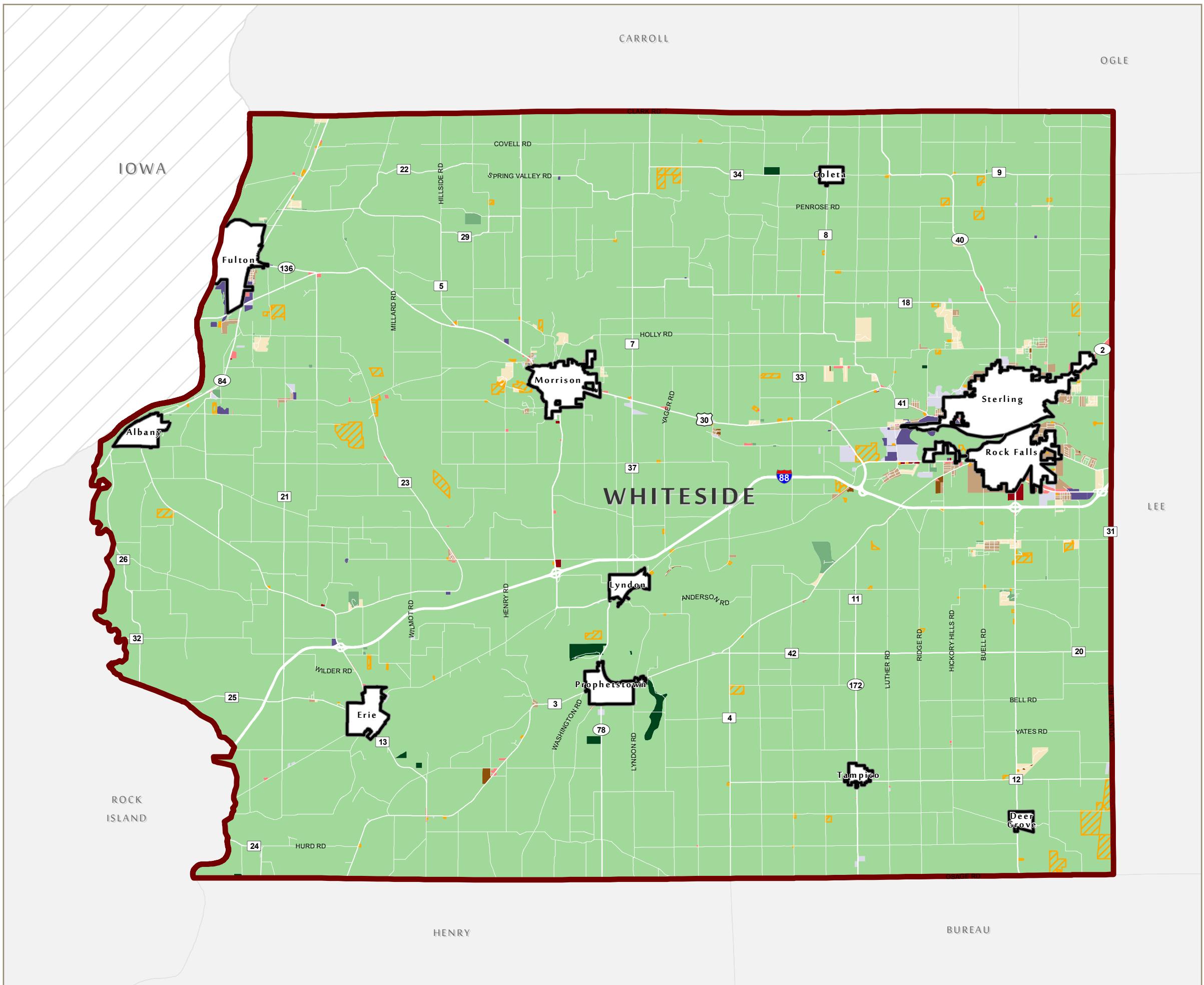
WHITE SIDE COUNTY, IL



EXISTING LAND USE



ZONING

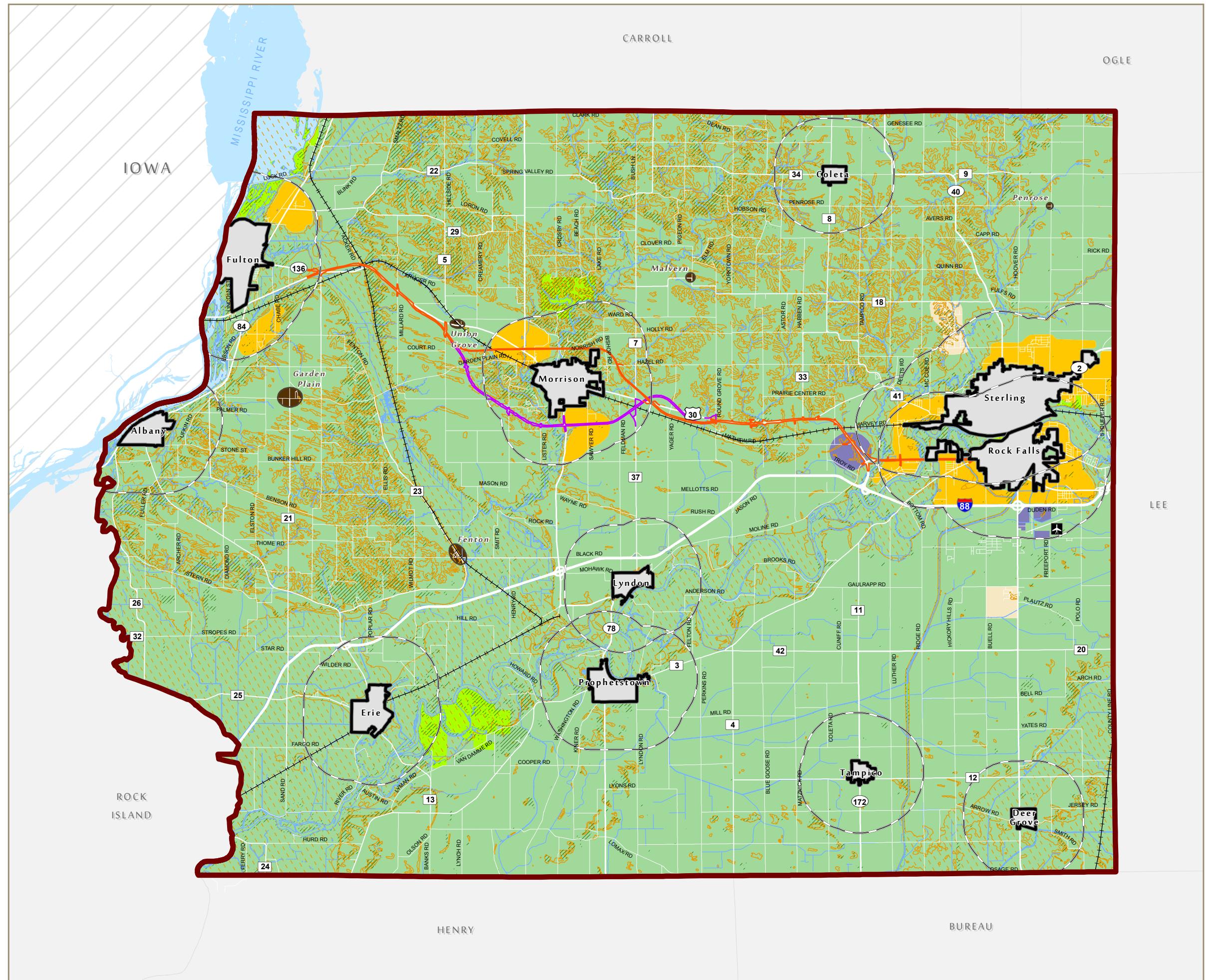


WHITE SIDE COUNTY, IL

MSA
PROFESSIONAL SERVICES

0 0.75 1.5 3 Miles

FUTURE LAND USE



DATA SOURCES:
PROVIDED BY WHITESIDE COUNTY;
IN IDOT "BUILD ALTERNATIVES"
ENVIRONMENTAL IMPACT STATEMENT";
USDA CROPLAND DATA LAYER

WHITESIDE COUNTY, IL

