

# ROSCOE, ILLINOIS



## COMPREHENSIVE PLAN 2008 Update

# VILLAGE OF ROSCOE, ILLINOIS

## VILLAGE OFFICIALS 2008

DAVID KRIENKE  
VILLAGE PRESIDENT

BONNIE MILES  
VILLAGE CLERK

### TRUSTEES

SHARON ATKINS

DAVID DECARLO

KATHY KLIEBE

STACY MALLICOAT

SCOTT RICHARDSON

STAN SMITH

# TABLE OF CONTENTS

1. INTRODUCTION.....	3
2. DEMOGRAPHICS .....	4
2.1 Population Characteristics .....	4
2.2 Social Characteristics .....	11
2.3 Income Characteristics .....	12
2.4 Population Projection - Land Capacity Technique .....	14
2.5 Housing Characteristics.....	15
2.6 Employment Characteristics.....	16
3. GOALS AND OBJECTIVES.....	18
3.1 Community Growth and Development .....	18
3.2 Extraterritorial Planning and Annexation .....	19
3.3 Economic Development .....	19
3.4 Housing .....	20
3.5 Community Appearance .....	20
3.6 Public Services .....	21
3.7 Transportation.....	21
3.8 Parks and Outdoor Recreation.....	22
3.9 Environmental Protection.....	22
4. LAND USE PLAN .....	23
4.1 Introduction .....	23
4.2 Public Utilities.....	25
4.3 Land Use Plan Classifications .....	28
5. DEVELOPMENT REVIEW GUIDELINES .....	30
6. EXTRATERRITORIAL AND ANNEXATION POLICIES .....	33
6.1 Extraterritorial Policies.....	33
6.2 Annexation Policies .....	34
7. PARK AND RECREATION PLAN .....	35
7.1 Definitions of Parklands and Recreational Facilities .....	35
7.2 Existing Village of Roscoe Parks and Recreational Facilities.....	36
7.3 Standards for Park and Recreation Lands .....	38
8. TRANSPORTATION PLAN.....	40
8.1 Existing Transportation System.....	40
8.2 Improvements to the Transportation System.....	44
Appendix .....	45

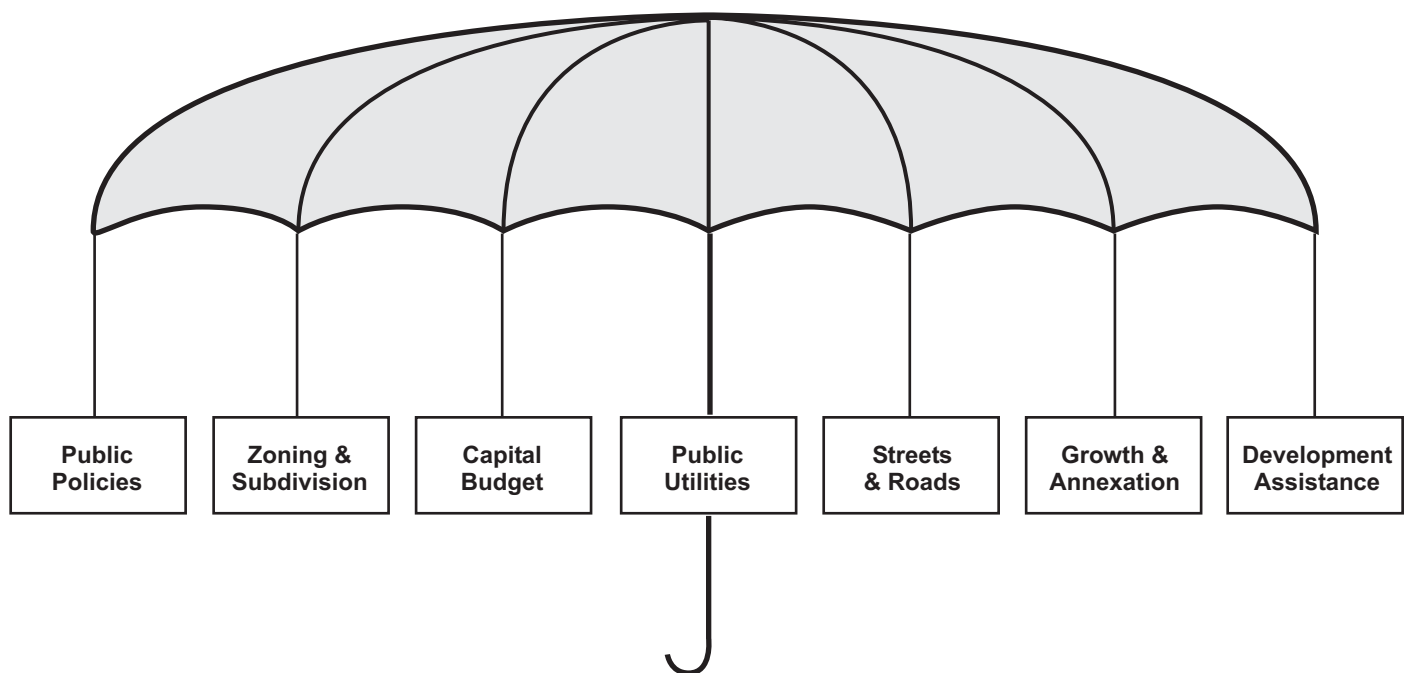
# 1. INTRODUCTION

The Village of Roscoe has prepared and adopted this update of its Comprehensive Plan in order to provide guidelines for the growth and development of the Village. The first Village of Roscoe Comprehensive Plan was adopted in 1971. The second Village of Roscoe Comprehensive Plan was adopted March 18, 1993 (Ordinance 1992-8). This plan will supercede and replace the 1993 Comprehensive Plan.

The Comprehensive Plan contains area demographics, a statement of community goals and objectives, the land use plan, development review guidelines, extra-territorial and annexation guidelines, a parks plan, a transportation plan and an appendix that provides “Village of Roscoe Background Data”. It is included in this update for reference purposes.

The Comprehensive Plan is a guide that elected and appointed officials, as well as residents and the business community, can use in directing growth and development in the community. The Village of Roscoe Comprehensive Plan is a long-range policy document that will serve as a guideline for a wide variety of public and private sector decision making. Plans of this nature are often referred to as “umbrellas” to guide a variety of community actions.

Unlike a municipal ordinance, the Comprehensive Plan is an “advisory” document as opposed to a regulatory tool. Implementation of the plan will require the consistent use of the plan to guide decisions with respect to a wide range of actions including zoning decisions, subdivision approvals, capital improvements programming, public utilities, street and road construction, annexations, and development assistance.



## **2. DEMOGRAPHICS**

While it is important to understand current conditions and future trends within the present Village boundaries, it must be recognized that future changes in Village boundaries are likely. Therefore simply understanding growth trends within the current Village boundaries is of limited value.

The Village of Roscoe is expected to continue significant growth into the next decade. Because of the large amount of land suitable for development within the Village and in adjacent unincorporated areas, the Village is expected to experience significant growth through annexation over the next ten years.

The manner in which the Village grows will be contingent upon the parcels that are incorporated into the Village in the coming years. As the Village plans for the future, it must take into account the population, employment, and housing trends that are likely to take place both within its boundaries and the surrounding region.

### **2.1 Population Characteristics**

#### **A) Current Population of the Village of Roscoe**

A special census conducted by the U.S. Census Bureau in July, 2005 found that the Village had 8,780 residents, a 54.1 percent increase in its population from the 2000 Census, making it one of the fastest growing communities in the region. This follows the unprecedented population growth of the 1990's in which the Village experienced an increase of 4,165 new residents or 332.3 percent. Winnebago County and the Rockford metropolitan area as a whole grew at a comparatively modest pace. Between 1990 and 2007 the County and the metro area experienced population increases of 17.0 percent and 23.8 percent, respectively.

This rapid growth within the Village is the result of a combination of the rapid conversion of agricultural land to residential subdivisions in the northeastern part of Winnebago County and aggressive annexation policies on the part of successive Village administrations. The area in and around Roscoe has attracted many middle and upper income families because of its affordable land and housing prices, strong public school systems, and its close proximity and accessibility to employment centers in nearby Rockford, Beloit, Janesville and Belvidere.

**Table 2.1 Population Trends (1990 – 2007)**

Place	1990	2000	2007	Average Annual Growth (#/yr.)	Average Annual Growth (%/yr.)
Village of Roscoe	2,079	6,244	9,796	454	4.6
Roscoe Township	9,230	13,578	17,354	478	5.2
Rockton Township	10,470	13,534	16,595	360	3.4
Harlem Township	28,453	36,171	42,499	826	2.9
Owen Township	2,995	3,306	3,167	10	0.3
Winnebago County	252,913	278,418	296,856	2,585	1.0
Rockford MSA*	283,801	321,085	350,430	3,919	1.4
State of Illinois	11,430,606	12,419,293	12,864,772	84,363	0.7

\* The Rockford, Illinois Metropolitan Statistical Area (MSA) consists of Boone and Winnebago counties.  
Data Source: U.S. Census Bureau, 2000; EASI Analytics, Inc., 2007.

The area's attraction to young families is evident when examining the differences in the age distribution of the Village's population in comparison to Winnebago County, or the Rockford metropolitan area as a whole, or the State of Illinois. The proportion of population under the age of 18 in the Village of Roscoe in the year 2000 was 31.1%, significantly higher than in Winnebago County or the Rockford metropolitan area as whole (26.4% and 26.8%, respectively) or the State of Illinois (26.1%). This contrast is also apparent at the other end of the age spectrum where the proportion of Village residents 65 years of age and older in year 2000 was 6.5%, slightly more than half the regional or statewide averages.

**Table 2.2 Population by Age Group (2000)**

Age Group as a Percent of Total Population	Village of Roscoe	Winnebago County	Rockford MSA*	State of Illinois
Aged 17 Years and Younger:	31.1%	26.4%	26.8%	26.1%
Aged 18 to 24 Years:	6.4%	8.4%	8.3%	9.8%
Aged 25 to 34 Years:	13.1%	13.8%	13.7%	14.6%
Aged 35 to 44 Years:	19.7%	16.0%	16.1%	16.0%
Aged 45 to 54 Years:	15.0%	13.8%	13.7%	13.1%
Aged 55 to 64 Years:	8.2%	8.9%	8.9%	8.4%
65 Years and Older:	6.5%	12.7%	12.5%	12.1%

\* The Rockford, Illinois Metropolitan Statistical Area (MSA) consists of Boone and Winnebago counties.  
Data Source: U.S. Census Bureau, 2000.

**B) Public School Districts**

The Village of Roscoe has several school districts within its area. Students attend the following schools; Stone Creek and Ledgewood elementary schools, Roscoe Middle School, and Kinninnick Grade School and Prairie Hill. Some residents also attend Rockton School District. All of the above schools feed into Hononegah Community School District #207. There are some areas also served by Harlem Community Unit School District #122 and Rockford Public Schools #205.

The area’s population growth is also reflected in the growth in enrollment in the local school system. Between the 1999-2000 and 2006-2007 academic years, enrollment in the Kinnikinnick Community Consolidated School District increased by 32.9%, making it one of the fastest growing school districts in Winnebago County. Neighboring elementary school districts show similar, albeit less dramatic, growth patterns as young families continue to settle in and around the Village of Roscoe.

The three largest public school districts in Winnebago County (Hononegah, Harlem, and Rockford) accounted for more than 81% of the county’s total population growth between 2000 and 2006. Between 2000 and 2006 the Hononegah High School District had a 17.5% increase in enrollment. The Harlem Consolidated School District had a 11.1 % enrollment increase, but this represents 792 additional students. Because of its relatively compact geographic footprint, growth in enrollment in the neighboring South Beloit school district during the same timeframe was only 182 students, but this represented a proportional increase of 18.8%.

The potential for continued growth in the Hononegah High School District and its related elementary districts is greater because of its extensive geographic coverage and the availability of large tracts that are either platted or zoned for residential development. The areas served by the Harlem and South Beloit districts are mostly ‘built-out’, with few parcels available for large-scale residential developments. The planning district also includes the North Boone and Rockford districts.

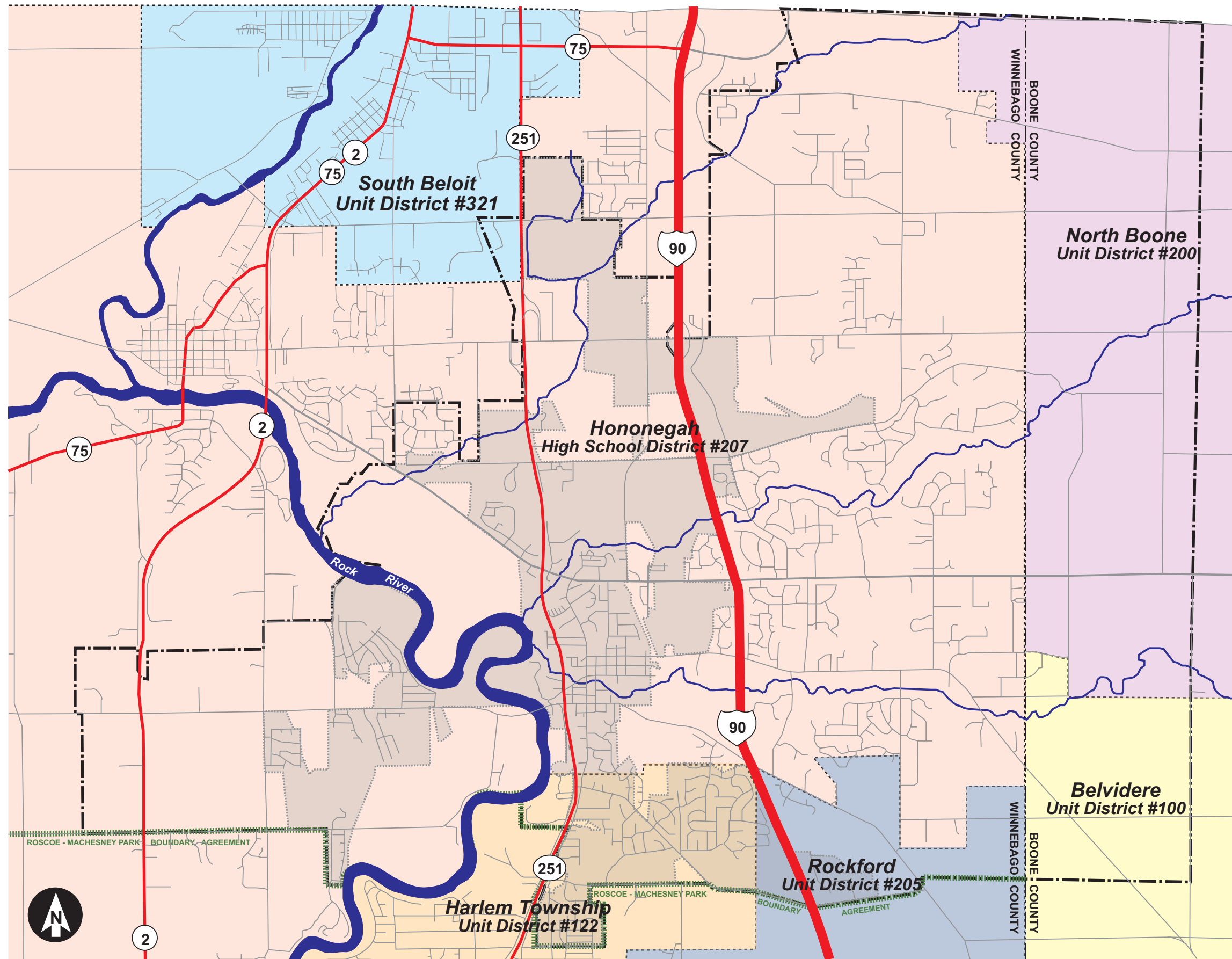
**Table 2.3 Public School Enrollment Trends (1999 – 2007)**

District	Hononegah #207	Kinnikinnick #131	Prairie Hill #133	Rockton #140
1999-00	1,660	1,548	393	1,312
2000-01	1,650	1,575	442	1,333
2001-02	1,719	1,631	446	1,315
2002-03	1,744	1,721	451	1,323
2003-04	1,785	1,757	485	1,321
2004-05	1,855	1,871	524	1,356
2005-06	1,862	1,914	552	1,400
2006-07	1,951	2,052	599	1,442
<b>Numeric Change</b>	<b>291</b>	<b>504</b>	<b>206</b>	<b>130</b>
<b>Percent Change</b>	<b>17.5</b>	<b>32.6</b>	<b>52.4</b>	<b>9.9</b>

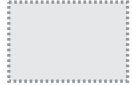


Data Source: Illinois Interactive Report Card, 2007.



### Map 1 Village of Roscoe High School Districts



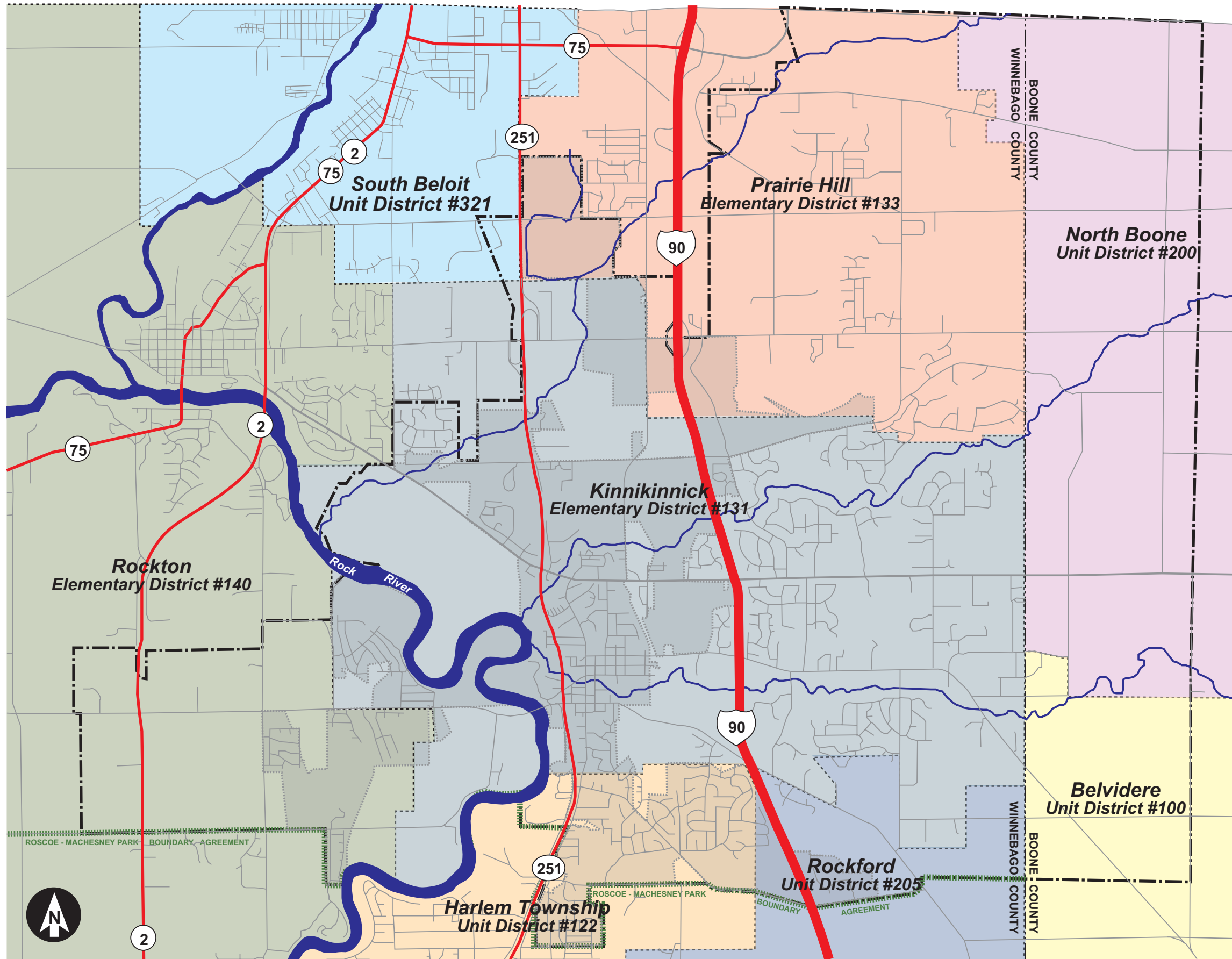
### Legend

-  Village of Roscoe corporate limits
-  Village of Roscoe planning area
-  Roscoe - Machesney Park boundary agreement

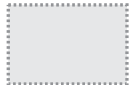






### Map 2 Village of Roscoe Elementary School Districts



### Legend

-  Village of Roscoe corporate limits
-  Village of Roscoe planning area
-  Roscoe - Machesney Park boundary agreement



### **C) Townships**

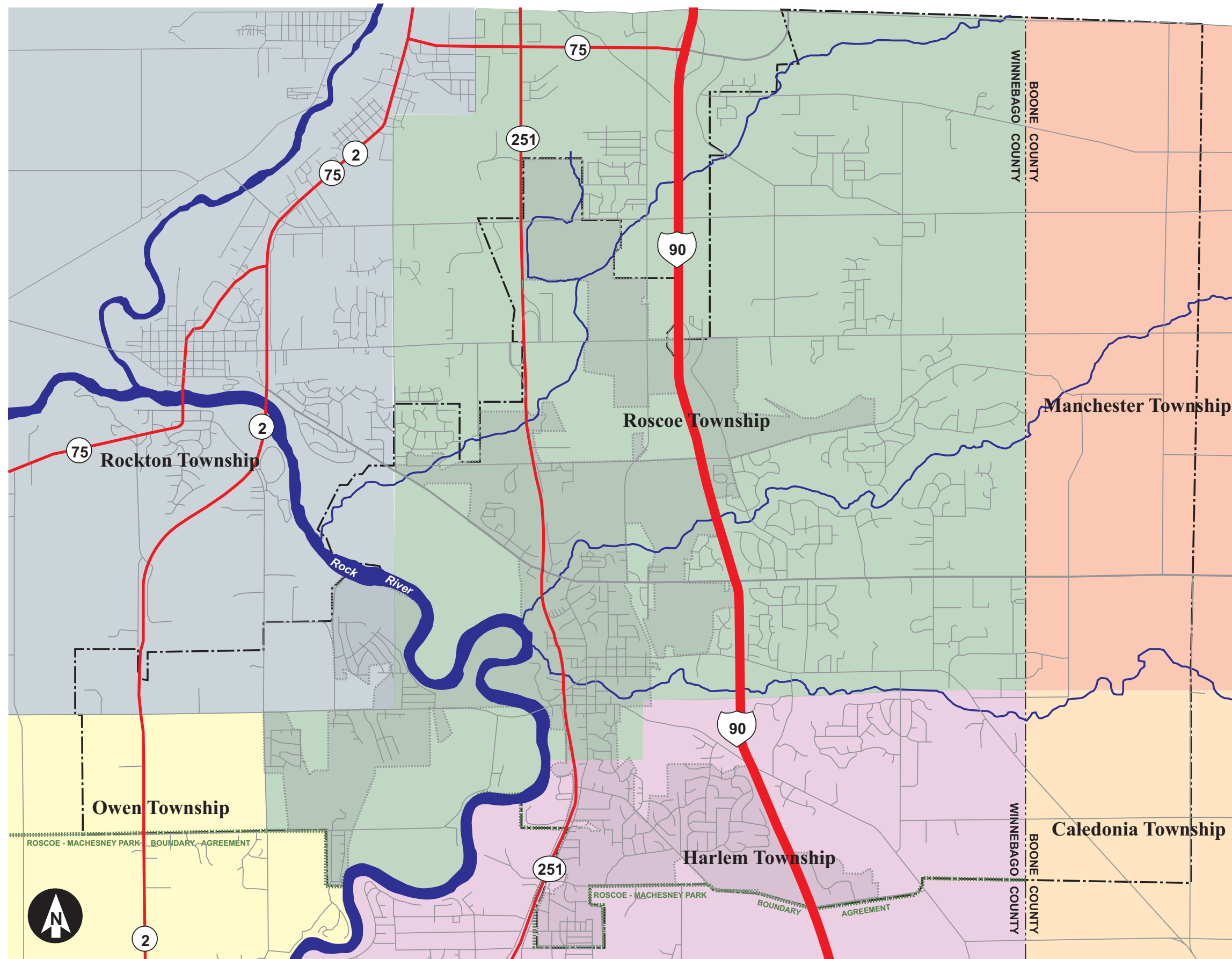
The Village of Roscoe is contained within Harlem, Roscoe and Rockton Townships (see Map 3). Historically rural and agrarian in character, these townships have been radically transformed over the past two decades as population has pushed south from the Beloit area and north from the Rockford area. The area's convenient access to centers of employment, shopping and entertainment in neighboring communities combined with excellent public schools, comparatively lower taxes have fueled double-digit increases in residential development since the mid-1980's.

Although the rates of growth have been comparable, the patterns of development in the Harlem, Roscoe and Rockton townships have followed distinctly different paths. Harlem is by far the most populous and urbanized of the three townships. Most of the township's 33 square mile jurisdiction is incorporated within the municipalities of Loves Park and Machesney Park, with smaller portions controlled by the City of Rockford and the Village of Roscoe. The southern portion of the Township (including the areas incorporated by Loves Park and Rockford) was urbanized in the 1950's through the 1970's during the region's post-World War II industrial boom. In recent years, residential and commercial development expanded east toward I-90 and north along the Route 251 corridor toward Machesney Park. Although the Village of Machesney Park is the last municipality incorporated in Winnebago County (1981), the residential core of the community dates back to the 1950's and 1960's. Originally created around the Machesney Park Mall and adjacent neighborhoods along the Illinois Route 251 corridor north of Loves Park, the Village now encompasses nearly eleven square miles and has actively promoted new commercial and residential development along the Illinois Route 173 corridor. A new tollway exit constructed at Illinois Route 173 is expected to extend development even further east into Boone County and north along Belvidere and Mitchell Roads. An jurisdictional boundary agreement between the villages of Roscoe and Machesney Park divides the remaining unincorporated areas of northeast Harlem Township almost equally between the two communities.

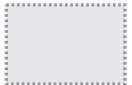


Growth and development in Rockton Township has been fairly compact and mostly limited to the eastern part of the Township in and around the Village of Rockton and the City of South Beloit. Commercial and industrial development has also been more prevalent with the recent redevelopment of the former Wagon Wheel Resort property near the intersection of Illinois Routes 2 and 75 into a mixed commercial and residential area, the construction of a Wal-Mart Supercenter near the intersection of Rockton Road at Illinois Route 251 within the Village of Rockton, as well as the growth and expansion of the municipally-owned South Beloit Industrial Park (Illinois Route 2 at Prairie Hill Road).

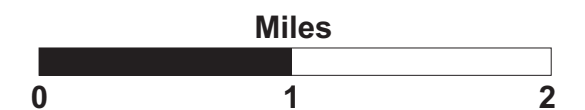
In contrast to its neighbors, development in Roscoe Township has been more dispersed and more residential in nature with many of the new residential subdivisions being established in the unincorporated areas of the township. Commercial and industrial development has been largely confined to the Route 251 and Hononegah Road corridors. The Village of Roscoe has pursued an aggressive annexation policy that has resulted in a 200% increase in its incorporated area between 1990 and 2000. The dispersed pattern of development in the Township has been responsible for the truncated nature of the Village's corporate boundaries.

### Map 3 Village of Roscoe Townships



### Legend

-  Village of Roscoe corporate limits
-  Village of Roscoe planning area
-  Roscoe - Machesney Park boundary agreement



## D. The Village of Roscoe Planning Area

To examine growth in and around the Village, a Village of Roscoe Planning Area has been identified (see Map 4). The planning area was created for the purpose of analyzing growth trends in the adjacent unincorporated areas within one and one-half miles of the present Village corporate limits but excluding areas incorporated into other municipalities or covered under the Roscoe-Machesney Park Boundary Agreement.

### 2.2 Social Characteristics

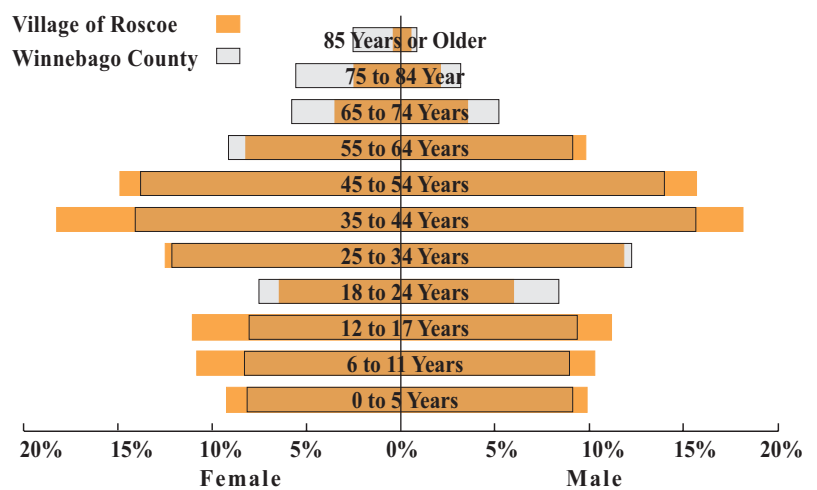
#### 1. Racial composition

The Village of Roscoe and the surrounding area is less racially heterogeneous than the county as a whole. According to 2007 population estimates, 94.5% of Roscoe residents were White, 2.6% were Black or African-American, 0.8% were Asian, and 2.4% were of some other race. In contrast, 81.5% of Winnebago County residents were White, 10.2% were Black or African-American, 2.1% were Asian, and 6.1% were of some other race. Hispanics also made up a much smaller share of Roscoe’s population (2.4%) than the County as a whole (8.6%).

#### 2. Gender and age characteristics

The population of the Village of Roscoe is somewhat younger than the county as a whole. The median age of Roscoe residents is 34.1 years of age (2007 estimate), while the county median age is 36 years of age. One-third (33.4%) of the Village’s population is between the ages of 35 and 54 while only 29.6% of the County’s population is part of that age cohort. The Village’s attraction of young families is also apparent in significantly larger share of residents in the ‘under 18’ age cohorts (32.2%). The proportion of Roscoe residents 65 years of age and older is also substantially smaller (6.1%) than the County as a whole. The share of Roscoe residents in the 18 to 24 years age cohort is smaller than for Winnebago County (6.7 % for Roscoe versus 8.9% for Winnebago County). Although the precise reason for this unknown, it may be caused in part by young adults leaving the area to pursue post-high school educational opportunities, enter military service, or to live in neighboring communities where housing costs are lower and rental housing is more plentiful. (see Table 2.4)

**Table 2.4 Population by Age Group, 2007**



Data Source: EASI Analytics, Inc., 2006

Roscoe’s proportion of male to female residents (50.7 % to 49.9%) is almost a reverse image of the County’s ratio (49.2% male to 50.8% female). This may be due to the Village’s slightly higher share of males in the older age cohorts (65 -74 years, 75 - 84 years, and 85 years and older) than is found in the County as a whole.

### 2.3 Income Characteristics

Roscoe and its immediate environs have become a popular domicile for many upper-middle-class households. This trend is reflected most vividly in the area’s income characteristics. The Village’s estimated 2007 median household income of \$69,111 is thirty percent higher than that of Winnebago County. Roscoe’s per capita income is four percent higher than the County as a whole (\$26,944 in Roscoe versus \$25,843 for Winnebago County). The share of households with annual incomes of less than \$35,000 account for only 14.7% of total households in the Village, whereas this income cohort makes up 31.5% of County households. Likewise, the share of households with an annual income of \$100,000 or more is significantly higher in the Village of Roscoe (21.9%) than in Winnebago County as a whole (16.6%). (see Table 2.5)

A similar pattern can be found in the comparison of family incomes between the Village and the County. Roscoe’s estimated 2007 median family income of \$76,045 is 15% higher than the County median of \$66,042. Per capita family income in the Village (\$26, 058) is 3.5% higher than Winnebago County’ per capita figure of \$25,177. The proportion family households with incomes of less than \$35,000 is substantially lower in the Village of Roscoe (7.6%) than in Winnebago County as a whole (18.7%). The share of families with an annual income of \$100,000 or more in the Village of Roscoe (21.9%) is below that of the County as a whole (22.2%).

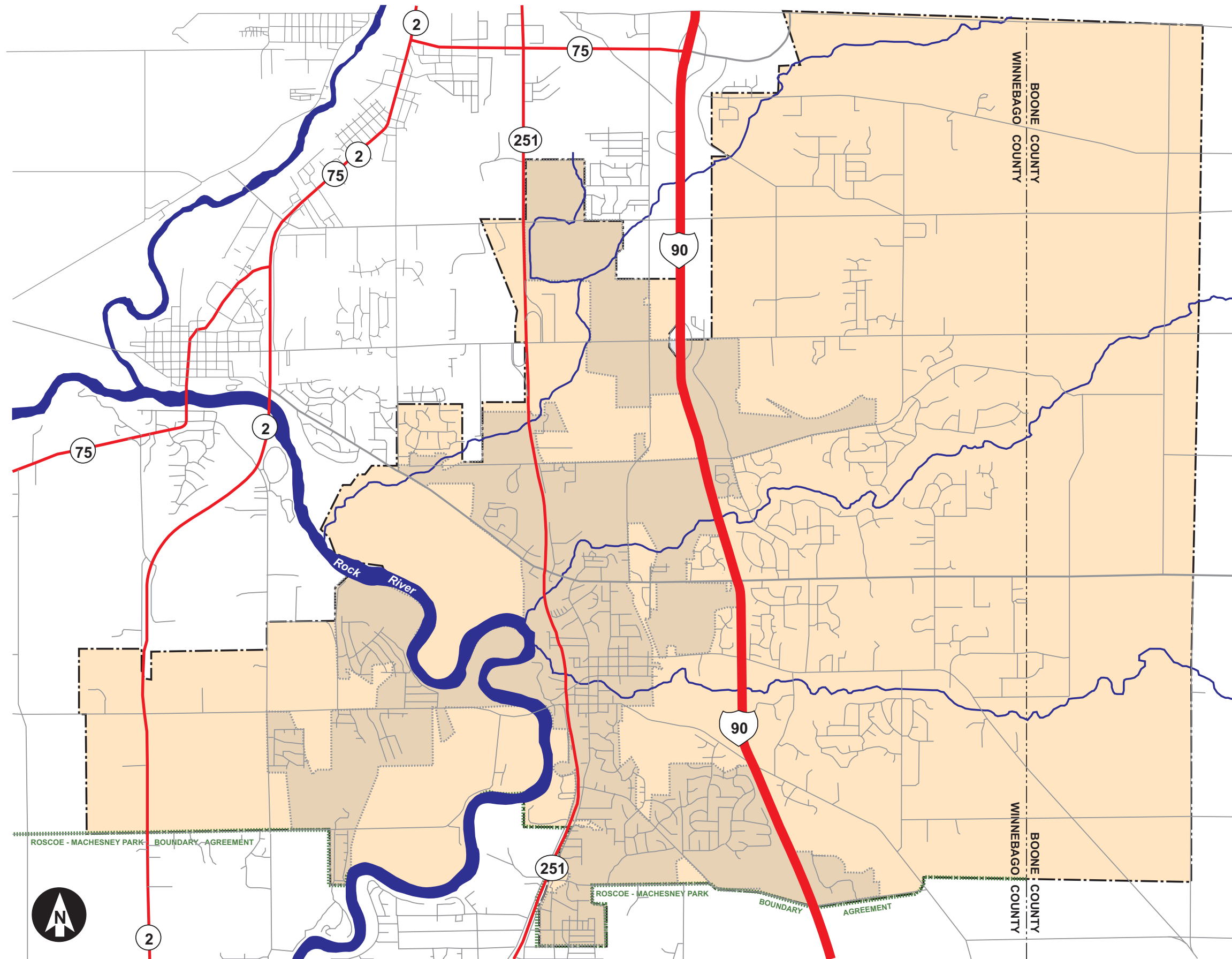
**Table 2.5 Village of Roscoe Income Characteristics**

<b>Annual Household Income by Income Group*</b>	<b><u>2000</u></b>	<b><u>2007</u></b>
Less than \$15,000 .....	5.0 .....	4.3
\$15,000 to \$24,999 .....	4.1 .....	3.4
\$25,000 to \$34,999 .....	10.0 .....	6.9
\$35,000 to \$49,999 .....	16.4 .....	13.9
\$50,000 to \$74,999 .....	33.4 .....	28.0
\$75,000 to \$99,999 .....	18.6 .....	21.5
\$100,000 to \$124,999 .....	6.4.....	11.9
\$125,000 to \$149,999 .....	3.1 .....	4.8
\$150,000 to \$199,999 .....	2.3 .....	3.5
\$200,000 and Over.....	0.6 .....	1.7




\* As a percent of total households.  
 Data Source: U.S. Census Bureau, 2000; EASI Abalytics, Inc., 2007.

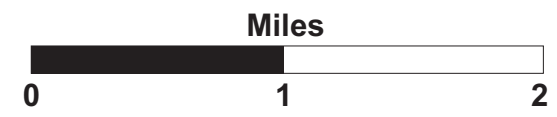


### Map 4 Village of Roscoe Planning Area



### Legend

-  Village of Roscoe corporate limits
-  Village of Roscoe planning area
-  Roscoe - Machesney Park boundary agreement



## 2.4 Population Projection - Land Capacity Technique

Land capacity models are computer programs designed to project data associated with various land use development patterns and to generate information for estimating the service demands likely to result from the development of defined areas of land. The models may be supported by a data base containing land parcel information or land use data may be entered directly into the model.

Land use modeling is based on the fact that each local or regional government will have its own set of land use development controls which, given adequate service capabilities, will dictate the future development pattern in its planning area. These controls are expressed as basic land use designations in comprehensive plans, and as zoning and site development standards in local ordinances and regulations. Application of local planning policies and development regulations to the geographic area likely to develop in the study area produces estimates of developed acreage and permits the projection of a wide range of information including a population projection.

The land capacity model includes acreage assignments for a number of individual land uses including single family detached residential (in several lot sizes), attached single family residential, commercial, industrial, and community facilities. The mix of dwelling unit types and bedroom counts is based on observations regarding development trends. Demographic factors for various types and sizes of dwelling units are based on those defined by Illinois School Consulting Services in 1996.

The primary objective of this section of the plan is to present a projection of population for the year 2020. As a result, land capacity analysis focuses on development to that date and does not attempt to project the pace of that development or the projected population for intervening years. The population projection under that technique is as follows: The population projection under that technique is presented in Table 2.6.

**Table 2.6 Village of Roscoe Population Projection**

2000 census population .....	6,244
EASI data base population increase (2000-2007) .....	3,550
Land capacity population increase (2008-2020) .....	9,627
Total .....	19,421

It should be noted that the above figures do not account for infill or redevelopment opportunities that may be present or that may arise in the future.



## 2.5 Housing Characteristics

### A. Current Housing Conditions in the Village of Roscoe

The housing stock of the Village of Roscoe is made up of primarily single-family, detached homes which accounted for over 88% of the existing housing in the Village in 1990. Two- to four-unit residences, a category that includes duplex units, made up 10% of the housing in the Village in 1990. Multi-unit residential housing accounts for a fairly small proportion of total housing units. According to the 2000 Census, there were 250 residential units in buildings containing 2 to 29 units. There presently are no high-density apartment units (buildings with 50 or more units) in the Village of Roscoe (see Table 2.7). There were additional residential units constructed in 2006.

**Table 2.7 Village of Roscoe Housing Characteristics\***

<b>Number of Units in Structure</b>	<b><u>2000</u></b>	<b><u>2007</u></b>
Single-Family (One unit) .....	88.2 .....	88.6
2 units.....	0.4 .....	0.3
3 - 4 units .....	6.0 .....	5.9
5 - 9 units .....	4.4 .....	4.2
10 - 19 units .....	0.4 .....	0.4
20 - 49 units .....	0.3 .....	0.3
50 or more units .....	0.0 .....	0.0
Mobile home/trailer.....	0.3 .....	0.3

*\* Includes owner-occupied housing units only.  
Data Source: U.S. Census Bureau, 2000; EASI Analytics, Inc., 2007.*

The median value of owner-occupied homes in the Village of Roscoe was \$120,765 in 2000. This falls below the 2000 statewide figure of \$127,768, but well above the median value of owner-occupied homes in Winnebago County which was \$91,676.

### B. Rental Rates

The median rental rate in the Village increased by 79% from 1990 to 2000, according to the U.S. Census Bureau. In 1990 the median monthly rent in Roscoe was estimated at \$352. By 2000 the median monthly rent had increased to \$629.

## 2.6 Employment Characteristics

The Village of Roscoe has historically been a residential community, with the majority of its working age population commuting to employment centers located in nearby communities, particularly Rockford, Belvidere and Beloit. The Village’s proximity to Interstate 90 has also made Roscoe an attractive residence for workers commuting to jobs in the Chicago, Janesville, Madison and Milwaukee areas as well. Although specific data on the commuting habits of Roscoe residents is not available, data on commuting travel times reveal that one-half of employed Roscoe residents spend between 15 and 29 minutes commuting to work. An additional one-quarter of employed Roscoe residents spend 30 minutes or more minutes commuting to work. This, combined with the Village’s relatively small number of employers, suggests that most residents are commuting to nearby communities (see Table 2-8).

**Table 2.8 Village of Roscoe Commuting Characteristics \***

<b>Travel Time to Work (%)</b>	<b><u>2000</u></b>	<b><u>2007</u></b>
Less than 15 Minutes .....	23.1 .....	21.2
15 to 29 Minutes .....	50.5 .....	50.5
30 to 59 Minutes .....	19.5 .....	20.5
60 Minutes or More .....	5.1 .....	5.8
Work at Home .....	1.9 .....	2.0
 <b>Mode of Transportation to Work (%)</b>	 <b><u>2000</u></b>	 <b><u>2007</u></b>
Car, Truck, Van to Work.....	97.0 .....	97.0
Public Transportation to Work .....	0.2 .....	0.3
Other Transportation to Work .....	0.9 .....	0.8
Work at Home .....	1.9 .....	2.0

*\* Employed residents 16 years of age and older.  
Data Source: U.S. Census Bureau, 2000; EASI Analytics, Inc., 2007.*

In keeping with the middle-class character of the community, 59.4 percent of Roscoe residents are employed in “white collar” occupations while 28.4 percent are employed in “blue collar” occupations. Only 12.2 percent of residents are employed in service sector occupations. (see Table 2-9).

## 2.6. Employment Characteristics (continued)

**Table 2.9 Village of Roscoe Occupational Employment Characteristics\***

<b>Occupation Group (%)</b>	<b><u>2000</u></b>	<b><u>2007</u></b>
Total “White Collar” Occupations .....	58.7	59.9
Management, Business, and Financial Operations.....	15.6	16.5
Professional and Related .....	17.9	18.9
Sales and Office .....	25.2	24.3
Total “Blue Collar” Occupations .....	28.9	28.2
Construction, Extraction, and Maintenance .....	10.9	11.6
Production, Transportation, and Material Moving.....	18.1	16.6
Total Service Occupations .....	12.2	12.1
Total Farming, Fishing, and Forestry Occupations .....	0.2	0.2

\* Employed residents 16 years of age and older.

Data Source: U.S. Census Bureau, 2000; EASI Analytics, Inc., 2007.

### **3. GOALS AND OBJECTIVES**

The goals and objectives of the Village of Roscoe Comprehensive Plan indicate the directions the community should take in resolving the existing growth and development issues and establishing a course for future decision-making. The Goals and Objectives are, for the most part, based on the findings of interviews with community leaders, and a workshop with the Comprehensive Plan Update Committee that were done in conjunction with the 1993 update of the Comprehensive Plan. The Goals and Objectives have been augmented and revised to reflect additional growth and annexations.

#### **3.1 Community Growth and Development**

1. Encourage growth and development in a planned and coordinated manner.
2. Encourage development that is compatible with neighboring land uses and preserves the character of existing neighborhoods and commercial/retail centers.
3. Encourage new development to locate only in areas that can be efficiently and economically served by existing and planned public water and sanitary sewers.
4. Encourage large ownership parcels to be developed as planned developments rather than subdivided into lots without a coordinated development plan.
5. Encourage new retail/commercial development and services to locate in commercial districts that exist, or will exist.
6. Encourage continued commercial development and a planned Central Business District for the Village in the Elevator Road/Hononegah Road area; between Swanson Road and McCurry Road on Illinois Route 251; Rockton Road and Willowbrook Road; and at the I-90 interchange.
7. Discourage commercial uses in predominantly residential neighborhoods.
8. Support the beautification and redevelopment of the "old downtown" ("Old downtown" is defined as the area along Main Street from Rural Edge to Elevator Road.)
9. Support historic preservation within the Village.

### **3.2 Extraterritorial Planning and Annexation**

1. Encourage annexations that are compatible with adjoining developments in the Village and represent good fiscal management.
2. Review all proposed land divisions and development proposals for areas within the Village of Roscoe's one-and-one-half mile extraterritorial boundary.
3. Require development plans to be submitted for all undeveloped land proposed for annexation. Subject these plans to deliberate planning review by the appropriate Village commissions.
4. Participate in regional efforts to protect the quality of the groundwater in the region.
5. Investigate shared services with other municipalities and service districts where significant cost savings and efficiencies could result from a regional approach.

### **3.3 Economic Development**

1. Encourage business development that will provide jobs and enhance the tax base of the Village.
2. Provide suitable sites for light industries and other nonretail businesses, which will not adversely impact the quality of the environment or the quality of life in residential areas.
3. Encourage focused retail and commercial businesses to locate in properly designated planned commercial areas.
4. Promote the provision of public sewer and water service, particularly to the industrial district on the north side of the Village.
5. Coordinate industrial park planning with the Roscoe Chamber of Commerce and Rockford Chamber of Commerce, the Rockford Area Economic Development Council and other groups involved in the promotion and development of industrial growth.

### **3.4 Housing**

1. Encourage single-family home developments as the preferred form of residential development in the Village.
2. Encourage senior housing sites in locations near major collectors and within walking distance of commercial services.
3. Encourage landowners and prospective residential developers to prepare land plans for their entire ownership parcels, even though the land may be subdivided and developed in phases.
4. Encourage the preservation and restoration of historic buildings, particularly in the "old downtown" Main Street area.

### **3.5 Community Appearance**

1. Enhance and protect the aesthetic quality of the primary arterials, secondary arterials, and collector streets which serve as entrances into the community.
2. Prohibit billboards and other forms of excessively large signs and murals.
3. Limit the use of temporary and portable signs.
4. Screen and/or buffer unsightly outdoor equipment, material, and vehicle storage areas from view from public and private right-of-ways and adjacent neighboring properties.
5. Establish design standards, architectural guidelines and anti-monotony ordinances for new development.
6. Encourage more extensive floral, shrub, and tree planting.
7. As new development occurs, encourage developers to plan and design both buildings and sites to achieve a coordinated and harmonious appearance with respect to their neighbors.
8. Where feasible, bury power utility and telephone lines.
9. Where feasible, preserve existing woodlands and mature vegetation. Avoid unnecessary grading and land clearance that destroys the rolling character and natural landscape of the Village of Roscoe.

### **3.6 Public Services**

1. Coordinate the location of public utilities and facilities with projected growth and development patterns.
2. Investigate the future provision of public water and sanitary sewer service, to the Village as well as commercial and industrial areas.
3. Require new development in the Village of Roscoe to provide on-site retention of stormwater.
4. Require new development to pay the full cost of municipal services, so that the existing taxpayers are not burdened with inequitable taxes or service costs. Investigate fiscal impact fees and other forms of developer exactions as a means of assessing capital improvement costs attribute to new development.
5. Evaluate new development proposals on the basis of their fiscal impact and their impact on service levels elsewhere in the community.

### **3.7 Transportation**

1. Actively encourage Winnebago County to construct and improve current road system.
2. Actively encourage Illinois Department of Transportation to provide additional direction signage directing travelers to Roscoe and its retail districts from Highway 251 and Interstate 90.
3. Develop a system of local collector streets, which provides safe and efficient access to all residential neighborhoods.
4. Prohibit designs for new commercial parking lots that require vehicles to back out into roads. Encourage the redevelopment and elimination of commercial lots that require vehicles to back out into roads.
5. Continue development of a safe pedestrian and bicycle circulation system, which consists of a combination of sidewalks, off-street trails, and paved shoulders on collector streets.
6. Require all new developments to have public street access.
7. Encourage private roads to be brought to Village standards before additional development occurs.
8. Discourage the construction of new streets designed as cul-de-sacs that cannot be efficiently served by public works and emergency equipment.



### **3.8 Parks and Outdoor Recreation**

1. Provide neighborhood parks where feasible.
2. Encourage adequate walking paths and bicycle trails.
3. Improve access to neighboring recreation areas and regional parks.
4. Require dedication of land for parks in new developments.
5. Promote educational use of Porter Park facility.

### **3.9 Environmental Protection**

1. Require the on-site retention of stormwater in drainage basins and ponds on large-scale developments.
2. Control erosion and sedimentation during and after construction.
3. Protect the water quality of the Rock River.
4. Encourage the preservation of woodlands. Although residential development may be permitted in woodlands, developers should be encouraged to design developments in such a manner so as to preserve mature vegetation.
5. Prohibit development that would infringe, or otherwise damage, wetlands.
6. Promote recycling of commercial waste.
7. Encourage the promotion of rain gardens in or on building sites to control storm water run-off.

## **4. LAND USE PLAN**

### **4.1 Introduction**

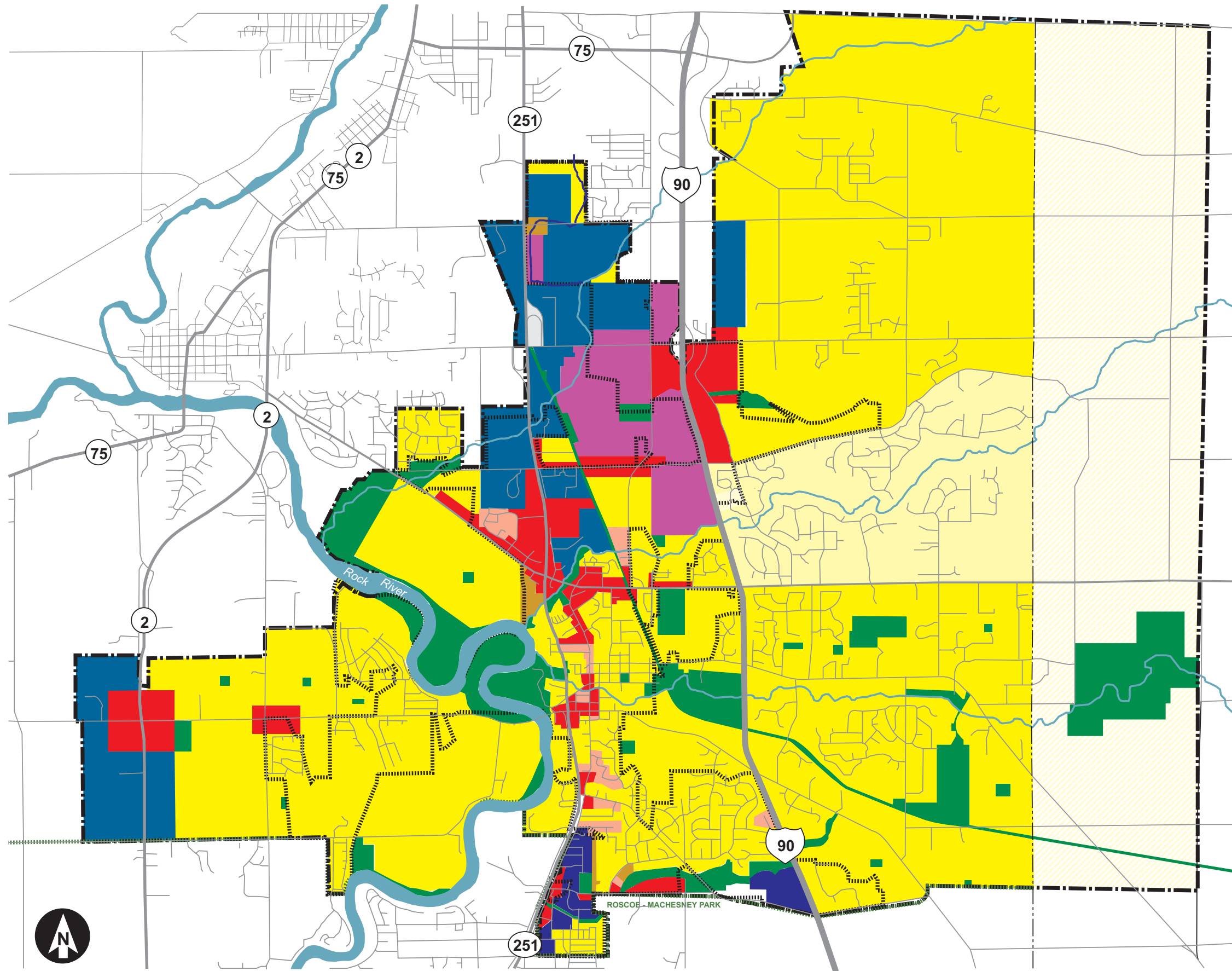
The Land Use Plan is an advisory document that is intended to guide decisions of both the public and private sectors with respect to the location, density, and character of development within the Village of Roscoe. The Land Use Plan anticipates long-range land use many years into the future. In many instances, the Land Use Plan may indicate the long-range suitability of a particular location for a certain type of development. However, the timing of development or the availability of infrastructure such as streets or sewers may impede the short-range development of the land. Similarly, the Land Use Plan in many cases anticipates future land uses that are unlikely to be developed in the near future due to the lack of a market for those uses under current economic conditions.

The value of the Land Use Plan is that it provides long-term predictability for both the public and private sectors as to the development potential of a particular area. Such plans are the basis of many decisions that are made by governments, businesses, and individual homeowners.

Day-to-day decisions with respect to the specific timing of development in the short term are based on the Zoning Ordinance. The Land Use Plan is both long-range and advisory. The Zoning Ordinance is the primary implementation, which provides "teeth" for the plan. The Planning Department, the Zoning Board of Appeals, the Zoning Committee and the Village Board should use the Land Use Plan as a guideline to indicate the appropriateness of zoning decisions.

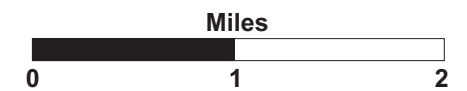
The Land Use Map (Map 5) shows the intended land uses for the Village of Roscoe Planning Area.

### Map 5 Village of Roscoe Land Use



#### CLASSIFICATIONS

- Urban Transitional (UT)
- Rural Residential (RR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Parks/Natural Areas (PNA)
- Commercial (C)
- Industrial (I)
- Mixed Use (MU)



## **4.2 Public Utilities**

The availability or feasibility of connecting into the local public utilities is a key factor in a land use decisions. Public utilities include the potable (drinking) water supply lines, storm sewer lines and sanitary sewer lines. Local topography and soil conditions may either mandate utility services to a site or limit the feasibility to access the site with the utility service.

### **1) Drinking Water Supply System**

The existing drinking water supply system is served by North Park Water District (see Map 6). Water demand outside the service area is generally pumped from groundwater aquifers. The local groundwater may not feasibly provide the proper quantity or quality of water required for the site, therefore public service may be required. New development within the Village and external service areas is required to be on a public system. Resolution adopted December, 1987 and amended August, 1994.

### **2) Sanitary Sewer Collection System**

The existing sanitary sewer collection system is served by the Rock River Reclamation District (see Map 7). Sites outside the service area need to treat and dispose of any wastewater produced. The most common treatment and disposal system for a residential site is a septic tank and drainage field, however topography, soil conditions and residential density may require sanitary sewer. The Village of Roscoe should cooperate with jurisdictions to construct sanitary sewer within the region. See resolution dated October, 1988.

**Map 6**  
**Village of Roscoe Drinking Water**  
**Supply System**

**Map 7**  
**Village of Roscoe Sanitary Sewer**  
**Collection System**

### 4.3 Land Use Plan Classifications

**Urban Transitional (UT).** The Urban Transitional Residential Classification is intended for areas with a residential density of less than 0.2 dwelling units per acre. The large lot residential classification is characterized with lot area of five acres or more and the land served by soil absorption systems and private wells. In some cases the land may be served by one public utility. The classification is used for agricultural pursuits, public and private open space and as a holding classification for future urban development.

**Rural Residential (RR).** The Rural Residential Classification indicates areas that are developed at densities average less than two dwelling units per acre. The minimum lot size is shall not be less than 22,000 square feet and served by one or both private wells and soil absorption wastewater systems.

**Low Density Residential (LDR).** The Low Density Residential Classification is intended to provide area suitable for single-family residential development at densities not greater than four dwelling units per acre. Minimum lot size is 12,500 square feet with the lots served by one or both public water and public sanitary sewer.

**Medium Density Residential (MDR).** The Medium Density Residential Classification identifies areas suitable for single family and two-family residential development at gross densities no greater than 6 dwelling units per acre. Minimum lot size for single family residences shall not be less than 12,500 square feet and 15,000 square feet for two-family residential development. All medium density residential development is to be served with public water and sanitary sewer.

**High Density Residential (HDR).** The High Density Residential Classification identifies areas that are suitable for multi-family residential development at densities no greater than 14 dwelling units per acre. The minimum lot size shall not be less than 19,800 square feet. All high density residential development shall be served with public water and public sanitary sewer.

**Parks and Natural Areas (PNA).** The Parks and Natural Areas Classification is intended to provide areas for public and private recreational areas. Parks and natural areas may have multiple uses; however, the primary acreage of the sites should be for active or passive recreation. Natural areas may consist of areas for the preservation of flora and fauna, woodlands, prairies or floodways. Parks may consist of neighborhood parks, community parks, special facilities and bicycle and pedestrian trails for active recreational uses. These bicycle and pedestrian trails are sometimes referred to as linear parks, such as the Kinn-Stone Trail. Areas within the 100 year floodplain shall not be developed and must remain as natural areas. Other public areas may include school sites, cemeteries and other multi-uses tracts in which the majority of the site area is to be used for recreational areas or permanent natural areas. Neighborhood parkland should be acquired as part of the development process. Neighborhood parks should be provided to serve all residential areas of the community and be implemented by the village Parkland Dedication Ordinance. Community parkland may be acquired with the same funds.



### 4.3 Land Use Plan Classifications

**Commercial (C).** The Commercial Land Use Plan Classification is intended to provide areas for retail trade. The commercial areas should be served with public water and sanitary sewer and located on arterial streets and collector streets. The commercial areas should be designed as part of a mixed land use development, a commercial center or commercial corridor. The commercial centers and commercial corridors should have a market focus on the general community as well as the neighborhood.

The land use plan encourages the development of neighborhood retail centers when planned as a part of a mixed use development. The neighborhood retail center should be designed to serve the nearby employment centers and residential areas.

Interchange commercial development should be encouraged at the I-90 and Rockton Road Interchange, on Willowbrook Road and Love Road and at Illinois Route 2 and Roscoe Road. The interchange commercial areas are intended to serve both the traveling public on the principal roadways as well as the needs of the immediate neighborhood.

**Industrial (I).** The Industrial Land Use Plan Classification is intended to accommodate industrial uses and development. Industrial areas should be served with public water and public sanitary sewer. Industrial areas should be located on arterial roadways and ideally on roadways that permit 80,000 lb. loads. Parts of industrial areas may be used for commercial uses that complement the industrial area and motoring public.

**Mixed Use (MU).** The Mixed Use Plan Classification identifies non-residential areas for commercial and industrial land use. These areas may consist of commercial uses only, industrial uses only or a combination of commercial and industrial land uses. The Mixed Use Classification is to be developed with public water and public sanitary sewer. Sites with frontage on arterial highways are encouraged to be developed with commercial uses. Land area behind the commercial uses would be developed for industrial uses. The boundary between the future commercial and industrial uses should be based on principles of commercial site and industrial park design. Site plan emphasis shall be on vehicular access and circulation.

## **5. DEVELOPMENT REVIEW GUIDELINES**

Land use is the starting point for almost every review. Questions to keep in mind as the process begins: Are land use designations compatible? Are incompatible uses buffered from each other? Are uses cited in a way that minimizes changes in vegetation? Are uses located in a manner that reflects the comprehensive plan?

The most important of the “off-site” land-use factors is the relationship of the site plan to the policies of the comprehensive plan. But a reviewer should also consider how the project would affect the surrounding area. Will it produce much spin-off development? Will that cause tie-ups at neighboring intersections? Will the project require a zoning change? If it will, is it likely to lead to similar requests for adjacent parcels?

The reviewer’s first task in checking “on-site” factors is to determine whether the project conforms to the recommendations for the site found in the comprehensive plan. In general, a site plan should group like uses and buffer incompatible uses from each other, with the best buffer being open space. An equally important point is to be sure that the site’s road system is scaled to the proposed uses. If the plan calls for a 150-acre retail and office development, for instance, the plan should make provision for a new arterial or collectors to handle the increased traffic.

The Village of Roscoe Zoning and Subdivision Ordinances shall be applied to the review of any proposed developments within the community limits of authority.

Site plan review is the systematic assessment of land development proposals in the context of a community’s land development policies, regulations, and accepted site design practices. It is not site planning. The reviewer’s role is to make constructive suggestions about the applicant’s plan, not to redesign the site.

Site plan review must be based on local policies and practices, as embodied in the zoning ordinance, subdivision ordinances and building and appearance codes.

Above all, site plan review must be consistent, and that means it must be based on established policies and procedures. Having a set of guidelines in place allows a reviewer to judge petitioner “A’s” plan by the same standards as petitioner “B’s” plan. Anything less is unfair to the applicants.

## General Development Review Checklists

### Single-Family Development Checklist

1. Use modified grid circulation system.
2. Limit residential access to busy streets.
3. Encourage lots abutting busy streets deeper.
4. Encourage corner lots to be wider.
5. Accommodate circulation linkages to future adjacent subdivisions.
6. Make retention ponds an open space asset.
7. Avoid offset street intersections.
8. Provide for pedestrians as well as cars.
9. Require landscape concept in review phase.
10. Establish street tree planting requirement.
11. Require driveways long enough to function as parking spaces.
12. Require accessible guest parking.
13. Control residential access onto busy streets.
14. Don't make street front "garage lanes".

### Multi-family Development Checklist

1. Separate parking aisles from site circulation routes.
2. Site buildings in pleasing arterial design rather than strips.
3. Develop set back minimums, when there is more than one building.
4. Make open space usable for active and passive purposes.
5. Separate buildings from pavement with landscaping an/or walkways.
6. Screen parking from road.
7. Require continuous or stem circulation system.
8. Require landscape concept in review phase.
9. Make parking and pedestrian connections accessible from buildings.
10. Use modified grid and/or stem circulation system.
11. Require driveways long enough to function as parking spaces.
12. Require accessible guest parking.
13. Make retention ponds an open space asset.
14. Control residential access onto busy streets.
15. Don't make street front "garage lanes".

## General Development Review Checklists

### Commercial Development Checklist

1. Orient parking aisles 90 degrees to main entrance of building.
2. Separate parking aisles from site circulation routes.
3. Separate service vehicles from shoppers cars.
4. Screen service area from adjacent development.
5. Put signs and light poles in landscaped areas.
6. Assure stacking room at driveway/street intersection.
7. Discourage use of site circulation as “cut throughs”.
8. Separate buildings from pavement with landscaping and/or walkways.
9. Screen parking from road with low shrubbery.
10. Encourage angle rather than 90-degree parking.
11. Require unified architectural façade with defined signage areas.
12. Create a landscape setback between road and parking.

### Office/Industrial Park Checklist

1. Create a landscape setback between road and parking.
2. Separate parking aisles from site circulation routes.
3. Put signs and light poles in landscaped areas.
4. Assure stacking room at driveway/street intersection.
5. Discourage use of site circulation as “cut throughs”.
6. Separate buildings from pavement with landscaping and/or walkways.
7. Screen parking from road with low shrubbery.
8. Require continuous or stem circulation system.
9. Make retention ponds an open space assets.
10. Encourage landscape in front of fence screening of outdoor storage.
11. Encourage design of large planned medians at park entry.
12. Discourage offset intersections.

## **6. EXTRATERRITORIAL AND ANNEXATION POLICIES**

As the Village of Roscoe continues to grow and develop, there will be a demand in the market place for new homes, businesses and industries. Because most new growth requires municipal services, such as sanitary sewer and public water, there will be requests to annex into the Village of Roscoe. In addition, existing developments outside the Village of Roscoe limits will experience problems with private wells and septic systems, and may require public sewer and water.

Illinois State Law enables municipalities to guide growth and development beyond the Village limits through extraterritorial powers. Zoning control is provided within 1-1/2 miles from the Village boundaries. Villages may also extend the Official Map and Master Plan into the extraterritorial jurisdiction.

Because much of the future growth of the Village of Roscoe will occur outside the present Village boundaries, the Village needs to adopt general policy statements to serve as a guide for such future growth. The following suggestions to Village policy relate to both annexation and the exercise of extraterritorial powers.

### **6.1 Extraterritorial Policies**

1. The Village of Roscoe should work jointly with the Village of Rockton, the City of South Beloit, the Village of Machesney Park, Roscoe Township and Winnebago County, as well as all surrounding municipalities and townships to encourage sound land use planning. Such planning should extend to issues which include, but are not limited to, the proper layout and design of streets and roads, assuring that proposed lots have adequate soils for proper on-site septic systems, and assuring proper stormwater management which prevents soil erosion and excessive run-off.
2. The Village has adopted a Subdivision Ordinance and should exercise extraterritorial plat review as established in the Illinois State Statutes. Subdivisions within the Village of Roscoe's 1-1/2 mile extraterritorial jurisdiction must comply with standards set forth in the Village of Roscoe Subdivision Ordinance.
3. The Village should review all map changes within its 1-1/2 mile extraterritorial jurisdiction. Objections to proposed changes should be filed with Winnebago County or Boone County if the proposed changes are in conflict with the Village Comprehensive Plan.
4. Property owners contiguous to the Village of Roscoe that desire municipal water or sanitary sewer service beyond the corporate boundaries of the Village need to submit petitions for annexation.

## **6.2 Annexation Policies**

1. The Village of Roscoe Comprehensive Plan should serve as a guide indicating areas proposed for future annexation. As the Roscoe area grows and develops, it may be necessary from time-to-time to amend the Comprehensive Plan to reflect changing conditions.
2. No annexation should be approved by the Village until a thorough review has been made to determine the feasibility and methods for providing public services.
3. An area proposed for annexation should have boundaries containing at least the minimum area for the proper and orderly extension of municipal services such as, but not limited to sewers, storm drains, detention basins, water systems, and streets and roads.
4. The proposed annexation of an area should not be approved unless all of the proposed area has, or will have when developed, a direct access roadway for ingress and egress.
5. The Village should pursue the annexation of desired properties by enacting ordinances expressing their interest in annexing a described property as provided by Illinois State law.

## 7. PARK AND RECREATION PLAN

Standards for the level of park and recreation lands a community should provide are generally based on: 1) the amount of space provided for parks, and 2) the type and number of parks provided.

The National Recreation and Park Association's Park Planning Guidelines are to serve as the minimum standards for local governments. At the same time, each community must determine its own standards based upon its urban location, physical geography, and local preferences. The standards should then be used to determine the Village's policy regarding the existing level of parks and provide guidance concerning future parks.

### 7.1 Definitions of Parklands and Recreational Facilities

Park and recreation facilities can be classified into a hierarchy based upon their use, size, and the range of their service. Some parks are designed to serve only a neighborhood or portion of a neighborhood while other parks may serve a community-wide population base. To assist in planning for existing and future park and recreation needs in the Village of Roscoe, the following definitions for parks and recreational facilities are provided.

**A) Neighborhood Park.** Neighborhood parks can be defined as a neighborhood or subdivision oriented park or recreation area serving all age groups. Neighborhood parks usually serve a radius of one-half mile in distance and typically are centrally located in the neighborhood. The size of neighborhood parks should be at least an acre in size and may in some cases be as large as 15 acres. Access to neighborhood parks should be safe and easy, avoiding major thoroughfares and other obstacles. Neighborhood parks usually include a variety of both passive and active recreation activities such as playground equipment, picnic facilities, volleyball and basketball courts, and in some cases small ball fields.

**B) Community Park.** A Community Park is typically a larger park and recreation facility that usually serves all residents in the Town, although residents within a 2-mile radius typically receive the greatest benefit. Community parks may range between 5 and 50 acres in size and often provide more activity oriented recreation facilities. Community parks frequently contain a number of the following facilities: softball fields, swimming pools, picnic shelters, tennis courts, restroom facilities, skating rinks, basketball courts, playground equipment, and other related facilities.

## 7.1 Definitions of Parklands and Recreational Facilities (continued)

**C) Bicycle Path.** A Bicycle Path is typically a longitudinal bituminous surfaced path 8-10 feet wide generally intended for use by bicyclists, hikers, in-line skaters and roller bladers. Motorized vehicles are not permitted. Paths are provided for recreational purposes but are often designed to allow users to reach specific destinations such as parks or schools.

**D) Trail.** A trail is typically a longitudinal aggregate surfaced path 8-10 feet wide generally intended for recreational purposes such as hiking, snowmobiles and cross country skiing. They are often designed to take advantage of natural features.

## 7.2 Existing Village of Roscoe Parks and Recreational Facilities

The Village of Roscoe owns 112 acres of parkland areas as shown on Map 8. The five parks owned by the Village are:

- Riverside Park, a 66.5-acre site. This community park is located along the Rock River.
- Leland Park, a 3-acre neighborhood park is located at Broad Street and Third Street.
- Porter Park, a 32-acre community park is located on McDonald Road near the Swanson Road intersection.
- Player's Park, an 7.4-acre community park is located on Swanson Road east of Illinois Route 251.
- Southdown Park, an 3.9-acre community park is located on Southdown Road.
- A nature area and trail is located on property donated to the Village by the Clayton Andrews estate. The property is located just south of North Kinnikinnick Creek, north of Elevator Road near the terminus of the Kin-Stone Trail.

In addition, the Kelley-Myers Park (owned by Roscoe Township) is located within the Village of Roscoe. This a 34 acre community park is located north of the McCurry Road/Hononegah Road intersection. Stone Bridge Forest Preserve/Kinnikinnick Creek Prairie, a 42 acre park under development, will be annexed into the Village in 2008.



## 7.2 Existing Village of Roscoe Parks and Recreational Facilities (continued)

There are three recreational trails/paths within or near the Village of Roscoe. (See Map 8)

- Stone Bridge Trail, a 5.7 mile unpaved multi-use trail developed on a former railroad right of way that runs northwest to southeast through the mid-section of Roscoe. The trail is owned by Roscoe Township. It is open to all uses except motorized wheeled vehicles.
- Leland Path is a two mile paved path that connects with Kin-Stone Path and goes through Leland Park and extends to Stone Bridge Trail. It is a pedestrian pathway for non-motorized vehicles only.
- Leland Path South is a one mile paved pedestrian path for non-motorized vehicles only. The path runs from Bridge Street to Ramboulet Ridge. It will eventually be extended to Porter Park.
- Riverside Path is a snowmobile trail that is approximately one-half mile long which runs from River Street to Riverside Park.
- Hononegah Bicycle Path is a 2.5 mile paved path restricted to pedestrians and non-motorized vehicles. The path is located along the south side of the Hononegah Road right of way.
- Kin-Stone Creek Path is a 0.6 mile paved path restricted to pedestrian and non-motorized vehicles. This path provides a connection from the Hononegah Path to the east side of Illinois Route 251.
- Kin-Stone Path is approximately one mile long and connects Riverside Park to Stone Bridge Trail. It is used for snowmobiling.
- The Tall Pines and Sheppard Hills paths are privately owned.
- The following pedestrian paths have been proposed in the area: Perryville Path, Sagewood Path, Players Park Trail, and Kinnikinnick Path. These facilities will be developed as funding becomes available. Roscoe will pursue funding for these facilities as well as others that may be beneficial to the community.

Recreational paths and trails within the Village of Roscoe are part of a regional system of paths and provide continuity for these paths and trails through the Village. Regional facilities near Roscoe are shown on Map 8.

### 7.3 Standards for Park and Recreation Lands

The amount of acreage and the accessibility of park and recreation lands are the two most important standards in determining parkland needs.

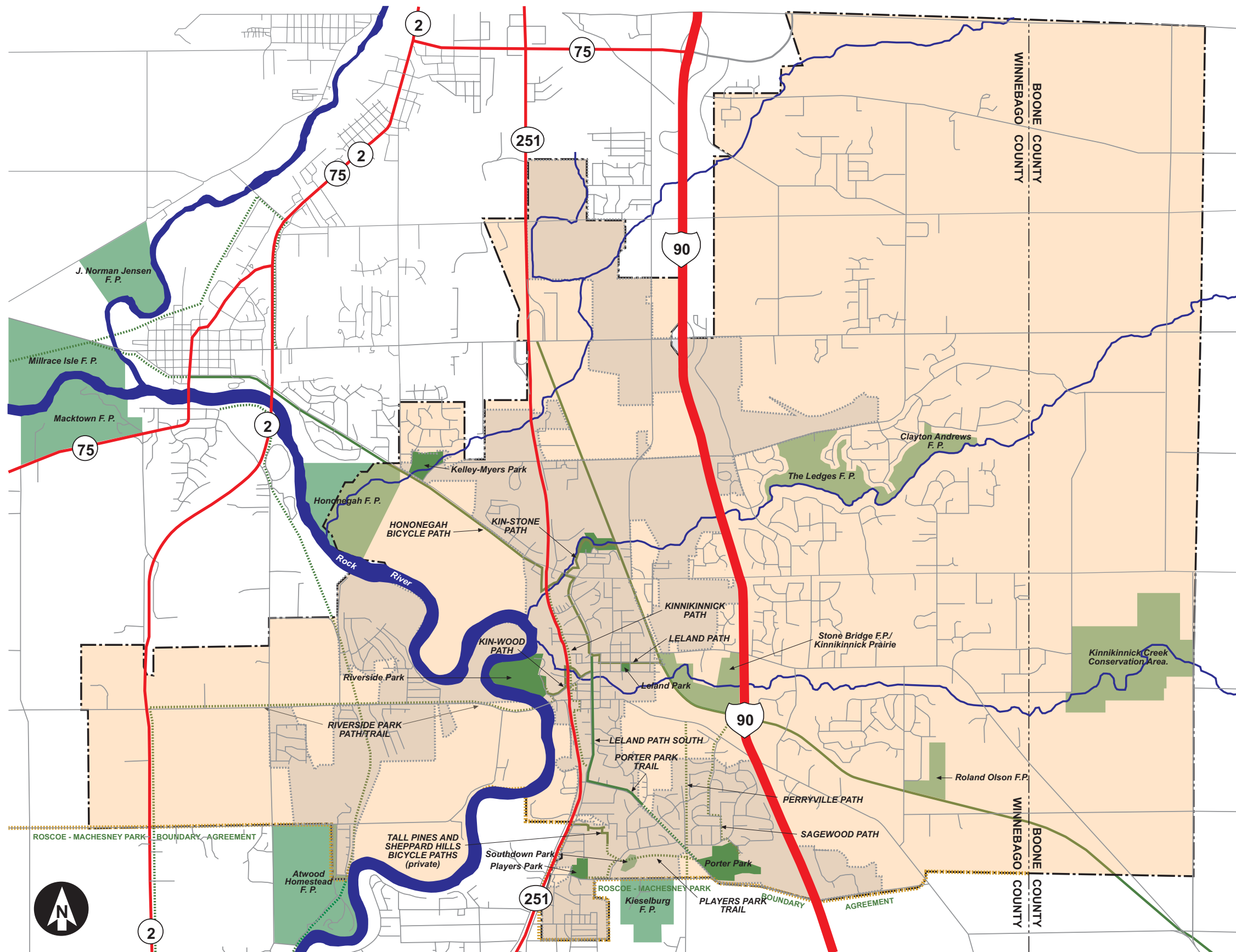
**A) Acreage Standard.** The amount of parklands is typically measured by an acreage standard approach consisting of a minimum number of acres per 1,000 resident populations. The Winnebago County Planning Department provides a minimum standard of 10 acres per 1,000 residents in the County. The estimated 2007 population of 9,794 persons in Roscoe equates to minimum of 97.94 acres of parkland. The Village of Roscoe has 112 acres of parkland.

**B) Accessibility Standard.** The location of park and recreation lands are generally determined by the accessibility of parkland types to residential neighborhoods measured in distance. Different types of parks (as defined in the previous section) have varying ranges of accessibility. Accessibility distances for park types are provided below:

<b>Parkland Type</b>	<b>Accessibility Service Radius</b>
Neighborhood Park (local)	one-half mile
Community Park	two miles

When applying the accessibility standard, the general objective is for most local residents in defined neighborhoods to be within the prescribed distance of a local park, preferably a neighborhood.

### Map 8 Village of Roscoe Bicycle Path and Overall Location Plan



#### Legend

- Village of Roscoe municipal parks
- County parks & forest preserves
- Bicycle & Recreational Paths - Existing
- Bicycle & Recreational Paths - Planned, Proposed, or Under Development
- Village of Roscoe corporate limits
- Village of Roscoe planning area
- Roscoe - Machesney Park boundary agreement



## 8. TRANSPORTATION PLAN

The transportation network in the Village of Roscoe will play a vital role in its future land use and development. The overall condition of the transportation system, as well as future expansions and additions to the system, will greatly influence growth in the community.

### 8.1 Existing Transportation System

The existing transportation system in the Village of Roscoe consists of a hierarchy of roads each designed for different purposes and vehicle capacities. For Roscoe, the system can be broken into four categories: Principal Arterial, Minor Arterial, Collector, local streets and roads, and interstate systems. Listed below are descriptions of each of the transportation categories.

Map 9 shows the functional classifications, current and future locations of Principal Arterials, Minor Arterials, and collectors, and interstate systems in the vicinity of the Village of Roscoe.

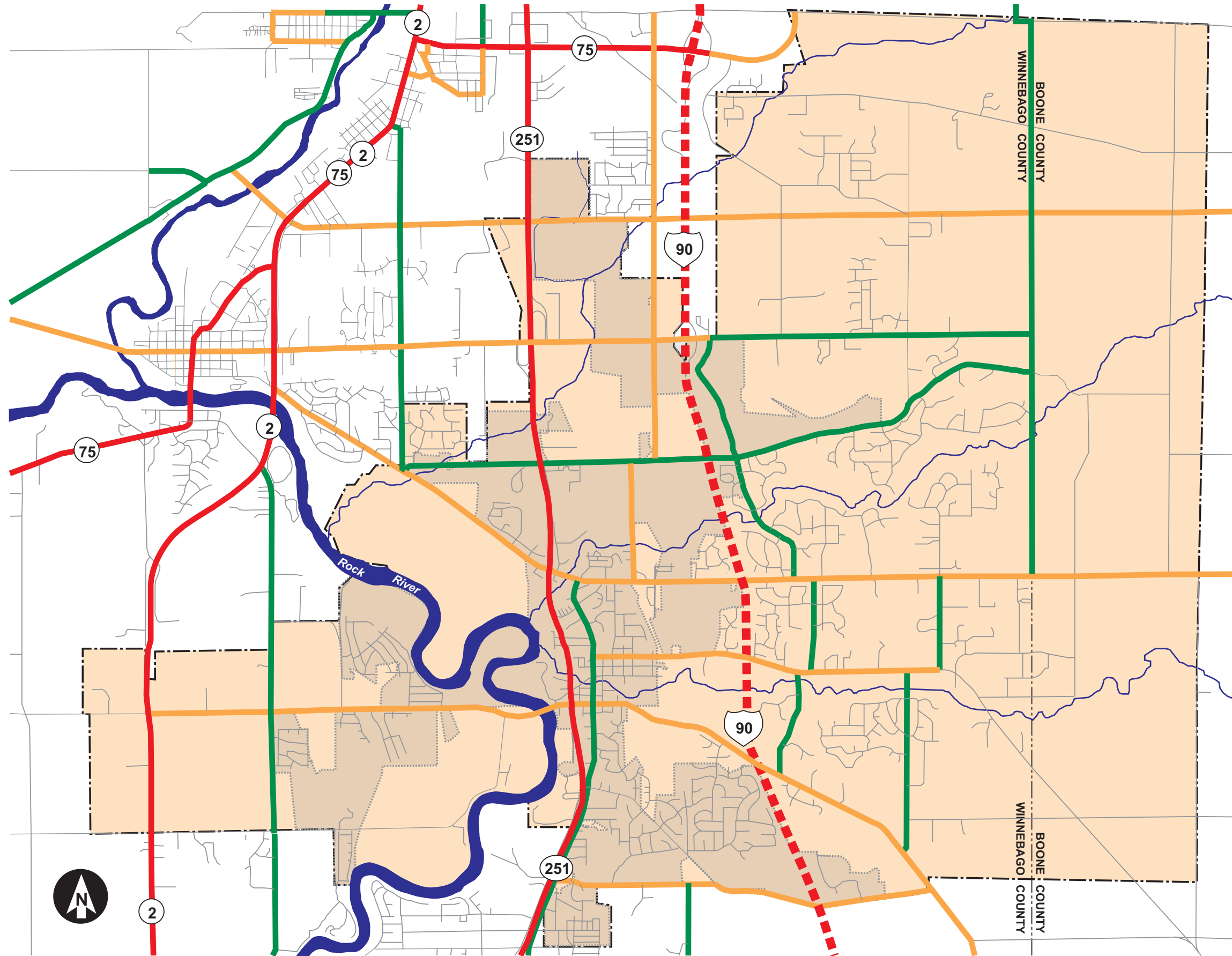
Map 10 shows traffic counts taken by the State of Illinois Department of Transportation on higher volume roads in the area around Roscoe in 2004-2005.

**A) Primary Arterials.** Primary Arterials are typically part of a regional or national transportation system connecting larger population centers. They are designed to carry large volumes of traffic and usually limit access to other arterial or major collectors. Primary arterial typically consist of four or more lanes of traffic.








There are four Principal Arterials in the immediate vicinity of the Village. They are:

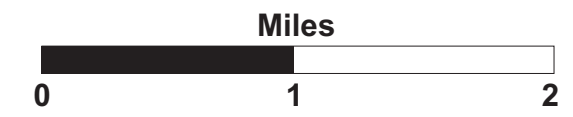
- Route 251, which runs north-south through the Village of Roscoe, is a major link between Rockford, Illinois and Beloit, Wisconsin.
- Route 2, which runs north-south through the far westside of the Village of Roscoe. It is a major link between Rockford, Illinois and Beloit, Wisconsin.
- Illinois Route 75 (Rockton Road) plays a major role in the commercial activity of the Village. Running east-west, it connects the I-90 with Route 251 and Route 2.
- Illinois Route 173, a state route that serves the region as an east-west artery running south of the Village of Roscoe.

### Map 9 Village of Roscoe IDOT Functional Classifications



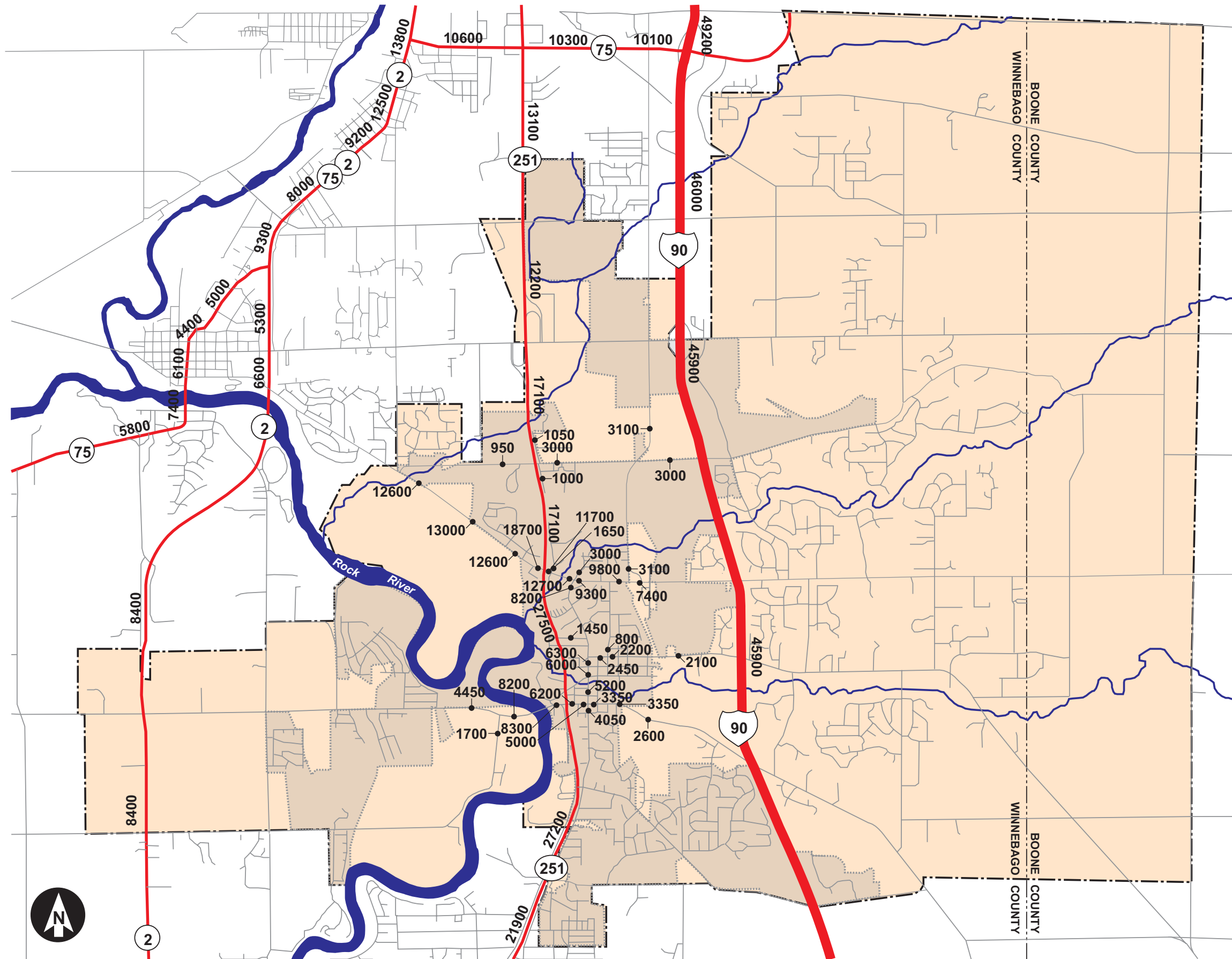
### Legend

-  Interstate Systems
-  Principal Arterials
-  Minor Arterials
-  Collectors
-  Local Roads & Streets
-  Village of Roscoe corporate limits
-  Village of Roscoe planning area



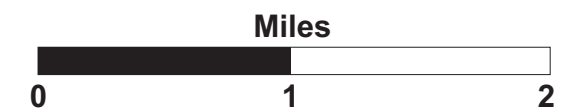


### Map 10 Village of Roscoe Average Daily Traffic (2004-2005)



### Legend

-  Village of Roscoe corporate limits
-  Village of Roscoe planning area



## 8.1 Existing Transportation System (continued)

**B) Minor Arterials.** Secondary Arterial roadways consist of dominant state and county highways that provide the framework for the regional transportation network. They provide a connection between principal arterial and smaller population centers. The Village of Roscoe has several existing Minor Arterials that service the region. They are:

- Elevator Road-Hononegah Road, a Winnebago County Highway, provides an important east-west link, connecting the Village with the communities to the east and linking to the Village of Rockton, two miles northwest of the Village of Roscoe.
- Rockton Road connects Illinois Route 2 to I-90 with interchange.
- Roscoe Road (west of the Rock River)/Bridge Street (between Rock Lane and Geneva Drive)/Belvidere Road is one continuous minor arterial that connects the Village of Roscoe with the City of Belvidere, Illinois.
- Burr Oak Road, an important east-west link, connects the center of the Village of Roscoe with residential areas east of the Village.
- McDonald and Swanson Roads, an east-west corridor, connects Route 251 and Belvidere Road.

**C) Collectors.** Collectors provide a network of roadways that allow for the primary movement of traffic through the community. They provide the connection between the arterial system and the local transportation system and carry the largest volume of local traffic. In some cases, the major collectors may also be county highways but are not significant in the regional transportation system.

The Village of Roscoe is served by eight Collectors. They are:

- Main Street, running north-south through the center of the Village, serves the traditional commercial/retail district of the Village. It also serves to flow traffic to the newer retail/commercial areas located on Elevator Road.
- Burr Oak Road from Main Street to Crockett Road.
- Love Road from Rockton Road to Elevator Road.

## 8.1 Existing Transportation System (continued)

- Hamborg Road from Elevator Road to Belvidere Road.
- Main Street from McDonald Road to Elevator Road.
- McCurry Road from Hononegah Road to County Line Road.
- County Line Road from Elevator Road to the State Line.
- Dorr Road from Hononegah Road to Illinois Route 2.

**D) Local Streets.** Local Roads are the smallest in the hierarchy of a transportation system. Local Roads connect residences and subdivisions with major and minor collectors. The balance of roads in the Village of Roscoe would be considered Local Roads.

In addition, the Village of Roscoe is served by the national interstate highway system via I-90 (which directly serves the Village) and I-39.

## 8.2 Improvements to the Transportation System

There presently are several proposals that would significantly affect the existing transportation system. These proposed changes include:

- The improvement of Rockton Road between Illinois Route 2 and I-90, from a two-lane sealcoat road to a four-lane all-weather 80,000 lb. capacity road.
- The improvement of Illinois Route 2, from a two-lane highway to a four-lane limited access highway.

The Village of Roscoe should actively encourage the early completion of each of these proposed projects.

The Willowbrook Road extension should be encouraged to be completed in the near future, it will provide the Village of Roscoe with an additional north-south Secondary Arterial, and alleviate traffic on Route 251.

The proposed improvement of Rockton Road between Route 2 and Route 251, from a two-lane sealcoat road to a two-lane all-weather 80,000 lb. capacity road, will allow access to heavier truck traffic in Roscoe's future industrial areas.



## **APPENDIX**

### **BACKGROUND DATA**

---

1. General Description
2. Existing land Use
3. Environment and Natural Resources
4. Utilities
5. Public Services and Facilities
6. Demographic Profile

This section is a compendium of background information regarding the Village of Roscoe, Illinois. The information has been used by the Center for Governmental Studies and the Comprehensive Plan Update Committee as a basis for the preparation of the Comprehensive Plan Update.

**1. General Description**

The Village of Roscoe is located in northeastern Winnebago County, Illinois, approximately 90 miles west of Chicago, Illinois . It is located approximately seven miles northeast of Rockford, Illinois, four miles south of Beloit, Wisconsin, one mile southwest of the I-90/Rockton Road interchange, and 60 miles south of Madison, Wisconsin.

**2. Existing Land Use**

The existing land use in the Village of Roscoe reflects a concentric growth pattern common in many midwestern communities. The center of the community is the oldest and follows Main Street. This area historically contained the primary retail area. Surrounding the retail core are residential areas. This residential housing decreases in age as one moves farther away from the core. In the recent past the retail core has shifted to the Elevator Road area. This new retail/commercial core is linear and runs east-west along Elevator and Hononegah Roads.

**Table A.1 Existing Land Uses - Village of Roscoe Planning Area**

<b>Land Use Classification</b>	<b><u>Developed</u></b>	<b><u>Undeveloped</u></b>	<b><u>Total</u></b>
Urban Transitional (UT) .....	34.4 acres.....	5,558.6 acres .....	5,593.0 acres
Rural Residential (RR).....	1,706.0 acres.....	125.0 acres .....	1,831.0 acres
Low Density Residential (LDR) .....	7,882.9 acres.....	5,959.3 acres .....	13,842.2 acres
Medium Density Residential (MDR).....	21.0 acres.....	0.0 acres .....	21.0 acres
High Density Residential (HDR) .....	149.2 acres.....	26.1 acres .....	175.3 acres
Parks and Natural Areas (PNA) .....	1,589.5 acres.....	499.8 acres .....	2,089.3 acres
Commercial (C) .....	825.4 acres.....	248.6 acres .....	1,074.0 acres
Industrial (I) .....	1,026.8 acres.....	880.6 acres .....	1,907.4 acres
Mixed Use (MU).....	38.3 acres.....	793.8 acres .....	832.0 acres
Unclassified .....	397.2 acres.....	54.5 acres .....	433.7 acres
Total Acres .....	13,652.7 acres.....	14,146.3 acres .....	27,798.9 acres

## **2. Existing Land Use (continued)**

### **A. Residential Land Use**

Single-family residential development accounts for the majority of the developed acreage in the Village of Roscoe. The condition of the housing in Roscoe is generally good and new development is occurring where sanitary sewer and public water is available.

### **B. Commercial Land Uses**

The intersection of Bridge Street—Main Street is the historic commercial “center” of the community, though now it is only a small part of a mixed commercial and residential.

In recent years most commercial development in the Village of Roscoe has located near the intersections of Illinois Route 251 at Hononegah Road, and Main Street at Elevator Road.

Roscoe Center, located at the north end of Main Street on Elevator Road. The areas surrounding Illinois Route 251 and Elevator and Hononegah Roads have become significant retail centers. In addition, a commercial strip has developed near the intersection of Elevator Road and Willowbrook Road.

### **C. Industrial Land Uses**

There are several industrial areas in the Village of Roscoe. Ecolab, and other smaller industries are located on or near the north side of the Village in the vicinity of McCurry Road and Rockton Roads. In addition, a small industrial area is located on the southern edge of the Village, near Swanson Road and Route 251.

### **D. Institutional Land Uses**

Institutional land uses include primary government, educational, and religious organizations within the community. Institutional land uses tend to concentrate near the traditional center of the community.

In the Village of Roscoe most institutional land is located in or near the traditional Village core. Locating along Main Street corridor are: Village Hall, the Village of Roscoe Police Station, the Harlem Roscoe Fire Protection District Station #1, the United Methodist Church, the State of Illinois Highway Department Garage and the United States Post Office. The Kinnikinnick Elementary School is located one block west of Main Street on Pine Lane. Roscoe Middle School is located on Elevator Road and Prairie Hill School District property on Prairie Hill Road.

## **2. Existing Land Use (continued)**

### **E. Agricultural Land Use**

There are presently no lots in the Village limits zoned for Agriculture. Some lands on the northern edge of the Village, currently zoned industrial, are partially used as pasture land.

Agricultural lands on the southern periphery of the Village are used primarily for farming soy beans. Much of the agricultural lands on the periphery of the Village has not been tilled due to steep slopes, rock soil, and potential for flooding.

### **F. Recreational Land Use**

Parks and conservancy lands are spread throughout the community. Two community parks, Riverside Park, located along the Rock River, and Leland Park, located on Broad Street, provide the community with active recreational areas. Kelley-Meyer Park, a Roscoe Township Park, is partially located in the northwestern corner of the Village.

There are several small to medium sized forest preserves located immediately adjacent to the Village boundaries. These parklands provide both passive and active recreation areas.

- The Ledges Forest Preserve, located at the northeast corner of the Village, provides a public golf course.
- The Hononegah Forest Preserve, located west of the Hononegah Road-McCurry Road intersection, provides hiking trails, picnic areas and boat launching facilities.
- Kieselberg Forest Preserve, located south of Swanson Road, provides natural areas, hiking trails and an airstrip for radio controlled aircraft.
- Clayton Andrews Forest Preserve is an 88-acre undeveloped natural area of low-lying wetland terrain.

### **3. Environment and Natural Resources**

#### **A. Physiography and Topography**

The physiographic features of the Roscoe area are characteristic of a glaciated terrain resulting from the most recent ice age period. The most visible evidence of glacial activity was caused by the Wisconsin ice sheet which covered the entire Roscoe area. The hilly terrain that occurs on the northwestern and western portions of the Village was caused when this ice sheet began to retreat.

As the glaciers began to melt and recede from the region, the runoff carried sand and rock fragments into rivers and streams creating wide river valleys. The Rock River basin is an example of this regional runoff. The Village of Roscoe is in the Rock River watershed, the north and south branches of Kinnikinnick Creek carry most of the storm water into the Rock River, and the Dry Creek drains most of the northern portions of the Village.

#### **B. Geology**

The local geology of the Roscoe area also reflects the glacial history of the region. The gravel and sand that was left behind has been an important quarry resource in the community. The Rock river terrace between South Beloit and Rockford is one of the largest deposits of sand and gravel in Illinois. The limestone bedrock of the region lies just below a surface of finely textured loess soil in the uplands in the western portion of the Village. The limestone has been quarried for road gravel, agricultural lime, and concrete aggregate. In parts of the Village of Roscoe Planning Area, such as the Ledges subdivision area, limestone bedrock is near the surface and bedrock outcrops are numerous.

#### **C. Soils**

Most of the soils within the Village of Roscoe are considered well drained to very well drained in the Flagler-Warsaw-Hononegah series. These soils have formed in loamy and sandy sediment with good permeability.

The Flagler soil series is nearly level and found on the Rock River terrace and typically has a dark rich surface layer made up of sandy loam over a subsurface of sand and gravel. The Warsaw soils series are also found on the level stream terraces and have a deep to light gray surface layer. The Hononegah soil series is a Rock River terrace soil as well, but is characterized by a surface layer of yellowish-brown sand.

At the western edge of the Village the Griswald-Winnebago soil series are found on the uplands. These are deep and well drained soils. The formation of these soils occurred on glacial till and loess.

Within these broad soil series areas exist areas that are not as well drained and have poor permeability. These areas are located near the basin of the Dry Creek, the borders of the Rock River, and near the head waters at the north branch of the Kinnikinnick Creek.

### **3. Environment and Natural Resources (continued)**

#### **D. Surface Water**

The Rock River is the largest body of water in the Village of Roscoe providing boating, fishing and other recreational activities. The river also provides water for municipal and industrial needs. The north and south branches of the Kinnikinnick creeks, which bisect the community, and the Dry Creek, which is between Roscoe and Rockton at the northwestern boundary of the Village, are tributaries of the Rock River.

### **4. Utilities**

#### **A. Public Water and Sanitary Sewer**

The trunk lines of a sanitary sewer, which run north-south through the middle of the Village, were installed in 1989. The main sewer lines were laid by the Rock River Water Reclamation District which also serves the City of Rockford. The water lines and one water tower were installed by the North Park Water District.

Currently, 60%-70% of the homes and businesses within the Village is served by public water and/or sewer. Additional water and sewer trunk lines are being extended in order to provide service to areas that are presently on private or community wells and septic systems. The I-90 corridor also has ample water and sewer service available.

#### **B. Storm Sewers**

The Village of Roscoe does not have a comprehensive storm sewer system.

#### **C. Electric**

Electrical service in the Village of Roscoe is provided by two companies: ComEd and the Rock Energy Co-op (RCECA) .

#### **D. Gas**

Natural Gas service in the Village of Roscoe is provided by two companies: NICOR Gas and the Rock Energy Co-op (RCECA).

#### **E. Telephone**

Phone service in the Village of Roscoe is provided by Verizon and AT&T.

#### **4. Utilities (continued)**

##### **F. Cable Television**

Cable TV service in the Village is provided by Charter Cable Company. The Village gives the company a five-year contract and in return receives a 2% franchise fee.

#### **5. Public Services and Facilities**

##### **A. Garbage Collection**

Weekly garbage collection is provided to all residential properties by Waste Management, Inc. Garbage collection is paid for primarily by Village of Roscoe general fund. Multi-family and commercial properties provide their own service.

##### **B. Recycling**

The Village provides a weekly, voluntary curbside recycling program run by Waste Management. One recycling bin is provided for each residence. Four types of materials—glass, newspaper, plastics, and aluminum—are collected on the same day as garbage.

##### **C. Fire and Emergency Medical Service**

The Village of Roscoe is protected by the Harlem Roscoe Fire Protection District which also provides fire and emergency medical service to a wide service area that also includes the townships of Harlem, and Roscoe. Portions of the Chicory Ridge subdivision are served by the Rockton Fire Department.

The Harlem Roscoe Fire Protection District maintains three fire stations. Fire Station #1 is located at 10544 Main Street, Station#2 is located at 825 Ralston Road. A third station is located north of the Village limits at 13974 Willowbrook Road.

The Harlem Roscoe Fire Protection District is staffed by 93 volunteer, on-call firefighters. Thirty-three of the firefighters also serve as EMTs and seven firefighters serve as registered Paramedics.

##### **D. Police Service**

The Village of Roscoe Police Department is located on Main Street. It is staffed by 15 full-time officers, four part-time officers, two secretaries, and three crossing guards.

##### **E. Public Works**

The Village employs five full-time public works staff to provide: small road and street maintenance; snow removal; and parks maintenance. During heavy snows, the Village employs three additional part-time staff in public works. The Village also employs seasonal help as needed.



## **5. Public Services and Facilities (continued)**

### **F. Administration**

The Village is governed by an elected Village President and six elected Village Trustees.

The Village employs a full-time Village Clerk who is elected. The Clerk manages the day-to-day affairs of the Village. An appointed Village Treasurer keeps the Village accounts up to date on a weekly basis from his home in the evening. A Village Attorney and the Village Engineer are retained on a contract basis.

### **G. Library Services**

The Village of Roscoe is served by the North Suburban Library System. The library behind Roscoe Center on Elevator Road.

### **H. Parks and Recreation**

The Village of Roscoe owns and maintains five parks: Leland Park, Riverside Park, Porter Park, Players Park, and Southdown Park.

Recreational youth programs in baseball, soccer and football are operated by private associations for children under 16 years of age.

## 6. Demographic Profile

<b>Population, General Characteristics</b>	<b><u>2000</u></b>	<b><u>2007</u></b>
Population Density (Persons per Square Mile): .....	452.1 .....	709.7
Population: .....	6,244 .....	9,794

<b>Households, General Characteristics</b>		
Households: .....	2,175 .....	3,523
Household, Average Size: .....	2.85 .....	2.78

<b>Population, Detailed Characteristics</b>		
Family Population: .....	5,669 .....	8,920
Non-Family Population: .....	520 .....	806
Urban Population: .....	5,332 .....	8,252
Rural Population: .....	912 .....	1,542
Male: .....	3,122 .....	4,929
Female: .....	3,122 .....	4,865

<b>Population, Marital Status by Gender (Population 15 Years and Older)</b>		
Males Never Married: .....	517 .....	811
Males Married: .....	1,617 .....	2,508
Males Widowed: .....	27 .....	36
Males Divorced: .....	169 .....	275
Females Never Married: .....	393 .....	614
Females Married: .....	1,692 .....	2,607
Females Widowed: .....	100 .....	131
Females Divorced: .....	134 .....	221

<b>Population, Language Spoken at Home (Population 5 Years and Older)</b>		
Speaks English: .....	5,403 .....	8,373
Speaks Spanish: .....	170 .....	300
Speaks Other Indo-European Languages: .....	101 .....	149
Speaks Asian or Pacific Island Language: .....	49 .....	93
Speaks Other Language: .....	28 .....	47

<b>Population, Nativity</b>		
Citizenship - Native: .....	6,080 .....	9,502
Citizenship - Foreign Born - Naturalized: .....	96 .....	172
Citizenship - Foreign Born - Not a Citizen: .....	68 .....	120

Data Source: U.S. Census Bureau, 2000; EASI Analytics, Inc., 2007.

**6. Demographic Profile (continued)**

<b>Population, Group Quarters</b>	<b><u>2000</u></b>	<b><u>2007</u></b>
Total Group Quarters:.....	55	68
Institutional Group Quarters:.....	55	68
Non-Institutional Group Quarters: .....	0	0

**Population, Racial Characteristics**

White Population, Alone: .....	5,960	9,230
Black Population, Alone:.....	134	255
Asian Population, Alone:.....	40	74
Other Population:.....	110	234
Hispanic Population: .....	142	321
White Non-Hispanic Population: .....	5,865	9,013

**Total Population by Age Groups**

Median Age: .....	34.6	34.1
Aged 0 to 5 Years: .....	592	999
Aged 6 to 11 Years: .....	661	1,031
Aged 12 to17 Years: .....	686	1,124
Aged 18 to 24 Years: .....	397	656
Aged 25 to 34 Years: .....	818	1,193
Aged 35 to 44 Years: .....	1,230	1,731
Aged 45 to 54 Years: .....	938	1,536
Aged 55 to 64 Years: .....	514	932
Aged 65 to 74 Years: .....	235	329
Aged 75 Years and Older:.....	173	264

**Male Population by Age Groups**

Male Median Age: .....	34.9	34.4
Males Aged 0 to 5 Years:.....	298	505
Males Aged 6 to 11 Years:.....	320	506
Males Aged 12 to17 Years:.....	349	578
Males Aged 18 to 24 Years:.....	195	327
Males Aged 25 to 34 Years:.....	402	584
Males Aged 35 to 44 Years:.....	618	873
Males Aged 45 to 54 Years:.....	481	786
Males Aged 55 to 64 Years:.....	266	482
Males, Aged 65 to 74 Years: .....	113	161
Males Aged 75 Years and Older: .....	80	128

Data Source: U.S. Census Bureau, 2000; EASI Analytics, Inc., 2007.

**6. Demographic Profile (continued)**

<b>Female Population by Age Groups</b>	<b><u>2000</u></b>	<b><u>2007</u></b>
Female Median Age: .....	34.3	33.8
Females Aged 0 to 5 Years: .....	294	494
Females Aged 6 to 11 Years: .....	341	525
Females Aged 12 to 17 Years: .....	337	546
Females Aged 18 to 24 Years: .....	202	329
Females Aged 25 to 34 Years: .....	416	609
Females Aged 35 to 44 Years: .....	612	858
Females Aged 45 to 54 Years: .....	457	751
Females Aged 55 to 64 Years: .....	248	449
Females Aged 65 to 74 Years: .....	122	168
Females Aged 75 Years and Older: .....	93	135

**Education Characteristics (Population 3 Years of Age and Older)**

Education, Enrolled Public Preprimary: .....	30	35
Education, Enrolled Private Preprimary: .....	78	140
Education, Enrolled Public School: .....	1,314	2,228
Education, Enrolled Private School: .....	201	361
Education, Enrolled Public College: .....	230	327
Education, Enrolled Private College: .....	73	112
Education, Not Enrolled in School: .....	4,022	6,092

**Education Characteristics (Population 25 Years of Age and Older)**

Education Attainment, < High School: .....	345	447
Education Attainment, High School: .....	1,237	1,824
Education Attainment, Some College: .....	1,205	1,906
Education Attainment, Associate Degree: .....	298	461
Education Attainment, College: .....	628	1,021
Education Attainment, Graduate Degree: .....	195	326

Data Source: U.S. Census Bureau, 2000; EASI Analytics, Inc., 2007.

**6. Demographic Profile (continued)**

<b>Households, Detailed Characteristics</b>	<b><u>2000</u></b>	<b><u>2007</u></b>
Households: .....	2,175	3,523
Household, Average Size:.....	2.85	2.78
Families: .....	1,766	2,855
Families, Married: .....	1,552	2,493
Other Families: .....	214	362
Other Families, Male Householder, No Wife Present: .....	83	149
Other Families, Female Householder, No Husband Present: .....	131	212
Families, Married with Children Under 18: .....	813	1,224
Families, Married with No Children Under 18: .....	739	1,269
Other Families, Male Householder, No Wife Present with Children Under 18: .....	62	101
Other Families, Male Householder, No Wife Present with No Children Under 18: .....	21	49
Other Families, Female Householder, No Husband Present with Children Under 18: .....	104	158
Other Families, Female Householder, No Husband Present with No Children Under 18: .....	27	55
Non-Family Households:.....	409	668
Non-Family Households, Male Householder: .....	237	396
Non-Family Households, Female Householder: .....	172	272
Households, 1 Person: .....	320	527
Households, 2 Person: .....	762	1,251
Households, 3 Person: .....	366	579
Households, 4 Person: .....	480	781
Households, 5 Person: .....	185	295
Households, 6 Person or More Persons: .....	62	90
Households, Median Size: .....	3.02	2.99
Householder, Aged Under 25 Years: .....	63	107
Householder, Aged 25 to 34 Years: .....	372	524
Householder, Aged 35 to 44 Years: .....	680	1,098
Householder, Aged 45 to 54 Years: .....	509	929
Householder, Aged 55 to 64 Years: .....	294	479
Householder, Aged 65 to 74 Years: .....	143	206
Householder, Aged 75 Years and Over: .....	114	179
Householder, Median Age: .....	44.6	45.3

Data Source: U.S. Census Bureau, 2000; EASI Analytics, Inc., 2007.

**6. Demographic Profile (continued)**

<b>Housing Characteristics</b>	<b><u>2000</u></b>	<b><u>2007</u></b>
Total Units: .....	2,261	3,842
Occupied Units: .....	2,175	3,710
Vacant Units: .....	86	132
Vacant Units For Rent: .....	29	41
Vacant Units For Sale: .....	30	52
Vacant Units Seasonal: .....	10	17
Vacant Units Vacant Other: .....	17	21
Owner Occupied: .....	1,774	3,076
Renter Occupied: .....	401	633
Occupied Structure with 1 Unit: .....	1,919	3,290
Occupied Structure with 2 Units: .....	8	10
Occupied Structure with 3-4 Units: .....	131	217
Occupied Structure with 5-9 Units: .....	96	156
Occupied Structure with 10-19 Units: .....	8	14
Occupied Structure with 20 Units or More: .....	7	12
Occupied Structure Trailer: .....	6	10
Median Monthly Rent (\$): .....	629	1,012
Median Value, Owner Households (\$): .....	120,765	170,890
Owner Households Valued Less than \$20,000: .....	10	5
Owner Households Valued \$20,000-\$39,999: .....	6	4
Owner Households Valued \$40,000-\$59,999: .....	21	4
Owner Households Valued \$60,000-\$79,999: .....	70	0
Owner Households Valued \$80,000-\$99,999: .....	221	0
Owner Households Valued \$100,000-\$124,999: .....	673	0
Owner Households Valued \$125,000-\$149,999: .....	422	367
Owner Households Valued \$150,000-\$174,999: .....	109	1,386
Owner Households Valued \$175,000-\$199,999: .....	68	557
Owner Households Valued \$200,000-\$249,999: .....	99	41
Owner Households Valued \$250,000-\$299,999: .....	47	366
Owner Households Valued \$300,000-\$399,999: .....	28	146
Owner Households Valued \$400,000-\$499,999: .....	0	200
Owner Households Valued \$500,000-\$749,999: .....	0	0
Owner Households Valued \$750,000-\$999,999: .....	0	0
Owner Households Valued More than \$1,000,000: .....	0	0

Data Source: U.S. Census Bureau, 2000; EASI Analytics, Inc., 2007.

**6. Demographic Profile (continued)**

<b>Income Characteristics</b>	<b><u>2000</u></b>	<b><u>2007</u></b>
Household Income, Median (\$):.....	60,815	69,111
Household Income, Per Capita (\$): .....	22,522	28,944
Households with Income Less than \$15,000:.....	109	153
Households with Income \$15,000 to \$24,999:.....	90	121
Households with Income \$25,000 to \$34,999:.....	218	244
Households with Income \$35,000 to \$49,999:.....	356	489
Households with Income \$50,000 to \$74,999:.....	727	987
Households with Income \$75,000 to \$99,999:.....	405	758
Households with Income \$100,000 to \$124,999:.....	140	418
Households with Income \$125,000 to \$149,999:.....	68	170
Households with Income \$150,000 and Over: .....	62	184
Family Income, Median (\$):.....	64,853	76,045
Family Income, Per Capita (\$): .....	21,460	26,058
Families with Income Less than \$15,000:.....	42	50
Families with Income \$15,000 to \$24,999:.....	30	32
Families with Income \$25,000 to \$34,999:.....	153	135
Families with Income \$35,000 to \$49,999:.....	295	382
Families with Income \$50,000 to \$74,999:.....	611	798
Families with Income \$75,000 to \$99,999:.....	385	724
Families with Income \$100,000 to \$124,999:.....	135	408
Families with Income \$125,000 to \$149,999:.....	66	165
Families with Income \$150,000 and Over: .....	49	161
Non-Family Income, Median (\$):.....	38,074	39,583
Non-Family Income, Per Capita (\$): .....	36,481	39,029
Non-Families with Income Less than \$15,000:.....	67	103
Non-Families with Income \$15,000 to \$24,999:.....	60	89
Non-Families with Income \$25,000 to \$34,999:.....	65	109
Non-Families with Income \$35,000 to \$49,999:.....	61	107
Non-Families with Income \$50,000 to \$74,999:.....	116	189
Non-Families with Income \$75,000 to \$99,999:.....	20	34
Non-Families with Income \$100,000 to \$124,999:.....	5	9
Non-Families with Income \$125,000 to \$149,999:.....	2	5
Non-Families with Income \$150,000 and Over: .....	14	23

Data Source: U.S. Census Bureau, 2000; EASI Analytics, Inc., 2007.



**6. Demographic Profile (continued)**

**Employment Characteristics by Industry (Employed Persons Age 16 Years and Older)**

	<u>2000</u>	<u>2007</u>
Civilian Total: .....	3,242	5,078
Agriculture, Forestry, Fishing, Hunting, and Mining: .....	28	39
Construction: .....	273	534
Manufacturing: .....	987	1,399
Wholesale Trade: .....	143	194
Retail Trade: .....	377	484
Transportation and Warehousing, and Utilities: .....	73	127
Information: .....	17	27
Finance, Insurance, Real Estate and Rental and Leasing: .....	144	241
Professional, Scientific, Management, Administrative, etc.: .....	138	227
Educational, Health and Social Services: .....	620	1,052
Arts, Entertainment, Accommodation and Food Services, etc.: .....	201	354
Other Service: .....	189	314
Public Administration: .....	52	86

**Employment Characteristics by Occupation (Employed Persons Age 16 Years and Older)**

Management, Business, and Financial Operations: .....	505	836
Professional and Related : .....	580	952
Sales and Office: .....	818	1,233
Service: .....	394	614
Farming, Fishing, and Forestry: .....	7	9
Construction, Extraction, and Maintenance: .....	352	588
Production, Transportation, and Material Moving: .....	586	845

**Employment Characteristics by Class of Employer (Employed Persons Age 16 Years and Older)**

Private for-Profit Wage and Salary Workers : .....	2,596	4,105
Private Not-for-Profit Wage and Salary Workers: .....	230	354
Local Government Workers: .....	99	151
State Government Workers: .....	71	114
Federal Government Workers: .....	17	26
Self-Employed Workers in Own Unincorporated Business: .....	185	269
Unpaid Family Workers: .....	44	59

Data Source: U.S. Census Bureau, 2000; EASI Analytics, Inc., 2007.

**6. Demographic Profile (continued)**

**Employment Characteristics by Status (Employed Persons Age 16 Years and Older)**

	<u>2000</u>	<u>2007</u>
Employment Potential: .....	4,534	7,015
Civilian Males: .....	1,828	2,891
Civilian Females:.....	1,414	2,187
Armed Forces Male:.....	8	14
Armed Forces Female: .....	0	0
Unemployed Males: .....	55	53
Unemployed Female: .....	56	68
Not in the Labor Force Male: .....	414	653
Not in the Labor Force Female:.....	759	1,149

**Commuting Characteristics by Means of Transportation to Work (Employed Persons Age 16 Years and Older)**

Car, Truck, Van to Work:.....	3,146	4,925
Public Transportation to Work:.....	8	14
Other Transportation to Work:.....	28	39
Work at Home: .....	60	100

**Commuting Characteristics by Travel Time to Work (Employed Persons Age 16 Years and Older)**

Less than 15 Minutes:.....	748	1,075
15-29 Minutes: .....	1,636	2,563
30-59 Minutes: .....	633	1,042
60 Minutes or More:.....	165	296
Work at Home: .....	60	100

*Data Source: U.S. Census Bureau, 2000; EASI Analytics, Inc., 2007.*