



City of Rockford 2026

Future Land Use Map Update



UPDATE PROCESS

- ▶ Staff from the Community & Economic Development Department have been working on an update to the City of Rockford's Future Land Use Map.
- ▶ The previous Future Land Use Map was adopted in 2005 as part of the 2020 Comprehensive Plan and has been amended periodically to reflect changing development patterns and planning priorities. The most recent amendment occurred in approximately 2011.
- ▶ The 2026 Current & Future Land Use Update refines the City's long-term development vision and aligns land use policy with the adopted 2040 Comprehensive Plan. Prepared by City staff using GIS and current planning data, the update is intended to ensure that future land-use decisions support sustainable growth, economic opportunity, and continued improvements to quality of life.

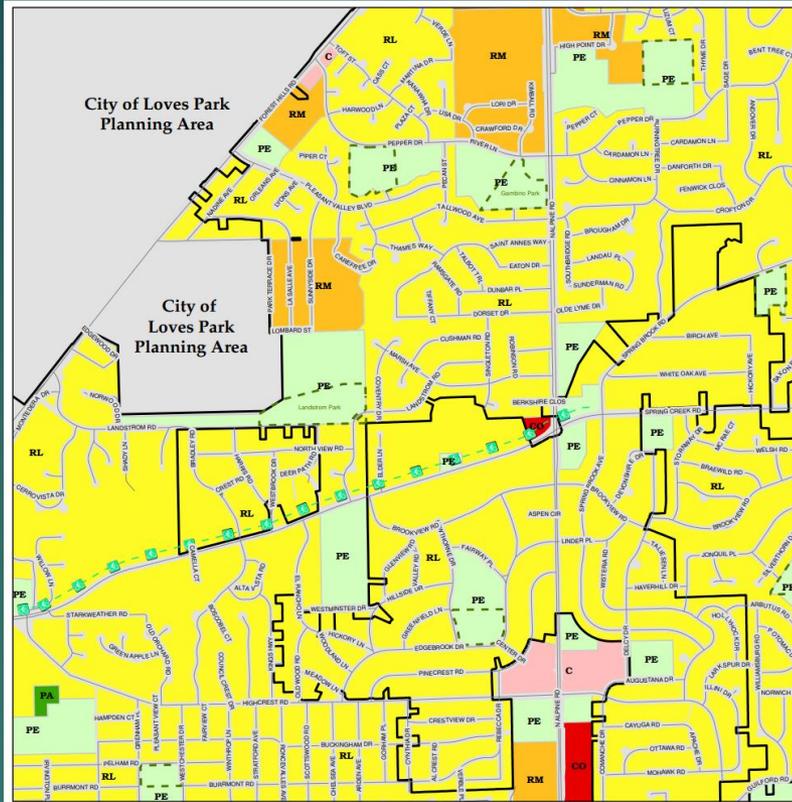
- ▶ The revised maps provide an updated and accurate foundation for guiding development review, zoning considerations, and infrastructure investment. Collectively, they support:
 - ▶ Efficient growth within existing development corridors and infrastructure
 - ▶ A diverse housing supply and balanced neighborhood development
 - ▶ Business expansion and long-term economic resilience
 - ▶ Preservation of community character and natural resources
- ▶ This update establishes a clear, data-driven framework to guide coordinated land-use decisions, infrastructure planning, and future growth. Moving forward, the City intends to update the Future Land Use Map on a more regular basis to ensure it remains responsive to evolving conditions and planning objectives.

ADDING DETAIL WHILE SIMPLIFYING THE DATA

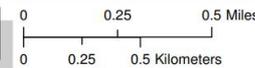
CURRENT (2011) Map	
Land Use Typ	Full_Land_
C	Commercial
C-CO	Commercial / Office
C-CO/O	Commercial / Office Overlay
C-CR	Commercial / Recreation-Office-Tourism
CD	Mixed Use
CH	Heavy Commercial
CH-IL	Heavy Commercial / Light Industry
CH-RL	Heavy Commercial / Light Residential
CO	Office
CO-CR	Office / Recreation-Entertainment-Tourism
CO/O	Office Overlay
CR	Recreation-Entertainment-Tourism
FUD	Future Urban Development
IG	General Industry
IG-C	General Industry / Retail
IG-CD	General Industry / Mixed Use
IG-CR	General Industry / Recreation-Entertainment-Tourism*
IH	Heavy Industry
IL	Light Industry
IL-C	Light Industry / Retail
IL-CO	Light Industry / Office
PA	Priority Park Acquisition
PE	Existing (Quasi-) Public Facility
PE-CD	Existing Public Facility Overlay Mixed Use
RH	Heavy Residential
RH-CBD	Central Business District Overlay
RH-CO	Heavy Residential / Office
RH-CO/O	Heavy Residential / Office Overlay
RL	Light Residential
RL-C	Light Residential / Retail
RL-CO/O	Light Residential / Office Overlay
RM	Medium Residential
RM-C	Medium Residential / Retail
RM-CO	Medium Residential / Office
RM-CO/O	Medium Residential / Office Overlay
SRA	Subdivision Review Area
T	Tech Industry
T-C-CO	Tech Industry / Retail / Office
T-C-IL	Tech Industry / Retail / Light Industry
T-CO	Tech Industry / Office
T-IL	Tech Industry / Light Industry
U	Area Unsuitable for Development
U-PA	Unsuitable Area / Priority Park Acquisition

Future Land Use Categories and Definitions		
Agriculture		Agricultural uses, traditional & urban farming including discernable cultivation, horticulture, viticulture, pasture, and a broad range of agricultural activities such as horse boarding and training, dog kennels, sod and tree farms, including storage areas or buildings related to such activities
Airport		Chicago Rockford International Airport
Commercial & Retail		Restaurant, bank, mini-storage, retail, hotel, warehouse, malls, fuel service, gas and fueling stations
Future Urban Development - FUD		Areas currently rural or agricultural in character that are anticipated for eventual urban expansion and development. These lands serve as long-term growth areas where future residential, commercial, industrial, and institutional uses may occur as infrastructure and public services become available. The designation preserves flexibility for future planning while discouraging premature conversion of agricultural or open land until urban development is appropriate and consistent with City growth objectives and the 2040 Plan
Industrial & Utilities		Industrial, manufacturing, communications & utility infrastructure, waste water treatment facilities, warehouses, landfills
Institutional		Government, education, library, religious, public facilities, public water infrastructure, hospitals, healthcare & medical facilities, police and fire stations or facilities related to such
Mixed-Use Development		Mixed-uses including residential, commercial, office industrial, or any combination
Office		Administrative, professional, clerical services, insurance, management & relationship firms, business consultant, credit agency, secretarial services, law firms, clinics (but not hospitals) and veterinary clinics
Parks & Open Space		Parks, recreational areas & sports fields, campgrounds, playgrounds, passive open space such as park preserves, wildlife refuges, natural lands & habitat areas, greenways, common spaces, and mowed fields, private & public golf courses, cemeteries, regulated floodways, floodplain, and open space along rivers
Priority Acquisition - Parks & Open Space		Land identified as a high priority for future public acquisition to expand parks, recreational amenities, greenways, and natural open spaces. These areas are intended to preserve environmentally sensitive features, improve community access to nature, and enhance connectivity between existing park systems and trails. Designation does not imply immediate development but signals long-term intent to secure and conserve land for public use and environmental stewardship
Residential - Low-Density		Dwelling Units Per Acre = More Than Zero But Less Than Three (>0 - <3)
Residential - Medium-Density		Dwelling Units Per Acre = More Than Four But Less Than Fifteen (>4 - <15)
Residential - High-Density		Dwelling Units Per Acre = More Than Fifteen (>15)
Technology Industry		Development, expansion, or support of technology-related businesses and infrastructure. This includes land for research and development facilities, data centers, tech campuses, advanced manufacturing of electronic or digital products, and innovation hubs. These designations consider access to high-speed internet, transportation connectivity, utility capacity, and opportunities for collaboration with educational institutions and workforce development resources
Transportation Facilities		Roads, Right-of-Way (ROW), railroads and railroad ROW, transitional areas along roadways and highways
Water Resources		Streams, creeks, rivers, ponds, lakes, and stormwater channels or stormwater conveyances with more than intermittent water present

2020 PLAN MAP



2020 Plan - Rockford, Illinois



Land Use

- C- Retail
- CD- Mixed Use
- CH- Heavy Commercial
- CO- Office
- CO/O- Office Overlay
- CR- Recreation/Entertainment/Tourism
- PA- Priority Park Acquisition
- PE- Existing (Quasi-) Public Facility
- U- Area Unsuitable for Development
- IG- General Industry
- IL- Light Industry
- IH- Heavy Industry
- T- Tech Industry
- RL- Light Residential
- RM- Medium Residential
- RH- Heavy Residential
- FUD- Future Urban Development
- SRA- Subdivision Review Area
- RH-CBD- Central Business District Overlay
- Multiple Designation Areas
- C-CO
- C-CO/O
- C-CR
- CH-IL
- CH-RL
- CO-CR
- U-PA
- IG-C
- IG-CD
- IG-CR
- IL-C
- IL-CO
- T-IG
- T-IL
- T-CO
- T-C-IL
- T-C-CO
- RL-C
- RM-C
- RM-CO
- RH-CO
- RL-CO/O
- RM-CO/O
- RH-CO/O

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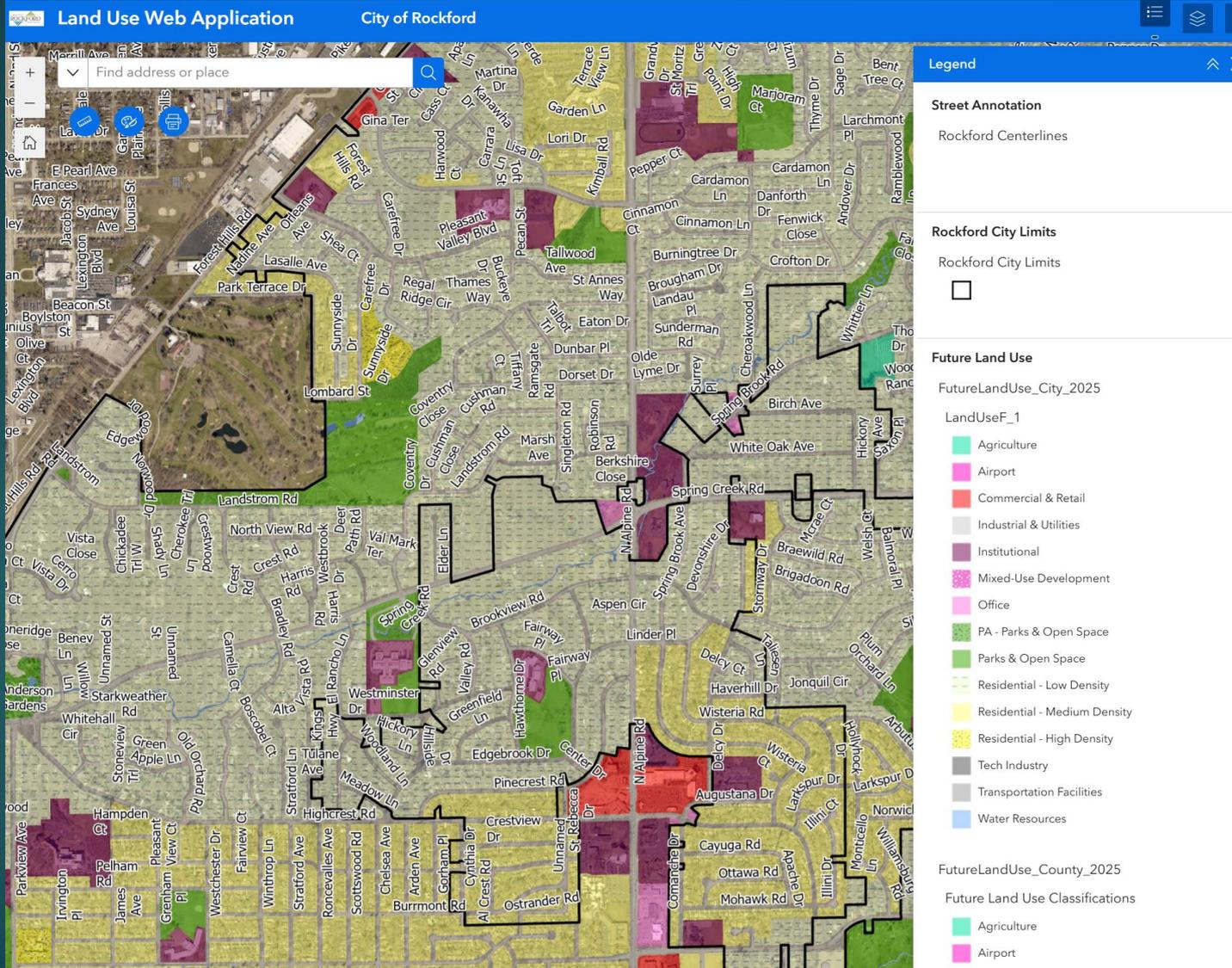
12

Transportation

- Collector (Proposed)
- Freeway (Proposed)
- Arterial (Proposed)
- Pathway (Existing)
- Pathway (Proposed)
- Existing Parks
- Infill Areas
- Rockford City Limits

Map Prepared By:
City of Rockford
Community Development Department
Planning Division
As Adopted by City Council, Sept. 13, 2004

2040 FUTURE LAND USE MAP



Questions and Comments

