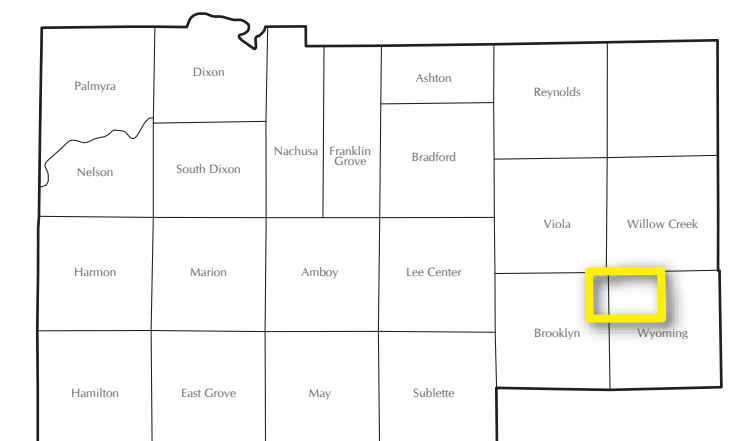


Lee County Illinois Comprehensive Plan

Detailed Planning Area Paw Paw/Compton I-39 Interchange Area

Future Land Use Concept Plan

-  Detailed Planning Area
-  Municipal Boundary
-  Planned Business/Office
-  Planned Industrial
-  Planned Mixed-Use
-  Rural/Agriculture
-  Recreation/Open Space
-  Environmental Corridor
-  Right-of-Way
-  Future Right-of-Way/Access Point
-  Bike Trail or Route



Rural/Agriculture

- Preserve agricultural lands & protect farms
- Open land, woodlots, hobby farms, home occupations, & small businesses
- Limited single-family residential with a max density of one new home per 40 acres
- Preserve for potential long-range (30+ years) economic development opportunities



Environmental Corridor

- Open space systems including sensitive natural resources
- Wetlands, FEMA floodplains, shoreland setbacks, woodlands, & steep slopes
- Appropriate zoning: will vary based on the situation, however, the WS Water and Steep Slope Overlay District should be considered



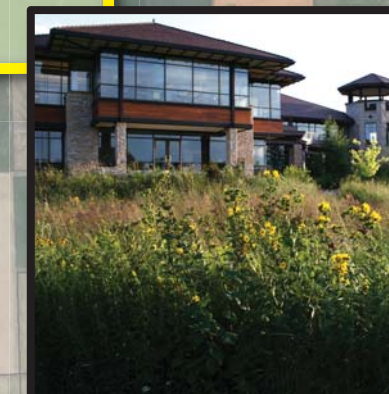
Planned Business/Office

- Commercial, retail, service, tourism-oriented, office, & community facilities
- Landscaping, screened storage areas, modest lighting & signage
- Appropriate zoning: C-2 Planned Office & Business



Planned Industrial

- Manufacturing, warehousing, distribution, & office uses
- Landscaping, screened storage areas, modest lighting & signage
- Appropriate zoning: I-1 Planned Industrial



Planned Mixed-Use

- Mix of business, office, residential, open space
- Appropriate land use transitions & intensity of development
- Landscaping, screened storage areas, modest lighting & signage
- Zoning: PUD or a combination of residential districts & C-1 Office & Business

