

ILLINOIS ROUTE 53/120
CORRIDOR LAND USE PLAN

Cooperative Planning Strategy

MAY 20, 2015

Cooperative Planning Strategy

Desirable Elements of an Implementable Plan

- Make the case for a balanced approach to preservation and development
- Establish an Open Space & Natural Resource Network, suggested connections and additions, and preservation strategies
- Recommend types of transportation improvements necessary
- Establish land use mix and intensity targets/ranges for Corridor Subzones
- Identify suggested locations for places or typologies such as transit node, neighborhood retail, walkable downtown, etc.

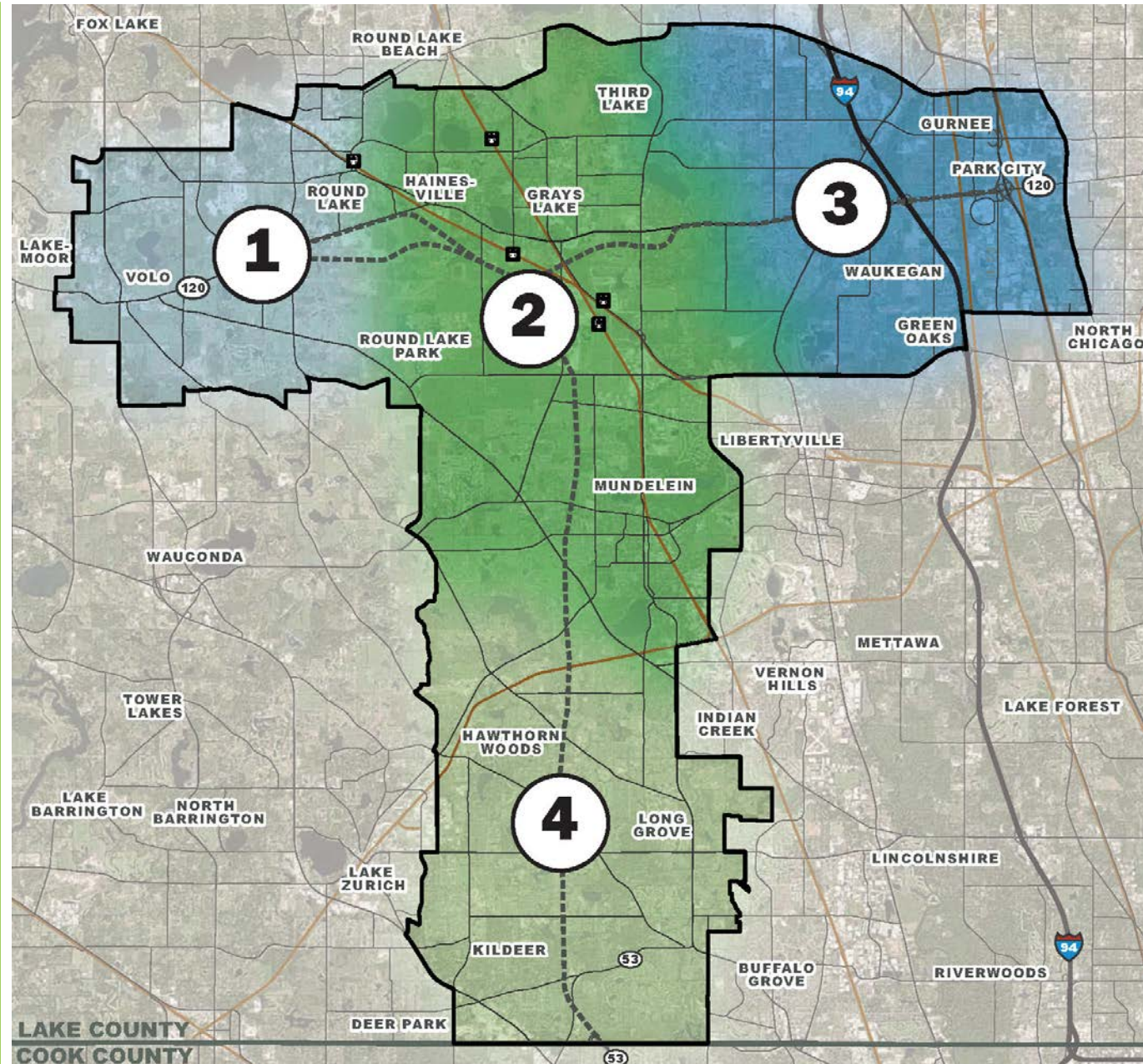
Cooperative Planning Strategy

Desirable Elements of an Implementable Plan

- Provide specific, place-based preservation and development guidelines, policies, standards, and recommendations to achieve Plan goals
- Provide conceptual illustrations or other graphical representation of preferred development types
- Recommend use of boundary agreements, service sharing agreements, revenue sharing agreements, and other means of collaboration
- Specifies that municipalities
 - Are key implementers of Plan
 - Maintain land use decision-making authority
 - Determine how to incorporate Plan recommendations and achieve land use and intensity targets within local policies, plans, and regulations

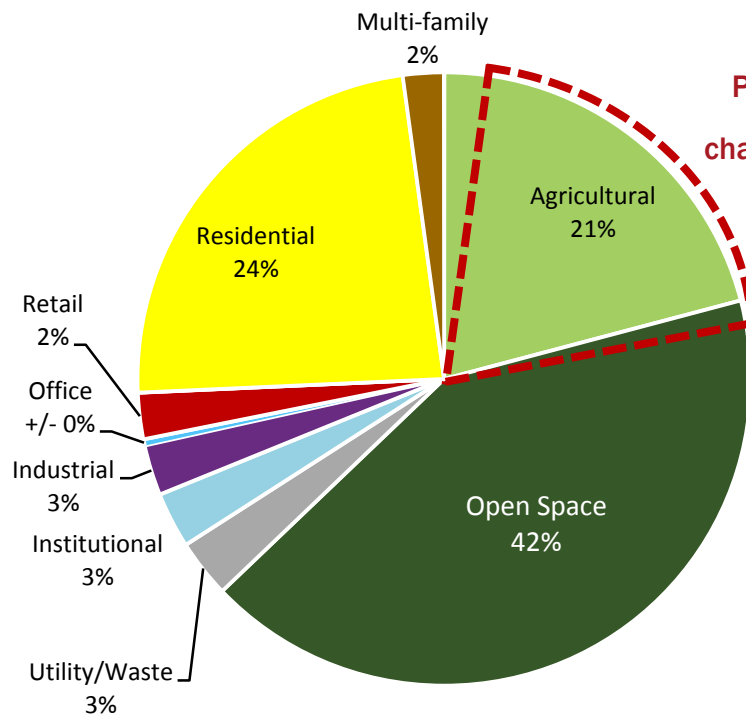
Potential Planning Zones

- Subareas for defining land use balance within Corridor
- Each zone covers multiple municipalities to avoid being prescriptive to only one municipality



Planning Zone A: Balanced Land Use Plan

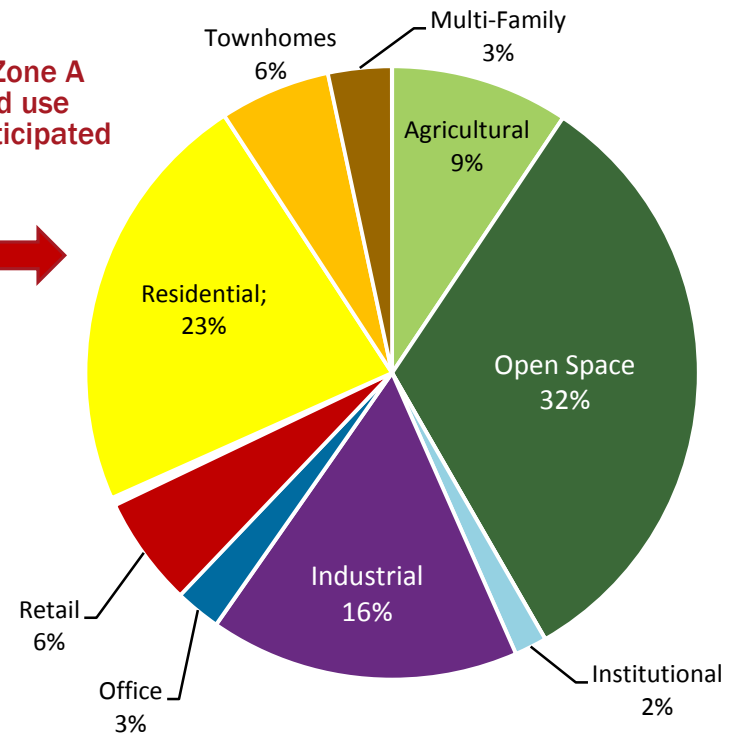
Existing Zone A Land Use Totals (2010)



Portion of Zone A where land use change is anticipated

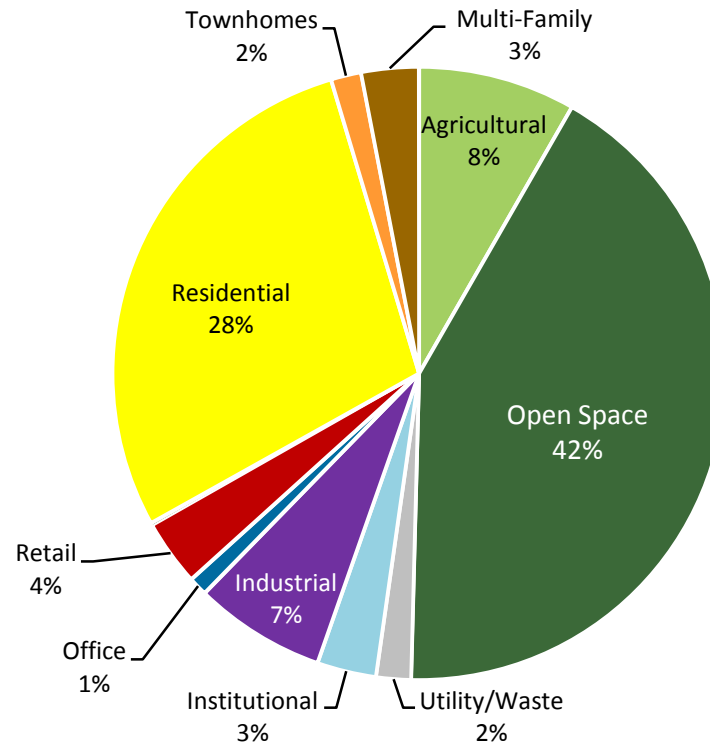


2010 → 2040
New Land Use Mix



Planning Zone A: Balanced Land Use Plan

Zone A Proposed 2040 Land Use Mix



Planning Typologies

- Within Planning Zones, suggest appropriate development **typologies** for specific locations, but not exact use or # of square feet
- Provide concept plans or other illustrations to communicate key elements
- Provide suggested recommendations and policies for how to approach development
- Provide guidance and assist in visualization of suggested development appropriate for specific locations
- Identify intent, intensity, and potential development standards and guidelines



Example

Appropriate Development Typologies

1. Neighborhood Retail Node
2. Corporate Office Center
3. Walkable Neighborhood
4. Transit Node
5. Industry/Logistics Center



Cooperative Planning Strategy

Desirable Elements

- Establish stakeholder commitment to Open Space & Natural Resource Network
 - Consider OSNR District(s), multi-jurisdictional IGA, or other strategy
- Establish a coordinating body of member communities and stakeholders
 - May be same body as for Environmental Restoration and Stewardship Fund
- Provide for regular review and revision of Plan by coordinating body
- Provide incentives to encourage decisions consistent with Plan
 - Example: Access to \$81 million ERSF fund
- May include Corridor and/or local (multijurisdictional) agreements
- Provide a means for members to review and comment on development proposals
 - May require thresholds for what type of activity should be reviewed
- Provide for normal remedies to mediate disputes

Cooperative Planning Strategy

Potential Mechanisms

- 1. Adoption of Corridor Plan, policies, guidelines, and recommendations**
 - a. Includes Adoption of Open Space & Natural Resource Network and strategy**
- 2. Intergovernmental Agreement(s) between neighboring municipalities that incorporate elements of the Corridor Plan**
- 3. Mechanism for establishing the Corridor Planning Council**

Examples of successful implementation of multijurisdictional corridor plans are hard to find, but most are built on intergovernmental agreements.

Cooperative Planning Strategy

Adoption of Plan and OSNR Strategy

- Via ordinance or resolution
- Locally enforceable after adoption
- Can be amended by municipalities
- Significant up-front investment to educate boards, discuss, negotiate details, etc.
- May require post-adoption monitoring
- CMAP and Lake County may be able to assist with adoption, modification of local plans, policies, and regulations

Cooperative Planning Strategy

Local Intergovernmental Agreements

- Level of detail within IGA is flexible
- Enforceable after signing
- Can be complex, requiring significant front-end work and monitoring
- Complexity increases with # of parties
- Potential content (What would an IGA do?)
 - Agreement by neighboring communities to work together on planning and development within each Zone to achieve goals of the Plan, including preservation mechanisms for OSNR network
 - Foundation to enter into complementary agreements such as boundary, revenue share, public service share, infrastructure investment cost-share, OSNR preservation (e.g., tradeoffs between munis), etc.
 - Can require notification of “significant” development proposals to IGA parties, which have option to comment (would require defining the threshold of what is “significant” development)

Cooperative Planning Strategy

Corridor Planning Council

- Membership of Corridor stakeholders
- Forum for communication, coordination, information exchange, solutions
- Coordinate overview and revision of plan every (5) years
- Coordinates Environmental Stewardship and Restoration Fund decisions
- Annual meeting / updates from members
- Ability to apply for grant funding, infrastructure funding, and technical assistance
- Ability to coordinate Plan implementation strategies needing multiple parties
- Would membership on Council require certain conditions or expectations?
- Would Planning Council membership and details be 'formalized' via an Intergovernmental Agreement, MOU, or other mechanism? If non-governmental orgs are involved a non-IGA tool would likely be needed

Cooperative Planning Strategy

Suggested Timelines

1. Adoption of Corridor Plan and OSNR Network strategy: end of 2015
2. Establish local Intergovernmental Agreements: mid-2016
3. Establish the Corridor Planning Council: mid-2016

Cooperative Planning Strategy

Incentives to Participation in Cooperative Planning Tool

- Eligibility to receive and help prioritize \$81m ERS Fund
- Have representation on Corridor Planning Council
- Obtain higher priority ranking for access to sources of project funding or technical assistance (e.g., CMAP LTA assistance), infrastructure investment (e.g., transportation improvements), and land purchase (LCFPD, ERSF) decisions by referring to the Plan in which the project is recommended
- Better insulate community against land use related zoning challenges by referring to the cooperative planning that was done and the IGA
- Use IGAs as foundation for other forms of cooperation (e.g., boundary, revenue sharing, public service sharing, infrastructure investment sharing)
- Other economic / financial incentives?? Revenues or cost savings?

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Discussion

COOPERATIVE PLANNING STRATEGY