

ILLINOIS ROUTE 53/120
CORRIDOR LAND USE PLAN

Cooperative Planning Strategy

JUNE 10, 2015

Cooperative Planning Strategy

Desirable Elements

- Establish stakeholder commitment to Open Space & Natural Resource Strategy
- Establish a Corridor Planning Council of communities and stakeholders to coordinate planning and implementation
 - Include subcommittee for Environmental Restoration and Stewardship Fund activities
- Provide for regular review and revision of Corridor Plan by coordinating body
- Provide incentives to encourage decisions consistent with Corridor Plan
 - Example: Access to \$81 million ERSF fund
- Corridor-wide IGA with provisions for Cooperative Planning Zones
- 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

Benefits of Participation

- 1. Priority access to sources of funding and technical assistance***
 - 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*
- 2. Representation on the Corridor Planning Council**
 - Have a voice and protect interests of your community
 - Strong voice in 53/120 roadway design discussions

Cooperative Planning Strategy

Benefits of Participation

3. Cooperation results in:

- Better development outcomes
- Fewer costly conflicts
- Streamlined coordination, investment efficiencies, and cost savings for utility, infrastructure, and OSNR investments
- Strong foundation for other cooperative planning tools (boundaries, revenue sharing, public service sharing)
- Coordinated economic development strategies to better compete with Wisconsin

4. Better insulate community against land use related challenges by referring to the cooperative planning that was done and the IGA

Cooperative Planning Strategy

CPS Approach

1. **Start-up Phase MOU – end of 2015**
2. **Adoption of Corridor Plan, policies, guidelines, recommendations, and OSNR strategy – end of 2016 (concurrent with IGA)**
3. **Corridor-wide Central Lake Corridor Intergovernmental Agreement – end of 2016 (concurrent with Corridor Plan adoption)**

Cooperative Planning Strategy

Start-up Phase MOU

- Agreement to continue to work together to establish details of Corridor IGA
- Accept, in concept, the Corridor Plan Vision, balanced land use approach, and OSNR strategy
- Commit to work towards adoption of Plan by county and municipalities
- Sunsets when more detailed Central Lake Corridor IGA is signed

Cooperative Planning Strategy

Adoption of Plan and OSNR Strategy

- Adoption by municipalities & county as addendum to comprehensive plan by end of 2016
 - Any action by non-governmental orgs?
- Locally enforceable after adoption
- Can be amended by municipalities
- Significant up-front investment to educate boards, discuss, etc.
- May require post-adoption monitoring by Corridor Planning Council
- CMAP and Lake County may be able to assist with adoption, modification of local plans, policies, and regulations
- Required for Corridor Planning Council membership

Cooperative Planning Strategy

Central Lake Corridor IGA

- Details to be worked out by end of 2016
- Vision: Agreement to work together on planning and development to achieve goals of the Plan both Corridor-wide and within each Planning Zone
- Formalize OSNR Strategy
- Establishes Corridor Planning Council
- Development activity definition and notification mechanism
- Serves as 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.
- Trigger / Sunset provisions? E.g., sunsets if the project does not advance toward implementation

Cooperative Planning Strategy

Central Lake Corridor IGA: Typical elements

- Substantive provisions*
- Background / purpose / need
- Effective date / term / duration
- Parties / geographic coverage
- Roles and responsibilities
- Authority / enforcement / dispute resolution / third party challenges
- Adoption / termination
- Plan and Agreement amendment / revision procedures
- Monitoring / renegotiation
- Funding
- Notices and communications
- Interpretation / severability (legal boilerplate)

Cooperative Planning Strategy

Central Lake Corridor IGA: Corridor Planning Council

- Forum for communication, coordination, information exchange, solutions
 - Mediate / provide forum for inter-zone planning conflicts
- Coordinate overview and revision of Corridor Plan every (5) years
- Quarterly meetings / updates from members
- Ability to apply for grant funding, infrastructure funding, and technical assistance
- Ability to coordinate Plan implementation strategies needing multiple parties or unable to be undertaken by individual municipality
- Membership, eligibility / requirements, responsibilities

Cooperative Planning Strategy

Central Lake Corridor IGA: Corridor Planning Council

■ Membership

- Corridor Municipalities
- Lake County and affiliates (LCP, LCDOT, LCFPD, LCSMC)
- Conservation community (LPF...)
- Economic development community
- Others?

Cooperative Planning Strategy

Central Lake Corridor IGA: Corridor Planning Council

Subcommittees

- **Open Space and Natural Resources**
 - Coordinates Environmental Stewardship and Restoration Fund
- **Land Use and Transportation**
 - Coordinates LU and Trans via Cooperative Planning Zones 1-4
- **Finance and Economic Development**
 - Coordinates Sustainable Transportation Fund

Cooperative Planning Strategy

Central Lake Corridor IGA: Cooperative Planning Zones

- Establishes four Cooperative Planning Zones and partners
- Requires notification of “significant” development proposals to Planning Zone and CPC members
 - Requires defining the threshold of “significant” development*
 - CPC members may comment on “significant” development proposals
- Recommends use of Cooperative Planning Tools

Cooperative Planning Strategy

Suggested Timelines

1. **Establish Start-up Agreement: end of 2015**
2. **Adoption of Corridor Plan and OSNR Network strategy: end of 2016 (concurrent with IGA)**
3. **Establish Central Lake Corridor IGA: end of 2016 (concurrent with Plan adoption)**

ILLINOIS ROUTE 53/120
CORRIDOR LAND USE PLAN

Discussion

COOPERATIVE PLANNING STRATEGY