regional land use policy plan

an element of the comprehensive general plan of northeastern illinois
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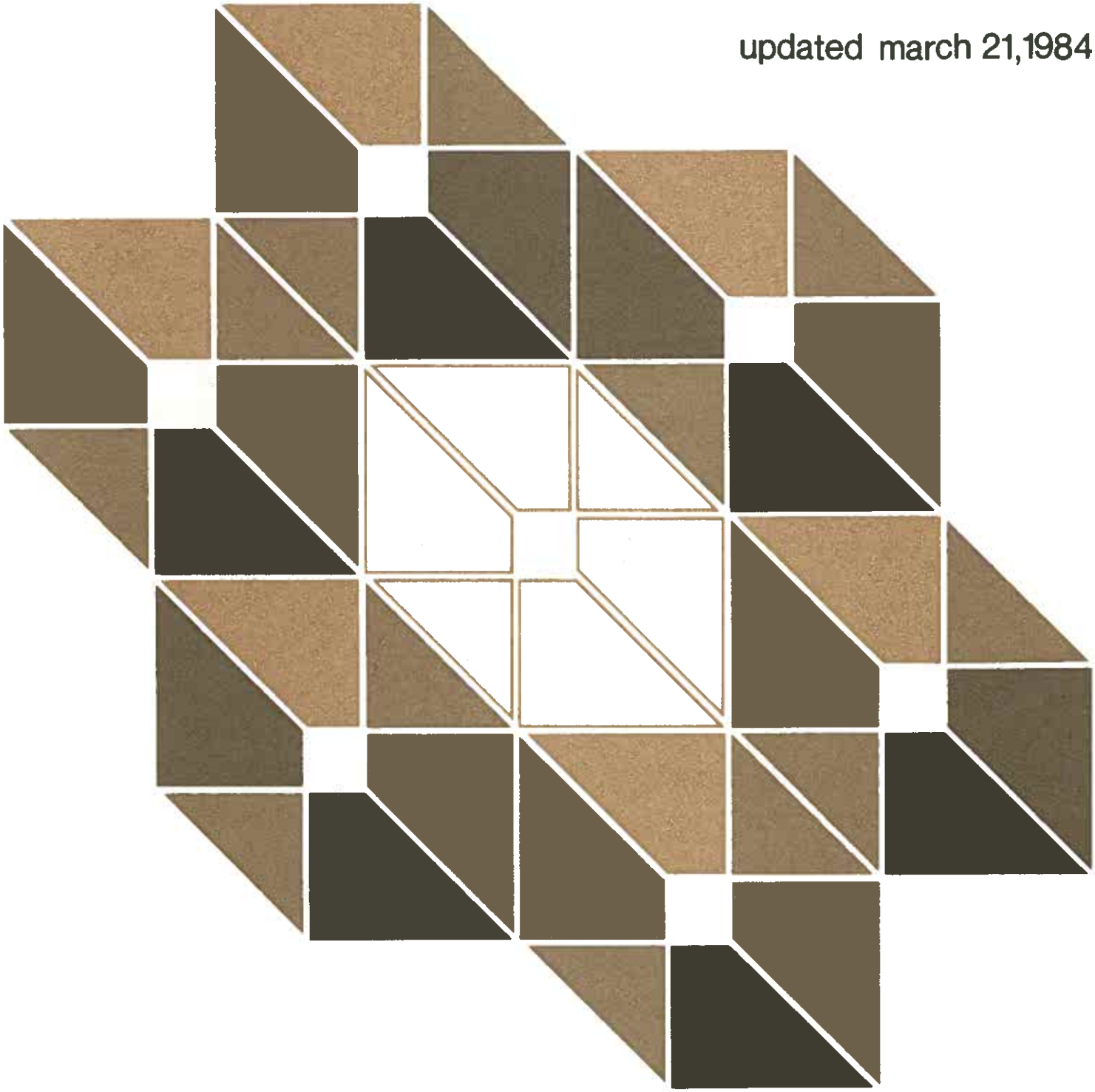
updated march 21,1984



northeastern illinois planning commission

Northeastern Illinois is diverse in its land use and complex in its political structure. It has some of the most productive farms on earth — also one of the world's greatest cities. It contains 3,714 square miles of land and 38 square miles of water. It is home to 7 million people, organized in more than 1,250 units of government.

In 1957, following a decade of rapid urbanization in the Chicago suburban area, the Illinois General Assembly created the Northeastern Illinois Planning Commission (NIPC) to conduct comprehensive planning for the six-county greater Chicago region.

The Commission has three statutory charges: conduct research and collect data planning; assist local government; and prepare comprehensive plans and policies to guide the development of the counties of Cook, DuPage, Kane, Lake, McHenry and Will.

By necessity, regional planning deals with general development policies not local land use detail. NIPC supports and coordinates county and municipal planning. The Commission has advisory powers only and relies upon voluntary compliance with its plans and policies.

northeastern illinois planning commission

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Appointed by the Board of the Illinois Association of Park Districts

Robert S. Nichols
Bensenville Park District

Appointed by the Board of the Chicago Park District

Iola McGowan

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Iola McGowan

September 1, 1984

To the Public Officials and Citizens of Northeastern Illinois:

I am pleased to present the Regional Land Use Policy Plan, an element of the Comprehensive General Plan for the Development of Northeastern Illinois. This regional guide for the conservation and development of the region's land resources is the product of extensive review and update of the 1978 Regional Land Use Policy Plan. The Northeastern Illinois Planning Commission formally adopted this updated plan on March 21, 1984. The Commission appreciates the considerable time and effort contributed by all of those who participated in the development of the Plan and the broad consensus on which it is based.

The Plan is intended to assist public officials, other interested citizens, and those making land acquisition and development decisions in creating the best possible living environment here in northeastern Illinois. The Plan recognizes the region's potential to grow and to achieve and maintain a healthy economy while also conserving the natural and historic resources which are so essential to our overall quality of life.

This region's diversity is one of its greatest strengths. The Plan recognizes this diversity by explicitly reflecting the many county and municipal efforts which express the particular goals of each locality. At the same time, it offers regional goals, standards, and a procedure for effective decision-making on land use issues transcending local political boundaries which are brought to the Commission for its review.

Sincerely,

Dean C. Cunat

Dean C. Cunat
President

DCC:dr

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A PREFACE FOR REGIONWIDE CONSERVATION AND ORDERLY DEVELOPMENT

As the region evolves, so must public policy. Since 1968, when the Northeastern Illinois Planning Commission (NIPC) adopted its first plan for the orderly development of northeastern Illinois, there has been a change in the trends of regional growth and prosperity.

An extended period of relatively negative national economic factors is having an impact on the region. In addition, among the six counties of northeastern Illinois, scarce public and private resources make it difficult to meet the variety of needs manifesting themselves. For the first time in decades, an absolute decline in the well-being of the region is a real threat. In some places it is actually occurring.

The fiscal capabilities of many local governments are impacted. Certainly the laudable goals of equality of opportunity, a high standard of daily living, and the expectations of all citizens to share in a reasonable level of economic prosoperity are in jeopardy.

Against this background, it is vital to reassess the strengths and opportunities present in northeastern Illinois. The economic realities of today raise numerous issues which call for more cooperation and planning rather than less.

What the Data Show

- During the 1970 to 1980 period, jobs increased in the region by about 300,000 or about 10 percent.

- The manufacturing sector has experienced an absolute decline. Though part of a nationwide trend, manufacturing is a critical economic ingredient here. Its decline has meant considerable hardship to individuals and many local governments throughout the region.

- Manufacturing still commands respect in northeastern Illinois. The region has only 3.3 percent of the nation's population, but still had 4.1 percent of the nation's manufacturing employment in 1980.

- Much manufacturing employment has shifted to scattered suburban locations. New plants and modern facilities are an asset. But the dispersed locations make it difficult for many lower income wage earners to reach these jobs.

- As recently as 1970, approximately 59 percent of all jobs were located within Chicago. In 1980, suburban jobs totaled about 54 percent of all the jobs in the region.

- Service industry and commercial activity in Chicago's central business district and in many suburban areas is very strong. But again, many Chicago neighborhoods and many suburban municipalities have lost portions of their local economic bases.

- Between 1970 and 1974, approximately 30 municipalities experienced a decrease in their total assessed valuations. Approximately 35 communities experienced such tax base losses between 1975 and 1979. An additional 73 municipalities (out of 261) had increases less than the rate of inflation during this latter period.

- In the 1950 to 1980 period, the region's population growth slowed dramatically. In fact, a net out-migration of approximately 380,000 persons has taken place in the past decade. This suggests a net migration toward other more competitive regions of the nation.

- The population living in households with incomes below the poverty level increased 24 percent during the past decade. This percentage increase holds true for both Chicago and the suburbs.

- The active housing market of certain years during the '70s was caused by the increased number of smaller households, households with two incomes, and higher birth rates of prior decades. Household size can be expected to decline further.

- Selective revitalization is taking place in several parts of the region. Private-public cooperation makes these efforts happen.

- The latest State forecasts suggest, perhaps optimistically, that there will be about 474,000 jobs created in northeastern Illinois from now until the year 2000. A few years ago the same forecasters suggested 1,000,000 new jobs. Nevertheless, this newer prediction represents a significant increase in jobs.

Other Factors Important to Decision-Making in the Region

Energy costs have risen astronomically since 1973 — for example, 139 percent in the residential sector. Contemporary lifestyles and suburban expansion were built on cheap energy. All users have responded with some progress in conservation and more efficient uses of energy. However, the long term outlook for energy pricing is certainly upward. This outlook affects individuals, corporations, and governments.

Both federal and state funding levels for expressway construction have decreased over the past several years. Funding constraints, coupled with lower population growth and growing community concerns regarding the environmental impact of expressways, has resulted in a scaling back of the adopted highway system component plan for northeastern Illinois.

In 1960, the counties had attained a standard of 8 acres of open space per thousand. By 1981, the counties had virtually reached their portion of the NIPC standard of 20 acres per thousand by doubling their holdings to 105,541 acres, a six-county average of 14.9 acres per thousand residents. The state, meanwhile, has raised its acquisitions to 2.5 acres per 1,000.

The region has made progress in cleaning up its air and water resources. Some problems remain. The trade-offs that loom typically concern the marginal costs of those cleanups versus benefits.

Recent years have seen the emergence of a strong agricultural preservation thrust at the state level and in a number of counties. Agricultural land is viewed as a natural and economic resource in its own right, meriting significant standing.

The availability of water is a distinct advantage for this region. Recent cooperation among many suburban communities to tap this water is a hopeful sign. However, the relative impact of the expanded availability of Lake Michigan water among the various competing older and newer areas is unknown.

The private sector introduction of higher technology into the plant, warehouse, and office will provide for increased productivity. However, further unemployment could result from new technologies. The labor force must be trained to use newer technologies.

Finally, the cost and scarcity of capital will be felt for many years in both the private and public sectors. This is a reality that will be a key ingredient in most development decisions.

Regional Conservation and Orderly Development Strategy Statement

The Commission reaffirms its concern for the goals and objectives set forth in the Comprehensive General Plan and this plan. At this particular time, special attention must be given to the following:

- Northeastern Illinois should strive to maintain its share of the nation's economic activity. The fair allocation of scarce public resources to promote equality of economic, social, and cultural opportunity is also reaffirmed.

- Further, the leadership of the region must cooperate to continue the process of mature and distressed area stabilization just begun and to encourage the maintenance and revitalization of these areas. New growth and development should take place in locations and in a manner both of which are supportive of regional goals and objectives, thus providing a high quality of life and the conservation of environmental resources.

Implementation

In order to be implemented successfully, this strategy must be supported by more than a planning process. Its success relies to a great degree upon more effective efforts in economic development and related activities, such as education and manpower training. Furthermore, success will require cooperation among the leadership in newer and older areas to achieve an overall improvement in living conditions across the region.

NIPC Response

Each functional plan describes a specific set of implementors with appropriate roles, responsibilities, and resources.

- Development Sites to Aid Economic Growth: To ensure that sites are available for new campus-style commercial and industrial developments, the update of the Regional Land Use Policy Plan has added certain land near expressway interchanges and a number of "opportunity areas" to the areas where urban development is encouraged. Such locations are known to be attractive to many current growth industries. Local governments are encouraged to phase their outward expansion to avoid the waste of scattered development. Local governments cooperatively should give consideration to the effects of such new developments on established communities nearby.

- Mature and Distressed Areas: To focus attention on those communities that are suffering due to shifts within the region, the Commission will continue to concern itself with mature urban areas or distressed urban or rural areas. The Commission monitors and reviews state and federal expenditures and programs to insure that mature urban areas and distressed communities are getting a fair share of funds and services.

- The Regional Transportation Plan and Programming Process has been altered to emphasize maintenance and improvements over new extensions. Federal funds may not be available for all currently planned extensions. Private funding, e.g. tollroads, are an option to consider in lieu of freeways. A continuing emphasis should be the promotion of less capital intensive mechanisms which increase accessibility to jobs.

- The Residential Action Program identifies a short list of practical measures that are responsive to the most critical housing and neighborhood issues. Implementors are identified.

- Population and Employment Forecasts for the region are allocated to small areas within the region through a cooperative process involving the Commission, counties, and municipalities. The conservation and development policies in this preface and the various plans are important factors in determining the forecast allocations. These policies also provide guidelines for the region's dialogue with state and federal forecasters.

- Regional Water Supply activities previously endorsed by the Commission are proceeding. Commission evaluations should inform the State and other interested parties of the regionwide impacts of new water distribution systems.

- Water Quality Plans and Programs should take into account stream standards that reflect actual uses for various streams. This approach provides a meaningful base for analyzing marginal costs versus beneficial uses.

1
Introduction

1.01 SCOPE AND PURPOSE

The Regional Land Use Policy Plan is an advisory plan developed by the Northeastern Illinois Planning Commission to assist municipal and county officials and the private sector in their day-to-day decisions on land use and development. The purpose of the plan is to provide a broad public policy framework for the conservation of our natural and manmade environment, as well as for the use and development of land to meet the needs of the future.

The land use plan seeks to achieve its advisory purpose within the context of the system of government established in the constitution and statutes of the State of Illinois. The constitution and the statutes clearly grant authority for land use decisions to municipalities and counties. The statutes clearly establish NIPC's role as assistant and advisor to municipal and county officials. This plan does not seek to modify NIPC's supportive role or its advisory relationship to municipalities and counties.

The land use plan has been based on the policies established in the Comprehensive General Plan (CGP), which was adopted by NIPC in 1968 and amended in 1976 and 1977. The land use plan details the broad CGP policies which deal with land use, and establishes the land use framework for functional plans for transportation, wastewater service, and open space. In spelling out a greater level of detail, the land use plan is intended to serve as a bridge between the broad concepts of the Comprehensive General Plan and the highly detailed plans of the municipalities and counties for land use, transportation, wastewater service, and open space.

The land use plan was designed under the assumption that the six-county area will be able to maintain its economic health and attract new growth. It is essential that the private sector work in concert with the public sector to stabilize mature and distressed communities and to provide for new development when and where needed to maintain the area's economic health.

1.02 HOW THIS PLAN IS USED

The Regional Land Use Policy Plan is an advisory document. It is used by NIPC in preparing reviews of public and private development proposals, developing plans for major public investments, evaluating the impact of capital investment programs, guiding population and employment forecasts, and developing evidence in judicial proceedings on land use issues. NIPC uses the plan in its metropolitan clearinghouse function through which it reviews grant applications from state or local entities for federal funds. NIPC also conducts reviews of development proposals upon request and has an official relationship with the Illinois Environmental Protection Agency for reviewing point source proposals for consistency with the Illinois Water Quality Management Plan. It also evaluates on an annual basis the degree to which the Transportation Improvement Program for the entire region is supportive of regional policies.

Perhaps the plan's most important function is its use as a planning coordination tool. The plan, for the most part, represents a public sector consensus on land use policy for the region. Furthermore, the plan encourages the coordination of planning, including the use of intergovernmental agreements to reduce intergovernmental land use conflicts. Some conflicts do exist and will continue to occur, but many can be resolved through interagency discussions and intergovernmental agreements.

2
Land Use Trends and Issues

2.01 HISTORIC AND CURRENT DEVELOPMENT TRENDS

Northeastern Illinois' land use pattern originally followed water and overland transportation routes of early settlers. As Chicago became the center of a regional and national rail transportation network, a compact suburban growth pattern radiating from Chicago's central area grew along the rail armature. In 1909, the Burnham Plan for Chicago established powerfull planning concepts for the entire region and helped stimulate lakefront and other open space acquisition by park districts in Chicago and the Forest Preserve District of Cook County.

Rapid post-World War II suburbanization, made possible by the availability of the automobile, expressways, and FHA home financing, was of such concern that the State of Illinois created the Northeastern Illinois Planning Commission in 1957 to advise on the management of this growth. Subsequent to initial technical analyses of development and resource issues, the Commission adopted the Comprehensive General Plan in 1968. The major intent of this plan was to encourage compact, contiguous development related to the region's commuter rail system, to conserve the region's environmental resources, and to foster intergovernmental cooperation in the management of growth.

During the 1960's and 1970's planning activity intensified at all levels. The federal government funded many planning programs and specifically encouraged regional planning for open space, land use, transportation, and housing. At the same time, county and municipal planning functions were also being developed and expanded. One result of this work was aggressive open space acquisition in order to keep pace with the rapid suburban growth. At the same time, the environmental movement stimulated numerous public and private organizations committed to protecting the region's livability. During this period, NIPC developed a number of "functional" plans, all of which contributed to the Regional Land Use Policy Plan adopted by the Commission in 1978. This plan articulated and refined the commuter rail-land use concepts advocated by the Comprehensive General Plan.

In the 1970's, a continuing decline of older neighborhoods shifted public priorities in the direction of community development and neighborhood revitalization. In the late '70's and early '80's, economic recession and serious unemployment in older communities created additional priorities for economic development. Recently, municipalities and counties throughout the region have begun efforts to revitalize their neighborhoods and business areas and to stimulate new employment. New partnerships between public and private sector have emerged and intergovernmental groups have become aggressive in competing for jobs and investment dollars.

NIPC is currently working with a number of public and private organizations in a Regional Partnership for economic development. Through these efforts, the Commission hopes to sustain and increase the region's innate vitality. One function of the update of the Regional Land Use Policy Plan is to provide a land use policy framework that will encourage new investment in mature and distressed communities and stimulate employment in growth industries in appropriate locations throughout the region.

At the same time that economic development programs are being pursued, several other related concerns are emerging as major planning themes. In support of economic development planning, new approaches to maintaining and preserving the region's enormous public infrastructure are being developed. Similarly, a quality environment is becoming increasingly recognized as an essential characteristic of a region which must compete worldwide for investment cap-

ital and human talent. As a result, new attention is being focused on the preservation and management of air, land, and water resources. Where the environment is enhanced, new, vital growth can follow. Rejuvenation of the region's shorelines is beginning as investments in water quality planning and management begin to take effect.

Finally, advancements in communication and computer technologies may have profound effects on the region as a part of a world economy. The effects of these technologies on the economy, the society, and on land use are only now beginning to be contemplated. Thus, we see a planning process which must confront complex and acute problems in the short term, while the cultural and economic environment in which we all live is undergoing major change.

2.02 LAND USE ISSUES AND CONCERNS

The northeastern Illinois region is a very complex area consisting of more than 1200 units of government, most of which influence the land development process. NIPC has sought to be aware of and respond to the broad range of land use concerns of these jurisdictions, as well as the concerns of farmers, developers, environmentalists, economic development groups, and other interests.

Five basic land use issues were identified prior to the development of the 1978 plan:

1. Urbanization of agricultural and open land is continuing in outlying sections of the six-county area.

2. Suburban communities are hard pressed to provide and maintain the roads, sewers, water supply and other facilities needed to serve newly developed areas.

3. Government officials have difficulty guiding the development of their communities when developers have several annexation options and/or when the municipality has a serious need to improve its tax base.

4. Major developments, such as large shopping centers and industrial parks, have impacts which extend well beyond the host community's borders.

5. Existing developments are being abandoned, particularly in mature communities.

In updating the plan, the Commission wants to respond to additional factors which have been influential since the adoption of the original plan in 1978:

-- Many of the counties and municipalities have completed plans which represent a significant investment of resources and expertise in addressing land use issues at the subregional level. The plan update should recognize the important contribution and responsibility of county and municipal planning.

-- This region, like many others is experiencing what is likely to be a long term scarcity of financial resources which require new emphasis on the use of existing and programmed facilities, such as commuter rail and highway, which serve the various land uses. Therefore, the plan update should emphasize the importance of existing and programmed facilities as the primary development framework for the region.

-- There were changes in other regional plans after 1978 which suggested changes in the land use plan. For example, the Commission has adopted a revised Regional Open Space and Recreation Policy Plan, the Areawide Water Quality Management Plan for Northeastern Illinois, and the Year 2000 Transportation System Development Plan. The Illinois Division of Water Resources has allocated water to 192 northeastern Illinois municipalities, thereby effectively modifying the Regional Water Supply Plan.

-- Changes in demographic and other factors have resulted in major revisions of growth forecasts which, in turn, suggest qualitative and quantitative changes in the physical development of the region.

These changes include a decline in the fertility rate, a reduced expectation for growth in employment and a continuing decrease in the average number of people residing in a household. Other factors include changes in the age distribution of the population and shifts in household composition away from the previously typical two-parent, multi-child family.

-- Growth in the region has continued to occur in locations served by several transportation modes. The plan should recognize the regional accessibility and land use pattern encouraged by this complex transportation system.

-- The region is giving increasing recognition to the importance of economic development as a regional, as well as state and local, concern. The Regional Land Use Policy Plan should respond to economic development objectives, both as a policy document and as a guide for investors.

The major changes resulting from the update process are:

-- The plan explicitly recognizes county and municipal land use plans as a criterion for regional land use decision-making.

-- Policies have been revised to reflect the current status of water quality management planning and to encourage future coordination of land use and water quality management decision-making.

-- Expressway interchange areas, areas around major airports, and areas around regional centers are newly recognized as being appropriate for higher intensity, compatible development.

-- While the plan recognizes other long range regional plans (such as exist for transportation and water quality management), it emphasizes existing and programmed facilities as the immediate development framework for the region.

-- The plan includes procedures for dealing with land use plan conflicts within the region as well as criteria and procedures for amendment of the plan.

-- The plan maps and appendix have been improved so they may serve as a guide to developers, economic development specialists and others who need to know where growth and investment are planned or anticipated.

3
Land Use Goals and Objectives

3.01 COMPREHENSIVE GENERAL PLAN GOALS AND OBJECTIVES

The Comprehensive General Plan sets forth basic goals which are the foundation on which functional regional plans rest. These goals are:

- Access for all to the cultural, social, and economic resources of the region without regard to race, creed, national origin, sex, age, or physical state of health.
- Expansion of economic opportunities for all and improvement of the region's ability to maintain its share of economic growth.
- Enhancement of the quality of personal and community life.
- Balanced development patterns reflecting the limitations of the region's natural resources and the need to preserve and improve environmental quality for our time and future generations.
- Effective representative government, responsive and accountable to the region's citizens.

3.02 REGIONAL LAND USE POLICY PLAN GOALS AND OBJECTIVES

a. Critical Environmental Areas

Goals:

1. Conserve the region's critical environmental areas by protecting them from inappropriate use, and from over use.

2. Protect and improve the environmental quality of the region by protecting critical environmental areas from land development or redevelopment decisions that would degrade area resources.

Objectives:

1. Protect flood plains and wetlands from development that would adversely impact their natural and esthetic value and their utility as storm/flood water detention areas.

2. Promote the balanced use of and access to our region's lakes, waterways, shoreland, and river banks for recreation, water-dependent commercial and industrial activity, and transportation while minimizing pollution of these resource areas.

3. Protect shallow aquifers and groundwater recharge areas by limiting the intensity and character of land development.

4. Protect the quality of the region's lakes and waterways for water supply and recreational use.

5. In order to improve water quality, control erosion and sediment loss due to agricultural and construction activities.

6. Identify those area having substandard air quality and develop management procedures for mitigating these conditions.

7. Adopt regional land use policies that protect and improve the region's air quality.

8. Preserve and maintain natural wildlife areas in an undisturbed state.

9. Buffer natural areas when necessary to minimize adverse urban impacts and, if appropriate, use buffer areas for open space and recreation.

10. Protect from development mineral deposits that are needed to meet future resource needs.

11. Provide for the beneficial reuse of mineral extraction areas.

12. Continue the agricultural use of farmland within agricultural protection areas.

13. Preserve places of historical significance.

b. Urban Conservation and Development

Goals:

1. Conserve the region's economic and employment base, its private investments in housing, business, and manufacturing, and its public services and facilities.

2. Develop land in patterns that are energy-efficient and recognize the need to protect the region's human, cultural, and natural resources.

Objectives:

1. Promote urban conservation and development only where appropriate levels of utility, transportation, and municipal services exist or are committed.

2. Provide the broadest diversity of living and working environments attractive to all through urban conservation and redevelopment programs.

3. Give priority to the conservation of natural and environmental resources in developing needed public utilities, public transportation systems, municipal service systems, and other community conservation and development activities.

4. Stabilize mature and distressed communities and guide the orderly development of communities through the implementation of a regional conservation and development strategy.

c. Developments of Regional Impact and Opportunity Areas

Goals:

1. Ensure that developments of regional impact and opportunity area development do not contribute to the decline of existing developments.

2. Achieve maximum benefit to the fiscal condition of governments, quality of the environment, and planned patterns of development from developments of regional impact.

3. Achieve major new investment and development activity in designated opportunity areas.

Objectives:

1. Locate developments of regional impact based on demonstrated need and the commitment of needed public improvements and services.

2. Establish mechanisms for broad public and private participation in the planning of developments of regional impact and in undertaking opportunity area programs.

3. Locate developments of regional impact at sites which have adequate transportation service and which are accessible by all residents of the area to be served.

4. Designate opportunity areas where public and private initiatives encourage growth and development consistent with regional plans and policies.

d. Major Public Investments

Goals:

1. Coordinate needed future public investments in a manner which will conserve existing public investments in mature and distressed communities.

2. Achieve the most effective relationship between the land use pattern and the major public investments that serve the pattern of land use.

3. Provide major public investments in a manner which preserves and enhances the environmental quality of the region.

Objectives:

1. Coordinate open space preservation and recreation programs at all governmental levels in order to manage resources effectively, to meet needs of all residents, and to provide for multiple use whenever possible.

2. Base short-range land use decision-making on the existing and programmed commitment of major public investments serving the land use pattern.

3. Coordinate the provision of wastewater and water supply facilities to avoid service to areas which are not appropriate for development.

4. Plan future expressways, expressway and limited access arterial interchange locations, and public transportation service based on need and in a manner consistent with municipal, county, and regional plans.

5. Encourage compatibility of airport operation and surrounding land uses.

6. Develop utility corridors which can accommodate several types of utility lines in order to minimize environmental and other adverse impacts.

e. Land Use Management

Implementation of the regional land use policies relies on a land use management system. Municipalities and counties have primary responsibility for the regulation of the use of land as authorized by state statute.

Goal:

Achieve an effective management of land use based on coordinated regional, county, and municipal land use planning and implemented through an orchestration of private initiative and public involvement and regulation.

Objectives:

1. Continue legally established roles and responsibilities of municipalities, counties, and other agencies in dealing with land use issues and problems.

2. Increase cooperation in land use planning and in dealing with land use issues of greater than local significance through cross-acceptance of plans and intergovernmental agreement.

3. Increase citizen participation in considering land use issues of greater than local significance.

4. Implement the policy recommendations of the Regional Land Use Policy Plan and the supportive plans of counties and municipalities.

4
Land Use Principles and Policy Recommendations

4.01 INTRODUCTION

Regional Land Use Principles

Regional land use policy is based on five major principles:

1. High quality, well-coordinated comprehensive land use planning should be encouraged at the county and municipal levels and should be considered as a major factor in the Regional Land Use Plan. Counties and municipalities should support land use planning with strong land use management programs.

2. Critical environmental areas throughout the region must be protected and properly managed.

3. Public and private investment affecting land use and development should be coordinated.

4. Established communities should be maintained and revitalized while new development should be encouraged to occur in a logical, compact and contiguous pattern which promotes resource and energy conservation and the efficient provision of services.

5. Regional population and other forecasts should be developed which reflect quantities and rates of growth consistent with the Regional Land Use Plan and which are used as a basis for planning public capital investments.

6. Access should be assured for all to the cultural, social, and economic resources of the region without regard to race, creed, national origin, sex, age, or physical state of health.

Organization of the Plan

Each of these principles is supported by recommendations in subsequent sections of this chapter.

The body of regional land use policy is composed of two parts:

1. recognition of county and municipal plans (Section 4.02); and

2. policy recommendations pertaining to regional land use concerns which the Commission must strongly uphold. (Section 4.03-4.06).

Section 4.07 deals with intergovernmental relations and their importance to effective plan implementation. Section 4.08 addresses the advisory review function as a plan implementation technique. Section 4.09 describes plan amendment criteria and procedures.

Each section contains policy recommendations and maps, as appropriate, for illustrating how and where the policy recommendations apply. The maps serve as a general guide. Up-to-date county and municipal plans and ordinances should be consulted for current local land use policies and regulations. Additional plans, programs, and technical guides listed in the Appendix should be consulted when dealing with site-specific land use issues having regional implications.

Trade-Offs

The implementation of all recommendations cannot be achieved simultaneously in all situations. The Commission recognizes that when such situations exist, a close examination of the impacts or trade-offs of a particular recommendation or course of action is necessary.

It is the intention of the Commission to identify potential conflicts as early in the planning process as possible and to develop regional plans, programs, and forecasts which

are mutually supportive and minimize the potential for conflict. The development of plans and recommendations routinely involves consideration of relationships among the various functional planning areas.

When it becomes evident in the advisory procedures of the Commission that there are limitations to simultaneous achievement in particular areas, the Commission will examine the nature of competition or conflict between objectives, identify to the extent possible the ramifications of alternative courses of action for citizens, governmental jurisdictions, and the region as a whole, and make recommendations which take these ramifications, both short-and long-range, into account.

Use of Summary Table of Recommendations

A summary of selected regional land use policy recommendations is included as Table 1, "Criteria for Evaluating Consistency with the Regional Land Use Policy Plan." In order to keep the table as simple as possible, it cannot reference all policy recommendations, but rather summarizes policies for the types of development areas defined by the plan.

The table identifies three categories of criteria, each of which must be satisfied in order for development to be consistent with the Regional Land Use Policy Plan:

1. County Municipal Plans

   Any proposed development should be consistent with county and municipal plans. An exception is where development provided for in a county or municipal plan would not be consistent with this plan because of its conflict with regional open space designations or critical environmental areas policies.

2. Critical Environmental Areas

   Any proposed development should be designed and located in a manner that is consistent with the critical environmental areas policies of the plan.

3. Municipal Services

   Any proposed development must satisfy the identified criteria for wastewater, water supply, and other municipal-type services.

4. Accessibility

   All developments proposed in the short-range must have adequate existing or programmed roadway access. Certain types of development must satisfy at least one of four accessibility criteria as shown in the table.

The table is viewed as a guide for evaluating development proposals, for which the emphasis is on the short-range (existing or programmed) availability of service to support development.

In contrast, the long-range planning of development may be based on the planned (as differentiated from programmed) availability of services.

The land use categories (column 1) are the same as those used in the consolidated county/municipal land use map. (See Section 4.02). Each cell of the matrix is based on one or more policy recommendations in the plan.

TABLE 1: SUMMARY TABLE: CRITERIA FOR EVALUATING CONSISTENCY OF DEVELOPMENT WITH THE REGIONAL LAND USE POLICY PLAN

TYPE OF DEVELOPMENT[1] (See Sec. 5.02 for definition)	CO-MUN[2] PLAN	CRITICAL ENVIRON-MENTAL AREAS	MUNICIPAL SERVICES				ACCESSIBILITY[3]			
			Wastewater	Water Supply	Other Municipal-Type Services	Transit Access: ¾ mile or less to station (existing or programmed)	Expressway[4] Access: 2 mile or less to interchange (existing or programmed)	Regional Center: 1 mile or less (existing or under construction)	Fixed Route Bus Threshold Area: within or adjacent to	Airport Access (4500 ft. runway) 1-½ miles
RESIDENTIAL										
Small Lot/Multi-family >10 du/a	must be consistent with	must be consistent	must be existing or planned public service (included in approved facilities plan)	must be existing or planned public service (local gov't. commitment)	must be incor-porated or subject to pre-annex agreement	consistent	consistent	consistent	consistent	must meet land use/ noise compatibility and safety standards
Medium-Density 4.1-10 du/a	same as above	same as above	same as above	same as above	must be existing or commited from municipal co. or other jurisdiction	consistent	consistent	consistent	consistent	same as above
Low-Medium Density 1.1-4.0 du/a	same as above	same as above	same as above	same as above	same as above	discouraged, but consistent if in accord with co-mun. plan	consistent	discouraged	discouraged but consistent if in accord with co-mun. plan	same as above
Estate 1-4 a/du	same as above	same as above	public waste-water service not to be provided	public water supply service not to be provided	same as above	discouraged	discouraged, but consistent if in accord with co-mun. plan	discouraged	discouraged	same as above
Countryside >4 a/du	same as above	same as above								
REGIONAL EMPLOYMENT AREA										
High Intensity	same as above	same as above	must be existing or planned public service (included in approved facilities plan)	must be existing or planned public service (local government commitment)	same as above	consistent	consistent	consistent	consistent	same as above
Low Intensity	same as above	same as above	wastewater services must be consistent with approved facilities plan	public water supply service optional	same as above; In certain instances services may be provided on site	discouraged	consistent	discouraged	discouraged	same as above
SPECIAL USE	same as above	same as above	wastewater services must be consistent with approved facilities plan	requirements determined on a case-by-case basis			Requirements determined on a case-by-case basis.			same as above

1. Recommendation statements apply to development of regional significance. Local development which does not significantly alter the prevailing planned densities is not within the regional purview.
2. See Policy 4, page V-6.
3. Distances are approximate.
4. Includes limited access arterials identified in official county plans or by other official county board action.

4.02 COUNTY AND MUNICIPAL PLANS

Comprehensive planning at the county and municipal levels is encouraged as a necessary foundation for regional land use planning and plan implementation.

Local land use regulations (e.g. zoning) should be based on and be consistent with comprehensive plans. A tiered, cooperative planning process which results in the development of mutually supportive land use policy at all governmental levels is encouraged. Formal and informal intergovernmental cooperation and agreement are appropriate means for accomplishing this.

It is desirable for land use policy decisions to be made at the local level. The involvement of other jurisdictions should occur only to protect broad public interests, achieve intergovernmental coordination, resolve interjurisdictional disagreements, and coordinate the development and management of areawide public investments. Within this context, it is a principle of regional land use planning that land development and land use change be consistent with county and municipal land use plans.

Given the multiplicity of local governments, it cannot be expected that adjacent municipalities or municipal and county governments will agree on land use policy in all instances. It is an objective of NIPC to encourage and assist in the resolution of conflict wherever possible. (See Section 4.07, Intergovernmental Relations in Land Use Management.)

While the Commission supports municipal and county land use planning, it in turn looks to county and municipal land use plans to support the regional land use principles.

Consolidated County/Municipal Land Use Plan Map

In order to present a regional view of the land use pattern recommended by the region's county and municipal governments, a generalized consolidated county/municipal land use plan map has been prepared. (Map No. 1) While counties and municipalities are encouraged to use compatible land use classification systems, the unique land use conditions and issues within each jurisdiction give rise to variations in local land use classifications. Therefore, Map No. 1 has been developed with the aid of a consolidated and simplified land use classification system. The land use categories are defined in the following paragraphs. The land use classification and consolidated map reflect predominant land uses and intensities. Within each defined land use area, local-scale areas of other uses may exist or be planned. Where questions arise concerning detailed land use policy for a specific area, the relevant county and/or municipal land use plans should be consulted.

The inclusion of this map in this plan does not imply that all development proposed thereon is consistent with regional policies. Table 1 illustrates how other factors are necessary for achieving regional plan consistency.

Land Use Classification:

I. SMALL LOT/MULTI-FAMILY RESIDENTIAL AREA

Small lot/multi-family residential areas are intended for residential uses which result in significant building coverage and high levels of activity and trip generation. Residential development in these areas averages more than ten dwelling units per net residential acre and generally consists of attached, semi-attached, and multifamily dwellings, although some urban zoning ordinances permit small single family lots which achieve this density.

II. SINGLE FAMILY RESIDENTIAL--MEDIUM DENSITY AREA

The medium density, single family area is intended for residential densities which average 4.1 to 10.0 dwelling units per net residential acre.

III. SINGLE FAMILY RESIDENTIAL--LOW-MEDIUM DENSITY AREA

The low-medium residential area consists of residential development with residential densities which average 1.1 to 4.0 dwelling units per net residential acre.

IV. ESTATE AREA

The estate area is generally reserved for residential development within the density range of one acre per dwelling unit through four or five acres per dwelling unit (depending on county plan or municipal plan category). The estate area may or may not be municipally incorporated, but lacks the full range of urban services found in higher density areas.

V. COUNTRYSIDE AREA

The countryside area is composed of extremely low density residential, agricultural, and agriculturally-related uses. In order to preserve the countryside appearance of such areas, county and municipal plans do not encourage commercial, office, institutional, or intensive recreational uses, except at a very small scale and primarily for the use of local residents. Residential densities are more than four or five acres per dwelling unit.

VI. EMPLOYMENT AREA

Regional employment areas are composed of single establishments with 250 or more employees and planned employment areas consisting of multiple sites where the aggregate employment is expected to be more than 1000 employees.

High intensity regional employment areas are those in which the employment density exceeds or is expected to exceed 1000 employees per quarter square mile.

Low intensity regional employment areas are those where employment densities are, or are expected to be, less than 1,000 employees per quarter square mile.

Employment establishments with fewer than 250 employees and employment areas with fewer than 1000 employees are considered to be of local significance.

VII. EXISTING AND PROPOSED OPEN SPACE

Regional open space is composed of large areas (generally 80 acres or more) or linear facilities recommended for preservation for the purpose of providing important recreation, natural or cultural resource management and urban design benefits, either singly or in combination. Publicly owned and operated regional open space facilities are located in accordance with the recommendations of county and municipal plans. Smaller areas, or areas which serve purely a local open space function, are provided in accordance with local plans, but do not necessarily appear on the consolidated county/municipal land use plan map.

Existing open space is that which is currently being used and maintained for open space purposes. Proposed open space is that area planned as open space, but which is not yet committed to an open space function through ownership, lease, easement, etc.

VIII. AGRICULTURAL PROTECTION AREA

Agricultural protection areas are lands designated in county plans for preservation of agricultural and agriculturally-related uses. (If a county does not designate agricultural protection area, NIPC may do so. See Section 4.03 h.)

IX. SPECIAL USES

These are uses which cannot be easily classified within the other categories and which have special locational requirements, as well as regional implications. They may be major employers but occupy very large sites. Such uses include Fermi Lab, Joliet Arsenal, very large institutions, and free-standing very large industrial facilities with a small number of employees.

Policy Recommendations:

1. Counties and municipalities should develop and maintain comprehensive land use plans.

2. Counties and municipalities should coordinate local land use planning with regional plans and programs, including the development of the municipal and county components of regional forecasts.

3. Counties and municipalities should coordinate their planning with adjacent jurisdictions and should take initiatives to resolve issues of land use policy and plan conflict. Intermunicipal plans are encouraged and will be considered by NIPC along with county and municipal plans.

4. In evaluating a development proposal's consistency with regional planning, NIPC will consider the proposal's conformance with county and municipal plans, as well as other regional policies. If development is consistent with county and/or municipal plans but is not consistent with all regional policies, discussions will be held with affected jurisdictions and overall regional consistency will be determined on a case-by-case basis. In the above case, where there is divergence from the specific criteria identified in the policies, final action will be based on the regional land use principles (p. 11) and other explanatory text in this plan, with consideration given to county and municipal plans.

5. The State of Illinois should enact legislation which more strongly encourages the development, adoption, and implementation of coordinated land use plans by counties and municipalities.

4.03 CRITICAL ENVIRONMENTAL AREAS

The development and change in use of land continues throughout northeastern Illinois. Therefore, it is necessary to maintain land use plans and implementation programs which guide development in a manner that will preserve and properly manage critical environmental areas.

Three basic types of critical environmental areas are considered in the plan:

1. Environmentally sensitive areas are those areas whose destruction or disturbance would adversely affect the groundwater supply and water quality. Examples include:

   - Wetlands
   - Aquifers
   - Groundwater recharge areas
   - Natural areas.

2. Natural hazard areas are those critical environmental areas where some physical alteration presents a hazard to people and property. Examples include:

   - Flood plains
   - Erosion and sedimentation areas
   - Areas of poor soils
   - Air pollution areas.

3. Resource areas are those significant natural or man-made sites, areas, or structures which need to be properly managed and protected for the public good. Examples include:

   - Lakes and waterways
   - Surface water reservoirs and potential reservoir sites
   - Mineral resource deposits and extraction areas
   - Prime agricultural lands
   - Historic resource areas.

The general locations of water bodies, wetlands and natural areas are illustrated on Map 2. For locations of other critical environmental areas, sources identified in Appendix C must be consulted.

Critical environmental areas are considered in this plan to be no growth or strictly regulated growth areas. Critical environmental areas policies are considered as primary and take precedence over other policies in this plan that encourage various types of development.

The implementation of critical environmental areas policies is accomplished by federal, state, county, special purpose, and local jurisdictions, as well as by private organizations. NIPC encourages cooperation among these jurisdictions and aggressive programs of education and enforcement which will achieve implementation of the policies in this plan. The Commission will use its advisory capacities to the greatest extent possible to encourage implementation.

a. General Policy Recommendations

1. NIPC will consider protection of critical environmental areas, as appropriate, in the development and update of functional plans and forecasts;

2. NIPC will endorse the plans and programs of other governmental jurisdictions only where such plans and programs are consistent with critical environmental areas policies;

3. NIPC will use the project review function to encourage the implementation of the critical environmental areas policies.

b. Flood Plains, Wetlands, Lakes, and Waterways

Flood plains, wetlands, lakes, and waterways all play a vital function in the hydrologic cycle of our region and in the life cycles of flora and fauna.

A flood plain is defined as land adjoining a watercourse that is subject to periodic inundation by high water. Flood plains, delineated as floodway and floodway fringe of 100-year floods, are of particular concern. Flood plains are important areas demanding protection since they have a water storage function which affects downstream flow, water quality and quantity, and suitability of the land for human activities. Continued growth in urban areas has resulted in encroachment upon flood plains.

The term wetlands has been used in describing a variety of periodically wet areas, such as marshes, swamps, sloughs, shallows, and bogs. A wetland area is defined as land where the water table is at, near, or above the land surface. Wetlands can help protect downstream water resources from pollution and siltation. They also act to retain water during periods of flooding, thus helping control downstream flood levels. They offer opportunities for public open space preservation and provide essential breeding, nesting, and feeding grounds for many forms of wildlife, aquatic life, and waterfowl.

Wetlands have been filled or drained to create land for agriculture, commercial, industrial, residential, or other uses. When development encroaches on wetlands, their ability to retain water and maintain an ecological balance is reduced. Polluted storm runoff, siltation, fertilizers, herbicides, and other products can damage wetlands.

Lakes are bodies of water formed in depressions on the earth's surface. While each lake in the region has somewhat different physical, chemical, and biological characteristics, they normally have one thing in common--intensive use of their water and watershed areas by the public. Lakes and waterways provide prime recreational opportunities for the region's citizens. Additionally, they provide homes for an immense variety of organisms and communities of plants and animals. Lakes and waterways are essential to the economic development of our region. However, pollution of our lakes and waterways continues to threaten their very existence.

Since flood plains, wetlands, lakes, and waterways play distinct and vital roles in the hydrologic cycle of our region, they should be protected from development which interferes with their hydrologic and biologic functions, and their quality should be improved. Major waterways and lakes are shown on Map 2.

Policy Recommendations

1. Counties, municipalities, and other jurisdictions which plan and regulate development should maintain flood plains and wetlands in their natural state to protect water quality, preserve storm and flood water detention, provide for open space and recreation, protect their habitats, scientific value, and esthetic qualities, and to minimize hazards to people and property. Any development within a floodway fringe should be in conformance with federal, state, and local flood plain regulations and provide for compensatory storage.

2. Municipalities should protect flood plains and wetlands from development by not extending municipal utilities into such areas except to serve existing development.

3. Municipalities, county forest preserves, and conservation and park districts should continue to acquire high quality wetlands, flood plains, and necessary buffer areas as a part of their open space acquisition programs.

4. Counties, municipalities, and other jurisdictions which regulate development should protect flood plains and wetlands from dredging, dumping, filling, and similar activities in order to preserve storm and flood water retention capacities.

5. Municipalities and counties should use zoning controls, subdivision standards, and other ordinances and procedures to minimize adverse development impacts on wetlands and flood plains.

6. NIPC will continue to work with the Illinois Division of Water Resources and the Federal Emergency Management Agency to coordinate their flood plain management and permit programs with existing county and municipal programs.

7. Enabling legislation should be adopted by the State of Illinois to allow municipalities, counties, and special service districts to restrict wastewater and water supply service into flood plains or wetlands.

8. Counties and municipalities should regulate development in the vicinity of lakes, waterways, and reservoir sites to protect water quality and to provide for the management of stormwater runoff, overbank flooding, and groundwater recharge.

c. Aquifers and Groundwater Recharge Areas

Aquifers and groundwater recharge areas are key elements in the water supply system of the region.

An aquifer is defined as a water saturated geologic unit that will yield water to wells or springs, at a rate sufficient to make the wells or springs practicable sources of water supply.

A groundwater recharge area is defined as land containing physical properties which allow the addition of water to an underlying aquifer.

Groundwater, although directly related to surface water, is an important resource in its own right. Nearly two million people in the region presently use groundwater as their source of water supply. Increased population and economic growth create an increasing water supply problem, prompting examination of present and projected water shortage areas.

Policy Recommendations:

1. NIPC, the six counties, the Illinois Division of Water Resources, the Illinois State Water Survey, and the Illinois State

Geological Survey should cooperatively continue to refine the definition of prime natural and artificial recharge areas, determining recharge rates and proposing performance standards for development in natural and artificial recharge areas.

2. NIPC will continue coordination of the six county area's water supply planning with the Illinois Division of Water Resources and the Illinois State Water Survey. This planning should continue to be coordinated with the Illinois Water Quality Management Plan and the basin studies by the Metropolitan Sanitary District of Greater Chicago, the USDA Soil Conservation Service, and the U.S. Army Corps of Engineers.

3. Counties and municipalities should limit the intensity and character of development in groundwater recharge areas or acquire them for use as open space.

4. The Illinois legislature should consider enacting appropriate groundwater resource management legislation.

d. Water Pollution, Sedimentation, and Erosion

Water pollution has been defined as the addition of sewage, industrial wastes, or other harmful or objectionable materials to water in quantities sufficient to measurably degrade water quality. This causes a change in the physical, chemical, or biological character of the water that can harm people and other kinds of life, and make a community a less desirable place to live. Erosion and sedimentation are allied water pollution problems having a wide range of adverse impacts on water and land resources. For example, soil erosion damages land and generates sediments which pollute our water bodies.

The Comprehensive General Plan stresses the conservation of and preservation of the region's water resource because it is essential for life. The region's water resources must be protected from the pollutants contributed by point sources (municipal and industrial wastewater treatment facilities) and nonpoint sources (runoff and erosion associated pollutants). Water pollution abatement is the focus of the Illinois Water Quality Management Plan which incorporated portions of the Areawide Water Quality Management Plan adopted by NIPC. Both plans make detailed recommendations concerning erosion and sedimentation problems.

Land planning and management regulations and activities undertaken by the counties and municipalities should be directed toward accomplishing the following:

- Regulate development based on the capacity of the soils and geologic materials to support such development.
- During construction activity, minimize the area and duration of soil exposure.
- Provide on-site stormwater detention to trap sediments during construction activities and to ensure a slow runoff release to protect downstream areas.

Policy Recommendations:

1. Appropriate regulatory jurisdictions should require the provision of adequate on-site waste treatment for industrial, commercial, or other uses (such as, a feedlot, a nuclear power plant, or munitions storage) which cannot or should not be served by public waste collection and treatment systems.

2. Counties and municipalities should restrict land uses to be served by septic systems to areas where soils or geologic conditions are suitable for such systems and where groundwater will not be endangered.

3. Counties and municipalities should adopt uniform regulations and management practices for the reduction of erosion and sediment loss due to development activities, including such management techniques as soil erosion overlay zoning districts, on-site detention, and/or special erosion control ordinances.

4. The University of Illinois Cooperative Extension Service, USDA Agricultural Stabilization and Conservation Service and the USDA Soil Conservation Service should increase efforts to encourage farmers to use improved land management practices.

5. NIPC should encourage the implementation of non-point source recommendations contained in the Areawide Water Quality Management Plan and the Illinois Water Quality Management Plan.

e. Air Pollution

Air pollution interferes directly or indirectly with human health, safety, and comfort; damages and destroys plant and animal life; and contributes to the deterioration of any form of material property.

Urbanization, industrial development, and increased motor vehicle use have resulted in serious air pollution in our region. Because the air resource is integral to continued life and prosperity, it must be protected as one of our most vital resources. Among the factors which affect air quality are the patterns of land uses and the transportation systems which serve them. Although many factors affect air quality, land use planning can facilitate the use of public transportation, reduce the number and length of automobile and truck trips, and provide for pollution dispersing open spaces.*

The development of a State Implementation Plan (SIP) for air pollution control was recommended in NIPC's 1978 Regional Land Use Policy Plan. NIPC participated with the Illinois Environmental Protection Agency and the Chicago Area Transportation Study in the development of just such a plan, which was approved by the U.S. Environmental Protection Agency (USEPA) in 1979. Since 1979, air quality in this region has improved substantially. However, an update of the ozone and carbon monoxide sections of the State plan was required in 1982 because this region had not yet met the national standards. Agreement on the update has been reached with the commitment to implement an auto exhaust inspection and maintenance (I/M) program in Cook and parts of DuPage and Lake Counties. The I/M program is scheduled to begin in October, 1985.

Due to the increasing use of pollution controls in industry and cleaner running automobiles, air pollution concentrations have been steadily dropping in northeastern Illinois. The goal of protecting our air resource and eliminating violations of the air pollution health standards is no longer a dream.

Policy Recommendation:

1. NIPC should encourage counties, municipalities, and other jurisdictions to adopt land use and transportation plans and development controls that will improve air quality.

f. Natural Areas

As urban expansion continues, efforts must be undertaken to preserve natural areas. A natural area is defined as a place which fulfills at least one of the following qualifications:

- An area with relatively undisturbed, natural communities or an area where existing natural communities are not of high quality but are so rare they constitute the best remaining example;
- An area that provides habitat for endangered plants and animals;
- An area where plants and animals occur as relic populations, at least 100 miles from the species' general range;

*A NIPC planning aid, Improving Air Quality in Northeastern Illinois: A Guide for Local Officials (1983), is available to assist in these efforts.

- An area which exhibits outstanding geological features; or

- An area used by schools for teaching, research, and other scientific pursuits.

Natural areas serve as the preserves of our region's unique flora and fauna, offering significant environmental and educational experiences for the region's residents and should be permanently preserved and protected.

Policy Recommendations:

1. The Illinois Department of Conservation, the municipalities, counties, and NIPC should strengthen programs to preserve natural areas using such techniques as public acquisition, dedication as Illinois Nature Preserve, and use of easements and covenants. Where natural areas are in imminent danger, development should be delayed until solutions, such as acquisition or easements, can be enacted.

2. Areas on the Illinois Natural Areas Inventory, natural areas included as part of county and municipal plans, and areas already dedicated as nature preserves, should be protected. Counties and municipalities should recognize natural areas in their plans and modify development controls and/or zoning ordinances to protect identified natural areas. Further, environmental design criteria should be incorporated in development controls and/or zoning ordinances to protect natural areas.

3. Private owners of identified natural areas should be encouraged, through tax incentives or other development benefits, to deed-restrict natural areas or to grant open space easements to recognized open space agencies, such as Corlands and the Nature Conservancy. Private sector stewardship arrangements which protect natural areas should be encouraged.

4. Provide buffer areas when necessary around natural areas to minimize adverse environmental impacts from nearby activities.

g. Mineral Resource Deposits and Extraction Areas

Sand and gravel, limestone and peat are all commercially mined in northeastern Illinois. Mineral resource deposits are being covered by urban development, thereby precluding the systematic extraction of resources. Mineral resources often are of a low value/high transport cost nature, but they should be protected from urbanization, as they are necessary for the long term future of construction in the region; they provide us with those materials necessary for building and maintaining the urban environment. Once a resource deposit has been exhausted, the land can be restored to a beneficial use. Failure to restore and rehabilitate mined-out areas is a recognized regional problem.

Policy Recommendations:

1. Counties and municipalities, as appropriate, should consider adopting performance-based environmental regulations that supplement existing state and federal regulations governing mineral resource extraction operations along with standards for site reclamation and redevelopment.

2. The Illinois State Geological Survey or the Department of Mines and Minerals should undertake a coordinated effort to identify and map areas of potential mineral deposits of commercial quality.

3. Counties and municipalities should consider zoning areas of potential mineral deposits for agriculture, conservation, or other similar designation to allow for their maintenance in an undeveloped or low intensity state until resource development is appropriate.

h. Agricultural Protection Areas

Agriculture is an essential industry which is crucial to the economic health of northeastern Illinois and important as a source of the food supply. Over 885,000 acres, nearly forty percent of the region,

were in agricultural crops in 1980. The value of these crops alone was almost $270 million. In addition to economic and food supply benefits, agricultural areas support the rural culture and heritage so important to this nation and provide scenic, recreational, wildlife habitat, and many air and water resource benefits.

Historically, highly productive farmlands have been converted to urban uses with little or no consideration given to their productivity and the needs of the region, state, nation, and world. In recent years, with rapid suburban growth and the development of scattered subdivisions in rural areas, conflict between agricultural and suburban activities has increased. Such conflicts result from drainage problems, movement of farm equipment on more heavily traveled roads, animal odors, noise and dust from field work, vandalism of crops, chemical applications, and other reasons. Scattered subdivisions in rural areas also tend to require difficult-to-provide services which are costly to local governments.

Citizens and governments are now recognizing the importance of protecting and preserving farmlands and reducing conflicts between urban and rural activities. The designation of agricultural areas to be protected is undertaken as part of the overall municipal-county-regional land use planning process which identifies important farmlands, as well as the needs and appropriate locations for accommodating new urban development. While it is recognized that some farmland will continue to be converted to urban uses, losses can be minimized through land use planning implemented through zoning and other land use management techniques. The land use planning process should minimize the amount of new development on important farmlands (especially prime farmlands) and encourage a contiguous, compact pattern of new development. Through this approach the agricultural economy and food supply areas can be conserved, conflicts between rural and urban activities minimized, and urban services most efficiently provided to newly developing areas. It is important, therefore, that agricultural protection areas be designated in land use plans and be vigorously protected from unsuitable incursions of other uses.

It should also be recognized that the designation of agricultural protection areas, while based primarily on the quality and productivity of the soils, may also be based in part on such factors as the maintenance of viable farming units, the accommodation of supportive land uses, and the desirability of certain non-prime and non-agricultural lands within the agricultural area. These include forest, wetland, prairie and other habitat areas, as well as water resource management areas for aquifer recharge, water quality, and flood management purposes. In some instances, special historic, natural, or scenic factors support the designation and preservation of agricultural lands and attendant structures. Also, in some areas in the outer parts of the region, agricultural protection areas may be recommended for currently farmed areas because necessary public services cannot be economically provided to non-agricultural development in a manner which will provide acceptable levels of public health and safety.

Where counties have not designated an agricultural protection area, NIPC has done so for qualifying areas. County-designated areas appear on Map 1; NIPC-designated, as well as county-designated, areas are shown on Map 3, "Additional Areas of Regional Open Space and Agricultural Protection Concern."

The conservation of the region's agricultural protection areas requires technically sound and concerted decision-making by public officials within the region, supported by appropriate funding and policy decisions of state and federal agencies.

The following policies and action recommendations further identify the role of government in protecting and conserving agricultural areas.

Policy Recommendations:

1. The Commission will accept county designations of agricultural protection areas where the planning process is based

upon the factors identified on page 23. When county plans do not designate agricultural protection areas or do not consider these factors, the Commission will make its own recommendation based upon these factors.

2. NIPC will encourage the counties to employ technical procedures for determining which lands should be preserved in agricultural uses and for rating individual sites. Such a system should consider such factors as soil productivity and limitations, nearby and adjacent land uses, local planning and zoning, parcel size, historical/cultural factors, and proximity of urban services and utilities.*

3. NIPC will assist county and municipal governments in the development of land use regulations which protect agricultural lands.

4. NIPC and other governmental jurisdictions should discourage the development of subdivisions and other non-agricultural uses, including road and sewer extensions, in agricultural protection areas.

5. NIPC will encourage the designation of agricultural areas at the county level in accordance with the Illinois Agricultural Areas Conservation and Protection Act in order to protect areas from unreasonable regulation, benefit assessments, and special levies. The state should consider additional incentives for the preservation of agricultural areas. Such incentives should encourage continued agricultural activity and discourage the use of agricultural protection programs by land speculators.

6. State and federal agencies should refuse to grant permits for sewer and water services when these facilities are determined to foster the conversion of agricultural protection areas to urban use and are not in accordance with plans and programs to protect farmland. In exceptional circumstances, sewers may have to be extended through an agricultural protection area in order to eliminate a public health problem in an existing development. Such sewer extensions should be located in an environmentally sensitive manner and should be sized to serve only the existing problem area and not any new development.

7. NIPC and the counties within the region should work with the Illinois Department of Agriculture and other state agencies to encourage the implementation of the Illinois Farmland Protection Act (P.A. 82-945) which is intended to minimize the conversion of prime farmland that results from the effects of state programs.

8. Within planned growth areas (as defined in Section 4.02) encourage municipal plans and subdivision design which minimize urban conflicts with agricultural-rural activities and which minimize development of important farmlands, especially prime farmlands.

9. Encourage the maintenance and expansion of agri-business operations in agricultural protection areas and communities serving those areas.

10. The State of Illinois, counties, municipalities, and other organizations with resource management responsibilities should continue to encourage the protection and management of forest resources.

i. Historic, Visual, and Energy Resources

The preservation of historic resources maintains our legacy of the past by protecting those places where our predecessors lived and worked. The Land Use Plan recommends the preservation of historic resource areas, which possess integrity of location, design

*The U.S. Soil Conservation Service has developed such a system called the Land Evaluation and Site Assessment System (LESA).

setting, materials, or workmanship. Historic resources are:

- Associated with events or the lives of persons who have made a significant contribution to the broad patterns of our history; or,
- Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- Exemplify elements of our cultural, economic, social, or historic heritage; or,
- Yield or are likely to yield important prehistorical or historical information.

In addition, the region's livability can be enhanced by recognizing natural and manmade features and the need to conserve energy in the planning and design process.

Policy Recommendations:

1. Counties and municipalities should be encouraged to identify historic preservation as a major concern in the zoning and development permitting process.
2. The Illinois legislature should consider and enact where appropriate new legislative approaches to the preservation of historic resources.
3. Historic preservation elements should be an integral part of comprehensive plans.
4. Counties and municipalities should adopt and/or utilize appropriate historic resource preservation mechanisms.
5. The State of Illinois should support increased inventory, evaluation, preservation, and maintenance of historic resources.
6. Within identified historic areas, counties and municipalities should consider appropriate means for financing and implementing historic preservation activities.
7. NIPC will encourage the preservation of historic resources through its project review procedures.
8. Encourage compatible and adaptive reuse of historic structures and areas.
9. Counties, municipalities, and other jurisdictions should use historic resources to encourage stability and revitalization in mature communities.
10. NIPC will cooperate with public and private organizations in improving the identification, conservation, enhancement and awareness of distinctive environmental features.
11. NIPC will work with public and private organizations to encourage high standards of landscape and architectural design and planning.
12. Municipalities should encourage high standards of design and recognition of distinctive physical features in the plans for redevelopment and revitalization.
13. NIPC and other governmental jurisdictions should continue to encourage development which is energy efficient.

4.04 FORECASTS AND MUNICIPAL SERVICES

a. Regional Forecasts

General Forecast Approach

There are three key elements in the NIPC approach to population forecasts. The first is the determination of the most probable population and household total for the region as a whole. The second is the incorporation of regional policy in the allocation of the regional total to areas within the region. The third key element is the participation of municipal officials and the incorporation of local plans and objectives. The intent is to establish a realistic and achievable distribution of population within the

region that is consistent with local and areawide goals. Such a forecast can then be used by federal, state, and local governments in planning future services needs and corresponding capital investments.

The objective of developing future population and household totals for the six-county region is to arrive at the most probable levels of change. Results are based on an analysis and projection of trends in fertility, mortality, migration, jobs, and labor force participation. These forecasts become the basis for the calculation of county and municipal forecasts. The Commission cooperates with the Illinois Bureau of Budget (IBOB) in an effort to achieve consistent forecasts for the six-county area. If this is achieved, the Bureau then directs state agencies to use the county and local forecasts prepared by NIPC in the conduct of state programs.

NIPC follows a similar approach in the development of employment forecasts. Regional employment forecasts are allocated in sub-areas through a process which takes into account the locations of existing employment, locations of employment planned by municipalities and counties, as well as regional policy considerations. Forecasts are reviewed with county officials during preparation.

Relationship to Regional Policy

The Commission recognizes that forecasts used in planning major public facilities and services have the ability to influence the distribution of population in the region, and therefore are themselves an expression of policy. The NIPC process seeks to express a set of forecasts that are consistent with regional objectives and realistically achievable. In previous forecast revisions, the policy emphasis involved the most suitable suburban locations for the substantial amount of growth expected at the time.

The process of allocating county growth forecasts to smaller areas reflects natural resource constraints to development as well as policies regarding the access of development to transportation, wastewater, and other municipal services. In addition, the most recent revisions of forecasts reflect the Regional Conservation and Development Strategy by supporting the conservation of mature communities, as well as a sound pattern of new development.

Local Participation

The involvement of county and municipal officials is the third key element in the NIPC forecast approach. The forecast process is assisted by a Forecast and Growth Strategy Task Force consisting of representatives from each county, staffed municipal associations and selected municipalities. The task force reviews IBOB projections, discusses the overall forecast approach, and reviews county level alternatives. In addition, there are meetings with the staffs of the counties in order to design procedures and assumptions suitable to the situation in each county.

NIPC coordinates a broad technical process through which municipal forecasts, consistent with regional and county forecast totals, are submitted to mayors and presidents of municipalities so that technical assumptions can be refined to reflect local knowledge, growth plans, and policies. Based on this involvement with municipalities, and more recently on the results of the 1980 census, NIPC finalizes and endorses municipal forecasts.

Forecasts are revised from time to time as new information suggests a change in local or regional growth trends. An example would be at the time of release of U.S. Census reports. The most current forecasts at the printing of this plan are contained in Revised Municipal Population and Household Forecasts (1980-2005), December 1, 1983.

Regional forecasts should be developed with reference to the Regional Land Use Plan. While the Regional Land Use Plan makes recommendations concerning the location and intensity of development, regional forecasts are necessary in order to express the dimensions of quantity and rate of growth over a given time horizon. This

dimension is a necessary companion to the Land Use Plan in order to provide a basis for the planning and design of infrastructure which will serve that growth.

In addition to the density and location factors indicated by the plan, the regional forecasts take a wide range of other factors into account including growth trends, the existence of growth-inducing capital investments, "saturation" of areas, market demand for types of land uses, etc.

The consolidated county/municipal land use plan map illustrates the boundaries of growth envelopes for broad categories of land use. The amount of growth in terms of numbers of people and households is indicated in the forecasts for those areas.

Policy Recommendations:

1. Regional forecasts and their allocations to sub-areas should be consistent with the land use and development policies of the Regional Land Use Policy Plan and underlying county and municipal plans.

2. Regional forecasts should assume the improved utilization of land and structures in already developed areas, consistent with county and municipal plans, and take into account changes in household size and vacancy rates.

3. Regional population forecasts should emphasize, among other factors, accessibility to employment opportunities, open space, and transportation services. Proximity to commuter rail and transit station facilities will be a primary transportation factor affecting the development of forecasts.

4. Regional forecasts should reflect a pattern of growth contiguous to already developed areas.

5. NIPC, in cooperation with county and municipal officials, should regularly review the regional, county, and township population, employment, and land use forecasts; these forecasts should be updated at least every five years.

6. NIPC, in cooperation with counties and municipalities, should maintain a uniform set of policy-based small area (sub-township) population, land use, and employment allocations which are consistent with the regional forecasts.

7. Federal and state agencies, municipalities, counties, and special districts should plan and develop public services and facilities on the basis of cooperatively developed and NIPC-approved population, employment, and land use forecasts and their small area allocations.

b. Municipal Services

The quality of life and the attractiveness and stability of communities are influenced by the availability and quality of services, including important police, fire and other emergency service, and other social and cultural services, such as library services. High intensity areas should be incorporated or subject to annexation agreement so that these services will be provided.

Policy Recommendations:

1. In order to encourage the provision of adequate municipal type services, NIPC will endorse development only in areas where such services are provided or where pre-annexation agreements or service commitments assure provision of such services. Small lot/multi-family residential development should be incorporated or subject to pre-annexation agreements so that these services will be provided. In lower intensity residential areas, these municipal-type services may be provided by a county or other jurisdiction. Municipal incorporation is preferred for employment areas, but is not essential if service commitments are made by other jurisdictions. Special uses may have municipal-type services provided by a municipality, county or other jurisdiction or by on-site providers.

2. NIPC will consider the appropriateness of available or planned municipal-type services in its review of development proposals.

4.05 MAJOR PUBLIC INVESTMENTS

The location, intensity, and timing of urban development is influenced by public investment policy. Governments invest in wastewater and water systems, open space, and transportation, which influence the attractiveness and suitability of land for development. These major public investments represent significant community resources that need to be conserved.

Major public investments exert an influence over the regional pattern of development. Those of primary significance are open space, wastewater and water supply systems, highways, mass transit, and airports. Because of their increasing influence on land use, public utility investments, particularly electric, natural gas, and telephone transmission facilities are also of concern in public planning efforts.

a. Open Space

Open space is land that is intended to be permanently committed to non-intensive development for recreation, natural resource management and/or urban design purposes. Open space may be publicly or privately owned. Privately owned open space may or may not be protected by legal instruments from conversion to non-open space uses. Open space areas are preserved in addition to agricultural protection areas designated in county and regional plans. Regional open space areas are generally eighty acres or more in area although critical environmental areas which should be preserved as open space may be much smaller.

Open space planning has been a key element in the Commission's planning effort over the past 25 years. The Regional Open Space and Recreation Policy Plan adopted in 1980 sets forth detailed open space and recreation policies and action recommendations. However, Map 2 of that plan, Conceptual Open Space Network, is updated by Map 1 and Map 3 in this document. It is a function of the Regional Land Use Policy Plan to coordinate the areal aspects of regional open space and recreation planning with land use planning.

Municipalities and park districts are encouraged to plan for the local open space and recreational facilities needed by community residents and to ensure that adequate space is reserved and appropriately developed. Similarly, county, state, and federal jurisdictions should plan for large, regional open spaces and special facilities serving users from a wide area.

Frequently, local governments include in their plans only the amount of open space needed to meet the needs of their residents. In other cases, even that is not possible. From a six-county perspective, additional areas should be preserved as open space and for recreation even though they are not part of municipal, park district, or county plans. Such areas are identified in order to:

- encourage the acquisition of additional state park land within the region;
- preserve area for recreational activities that take advantage of unique resources (water access, for example) or which serve special regionwide needs;
- ensure protection and management of critical environmental areas; and
- compensate for regionwide recreation space deficiencies.

Areas recommended to be preserved as open space are shown on Map 1, Consolidated County/Municipal Land Use Plan Map, and Map 3, "Additional Areas of Regional Open Space and Agricultural Protection Concern." Critical environmental areas are also preserved and managed through open space preservation actions.

Policy Recommendations:

1. County and municipal jurisdictions in cooperation with park districts should plan for the preservation of adequate open space, coordinate such planning with comprehensive land use planning, and use local acquisition and land use management authority to implement open space plans.

2. In order to encourage the preservation of open space, NIPC will maintain and update a Regional Open Space Plan, use the Regional Open Space and Land Use Plans in project review activities, provide technical assistance to public and private agencies and organizations, and consider open space and accessibility to open space in its forecasting process.

3. NIPC will support the preservation of open space areas designated in county and local land use plans, and the Regional Land Use Policy Plan.

4. Plans for open space preservation at all governmental levels should strive to protect critical environmental areas, satisfy outdoor recreation needs, and improve the quality of urban design in the region.

5. Governmental jurisdictions should give high priority to the preservation and creation of open space which provides access to the region's lakes and waterways.

6. NIPC will work to ensure that plans and programs for transportation, wastewater, water supply, and other capital investment do not contribute to the loss of existing or planned permanent open space areas.

7. NIPC will encourage greater participation by the state and federal governments in the preservation and protection of open space within the region.

8. Counties and municipalities should adopt regulations requiring open space areas to be made an integral part of the design of new residential developments.

9. NIPC, CATS, IDOT, and the RTA should coordinate open space and transportation facility planning in order to maximize accessibility to recreation and leisure time opportunities in a manner that is consistent with resource management principles and which protects natural areas.

10. NIPC will encourage increased use of non-acquisition techniques, intergovernmental agreements, and multiple use of public facilities in order to increase the availability of open space opportunities.

11. Municipalities should ensure that revitalization and redevelopment plans provide adequate open space and make use of special open space and recreation opportunities and features.

b. Wastewater and Water Supply Facilities

Coordination of wastewater and water supply planning with land use planning is essential to the orderly development of the region. Interceptor sewer and treatment plant sizing, location and construction phasing are rational only insofar as they are based upon reasonable local and areawide development plans and growth assumptions.

Treatment plant construction can be phased as demands increase. However, it is acceptable practice for interceptor sewer diameters to be designed in anticipation of longer range forecasted needs.

Excessive overdesign of a sewer or treatment plant can be wasteful of public funds. Also, the absence of a sewer or of treatment plant capacity at the right time and place can mean the loss of appropriate and beneficial development opportunities. The introduction of sewers into areas not appropriate for development can cause major land use problems.

Local governments have become adept at coordinating the expansion of local wastewater services in conjunction with their

own comprehensive development planning, though there have been instances of speculative overdesign of facilities in hopes of attracting new development. Thus it is also appropriate that the overall pattern of wastewater service planned for the region be in accordance with the land development policies and overall growth expectations contained in the Regional Land Use Policy Plan and approved regional forecasts.

For purposes of achieving coordination of regional land use policy and wastewater facility planning, normally this plan recommends that wastewater service be planned only for residential areas with a density greater than 1.0 dwelling units per net residential acre. (Small lot and multi-family and medium density residential areas. See Section 4.02.) Cost-effectiveness is a necessary consideration in the analysis of the feasibility of providing wastewater facilities.

The relationship between land use and water supply and wastewater facility investment is different in mature communities where special attention should be given to the problem of maintaining and improving existing investments (especially in combined sewer areas), rather than extending or building new systems. This will help facilitate desirable land redevelopment and will aid in the conservation of mature communities.

It is the Commission's objective to maintain as close a consistency as possible between the Regional Land Use Policy Plan and water quality management planning. Therefore, amendments to the Regional Land Use Policy Plan and the Areawide Water Quality Management Plan for Northeastern Illinois will be considered by the Commission in light of their mutual consistency and impact. Ultimate decisions on amendments to the Illinois Water Quality Management Plan are made by the Illinois Environmental Protection Agency.

NIPC has developed and adopted criteria and procedures for amendments to the Areawide Water Quality Management Plan which will encourage this consistency. They will ensure plan flexibility in response to such circumstances as changes in the land development market, and will protect the intergovernmental agreements and strategies negotiated prior to and during the development of the Water Quality Management Plan. The amendment criteria address land use planning considerations and are the key to maintaining coordinated land use and water quality plans. These amendment procedures reinforce the common forecast link between land use and wastewater facility planning by:

(1) requiring that the population and employment for which the proposed amendment is designed must fall within the twenty-year forecasts for the facility planning area most recently endorsed by the Commission or the Commission may agree to adjustments within the regional forecast total.

The amendment procedures also include consideration, on a case-by-case basis, of:

(2) endorsement of the amendment by the designated wastewater management agency for wastewater treatment and a substantial support of the municipalities within the affected facility planning areas.

(3) the effect on adjoining units of government.

(4) consistency with other county and regional plans or state policies, such as the Illinois Farmland Protection Act on the preservation of agricultural land. (If a proposal would require the amendment of another regional plan, the Commission will consider the wisdom of that amendment at the same time.)

(5) consideration of municipal or county zoning approval and commencement of development activity prior to Areawide Water Quality Management Plan for Northeastern Illinois adoption in January 1979.*

*The Areawide Water Quality Management Plan for Northeastern Illinois has subsequently been incorporated in part into the Illinois Water Quality Management Plan.

Policy Recommendations:

1. NIPC will only endorse the extension of public wastewater services to areas that are planned by municipalities and counties for small lot/multi-family, medium and low-medium density residential and employment uses and that are consistent with an approved facilities plan and NIPC-endorsed forecasts. Extension to other land use areas may also be endorsed if service is consistent with the approved facilities plan, county-municipal plans, and NIPC-endorsed forecasts. NIPC may also endorse extension of services to meet localized health hazards.

2. Governmental jurisdictions should strongly encourage and promote public ownership and operation of wastewater and water supply systems.

3. Give priority to improving existing wastewater collection and treatment and water supply systems in mature and developed communities.

4. NIPC will not endorse the provision of public wastewater service outside of Wastewater Facility Planning Areas (FPA) included in the Illinois Water Quality Management Plan (Map 4).

5. IEPA should incorporate within the Illinois Water Quality Management Plan locally-identified service areas which correspond to small lot/multi-family, medium and low-medium density residential, employment and appropriate special use areas.

6. The Illinois Environmental Protection Agency (IEPA) and Illinois Commerce Commission (ICC) should encourage the coordinated acquisition and development of utility rights-of-way in order to promote multiple use of rights-of-way and to focus development impacts.

7. Lead wastewater facility planning agencies should consider the redefinition of facility planning areas to make them correspond more closely with planned wastewater service areas or identify within FPA boundaries those areas to be served entirely by on-site systems, i.e., estate and countryside land use areas.

8. IEPA should study the feasibility of expanding its authority so that it may consider land use plan consistency in its permit decisions.

9. NIPC should work with the counties and municipalities to encourage coordinated capital improvements programs for regional facilities.

10. Counties and municipalities should work closely with open space, wastewater, and water supply service providers to assure that planned open space acquisition precedes the construction of growth-inducing sewer and/or water facilities.

11. Counties, municipalities, special purpose districts, and private utility companies should adopt agreements on the timing of installations of, or extensions to, wastewater and water supply services.

12. State enabling legislation governing sanitary districts should be amended to allow wastewater and water supply service providers to restrict service in forecasted low growth areas, major natural resource areas, and planned public open space areas.

13. The Illinois Commerce Commission should restrict the granting of wastewater permits of convenience and necessity when such permits would be inconsistent with municipal, county, and regional plans. NIPC and local governments should be given notice of applications before the ICC and standing to submit comments.

14. NIPC will assist the counties and municipalities in evaluating the land use implications of state regulation governing the location and use of public and private wells.

c. Transportation Facilities and Services

The region has an enormous investment in a diverse transportation network that is becoming increasingly expensive to maintain. It is desirable that the land use pattern encourage the best use of the existing transportation network. The need to expand the transportation system to accommodate new land development should be limited to areas where land development is planned in county, municipal, and regional land use plans. This should only occur through a transportation planning and programming process which is closely coordinated with regional land use planning.

The process for coordinating transportation and land use planning is presented in the "Interagency Agreement" for transportation planning, jointly signed by NIPC, Chicago Area Transportation Study (CATS), Illinois Department of Transportation (IDOT) and the Regional Transportation Authority (RTA). This agreement states that the long range transportation plan, Transportation System Development Plan (TSD), is to be consistent with the comprehensive long-range land use plan, and that NIPC adopts the TSD Plan as part of the northeastern Illinois Comprehensive General Plan. This process has functioned well in recent years, with NIPC adopting the Year 2000 Transportation System Development Plan as part of the Comprehensive General Plan. While the transportation plan presents the details of the transportation plan proposals, the following section of the Regional Land Use Policy Plan presents policies primarily directed toward dealing with the regional land use aspects of the transportation system.

Those areas of the region which are most accessible to the regional transportation system are of special interest from a land use policy point of view. It is at these key locations that transportation access exerts a major impact on certain important segments of the real estate market. It is here also that the potential exists for using transportation investment to achieve community development objectives, or conversely, for local land use and the transportation facility to be in conflict. Land use and development in the vicinity of transportation facilities must be carefully planned in order to support and strengthen the transportation system, create a compatibility between local land use and the transportation facility, and to encourage development beneficial to communities. Higher intensities of development are encouraged in proximity to existing and programmed regional transportation services. Conversely, low intensity development which does not require high levels of accessibility is generally encouraged to locate away from the regional transportation system access points. In these times of increasing transportation costs, pedestrian and bicycle access, facilitated through coordinated transportation and land use planning, should be emphasized.

It is important that land use policy and decision-making be coordinated with transportation system planning and development and occur with regard to an appropriate time frame. Long-range land use and transportation planning should go hand-in-hand, while immediate land use and development decisions should respect the short-range realities expressed in transportation programs and budgets. The public sector, regional planning agencies included, cannot responsibly encourage major private developments which require access to or development of transportation facilities and services for which funds have not been identified. Such facilities and services, as programmed in the Transportation Improvement Program (TIP), for example, should also be consistent with the long-range Transportation System Development Plan. The objective here is to create a logical phasing of development throughout the region within a broad, long-range development framework.

For long-range planning purposes, land use and transportion planning and forecasting must be closely coordinated. While many factors enter into forecasting, the relationship between the transportation network and land development is important from both policy and real estate market points of view. Key considerations for local planning and corresponding forecasting as related to land use and transportation are:

(1) encouraging infill and redevelopment which can take advantage of existing transportation facilities and services;

(2) encouraging development which is conveniently located with respect to transportation services; and

(3) encouraging population and household growth as a logical extension of the existing development patterns and the existing transportation system.

This plan is concerned with the development pattern at a regional level as it relates to transportation service. Policy recommendations are therefore directed toward public and private decisions which affect the predominant land use and density in a given area.

Policy Recommendation:

1. CATS and NIPC, in cooperation with other participants in the regional transportation planning process, should identify existing and planned commuter rail and rapid transit station locations, and expressway and limited-access arterial interchanges in the TSD Plan. NIPC will identify, as part of this process, locations of planned development where these access facilities may be needed and therefore require feasibility analysis.

(1) Highways, Expressways, and Interchanges

Major highways and expressways have been the single most powerful influence on regional land use patterns since World War II. Their impact has been detrimental to the provision of mass transit service which is most energy efficient.

Three major types of land development have commonly been associated with highways: development around interchanges, scattered developments, and strip development. The number and location of expressway interchanges have been among the most influential determinants of growth patterns. Location decisions for new, or expanded, interchanges should, therefore, be closely coordinated with public land use and facilities planning. Land use controls in the vicinity of the highway interchange should be applied to maintain highway and interchange capacities.

Since the impacts of highway (especially expressway) construction and the frequency and location of interchanges are known to be profound, the expansion of the highway network should be carefully planned to be consistent with county and municipal land use plans and regional plans and forecasts. Efforts are needed to minimize adverse environmental and land use impacts resulting from highway improvements. These efforts should include the development of land use controls which encourage development within existing transportation corridors. Attention must be given to minimizing air, water, noise, and other pollution.

A number of expressway interchanges have become the focus of major developments in the northeastern Illinois region. Expressway/arterial interchange locations have been especially attractive for corporate headquarters and office-research complexes, regional shopping centers, truck and automobile services, freight transfer facilities, and major entertainment and amusement complexes. These developments may also occur at planned interchange locations or where it is assumed that an interchange may be constructed or expanded. Improper development in the vicinity of interchanges may conflict with adjacent land uses and interfere with the functioning of the expressway and the roadways intersecting with it.

It is important that the expressway interchange areas be reserved for appropriate land uses, including those which must rely on expressway access and visibility, and be planned in such a way as to minimize adverse impacts on the functioning of the roadway system. Map 5A illustrates the expressway and expressway interchange facilities either existing or planned at the time of this writing. For more detailed and current information, the most current Transportation System Development Plan and Transportation Improvement Program should be consulted.

Additional interchanges may be required on existing expressways in order to satisfy the needs of expanding urban areas. County and municipal jurisdictions have recommended that the following areas be studied for interchange development feasibility: completion of a full interchange on I-94 at Route 60; and new interchanges on I-94 at Lake-Cook Road, on I-90 at Randall Road, on Illinois 5 at Orchard Road, and on I-57 at Sauk Trail Road, and Houbolt Road at I-80.

Policy Recommendations:

1. The IDOT, Illinois Toll Highway Authority, counties, and municipalities should locate new expressways, expressway extensions, and interchange improvements on the basis of the policies of the Transportation System Development Plan.

2. NIPC and the other transportation planning agencies should continue to ensure that the Regional Land Use Policy Plan and the highway component of the Transportation System Development Plan are consistent and mutually supportive. The regular update of each plan should consider recent changes in transportation and land use policy.

3. Give first priority to the preservation of the region's existing transportation system and to the maximization of its people and freight carrying capacity. This policy, also contained in the TSD Plan, helps maintain and revitalize mature and developed communities.

4. NIPC will endorse development proposals only where existing roadways are adequate to provide service or where necessary construction or improvements are to be provided through the Transportation Improvement Program or programmed local construction or improvement.

5. NIPC will endorse proposals for small lot/multi-family, medium and low-medium intensity residential and regional employment uses within approximately 2 miles of existing interchanges or interchanges included in the TIP (or Illinois Toll Highway Authority Program) provided that such development is consistent with county and municipal plans, with other regional plans, and with the function of the expressway, the interchange and the arterial highway. Adequately designed frontage road systems may expand the access area to greater than 2 miles parallel to the expressway. This policy also applies to interchanges on limited-access arterial highways that have been identified in official county plans or by other official county board action.

   NIPC will not oppose developments of a lower intensity within this area where such development is consistent with county and municipal plans and other regional plans and policies.

   NIPC discourages low-intensity employment development at distances greater than 2 miles from interchanges but may endorse such development if it is consistent with county and municipal plans.

6. Municipalities and counties should adopt appropriate land use regulations for areas in the vicinity of expressway interchanges. When requested, NIPC will assist counties and municipalities in the development of ordinances and other control mechanisms to guide land development in the area surrounding expressway interchanges.

7. Future highway planning studies by IDOT, CATS, NIPC, or others, should identify highway and interchange impact areas and identify possible strategies and actions to minimize adverse land development impacts within these areas.

8. Small area allocations of regional forecasts should be consistent with planned land use patterns in the vicinity of expressway interchanges.

(2) Mass Transit Access Areas

Regional Transit Access Areas

Commuter rail and rapid transit stations are similar to highway interchanges in

that they are focal points for residential, commercial, and industrial developments.

The areas in the vicinity of existing and planned stations (Map 5B) are an important interface between local and regional land uses and transportation services. The immediate area of the station facility and an area generally no more than 1000-1500 feet from the station are most directly affected by station users and station-related land uses. Development which provides pedestrian access to stations by being approximately within three-fourths of a mile also serves to enhance transit system usage. These regional transit access areas should be developed to support and enhance the use of the transit system while achieving compatibility with nearby land uses.

Fixed Route Bus Threshold Area

The development pattern of communities in the region has included areas which contain higher intensities of land use for residential, employment and commercial, or services functions. For the most part, these areas represent the older parts of the region which developed because of their "crossroads" location or proximity to rail transit facilities. In addition, there are newer areas which have developed as multi-functional complexes around expressway-oriented shopping centers and office developments. Such areas, existing and proposed, may be identified in county and municipal plans as generalized small lot/multi-family or medium density residential areas, or as employment areas.

Fixed route bus threshold areas are places where higher intensity development will support a viable fixed route bus system. In defining the fixed-route bus threshold area, NIPC identifies areas with a current population and/or employment level of 1000 or more per quarter-section and potential areas with an equivalent forecasted population and/or employment level. Isolated and small higher intensity areas are not included because of the difficulty in providing fixed route bus service to such areas. The fixed route bus threshold area based on available 1980 population and employment data is shown on Map 5C. This is the area of the region which currently supports the fixed route bus network and which may offer opportunities for limited expansion of transit services.

It is desirable for proposed small lot/multi-family residential, medium density residential, and regional employment areas to be located in or adjacent to areas which currently achieve the fixed route bus threshold density. Longer-range planning for such uses should consider a fixed route bus threshold based on forecasted population and employment. A potential fixed route bus threshold area (based on year 2005 forecasts of population and employment), useful for long-range planning, is shown on Map 5C.

Some portions of the bus threshold area have experienced economic decline and possess excessive amounts of vacant and substandard dwelling units, underutilized land, and underutilized office, commercial, and manufacturing space. Local governments and local organizations and institutions have placed a high priority on the preservation and revitalization of these areas. Despite short-term economic fluctuations, the large fixed investment and locational advantages of many of these areas provide an important ingredient for neighborhood preservation and economic development programming.

Newer fixed route bus service areas, although sometimes possessing densities sufficient for public transportation services, did not necessarily develop in such a way that such services can be effectively provided. A long range planning objective is to work toward improved land use/transportation relationships which can provide energy-saving public transportation access in these core areas.

Maps 5B and 5C illustrate the locations of regional transit access areas and the fixed route bus threshold area which relate to the following policies. For more detailed and current information, the most current long-range Transportation System Development Plan and Transportation Improvement Program should be consulted.

Additional transit facilities may be needed in the future to serve expanding urban areas. County and municipal jurisdictions have recommended that the regional transportation planning agencies consider the feasibility of commuter rail service between Deerfield and Gurnee on the Milwaukee Road line, at Route 59 on the Burlington Northern Railroad line, and at Gary Avenue along the proposed Illinois Central commuter rail line in Carol Stream.

Policy Recommendations:

1. NIPC in cooperation with the transportation planning jurisdictions will ensure that the transit component of the Transportation System Development Plan and the Regional Land Use Policy Plan continue to be mutually consistent and supportive.

2. NIPC will encourage high intensity land use patterns which support the regional transit and fixed-route bus systems. NIPC will endorse small lot/multi-family, medium density residential and high intensity employment uses within approximately 3/4 mile of transit and commuter stations and within or adjacent to the fixed-route bus threshold area.

   NIPC may endorse intensive developments located outside the fixed route bus threshold area if the development represents a reasonably contiguous compact extension of the threshold area. Conversely, it is appropriate that long range planning for transit service be based on planned and forecasted densities. NIPC will endorse low-intensity employment development at distances greater than 3/4 mile from transit and commuter stations and outside the fixed route bus threshold area if the development is consistent with county and municipal plans and other regional plans and policies.

3. NIPC will discourage development of estate and countryside, and low-intensity employment uses within approximately 3/4 mile of transit and commuter stations and within the fixed-route bus threshold area. Low-medium density residential development is also discouraged within these areas, but will be endorsed by the Commission if such development is consistent with county and municipal plans.

4. NIPC, counties, and municipalities should assure that development proposals in mass transit access areas are coordinated with existing and programmed transit facilities and services. Developments requiring transit facilities not included in the Transportation Improvement Program (TIP) should be discouraged.

5. Municipalities, the RTA, and CTA, should cooperatively pursue joint development projects which enhance the transit ridership and provide community development and revitalization benefits to communities.

6. The Chicago Area Transportation Study, the Regional Transportation Authority and NIPC, through the transportation planning process, will maintain a long range transportation plan which maximizes the potential for public transit use and minimizes energy use.

7. Counties and municipalities should review their land use plans and development regulations and should consider changes which would encourage development of intensive commercial, industrial, institutional, recreational, and residential land uses within regional transit access areas and fixed route bus threshold areas in order to facilitate the provision of transit services. When requested, NIPC will assist counties and municipalities in the development of zoning and other land development control provisions for commuter rail and rapid transit station areas.

8. IDOT, counties, municipalities, and other transportation jurisdictions should plan and develop pedestrian, bicycle, and automobile access to bus, commuter rail, and rapid transit facilities.

9. NIPC, CATS, and the RTA should work to define appropriate levels of service for land use categories and density levels.

(3) Airports

Northeastern Illinois contains a number of different types of airport operations. O'Hare International, Midway, and Meigs Field are physically constrained. Other airports are located in the suburbs and in some cases, adjacent vacant land is still available for airport expansion or for development. There is a great concern over the land use and environmental impacts of airports and airport expansions. There is also concern for the economic impacts that airport closure and conversion to other uses would have on mature communities.

Policy Recommendations:

1. Airport operators should coordinate plans for new airport development or expansion with municipal, county, and regional land use plans and forecasts.

2. NIPC and CATS should work with the counties and municipalities to prepare model airport zoning regulations and land use/aircraft operating agreements.

3. The federal and state aviation agencies, in cooperation with the region's airport operators, should prepare aircraft noise forecast maps and make them available to the region's governments and other interested parties.

4. Airport operators should locate, design, build, and operate new and existing airports in a manner which minimizes the adverse impact on existing and future land uses.

5. Counties and municipalities should plan for land in aircraft noise and hazard areas to be acquired and used for open space or to be zoned for other compatible uses.

6. Federal and state aviation agencies should encourage the development of new aircraft, the retrofit of existing aircraft, and the use of air traffic patterns that minimize noise in communities surrounding airports.

7. Federal, state, and local officials should work closely with operators of privately owned airports, which are important to the area's economy, to insure the continued private or public operation of such airports.

8. Operators of public and privately owned airports should use formal agreements to establish airport advisory committees, and should include representatives of public and private interests affected by airport operations on such committees.

9. NIPC will endorse high and low-intensity employment uses within approximately one and one-half miles of airports with existing or planned runway lengths of 4500 feet or more as indicated in the Regional Airport System Plan (Map 5B). Such uses must comply with safety standards and noise compatibility guidelines. Other uses will be endorsed within approximately one and one-half miles of these airports if they similarly comply with safety standards and noise compatibility guidelines.

d. Access to Regional Centers

The extent of private and public investment in regional centers and ancillary facilities suggests the desirability of maintaining and reinforcing their viability as major community assets and focus for additional investment. Since little development of new regional centers (major shopping centers and central business districts with at least 400,000 square feet of usable space) is expected in the future, regional policy can now focus on the maintenance of existing centers. Older shopping centers as well as many central business districts are finding the need to reassess their functions in the community, renovate their physical plants, and modify and diversify the functions and services they perform. Often, improved physical relationships need to be created

with adjacent areas. The centers themselves may need to adapt to new functions. The trend is toward improved environments, introduction of additional and intensified land uses, including new housing, and enhancement of public transportation service while accommodating automobiles in a more constrained and structured manner. Locations of existing regional centers are shown on Map 5A.

Policy Recommendations:

1. NIPC, counties and municipalities should support the maintenance and revitalization of regional centers by encouraging the development of diverse and supportive intensive land uses within and adjacent to such centers.

2. NIPC, counties and municipalities should support the maintenance and revitalization of regional centers by encouraging improved physical environments within and surrounding such centers.

3. NIPC will endorse the location of small lot/multi-family and medium density residential development, as well as high-intensity employment development, within approximately one mile of regional centers which are existing or under construction. Such development should be consistent with county and municipal plans as well as other regional policies.

4. NIPC will encourage municipalities and transportation jurisdictions to promote improved pedestrian and bikeway, vehicular and public transportation services to and within regional centers.

5. Municipalities should participate in planning efforts designed to improve and maintain regional centers by reconsidering land uses and land use relationships within and adjacent to the centers.

e. Natural Gas, Electric, and Telephone Services

Little precedent exists for coordinating the provision of natural gas, electricity, and telephone service with land use planning.

The coordinated development of these services could support public development policy and could conserve energy and improve system operation and maintenance.

Such a coordinated process could also provide the means to reserve needed sites and corridors for utility expansion. The ability to plan in advance could help satisfy the future space requirements of the utilities and help avoid potential land use conflicts between electric, gas, and telephone facilities and other land uses.

Policy Recommendations:

1. Utility companies should locate, design, and build future gas, electric, and telephone facilities to minimize adverse social, environmental, economic, and visual impacts.

2. NIPC, CATS, counties, municipalities and private utility companies should cooperate in planning and encouraging the multiple use of utility corridors.

3. The ICC should evaluate utility extensions and designs with respect to their consistency with NIPC-endorsed population and employment forecasts and regional plans.

4. Private gas, electric, and telephone utilities should prepare social, environmental, economic, and visual impact statements prior to constructing major new facilities and should make these statements widely available to interested parties.

4.06 DEVELOPMENTS OF REGIONAL IMPACT AND OPPORTUNITY AREAS

a. Developments of Regional Impact

Developments of regional impact are large scale projects often sponsored by the private sector which affect more than one community. Such developments often occupy large parcels of land. They may alter trans-

portation patterns in the region and generate large numbers of new transportation trips. They often serve or employ people from a wide area or may house thousands of families or individuals. They can also significantly alter or accelerate the development pattern in the surrounding area. The environmental impacts of these developments could include loss of open space, loss of vegetation and wildlife, increased stormwater runoff, and air pollution. The socio-economic impacts of these developments are apparent when one community receives the tax revenue, while other communities bear the burden of increased traffic and housing of the development's employees. The construction of a development of regional impact might result in the loss of existing housing stock and adversely effect the character and integrity of a community or neighborhood.

Well-planned developments of regional impact can help achieve regional, community, and individual objectives. When carefully planned and located, developments of regional impact can stimulate increased transit usage, attract additional development, enhance the regional environment, and socially and economically strengthen communities. Examples of developments of regional impact include:

- Woodfield Mall, Schaumburg--regional shopping center.
- Fox Valley East, Aurora--residential development.
- Fermi National Accelerator Laboratory, Batavia--research complex.
- University of Illinois at Chicago.
- Six Flags Great America, Gurnee--amusement center.
- The proposed 1992 World's Fair.

Existing developments of regional impact warrant as much consideration as new ones. They represent important private or public investments, which are supported by a significant investment of public funds in facilities and services. New developments can threaten the viability of existing ones and cause underutilization of public facilities and loss of public revenues to amortize bonded debt.

A public policy on developments of regional impact is an integral part of the six-county area's conservation and development strategy. Distribution of limited public funds must be carefully balanced between the need to modernize existing developments and supportive public services and the need to install new public facilities and services to support new developments.

In addition to policies included elsewhere in this plan, the following policies should be considered.

Policy Recommendations:

1. NIPC will assist in the development of intergovernmental agreements for the coordination of planning and land use management in the vicinity of proposed developments of regional impact.
2. NIPC will work with the counties and municipalities to develop information on the planning and management of developments of regional impact, including the sharing of costs, revenues, and services through intergovernmental agreements.
3. Mature communities should provide tax, zoning, and other incentives to encourage the maintenance or location of developments of regional impact at appropriate sites.
4. Local governments considering developments of regional impact should seek review and comment by NIPC.
5. Private sector developers are encouraged to submit preliminary proposals for developments of regional impact to the appropriate county or counties, affected local jurisdictions, and NIPC for review and comment.

b. Opportunity Areas

Opportunity areas are generalized locations identified by the Commission which hold unusual potential for accommodating significant new investment in support of regional objectives, plans and forecasts. Such areas may or may not be identified in county or municipal plans or programs. Factors entering into the selection of opportunity areas include:

- the availability of land or structures for development and/or re-use (while avoiding the use of prime agricultural lands);
- exceptional levels of existing or potential public transportation service where mutual support of land use and transportation facilities can be achieved and effectively demonstrated;
- potential as a catalyst for revitalization and conservation of older communities;
- potential for significantly focusing new investment in newer areas of the region, creating improved community design, fiscal health, or land use compatibility;
- potential for improving economic development and employment potentials in economically depressed areas;
- the availability of unique resources which can be effectively managed and conserved while using them as a marketing tool for new investment; and
- official designation and public policy support for investment in target areas.

Examples of potential opportunity areas include:

- the Illinois and Michigan Canal National Heritage Corridor;
- the proposed 1992 World's Fair site and environs;
- enterprise zones and other areas (such as Certified Cities designated by the Illinois Department of Commerce and Community Affairs) officially targeted for economic development and revitalization initiatives; and
- vacant areas in urban and suburban locations which, if developed, could create cost-effective home and work trips on public transportation.

Map 6 illustrates the locations of currently identified opportunity areas.

Policy Recommendations:

1. NIPC will recognize and promote areas which demonstrate extraordinary development potential by designating them as opportunity areas.
2. NIPC will periodically review and update its designations of opportunity areas in order to provide current information to private investors and public jurisdictions.

4.07 INTERGOVERNMENTAL RELATIONS IN LAND USE MANAGEMENT

a. Intergovernmental Cooperation: A Framework for Management

Land use management is the responsibility of municipalities and counties which have power to regulate land development. Over the years, this management approach has become more sophisticated as municipalities and counties have increased their capability to deal with growth and encourage revitalization. With expansion of communities, the potential for intergovernmental conflict over land development has increased.

The local land use management systems are normally adequate for local land use decisions, but are not designed to deal with major development decisions that have wide ranging effects and impacts. For example, the effects of large regional shopping centers, residential developments, major industrial parks, airport expansions, open space and recreation developments, and extensions of expressways and sewers often go far beyond the jurisdiction or immediate area of

the new development. Traffic, flooding, noise and other impacts may occur in adjacent communities which have to bear the costs of problem amelioration without receiving any benefit.

Elsewhere around the country, the management of major land use change relies on a stronger role for state government and partial preemption of local government authority in land use management. In Illinois the constitutional and statutory encouragement of intergovernmental contracts and agreements creates possibilities for dealing with regional land use issues without modifying or adding new layers to the existing system of government.

Intergovernmental land use agreements among local governments already exist in northeastern Illinois. The Techny Area Land Use and Boundary Agreement signed by thirteen local governments in northern Cook County is but one example. In other areas of the region, boundary agreements and intergovernmental planning have also resulted from cooperative efforts. Workable intergovernmental land use management can result from cooperative land use planning and local intergovernmental agreements.

An essential step in establishing an intergovernmental framework for coordinated land use planning is consistency of public policy on development. This is occurring in several of the counties as the county planning commissions work with municipal planning commissions, and with neighboring county planning commissions to coordinate land use planning. It is intended that this land use plan, which grew out of consultation with counties and municipalities and which is based on a cooperative forecast process, represent a consensus of municipal, county, and regional planning programs.

The objectives of intergovernmental cooperation on land use planning are to--

--recognize and act upon points of agreement and common interest;

--resolve points of disagreement and conflict; and

--anticipate changing situations and trends in the future.

NIPC is a forum where many points of agreement and common interest are shaped into advisory policies and where proponents of divergent interests discuss, debate, and work to resolve disagreement and conflict. Other organizations which are involved are the councils of governments, the municipal associations, and municipal and county planning commissions.

Municipalities, counties, and areawide agencies (including councils of governments, municipal leagues, and NIPC) can use intergovernmental agreements to ensure coordination of the land use planning process and subsequent land use decision making. Among the plan components which can be coordinated through intergovernmental cooperation are:

1. development objectives or principles;

2. forecasts for population, employment, and land use;

3. comprehensive and functional plans;

4. land use management tools, including development standards, ordinances, tax policies, and capital development programs; and,

5. annexation and service area boundaries.

Intergovernmental agreements can also provide for periodic update and review of the plans and policies, and it can establish a process for the parties to work out unforeseen problems.

The important result of intergovernmental cooperation can be a formal or informal acceptance of land use plans and policies among jurisdictions. Such agreement and acceptance encourages orderly development, a high quality environment, and an equitable distribution of costs and benefits resulting from development.

NIPC, along with local governments, should encourage federal and state agencies

to accept regional, county, and municipal plans and to honor them with respect to each agency's activity. Federal and state agencies should use those plans as a basis for allocating resources, review of grant applications, and making development decisions affecting northeastern Illinois.

The following policies and action recommendations are intended to encourage a stronger intergovernmental framework for land use planning in northeastern Illinois.

Policy Recommendations:

1. The regional land use planning process should be used as a method for coordinating land use planning and decision-making among all governmental jurisdictions in northeastern Illinois.

2. Intergovernmental mechanisms that deal effectively with the intergovernmental aspects of land use decisions affecting critical regional resources issues, such as water supply, water quality, and flood plains should be encouraged.

3. Land use regulatory powers should be retained in the hands of county and municipal governments; the present state and federal roles in land use management should be continued.

4. Area governments should encourage federal and state agencies to recognize locally-prepared plans and policies and to use such plans and policies in federal and state development and program decisions.

5. NIPC should continue its established role as convenor, facilitator, and technical advisor to the municipalities and counties.

b. Land Use Planning Conflict Resolution Process

Introduction

As land use plans and capital investment programs are developed by governmental jurisdictions in northeastern Illinois, issues may arise among counties and municipalities concerning the planned use of land and the public facilities needed to serve planned uses. The Commission encourages communication among counties and municipalities that identifies potential conflicts during the planning process. Resolution that promotes continued cooperation, a rational land use pattern, and implementation of regional land use policies is also encouraged.

In addition, major development proposals and proposed changes in public capital investment programs create impacts on multiple jurisdictions. Concerns regarding these impacts are frequently brought before the Commission because the major developments require changes to regional plans and programs.

This Regional Land Use Plan places a great deal of emphasis on the county and municipal planning processes which are closely tied to local regulatory authority. Therefore, the Commission encourages the highest caliber of local level land use planning, including vigorous initiatives by jurisdictions to identify and resolve land use issues affecting other governments.

NIPC encourages cooperation and coordination and will provide its services and expertise when requested by jurisdictions. Where necessary, NIPC will involve itself in land use issues which affect the implementation of regional land use policies.

A conflict resolution process has been designed in order to facilitate the identification and resolution of regional land use issues. This process as described below is intended to be a general guide. Where special situations arise, NIPC will pursue a modified approach in cooperation with the affected parties. The conflict resolution process applies to the consolidated county/municipal land use plan map and related land use issues. Any resulting land use plan amendments are handled through: general plan amendment procedures (See Appendix B); criteria and procedures for amendment of the Land Use Plan (Section 4.09); and water quality management plan amendment procedures (Section 4.05 b.).

Principles

There are four principles which the conflict resolution process must uphold:

1. Resolution at the municipal-county level wherever possible.

2. Maintenance of openness and due process, with appeal opportunities and notification of affected parties.

3. Preserve the option for regional participation, either at the request of affected parties or by Commission initiative.

4. Encouragement of conflict resolution through intergovernmental agreement.

Procedures

1. Identification of a regional issue.
Those issues which are regional are those where differing land use objectives for an area of land are being pursued by more than one jurisdiction and/or where there is conflict with adopted regional land use policies. Such issues may arise during the local plan development and adoption process or when specific development proposals are being considered. Where such issues are not resolved among the affected parties, one or more of the affected parties may notify NIPC, indicating that a conflict exists which affects the consolidated county/municipal land use plan map and/or regional land use policies.

In addition, NIPC may identify a regional issue where proposed development may not be consistent with the consolidated county/municipal land use plan map, adopted regional land use policies, or functional plans. Such issues would normally be identified through NIPC's statutory review of county plans, NIPC's routine participation in area planning activities, or through NIPC project review and clearinghouse functions.

NIPC's participation in the resolution of land use issues which affect the consolidated county/municipal land use plan map or its relationships to regional land use policies must be initiated by a decision of the Commission (the full Commission or its Executive Committee) with or without a request from an affected jurisdiction.

2. Information gathering process and preparation of staff findings.
If the Commission elects to participate in a conflict resolution process the staff will prepare a comprehensive background paper for the Commission's Executive Committee.

3. Assignment to Commission committee.
The Executive Committee will determine which standing NIPC committee should assume responsibility for the conflict resolution process. In some cases, an ad hoc committee may be appointed for the purpose. The conflict resolution committee will establish a schedule and approach to conflict resolution based upon the nature of the issue, a review of relevant regional policy, and the roles of the affected parties. The process may involve additional fact finding, negotiations, and possibly public meetings or hearings.

4. Commission action.
The type of Commission action may take a variety of forms depending upon the circumstances. These could include, but would not be limited to:

* recommendations to the affected parties that each take formal action(s) accepting recommendations of the Commission;

* facilitation of an intergovernmental agreement concerning matters of policy or procedure; or

* recommendations to the Commission of a change of the regional land use map, of a regional land use policy, or of other regional policies. The decision may involve full or partial concurrence with one or more of the affected parties. Plan amendments would be subject to the official procedure of the

Commission, including those identified in Appendix B of this plan.

c. Public Involvement in Intergovernmental Land Use Management

The intergovernmental framework discussed in the preceding section could provide new opportunities for public involvement in land use management.

This Regional Land Use Plan broadens the scope of participation by the region's local governments, it also broadens the opportunity for participation by the citizenry of northeastern Illinois.

Policy Recommendations:

1. Adoption of plans and policies by the region's governments should be preceded by ample opportunities for public involvement and understanding of areawide consequences.

2. NIPC will encourage and make formal provision for public participation in its land use planning procedures.

d. Public-Private Sector Relations in Intergovernmental Land Use Management

It is at the county and municipal levels that land use regulatory powers reside. Therefore, these governmental units have more effective formal and informal systems for the discussion of land use matters between public and private decision-makers than exists at the multi-county levels.

Informal arrangements and even formalized procedures exist for communication between the private sector and local government officials at early stages in the development process, as well as at later stages when government approvals are being sought. Provisions for consultation are established in many local land use control regulations and procedures. Similar discussion should occur with respect to developments of regional impact.

Policy Recommendations:

1. County and municipal officials should encourage the private sector to communicate with intergovernmental groups and NIPC when developments of regional impact are in the conceptual stage.

2. The region's governments and intergovernmental groups should seek early consultation with major developers and homebuilder associations on land development activities.

3. NIPC, governmental jurisdictions, and intergovernmental groups should inform the private sector about their plans, policies, and concerns which have areawide impacts.

4. Local public-private partnerships should be created in order to encourage investment which will implement officially adopted land use plans.

4.08 USING THE REGIONAL LAND USE PLAN IN ADVISORY PROJECT REVIEWS

The project review process provided for by Circular A-95 has been rescinded effective September 30, 1983. Federal Executive Order 12372 permits states to develop and implement a replacement review process. The State of Illinois has announced a replacement program which provides for NIPC maintaining a project review function.

1. The Advisory Project Review Process

One purpose of the review process is to promote intergovernmental cooperation by providing the earliest possible notice to units of government and other agencies of a proposal to use federal or state funds for a public facility, service or other state or federally supported activity in their area. Another important purpose of the advisory review is to inform the federal funding agency as to whether or not the proposal is consistent with adopted regional plans and policies.

It has been the Commission's position over many years that the overall Comprehensive General Plan and the functional plans, such as water quality and open space, are interdependent and must be viewed as being interrelated. It would not be proper, for example, to propose a tract of land for open space acquisition and then to plan for the provision of wastewater service to the same tract. Therefore, this plan will be utilized in project review activities in the same manner as the Commission's other functional plans.

2. The Project Review Process and the Regional Conservation and Development Strategy

a. NIPC will maintain contact with all the relevant federal and state funding and regulatory agencies to inform the agencies of the region's Regional Conservation and Development Strategy and land use objectives and carefully describe the major areas which require further study.

b. NIPC will maintain ongoing contact with these agencies and local governments so that all parties can mutually arrive at feasible ways to implement the Regional Conservation and Development Strategy.

c. NIPC's advisory comments on grant applications will address the consistency of proposals with the various adopted regionwide functional plans and facilities programming efforts.

d. The Preface for Regionwide Conservation and Orderly Development identifies two areas of concern. The first is that the region should strive to maintain its share of the nation's economic activity while pursuing the fair allocation of public resources to promote equality of opportunity. As part of the implementation of the strategy, the Commission urges the state to develop multi-year capital development plans for its operating agencies. The development of these capital development plans should involve regional planning agencies such as NIPC, in assessing through advisory reviews, the regional, social, economic, and environmental implications of all capital development options. In this way, the state and region will be better able to define their needs, attract and allocate resources, and stimulate private investment.

The second concern expressed in the strategy statement is the need for cooperation in the task of promoting stabilization and continued maintenance of mature and/or distressed areas, as well as in promoting new growth which is supportive of regional goals and objectives.

4.09 CRITERIA AND PROCEDURES FOR PLAN AMENDMENT

a. Plan Amendment Criteria

The Commission considers it important that there be a clear understanding and policy basis for determining the circumstances under which a plan amendment should be considered. The plan was developed as a flexible policy document for advising on the development of the region. The various plan components, including policies, definitions of conservation and development areas, and standards are intended, however, to provide the Commission with a consistent basis for land use recommendations. Therefore, significant amendments to the plan would necessarily be those which would revise the fundamental policies established in the plan. The following criteria will be used by the Commission in deciding whether the plan should be amended:

1. Has there been a change in county or municipal plans which warrants a plan amendment?

2. Has there been a change in the significance of public water supply, wastewater, transportation, or municipal services as factors in determining the type, location, density, or timing of development? Are there new factors which ought to be recognized?

3. Is there a change in another regional plan or program which significantly affects the Regional Land Use Policy Plan and requires that it be amended in order to maintain consistency.

4. Have there been changes in the economics of land development, the fiscal or legal status of governmental jurisdictions, or the economic conditions of the region which support plan amendment?

5. Have new or changing environmental or resource management factors (including energy) provided new opportunities or constraints to land use development and land use planning?

6. Do changes in overall growth forecasts for the region support plan amendment?

b. Plan Amendment Procedures

The Commission adopted procedures for the amendment of regional plans on June 17, 1976 and for amendments of forecasts on June 16, 1977. Forecast amendment procedures were modified by the Commission on December 2, 1981. These procedures build upon statutorily mandated amendment requirements and establish a "level of amendment" process which tailors the process to the significance of the amendment. Procedures are included in Appendix B of this plan.

5
Planning Background

5.01 AUTHORITY FOR PLANNING

The Northeastern Illinois Planning Commission was created by the Illinois General Assembly in 1957 for the purpose of preparing an advisory comprehensive plan for the orderly growth and development of the northeastern Illinois region, including the counties of Cook, DuPage, Kane, Lake, McHenry, and Will. In addition, the Commission was authorized to prepare and recommend to local governmental units functional plans and policies relating to various aspects of regional development, including residential, commercial, industrial, public and other land uses. The Commission in its plans is mandated to give consideration to all pertinent existing plans, projects, proposals and policies of local governments.

5.02 PLAN DEVELOPMENT PROCESS

1978 Plan

In late 1975, a cooperative planning effort was initiated to coordinate federally assisted municipal, county, regional and state land use and housing planning activities in northeastern Illinois. Initially called the 701 Participants Group, some 50 technical planners addressed the region's land use and housing issues. Later, the Housing and Land Use Planning Coordination Advisory Committee (HALUAC) was formed. HALUAC members included elected officials and the technical planners.

Work on the Regional Land Use Policy Plan began in early 1976 with a series of memoranda outlining possible directions of the land use planning effort. These directions were discussed with the 701 Participants Group and with the Private Sector Advisors for Residential and Land Use Planning, a group representing developers, lawyers, and other land use interests. The Commission's Planning Committee endorsed these efforts in March 1976.

Technical work on the land use plan accelerated in mid-1976 with the distribution of a technical paper, "Land Use Problems and Issues in Northeastern Illinois." Invitations to participate in reviewing the paper and completing a detailed questionnaire on it were mailed to nearly 8000 recipients of NIPC's newsletter. Respondents to the questionnaire agreed that most of the land use issues identified were of "greater than local (municipal) concern." Furthermore, the majority felt that most of the issues could best be dealt with at the county, regional, or state levels. Although response to the questionnaire was small, the results generally confirmed the initial concepts of the regional land use planning program.

During early 1977, a second technical paper, "An Outline of the Proposed Regional Land Use Policy Plan for Northeastern Illinois," was completed. The outline was reviewed and endorsed by the Planning and Policy Development Committee of the Commission.

Technical studies on four major areas of regional land use concern provided the background research from which most of the plan's policy and action recommendations were drawn. Growth and conservation concerns were examined. Factors identified which influence where, how much, when, and at what intensity development and conservation should take place. Major public investments, particularly those which influence the land development process, were studied. Critical environmental areas which might be adversely impacted by development were considered. Finally, large scale public and private developments were studied to determine their impacts.

Land use management issues were examined in a series of management papers prepared by the Commission's attorney. These papers examined the legal framework for considering land use issues of greater than local concern; land use related inter-

governmental agreements; and various techniques to help guide growth. These management papers provided much of the background research for the formulation of the land use management recommendations in the plan. The plan was adopted on June 15, 1978.

1984 Plan Update

Beginning in 1981, the Commission undertook a series of studies in order to determine the needed direction and magnitude of the update of the 1978 plan. During this time, the Commission was forging new relationships with agencies involved in water quality management planning--an activity with close and continuing linkages to land use planning and decision-making. Also, the Commission was involved in the review of several major development proposals. These were instructive with respect to the desirable direction of regional land use planning as it relates to county and municipal planning and the planning of major public investments.

The Commission prepared a recommended update which was released for public review and comment during October and November of 1982. On December 15, 1982, the Commission gave tentative approval to several portions of the update, including a revised Preface on a Regionwide Strategy for Conservation and Orderly Development, and deferred action on other aspects of the plan.

During 1983, the Commission worked with Commission subcommittees on agricultural lands and major development areas, with the Recreation and Open Space Technical Advisory Committee, and with the Areawide Planning Advisory Committee to develop new recommendations. Potential revisions were reviewed and discussed with county planning directors, directors of councils of governments, and other local officials and individuals. A draft update was distributed in December of 1983. Meetings with public officials and public hearings were held in January and February of 1984, leading to adoption of the plan on March 21, 1984.

5.03 COORDINATION WITH OTHER PLANNING PROGRAMS

NIPC has worked closely with the counties in the development and review of their comprehensive and functional plans. Goals, objectives, and policies in the various county plans dealing with the major regional concerns of conservation and development, critical environmental areas, major public investments, developments of regional impact, and land use management, correspond closely to those contained herein. The county planning programs have helped to shape the development of the regional land use planning elements. As a result of past coordination efforts, county land use plans are generally consistent with regional plans and vice versa.

The counties have been working closely with their respective municipalities to coordinate local and county planning efforts. In some areas, this coordination has occurred through intergovernmental groups like the Barrington Area Council of Governments. These efforts represent the trend toward improved local/county/regional planning coordination and cooperation.

There has been functional planning coordination in the areas of transportation, water supply, water quality management, and open space. Interagency agreements on forecasts, review of plans and other efforts have helped to assure maximum coordination of plans and planning activities.

Coordination of land use planning with the State of Illinois is ongoing. Of significance are the planning relationships with the Department of Commerce and Community Affairs; the Illinois Bureau of the Budget; the Illinois Environmental Protection Agency; the Illinois Department of Conservation; the Illinois Department of Transportation; and the Chicago Area Transportation Study.

APPENDICES

APPENDIX A

Map 1: Consolidated County/Municipal Land Use Plan Map

Map 2: Critical Environmental Areas

Map 3: Additional Areas of Regional Open Space and Agricultural Protection Concern

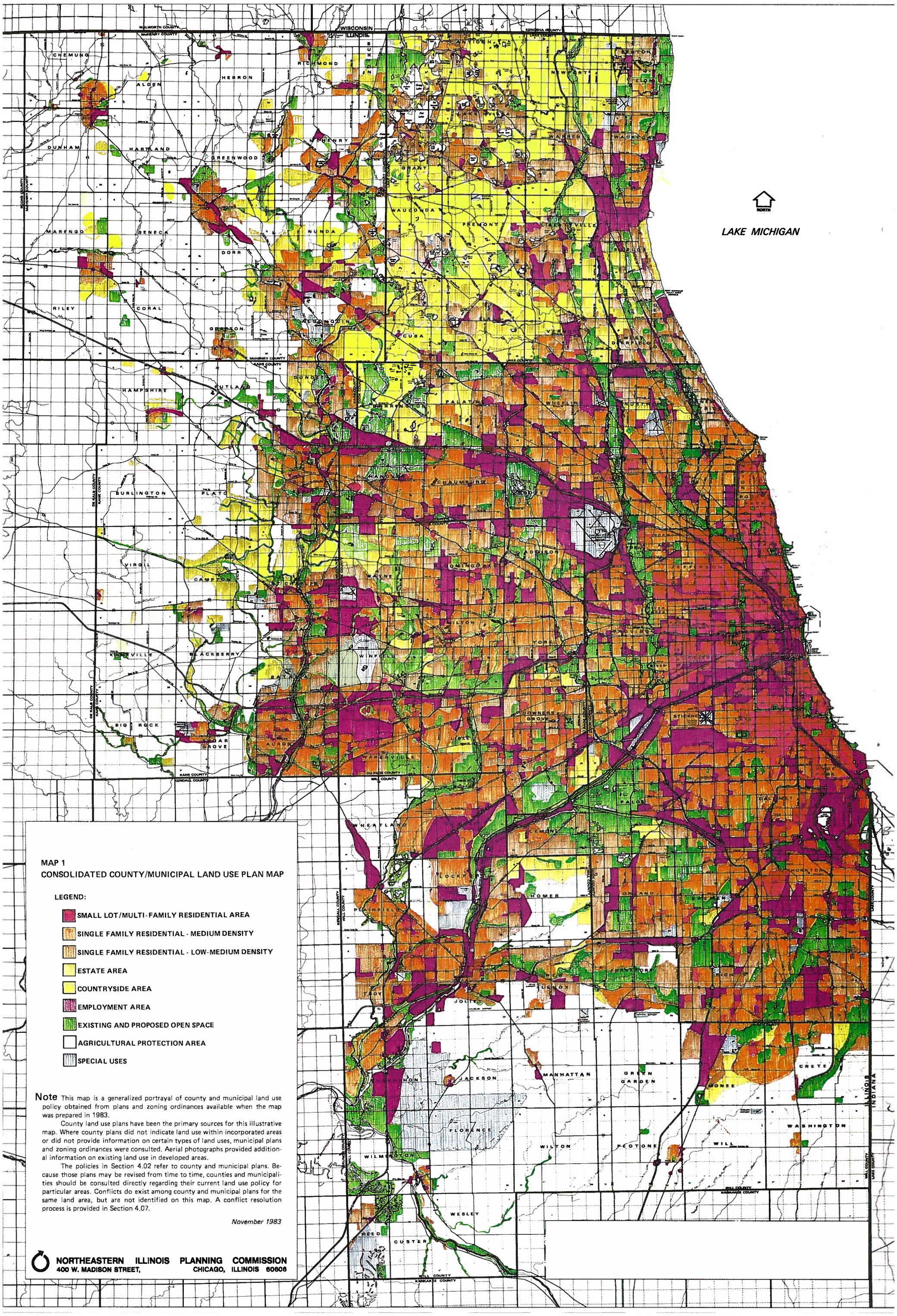
Map 4: Wastewater Facility Planning Areas

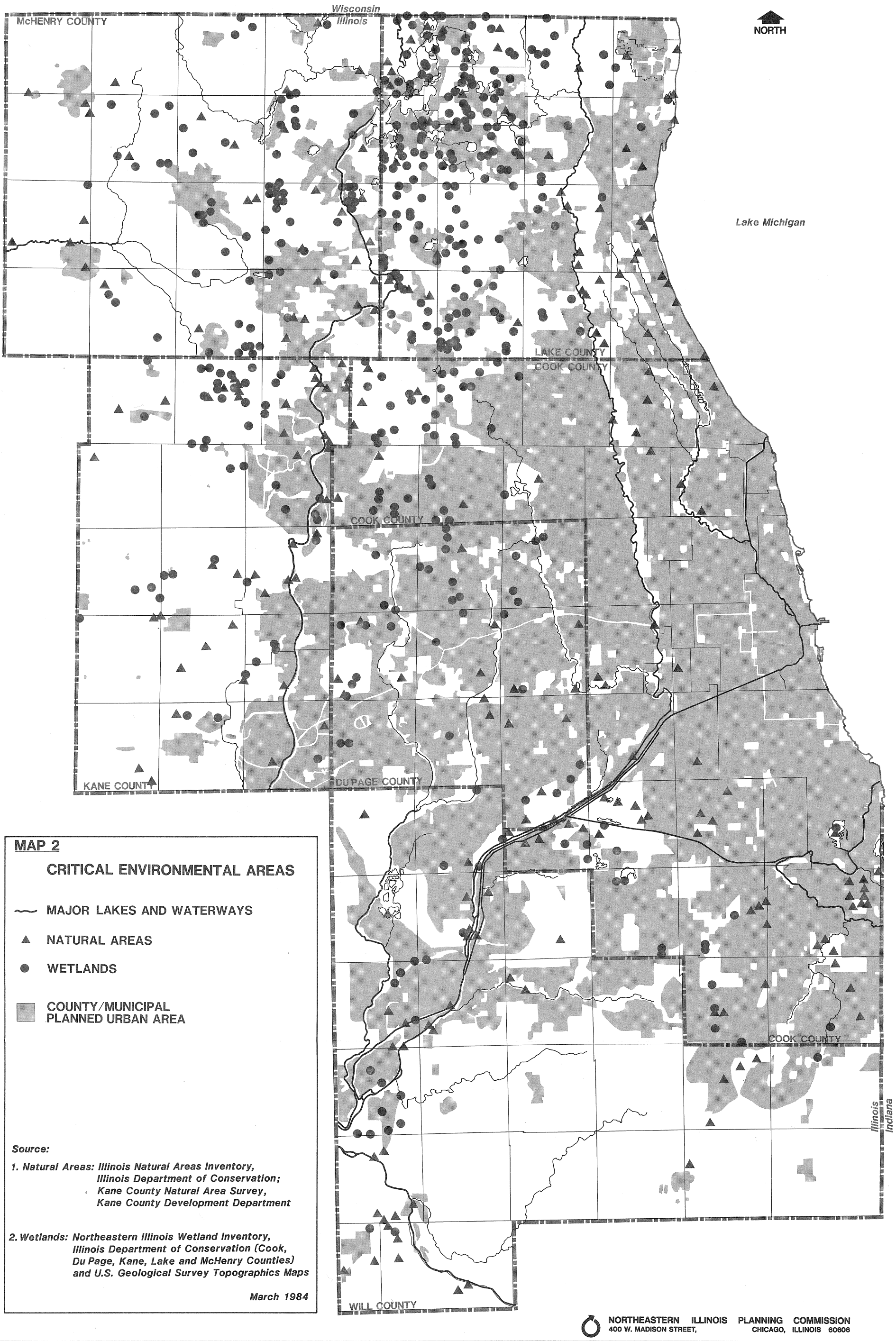
Map 5A: Existing and Planned Expressways, Expressway Interchanges, and Regional Centers

Map 5B: Commuter Rail and Rapid Transit Facilities

Map 5C: Fixed Route Bus Threshold Area

Map 6: Opportunity Areas


WISCONSIN
ILLINOIS
LAKE MICHIGAN
NORTH
CHEMUNG
ALDEN
HEBRON
RICHMOND
DUNHAM
HARTLAND
GREENWOOD
MARENGO
GENECA
DORR
RILEY
CORAL
HAMPSHIRE
CUTLAND
BURLINGTON
PLATO
VIRGIL
CAMPTON
KANEVILLE
BLACKBERRY
BIG ROCK
GRANT
WAUCONDA
FREMONT
CUBA
WAYNE
WINFIELD
YORK
LEMONT
LOCKPORT
HOMER
PLAINFIELD
JOLIET
LEBANON
MANHATTAN
GREEN GARDEN
JACKSON
FLORENCE
WILTON
PEOTONE
WILMINGTON
WESLEY
REED
CUSTER
MONEE
CRETE
WASHINGTON
WILL
ILLINOIS
INDIANA
MAP 1
CONSOLIDATED COUNTY/MUNICIPAL LAND USE PLAN MAP
LEGEND:
SMALL LOT/MULTI-FAMILY RESIDENTIAL AREA
SINGLE FAMILY RESIDENTIAL - MEDIUM DENSITY
SINGLE FAMILY RESIDENTIAL - LOW-MEDIUM DENSITY
ESTATE AREA
COUNTRYSIDE AREA
EMPLOYMENT AREA
EXISTING AND PROPOSED OPEN SPACE
AGRICULTURAL PROTECTION AREA
SPECIAL USES
Note This map is a generalized portrayal of county and municipal land use policy obtained from plans and zoning ordinances available when the map was prepared in 1983.
County land use plans have been the primary sources for this illustrative map. Where county plans did not indicate land use within incorporated areas or did not provide information on certain types of land uses, municipal plans and zoning ordinances were consulted. Aerial photographs provided additional information on existing land use in developed areas.
The policies in Section 4.02 refer to county and municipal plans. Because those plans may be revised from time to time, counties and municipalities should be consulted directly regarding their current land use policy for particular areas. Conflicts do exist among county and municipal plans for the same land area, but are not identified on this map. A conflict resolution process is provided in Section 4.07.
November 1983
NORTHEASTERN ILLINOIS PLANNING COMMISSION
400 W. MADISON STREET, CHICAGO, ILLINOIS 60606



MAP 2

CRITICAL ENVIRONMENTAL AREAS

- MAJOR LAKES AND WATERWAYS
- NATURAL AREAS
- WETLANDS
- COUNTY/MUNICIPAL PLANNED URBAN AREA

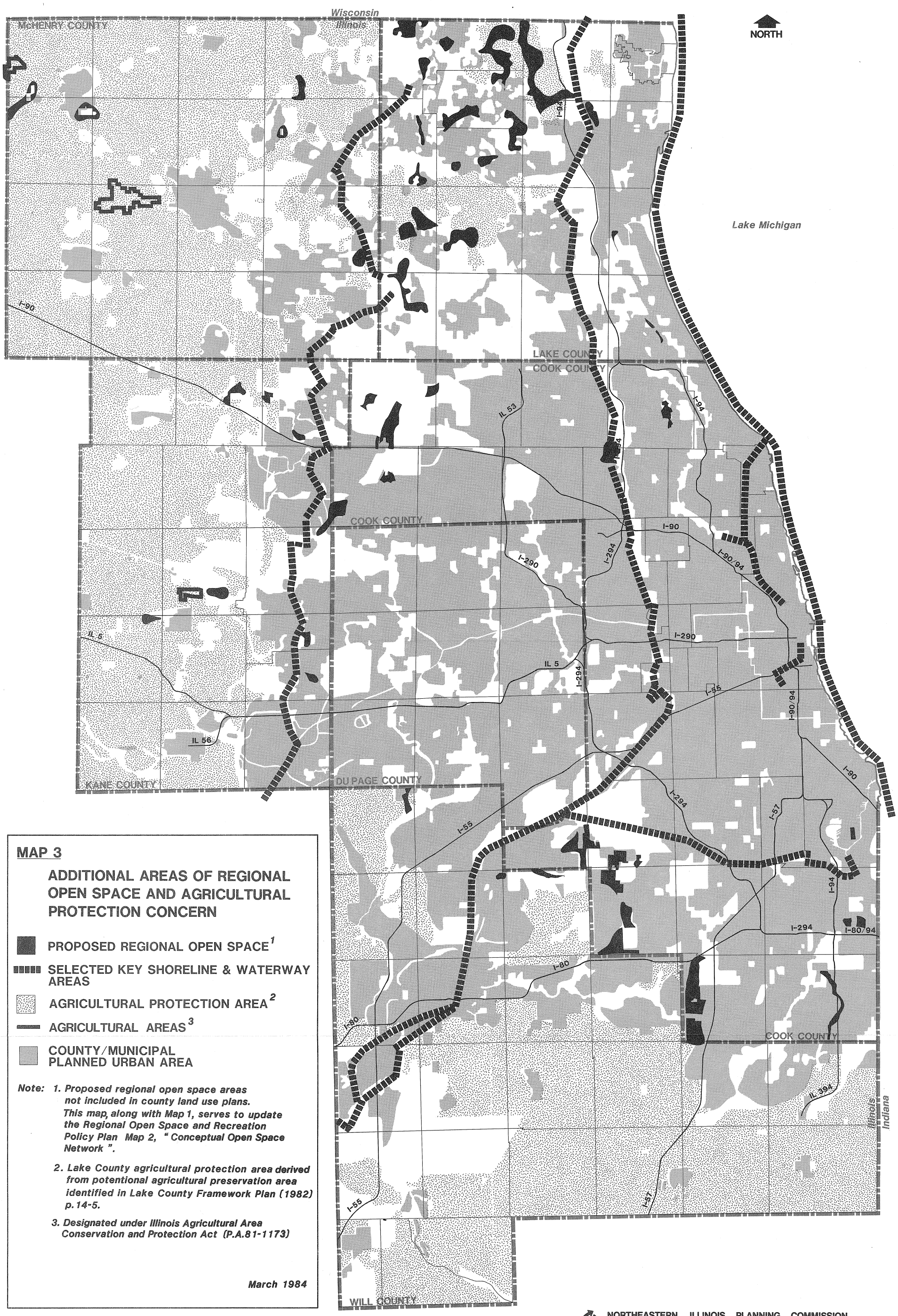
Source:

1. *Natural Areas: Illinois Natural Areas Inventory, Illinois Department of Conservation; Kane County Natural Area Survey, Kane County Development Department*

2. *Wetlands: Northeastern Illinois Wetland Inventory, Illinois Department of Conservation (Cook, Du Page, Kane, Lake and McHenry Counties) and U.S. Geological Survey Topographics Maps*

March 1984

NORTHEASTERN ILLINOIS PLANNING COMMISSION
400 W. MADISON STREET, CHICAGO, ILLINOIS 60606



MAP 3

ADDITIONAL AREAS OF REGIONAL OPEN SPACE AND AGRICULTURAL PROTECTION CONCERN

- PROPOSED REGIONAL OPEN SPACE[1]
- SELECTED KEY SHORELINE & WATERWAY AREAS
- AGRICULTURAL PROTECTION AREA[2]
- AGRICULTURAL AREAS[3]
- COUNTY/MUNICIPAL PLANNED URBAN AREA

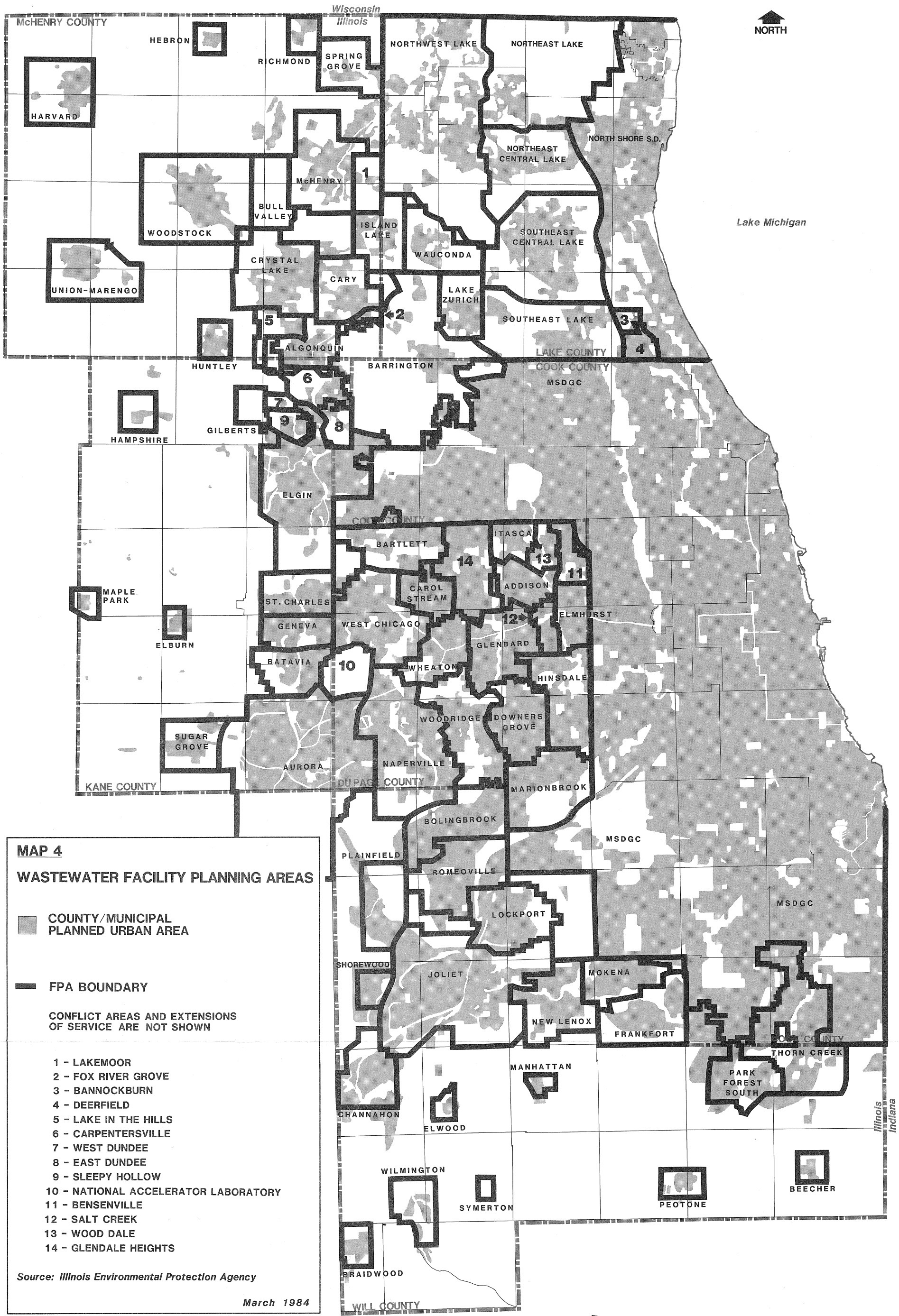
Note: 1. *Proposed regional open space areas not included in county land use plans. This map, along with Map 1, serves to update the Regional Open Space and Recreation Policy Plan Map 2, " Conceptual Open Space Network ".*

2. *Lake County agricultural protection area derived from potentional agricultural preservation area identified in Lake County Framework Plan (1982) p.14-5.*

3. *Designated under Illinois Agricultural Area Conservation and Protection Act (P.A.81-1173)*

March 1984

NORTHEASTERN ILLINOIS PLANNING COMMISSION
400 W. MADISON STREET, CHICAGO, ILLINOIS 60606



MAP 4

WASTEWATER FACILITY PLANNING AREAS

COUNTY/MUNICIPAL PLANNED URBAN AREA

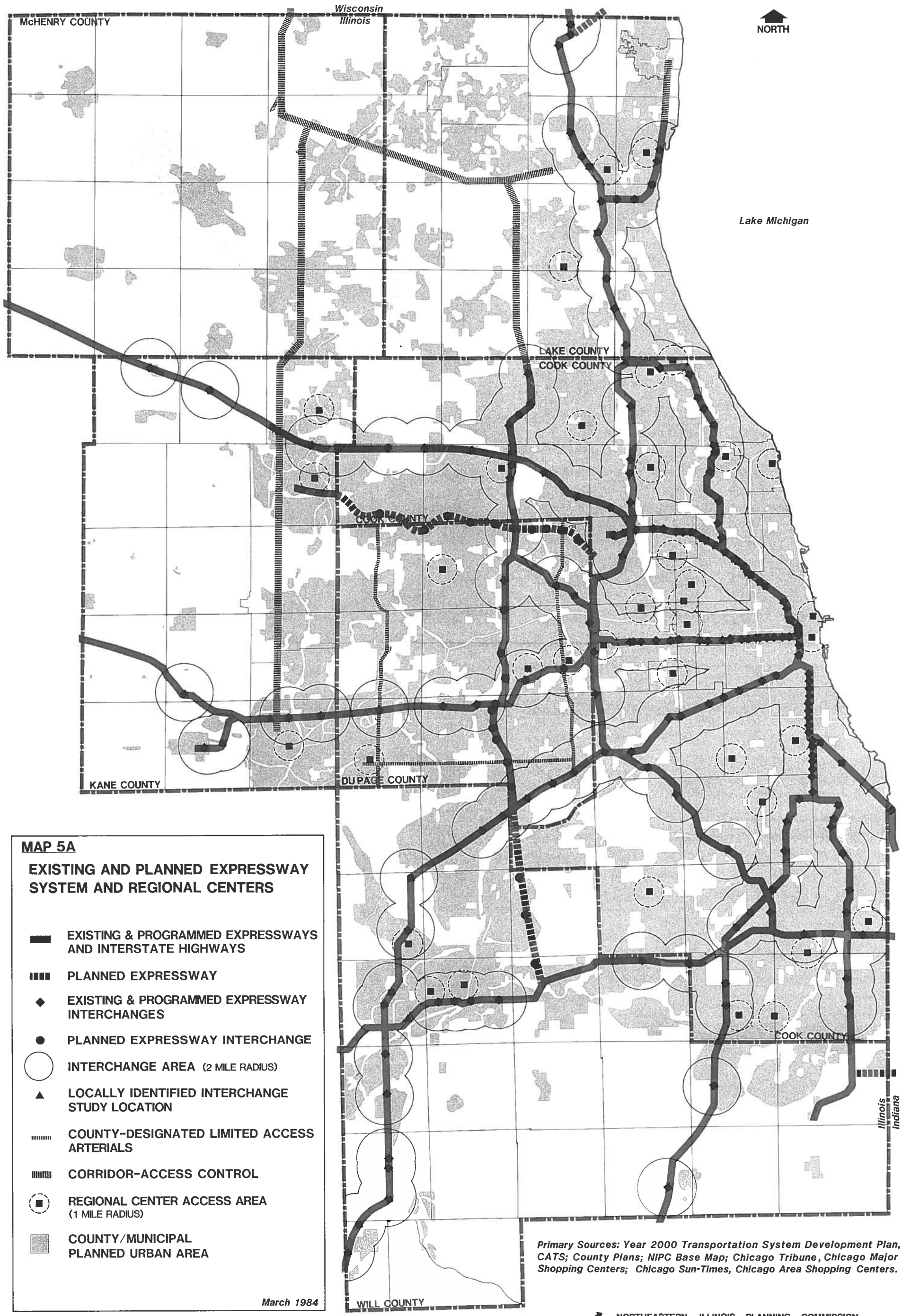
FPA BOUNDARY

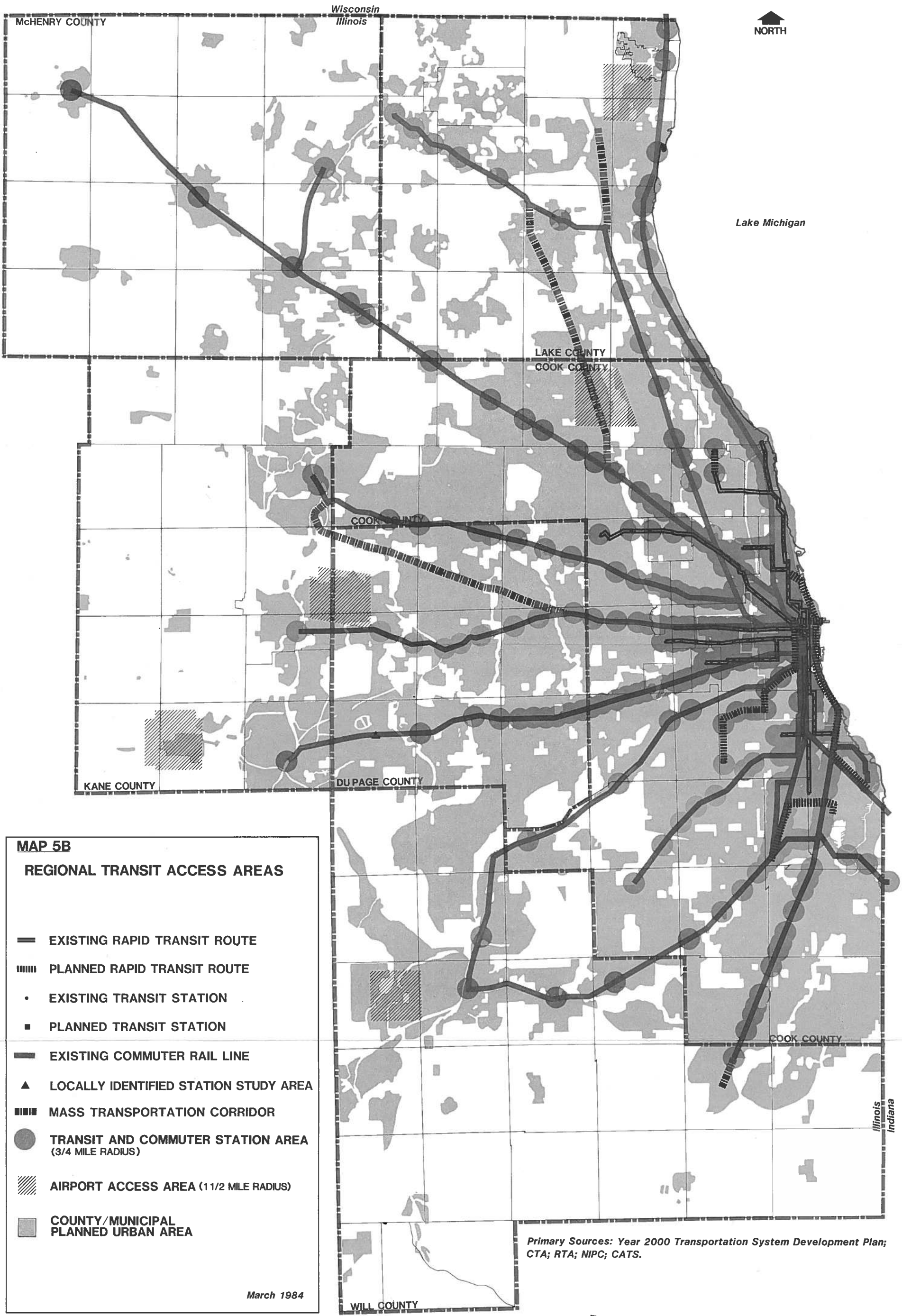
CONFLICT AREAS AND EXTENSIONS OF SERVICE ARE NOT SHOWN

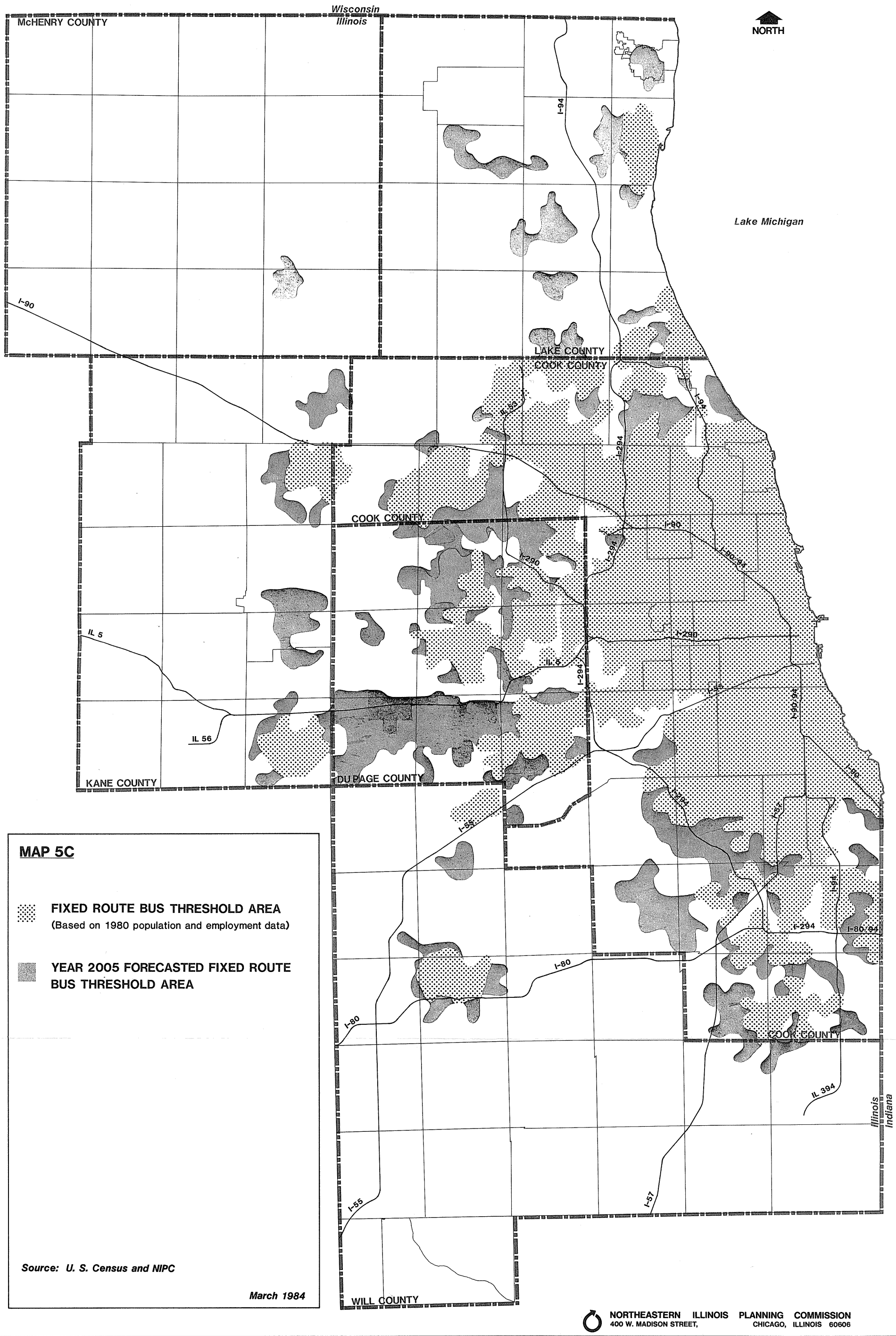
1 - LAKEMOOR
2 - FOX RIVER GROVE
3 - BANNOCKBURN
4 - DEERFIELD
5 - LAKE IN THE HILLS
6 - CARPENTERSVILLE
7 - WEST DUNDEE
8 - EAST DUNDEE
9 - SLEEPY HOLLOW
10 - NATIONAL ACCELERATOR LABORATORY
11 - BENSENVILLE
12 - SALT CREEK
13 - WOOD DALE
14 - GLENDALE HEIGHTS

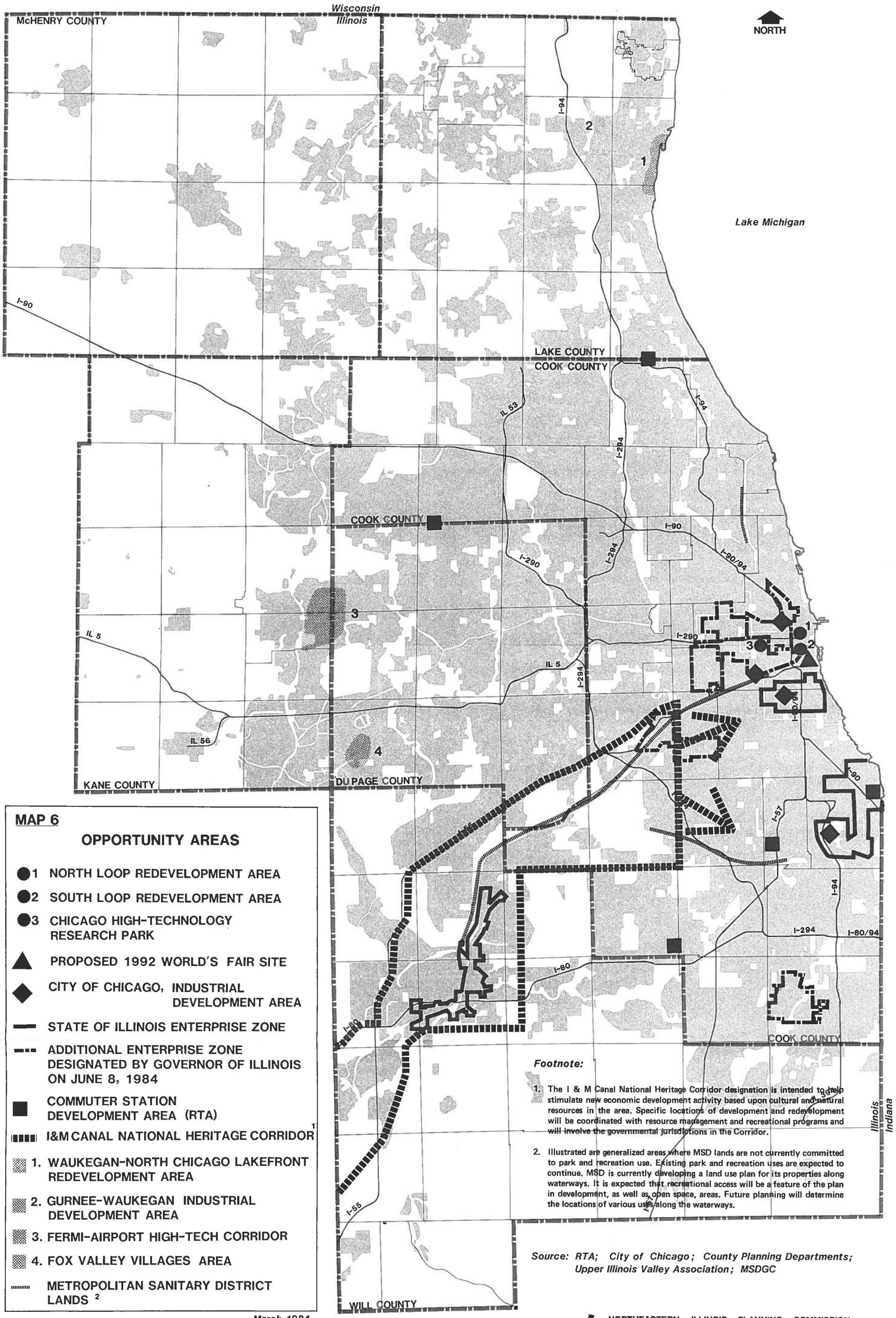
Source: Illinois Environmental Protection Agency

March 1984


McHENRY COUNTY
Wisconsin
Illinois
NORTH
Lake Michigan
LAKE COUNTY
COOK COUNTY
COOK COUNTY
KANE COUNTY
DU PAGE COUNTY
COOK COUNTY
Illinois
Indiana
WILL COUNTY
MAP 5A
EXISTING AND PLANNED EXPRESSWAY SYSTEM AND REGIONAL CENTERS
EXISTING & PROGRAMMED EXPRESSWAYS AND INTERSTATE HIGHWAYS
PLANNED EXPRESSWAY
EXISTING & PROGRAMMED EXPRESSWAY INTERCHANGES
PLANNED EXPRESSWAY INTERCHANGE
INTERCHANGE AREA (2 MILE RADIUS)
LOCALLY IDENTIFIED INTERCHANGE STUDY LOCATION
COUNTY-DESIGNATED LIMITED ACCESS ARTERIALS
CORRIDOR-ACCESS CONTROL
REGIONAL CENTER ACCESS AREA (1 MILE RADIUS)
COUNTY/MUNICIPAL PLANNED URBAN AREA
March 1984
Primary Sources: Year 2000 Transportation System Development Plan, CATS; County Plans; NIPC Base Map; Chicago Tribune, Chicago Major Shopping Centers; Chicago Sun-Times, Chicago Area Shopping Centers.
NORTHEASTERN ILLINOIS PLANNING COMMISSION
400 W. MADISON STREET, CHICAGO, ILLINOIS 60606


Wisconsin
Illinois
McHENRY COUNTY
NORTH
Lake Michigan
LAKE COUNTY
COOK COUNTY
COOK COUNTY
KANE COUNTY
DU PAGE COUNTY
COOK COUNTY
Illinois
Indiana
WILL COUNTY
MAP 5B
REGIONAL TRANSIT ACCESS AREAS
EXISTING RAPID TRANSIT ROUTE
PLANNED RAPID TRANSIT ROUTE
EXISTING TRANSIT STATION
PLANNED TRANSIT STATION
EXISTING COMMUTER RAIL LINE
LOCALLY IDENTIFIED STATION STUDY AREA
MASS TRANSPORTATION CORRIDOR
TRANSIT AND COMMUTER STATION AREA
(3/4 MILE RADIUS)
AIRPORT ACCESS AREA (1 1/2 MILE RADIUS)
COUNTY/MUNICIPAL
PLANNED URBAN AREA
March 1984
Primary Sources: Year 2000 Transportation System Development Plan; CTA; RTA; NIPC; CATS.
NORTHEASTERN ILLINOIS PLANNING COMMISSION
400 W. MADISON STREET, CHICAGO, ILLINOIS 60606


Wisconsin
Illinois
McHENRY COUNTY
NORTH
Lake Michigan
I-94
I-90
LAKE COUNTY
COOK COUNTY
IL 53
I-294
COOK COUNTY
I-90
I-90/94
I-290
IL 5
IL 56
KANE COUNTY
DU PAGE COUNTY
I-55
I-90/94
I-90
I-57
I-94
I-294
I-80/94
I-80
COOK COUNTY
IL 394
Illinois
Indiana
WILL COUNTY
MAP 5C
FIXED ROUTE BUS THRESHOLD AREA
(Based on 1980 population and employment data)
YEAR 2005 FORECASTED FIXED ROUTE BUS THRESHOLD AREA
Source: U. S. Census and NIPC
March 1984
NORTHEASTERN ILLINOIS PLANNING COMMISSION
400 W. MADISON STREET, CHICAGO, ILLINOIS 60606


Wisconsin
Illinois
McHENRY COUNTY
NORTH
Lake Michigan
I-94
I-90
LAKE COUNTY
COOK COUNTY
IL 53
I-294
COOK COUNTY
I-90
I-290
I-90/94
IL 5
IL 56
KANE COUNTY
DU PAGE COUNTY
I-57
I-80/94
I-80
I-55
WILL COUNTY
Illinois
Indiana
MAP 6
OPPORTUNITY AREAS
1 NORTH LOOP REDEVELOPMENT AREA
2 SOUTH LOOP REDEVELOPMENT AREA
3 CHICAGO HIGH-TECHNOLOGY RESEARCH PARK
PROPOSED 1992 WORLD'S FAIR SITE
CITY OF CHICAGO, INDUSTRIAL DEVELOPMENT AREA
STATE OF ILLINOIS ENTERPRISE ZONE
ADDITIONAL ENTERPRISE ZONE DESIGNATED BY GOVERNOR OF ILLINOIS ON JUNE 8, 1984
COMMUTER STATION DEVELOPMENT AREA (RTA)
I&M CANAL NATIONAL HERITAGE CORRIDOR 1
1. WAUKEGAN-NORTH CHICAGO LAKEFRONT REDEVELOPMENT AREA
2. GURNEE-WAUKEGAN INDUSTRIAL DEVELOPMENT AREA
3. FERMI-AIRPORT HIGH-TECH CORRIDOR
4. FOX VALLEY VILLAGES AREA
METROPOLITAN SANITARY DISTRICT LANDS 2
Footnote:
1. The I & M Canal National Heritage Corridor designation is intended to help stimulate new economic development activity based upon cultural and natural resources in the area. Specific locations of development and redevelopment will be coordinated with resource management and recreational programs and will involve the governmental jurisdictions in the Corridor.
2. Illustrated are generalized areas where MSD lands are not currently committed to park and recreation use. Existing park and recreation uses are expected to continue. MSD is currently developing a land use plan for its properties along waterways. It is expected that recreational access will be a feature of the plan in development, as well as open space, areas. Future planning will determine the locations of various uses along the waterways.
Source: RTA; City of Chicago; County Planning Departments; Upper Illinois Valley Association; MSDGC
March 1984
NORTHEASTERN ILLINOIS PLANNING COMMISSION
400 W. MADISON STREET, CHICAGO, ILLINOIS 60606

APPENDIX B

PROCEDURES FOR THE AMENDMENT REVISION OF COMMISSION PLANS

The Northeastern Illinois Planning Commission has been authorized to adopt and from time to time amend a comprehensive plan for the growth and development of the northeastern Illinois area, and other plans and policies that are regional in character.

It is therefore necessary and desirable to set out the general procedures to be followed by the Commission and its staff in amending such plans and policies, in order to make such procedures clear to all participants in the planning process.

I. Amendment by the Commission after full public hearing, as set forth in the Commission's enabling legislation, (Ill. Rev. Stat. ch. 85, sec. 1128 - 1132 (1975))

A. Types of material in plans to be amended include, but are not limited to:

1. goals
2. policies
3. objectives
4. recommendations
5. suggested capital improvements

B. Basic procedure:

1. staff recommendation, as appropriate
2. notice of public hearing (pursuant to Ill. Rev. Stat., ch. 85, sec. 1130 (1975) by Commission action
3. public hearing, and public participation, as appropriate
4. revision of staff recommendations
5. notice of public meeting (pur-(suant to Ill. Rev. Stat., ch. 102, sec. 41-44, incl. (1975); notice to affected local governments
6. Commission action at meeting

II. Revision by the Commission without public hearing.

A. Types of plan materials to be revised include, but are not limited to:

1. forecasts for the region
2. county forecasts
3. municipal forecasts
4. scoring criteria (e.g., open space)
5. schedule of capital improvements
6. priorities

B. Basic procedure:

1. staff recommendation, as appropriate
2. notice of public meeting (pursuant to Ill. Rev. Stat., ch. 102, sec. 41-44, incl. (1975) notice to affected local governments
3. public participation, as appropriate
4. Commission action at public meeting

III. Revision by Committee.

A. Types of plan materials to be revised include, but are not limited to:

1. problem statements
2. statement of how document is used
3. reference to related documents
4. service area determinations
5. suggested ordinance provisions
6. standards
7. introductory statements and commentary
8. section/quarter-section forecasts

B. Basic procedure:

1. staff recommendation, as appropriate
2. notice of public meeting (pursuant to Ill. Rev. Stat., ch. 102, sec. 41-44, incl. (1975)); notice to affected local governments
3. public participation, as appropriate
4. committee action at public meeting

IV. Revision by Staff.

A. Types of plan materials to be revised include:

1. inventories
2. costs of improvements
3. forecast revisions of local significance, not changing municipal totals

B. Basic procedure:

1. public participation, as appropriate
2. staff action
3. committee review when appropriate

APPENDIX C

A GUIDE TO USING THE PLAN: SOURCE-BOOK FOR IMPLEMENTING THE REGIONAL LAND USE POLICY PLAN

The following is a guide to the sources of information used in the development of this plan. More importantly, it is intended as an aid to land use decision-making for use by public officials, land owners and developers, public interest organizations and citizens interested in encouraging the best use of land in northeastern Illinois.

A. COUNTY AND MUNICIPAL LAND USE PLANS

Map 1, the Consolidated County/ Municipal Land Use Plan Map, is a generalized portrayal of county and municipal land use policy obtained from plans and zoning ordinances available when the map was prepared in 1983. County land use plans have been the primary sources for this illustrative map. When county plans did not indicate land use within incorporated areas or did not provide information on certain types of land uses, municipal plans and zoning ordinances were consulted. Aerial photographs provided additional information on existing land use in developed areas.

Because county and municipal plans may be revised from time to time, these jurisdictions should be consulted directly regarding their current land use policy for particular areas. Conflicts do exist among county and municipal plans for the same land areas, but such conflicts are not identified on this map.

For Municipal Land Use Policy and Information:

Consult with individual city and village officials; NIPC publishes a directory of mayors and presidents of all municipalities which contains addresses and phone numbers. NIPC also maintains a partial file of municipal plans and zoning ordinances.

For County Land Use Policy and Information, Contact the Offices Identified Below:

Cook County

Cook County Department of Planning and Development*
118 North Clark Street - Room 824
Chicago, Illinois 60602
Phone: 312/443-4297

DuPage County

Mr. Joseph Abel, Director
DuPage County Development Department
421 North County Farm Road
Wheaton, Illinois 60187
Phone: 312/682-7230

Kane County

Mr. Phillip Bus, Director
Kane County Development Department
719 Batavia Avenue
Geneva, Illinois 60134
Phone: 312/232-3480

Lake County

Mr. Robert Chave, Director
Lake County Department of Planning, Zoning and Environmental Quality
18 North County Street
Waukegan, Illinois 60085
Phone: 312/689-6350

McHenry County

Mr. Stephen Aradas, Director
McHenry County Planning Department
2200 North Seminary Street
Woodstock, Illinois 60098
Phone: 815/338-2040

*Director's position vacant at the time of this printing.

Will County

Mr. John R. Gallagher Jr., Director
Will County Development Department
501 Ella Avenue
Joliet, Illinois 60433
Phone: 815/727-8767

For Land Use Inventory Data:
NIPC maintains a computerized 1980 land use file which provides quantified data at the quarter-section level for the entire region. County and municipal jurisdictions may also have more detailed graphic land use data.

For Aerial Photography:
NIPC maintains aerial photography coverage for the entire region at a scale of 1 inch = 400 feet, and 1 inch = 2000 feet. Each photograph covers four square miles.

B. CRITICAL ENVIRONMENTAL AREAS

1. Flood Plains

a. Flood Insurance Rate Maps (FIRM), effective 4/15/81; Federal Emergency Management Agency, Federal Insurance Administration. Maps for municipalities and unincorporated areas are available through NIPC. Also, U.S. Geological Survey, Hydrologic Atlas.

b. NIPC Plans and Technical Documents: (1) Suggested Flood Damage Prevention Ordinance with Commentary, Local Planning Aid No. 9. Revised February 1978; (2) Regional Overbank Flooding and Stormwater Drainage Policy Plan. June 1976; (3) Protecting Your House from Flood Damage.

c. Additional information available from NIPC and Illinois Division of Water Resources. Contact: James Considine, 312/454-0400 or 312/793-3123.

2. Wetlands

a. Northeastern Illinois Wetland Inventory: Cook, DuPage, Kane, Lake, and McHenry Counties, DeKalb: Northern Illinois University. September 1981. Documents on file at NIPC.

b. U.S. Department of the Interior Fish and Wildlife Service, National Wetland Inventory Maps (interim), 1984.

c. Additional sources of information, especially concerning regulation of wetlands: (1) U.S. Army Corps of Engineers, 219 S. Dearborn Street, Chicago, Illinois 60604; (2) U.S. Environmental Protection Agency, 230 South Dearborn Street, Chicago, Illinois 60604; (3) Division of Water Resources, Illinois Department of Transportation, 300 N. State Street, Chicago, Illinois 60610.

3. Aquifers and Groundwater Recharge

Geology for Planning in Northeastern Illinois (Map Series)

- Hydrogeologic Rating of Northeastern Illinois as to Relative Significance for Natural Recharge to Shallow Aquifers
- Surficial Sand and Gravel Aquifers
- Buried Sand and Gravel Aquifers
- Shallow Bedrock Aquifers

Prepared for the Northeastern Illinois Planning Commission by the Illinois State Geologic Survey, 1977.

4. Water Pollution, Sedimentation and Erosion Control; Soil Characteristics

- Areawide Water Quality Management Plan for Northeastern Illinois. NIPC. January 1979.

- Illinois Water Quality Management Plan, Illinois Environmental Protection Agency, Division of Water Pollution Control, 2200 Churchill Road, Springfield, Illinois 62706.

- Geology for Planning in Northeastern Illinois See No. 3 preceding. Also as part of this report the following maps delineate geologic conditions related to pollution potential in northeastern Illinois:

  Plate 4: "Geologic Conditions Relative to Land Burial of Wastes in Northeastern Illinois"

  Plate 5: "Geologic Conditions Relative to Surface Spreading of Wastes in Northeastern Illinois"

  Plate 6: "Geologic Conditions Relative to Development of Septic Systems in Northeastern Illinois"

  Plate 7: "Geologic Conditions Relative to Application of Fertilizers and Soil Additives in Northeastern Illinois"

  Plate 8: "Geologic Conditions Relative to Application of Herbicides and Insecticides in Northeastern Illinois"

- Guidelines inherent in the section on "Waste Disposal and Land Treatment Practices," Geology for Planning in Northeastern Illinois, Vol. VIII, Regional Summary, Illinois State Geological Survey, May 1, 1977.

- Suggested Soil Erosion and Sedimentation Control Ordinance: A Guide for Local Officials. NIPC 1980.

- Soil and Water Conservation Districts:

  North Cook County
  1675 Hicks Road
  Suite E
  Rolling Meadows, IL 60008
  Phone: 312/991-4330

  Kane-DuPage Counties
  545 N. Randall Road
  St. Charles, IL 60174
  Phone: 312/584-7961

  Lake County
  33040 N. Rt. 45
  Grayslake, IL 60030
  Phone: 312/223-1056

  McHenry County
  P.O. Box 168
  1143 N. Seminary Avenue
  Wood Stock, IL 60098
  Phone: 815/338-0049

  Will-South Cook Counties
  100 Manhattan Road
  Joliet, IL 60433
  Phone: 815/723-5078

- Illinois Department of Agriculture
  Division of Natural Resources
  State Fairgrounds,
  Springfield, IL 62706
  Phone: 217/782-6297

- Illinois, Procedures and Standards for Urban Soil Erosion and Sedimentation Control. Northeastern Illinois Soil Erosion and Sedimentation Control Steering Committee.
  P.O. Box 475,
  Lisle, IL 60532

- Bluff Erosion, Recession Rates and Volumetric Losses on the Lake Michigan Shore in Illinois, Environmental Geology Notes No. 76, Illinois State Geological Survey, July 1976.

- NIPC Water Quality Staff Papers:

  An Evaluation of the Water Quality Effect of Detention Storage and Source Control, Nationwide Urban Runoff Program. May 1983.

- A Program for Controlling Agricultural Soil Erosion and Improving Water Quality in the Woods Creek Watershed, McHenry and Kane counties. December 1982.

  Preventative and Corrective Measures for Controlling Agricultural Pollution. 1977.

  Regional Sludge Management Report. 1978.

  On-Site Wastewater Disposal Systems. 1978.

5. Air Quality

   - Improving Air Quality in Northeastern Illinois: A Guide for Local Officials, NIPC. 1983.

   - Illinois State Implementation Plan for Air Pollution Control, Illinois Environmental Protection Agency, June 1979 and subsequent proposed revisions through December 1983.

6. Natural Areas

   - Illinois Natural Areas Inventory
     Illinois Department of Conservation
     Division of Forest Resources and Natural Heritage
     600 North Grand Avenue West
     Springfield, IL 62706.
     Phone: 217/782-2361.

   - Illinois Nature Preserves Commission
     600 North Grand Avenue West,
     Springfield, IL 62706.
     Phone: 217/785-8686.

   - CorLands and The Open Lands Project
     53 W. Jackson Blvd.
     Chicago, IL 60604
     Phone: 312/427-4256

   - The Nature Conservancy-Illinois Chapter
     79 W. Monroe Street
     Chicago, IL 60603
     Phone: 312/346-8166

   - Kane County Natural Areas Survey (1978)
     Kane County Development Department
     719 Batavia Avenue
     Geneva, IL 60134
     Phone: 312/232-2400

   - The Natural Resources Element, Will County General Plan. October 1982. Forest Preserve District of Will County, and the Will County Development Department

   - Natural Resources Plan. January, 1980. Lake County Department of Planning, Zoning and Environmental Quality. Adopted by Lake County Board January 8, 1980.

7. Agricultural Protection

   - Illinois Department of Agriculture
     Division of Natural Resources
     State Fair Grounds
     Springfield, IL 62706
     Phone: 217/782-6297

   - University of Illinois Cooperative Extension Service:

     Cook County
     36 S. Wabash
     Chicago, IL 60603
     Phone: 312/996-2620

     11022 South Michigan Avenue
     Chicago, IL 60628
     Phone: 312/928-4000

     5106 South Western Avenue
     Chicago, IL 60609
     Phone: 312/737-1178

2804 West Belmont Avenue
Chicago, IL 60618
312/267-9838

DuPage County
421 N. County Farm Road
Wheaton, IL 60187
Phone: 312/682-7486

Kane County
535 Randall Road
St. Charles, IL 60174
Phone: 312/584-6166

Lake County
33020 N. Highway 45
Grayslake, IL 60030
Phone: 312/223-8627

McHenry County
789 McHenry Avenue
Box 431
Woodstock, IL 60098
Phone: 815/338-3737

Will County
100 Manhattan Road
Joliet, IL 60433
Phone: 815/727-9296

- North Central Forest Experiment Station
  5801 N. Pulaski Road
  Chicago, IL 60646
  Phone: 312/588/7560

- Important Farmlands Map Series (by county)
  Prime Farmlands and other Farmlands of Statewide Significance U.S. Department of Agriculture, Soil Conservation Service. 1979-1980

- Illinois Farmland Protection Policy: Executive Order No. 4 (1980). and the Illinois Farmland Protection Act (P.A. 82-945)

- Illinois Agricultural Areas Conservation and Protection Act (P.A. 81-1173)

- U.S. Farmland Protection Policy Act P.L. 97-98 (December 1981)

- Farmland Protection: Knowing What to Protect. S. Aradas, R. Darden, et al., Chicago. American Planning Association, PAS Memo, June 1982.

8. Historic, Visual, and Energy Resources

- Preservation Illinois: A Guide to State and Local Resources. (1977).
  Illinois Department of Conservation
  Division of Historic Sites
  405 E. Washington
  Springfield, IL 62706
  Phone: 217/782-1801

- National Trust for Historic Preservation
  407 S. Dearborn Street
  Chicago, IL 60604
  Phone: 312/353-3419

- Commission on Chicago Historical and Architectural Landmarks
  Room 800
  320 N. Clark Street
  Chicago, IL 60610
  Phone: 312/744-3200

- American Institute of Architects
  Illinois Council
  Chicago Chapter
  53 W. Jackson Blvd.
  Chicago, IL 60607
  Phone: 312/663-4111

- Chicago Architectural Assistance Center
  410 S. Michigan Avenue
  Chicago, IL 60605
  Phone: 312/786-1920

- Illinois State Historical Library and Society
  Old State Capital
  Springfield, IL 62706
  Phone: 217/782-4836

- Illinois State Museum
  Spring and Edwards Streets
  Springfield, IL 62706
  Phone: 217/782-7386

- American Planning Association
  1313 E. 60th Street
  Chicago, IL 60637
  Phone: 312/955-9100

- Landmark Preservation Council of Illinois
  407 S. Dearborn Street
  Chicago, IL 60605
  Phone: 312/922-1742

- Illinois Historic Sites and Structures Surveys; Illinois Department of Conservation, 1977.

- National Register of Historic Places
  U.S. Department of the Interior
  C Street between 18th and 19th Streets, N.W.
  Washington, D.C. 20240
  Phone: 202/343-1100
  (additions and deletions periodically reported in the Federal Register)

- Guidelines for Energy-Efficient Development: Site Development and Subdivision Design, NIPC, April 1981.

- Guidelines for Protection of Solar Access, NIPC, April 1981.

- Physical Environment Through Urban Design, Wheaton: DuPage County Regional Planning Commission. 1979.

- Appearance Codes for Small Communities
  American Planning Association, PAS Report No. 379. 1983.

- Center for Neighborhood Technology
  570 W. Randolph Street
  Chicago, IL 60606
  Phone: 312/454-0126

C. REGIONAL FORECASTS, SOCIO-ECONOMIC AND DEMOGRAPHIC DATA

- Available from NIPC:

  Revised Municipal Population and Household Forecasts, (December 1, 1983) NIPC Newsletter. Vol. 25, No. 2, Winter 1983-4 (Also includes county and regional forecasts.)

  Data Bulletin 81-5:
  Spatial Distribution of Employment in Northeastern Illinois, 1980.

  Economic Factbook 1982. Data, primarily from sources other than the decennial census, concerning such subjects as population forecasts, employment, property taxes, and tax base, energy consumption, building permits, transportation, school enrollment, and other topics relevant to economic development in northeastern Illinois. Also includes a list of additional useful data sources.

- Other

  Estimated 1975 and 1980 Land Use: Tabular reports are available showing data at a quarter-section level.

D. MAJOR PUBLIC INVESTMENTS AND ACCESSIBILITY FACTORS

1. Open Space

   - Regional Open Space and Recreation Policy Plan, NIPC, 1980.

   - County Forest Preserves and Conservation Districts:

     Mr. Arthur L. Janura, General Superintendent
     Forest Preserve District of Cook County
     536 North Harlem Avenue
     River Forest, IL 60305
     Phone: 312/261-8400

Mr. H. C. Johnson, Director
Forest Preserve District of
DuPage County
P.O. Box 2339
185 Spring Avenue
Glen Ellyn, IL 60137
Phone: 312/620-3800

Mr. Charles Siegler, Director
Forest Preserve District of Kane
County
719 Batavia Avenue
Geneva, IL 60134
Phone: 312/232-2400

Mr. Jerrold Soesbe, Director
Forest Preserve District of Lake
County
2000 North Milwaukee Avenue
Libertyville, IL 60048
Phone: 312/367-6640

Mr. Kenneth Fiske, Director
McHenry County Conservation
District
6512 Harts Road
Ringwood, IL 60072
Phone: 815/678-4431

Mr. John Dinoffri, Director
Forest Preserve District of Will
County
Cherry Hill Road and Rt. 52
R. R. #4
Joliet, IL 60431
Phone: 815/727-8700

- Illinois Department of
Conservation
Lincoln Tower Plaza
524 South Second Street
Springfield, IL 62706
(see Statewide Comprehensive
Outdoor Recreation Plan and
Action Plan)

- Third Nationwide Outdoor
Recreation Plan.
Washington D.C.. U.S. Department of the Interior. 1979

- National Urban Recreation Study (Executive Report Chicago/Gary SCSA Report, Technical Reports and Appendices), Washington, D.C. U.S. Department of the Interior. 1977-1978.

- Techniques for Acquiring Open Space at Less-Than-Fee: A Guide for Local Officials, NIPC. January 1982.

- Illinois Association of Park
Districts
217 East Monroe Street
Suite 101
Springfield, IL 62701
Phone: 217/523-4554

- Open Lands Project
See entry in Natural Areas
Section.

- National Park and Recreation
Association
3101 Park Center Drive
Alexandria, VA 22302
Phone: 703/820-4940

2. Wastewater Management and Water Supply

- Areawide Water Quality Management Plan, and Illinois Water Quality Management Plan.
November 1982.
See entries in Water Pollution
Section.

- Regional Water Supply Plan.
NIPC, 1978

- Lake Michigan Water Allocation Study, Progress Report No. 7 (LMO-1) December 15, 1980 and subsequent Lake Michigan water allocation orders. Illinois Department of Transportation, Division of Water Resources, 300 North State Street, Chicago, IL 60610

3. Expressways, Limited-Access Arterials, and Interchanges

- Year 2000 Transportation System Development Plan 1980, as amended, Chicago Area Transportation Study (CATS), 300 W. Adams Street, Chicago, IL 60606

- Transportation Improvement Program, Chicago Area Transportation Study (CATS), 300 W. Adams Street, Chicago, IL 60606

- Guiding Development at Freeway Interchanges: A Guide for Citizens and Local Officials. NIPC, 1980.

- Industrial Labor Sheds, (1978) Continental Illinois National Bank and Trust Co., Area Development 231 South LaSalle Street, Chicago, IL 60604

- Commercial Office Labor Sheds (1982), Continental Illinois National Bank and Trust Co., Area Development 231 South LaSalle Street, Chicago, IL 60604

- The Land Use and Urban Development Projects of Beltways U.S. Department of Transportation and U.S. Department of Housing and Urban Development, Washington, D. C. 1980

- Highway and Land Use Relationships in Interchange Areas Barton-Aschman Associates for the Illinois Division of Highways. 1968.

- Illinois Interchange Development, Supplement No. 2 to report listed above, Barton-Aschman Associates for the Illinois Division of Highways. 1966.

- Year 2000 Street and Highway Plan. DuPage County Regional Planning Commission, May 1980.

- Interchange Priority Update Study: Illinois Tollway, Wilbur Smith & Associates, Inc., February 1983.

4. Mass Transit

- Transit Station Area Development, Final Report. NIPC, 1976

- A Framework for Transit Station Area Development in Northeastern Illinois, Summary and Technical Reports. NIPC, 1978.

- Regional Transit Needs Assessment Regional Transportation Authority and NIPC, 1982.

- Urban Transportation and Land Use. U.S. Department of Transportation, 1976.

- Land Use Impacts of Rapid Transit. U.S. Department of Transportation. 1977.

- Land Use and Urban Development Impacts of BART. U.S. Department of Transportation and Housing and Urban Development. Washington, D.C. 1979.

- Transit Station Joint Development. U.S. Department of Transportation and Housing and Urban Development, 1973.

- Joint Development Marketplace. 1978 and 1980 Proceedings. U.S. Department of Transportation.

- Urban Transportation: Perspectives and Prospects. Westport: ENO Foundation for Transportation 1982.

- Transit and the Polycentric City, U.S. Department of Transportation, 1981.

- Skokie Swift Extension Feasibility Study. Final Draft. March 1981. Illinois Department of Transportation, North Suburban Mass Transit District, et al.

5. Airports

- Year 2000 Regional Airport System Plan, Chicago Area Transportation Study (CATS). 1979.

- Land Use and the Regional Airport System in Northeastern Illinois. NIPC, 1978.

- Metropolitan Aircraft Noise Abatement Policy Study. O'Hare International Airport. NIPC, 1971.

- Airport-Land Use Compatibility Planning. Federal Aviation Administration. Washington, D.C. 1977.

- Noise Control and Compatibility Planning for Airports. Advisory Circular - AC 150/5020-1. Federal Aviation Administration, Washington, D.C. August 1973.

- Airport Land Use Planning Handbook, A Reference and Guide for Local Agencies. Prepared for the California Department of Transportation, Division of Aeronautics by the Metropolitan Transportation Commission and the Association of Bay Area Governments, 1983.

6. Regional Centers

- Chicago's Major Shopping Centers. Chicago Tribune, 1982.

- Chicago Area Shopping Centers. Chicago Sun-Times, 1981.

- Shopping Centers: A Bibliography. CPL Bibliographies, 1313 E. 60th Street, Chicago, IL 60637.

- Shopping Center Zoning. ULI Technical Bulletin 69, J. Ross McKeever, ULI, 1200 18th Street, N.W., Washington, D.C. 10036

E. DEVELOPMENTS OF REGIONAL IMPACT AND OPPORTUNITY AREAS

Developments of Regional Impact. The following is a list of potential impacts of developments which may be used as a framework for evaluation. The list is not necessarily inclusive.

Environmental and Natural Resource Impacts:

- Water Quality
- Air Quality
- Noise
- Visual and aesthetic
- Vegetation and wildlife
- Historic resources
- Energy, mineral, and other resources

Socio-Economic Impacts:

- Inequities in costs and revenues to affected communities
- Shifts in employment and residential patterns
- Housing availability
- Community Character
- Costs and income to users, employees and the region as a whole
- Differentials in utilization of federal and state funds

Public Investment Impacts:

- Demands for expansions of sewers, water supply, transportation, and solid waste systems
- Demands for police, fire, and other services
- Loss of open space opportunities
- Effect on maintenance of existing systems
- Land Use
- Land Consumption
- Inducement of peripheral development

- Consistency with regional growth objectives
- Impact on existing development

Opportunity Areas. For information concerning opportunity areas identified in the plan, consult the following sources:

- Regional Transportation Authority
  Planning Office
  300 North State Street
  Chicago, IL 60610
  Phone: 312/836-4000

- City of Chicago:

  Department of Economic Development
  20 N. Clark Street
  Chicago, IL 60602
  Phone: 312/744-3881

  Department of Planning
  City of Chicago
  City Hall - Room 1000
  Chicago, Illinois 60602
  Phone: 312/744-4160

  - Chicago 1992 Comprehensive Plan (draft for discussion, October 1982)
    Chicago Plan Commission, Department of Planning

  - Proposed Enterprise Zone Area Identification
    Final Report. Alexander Grant & Co. for Chicago Department of Economic Development. 1983.

  - DuPage County Regional Planning Commission
    421 North County Farm Road
    Wheaton, IL 60187
    Phone: 312/682-7230

  - Kane County Development Department
    County Government Center
    719 S. Batavia Avenue
    Geneva, IL 60143
    Phone: 312/232-3480

  - Lake County Department of Planning, Zoning and Environmental Quality
    18 North County Street
    Waukegan, IL 60085
    Phone: 312/689-6350

  - Illinois Department of Commerce and Community Affairs
    Enterprise Zone Program 310 S. Michigan Avenue, Suite 1000
    Chicago, IL 60604.
    Phone: 312/793-6310

  - Upper Illinois Valley Association (regarding I&M Canal National Heritage Corridor)
    53 West Jackson Blvd.
    Chicago, Il 60604
    Phone: 312/427-4256

  also:

  Concept Plan: Illinois and Michigan Canal Corridor
  Ann Arbor: National Park Service. September, 1981.

  Metropolitan Sanitary District of Greater Chicago
  Special Committee for the Development of a Land Use Plan
  Louis S. Viverito, Chairman
  100 East Erie Street
  Chicago, IL 60611
  Phone: 312/751-5600

F. GENERAL LIBRARIES AND REFERENCE SOURCES IN NORTHEASTERN ILLINOIS

- NIPC Library
  400 W. Madison Street
  Chicago, IL 60606
  Phone: 312/454-0400

- Merriam Reference Library
  1313 E. 60th Street
  Chicago, IL 60637
  Phone: 312/947-2162

- Chicago Municipal Reference Library
  City of Chicago
  Room 1004 City Hall
  121 N. LaSalle Street
  Chicago, IL 60602
  Phone: 312/744-4992

- American Planning Association
  1313 E. 60th Street
  Chicago, IL 60637
  Phone: 312/955-9100

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