

3.1 2040 IMPLEMENTATION

Introduction

The Kane County 2040 Plan (2040 Plan) proposes an innovative expansion of the implementation efforts of the 2020 and 2030 Land Resource Management Plans. While the core of the previous implementation strategies remain, the 2040 Implementation Strategy reflects the 2040 Plan's convergence of land use, transportation and public health through the following four activities:

1. Creation of a Kane County Planning Cooperative
2. Continuing the Planning Workshop Series
3. County Funding Decisions Consistent with Plan Goals
4. Coordination with Municipalities

The 2020 Land Resource Management Plan adopted in 1996 stated, "Kane County is rapidly approaching a crossroads due to increasing growth, expanding municipal boundaries, and renewed pressure on open space and natural resources." In light of the tremendous growth that occurred between 1996 and 2004, the 2030 Plan added that Kane County had arrived at a crossroads.

While approaching and reaching the crossroads in 2004, Kane County and its municipalities had two basic choices for preparing for and responding to population, economic and housing growth:

1. to follow the prevalent pattern of suburban sprawl by allowing piecemeal and disconnected patterns of development to occur by default
or
2. to plan and implement the proactive, innovative plans and policies that shape Kane County communities, create its open space networks and protect its agricultural and natural resources

By 2008, Kane County, collectively with the municipalities, had made a mix of choices in land use and other decisions.

Some choices were "business as usual." The GO TO 2040 Plan developed for our region and adopted by the Chicago Metropolitan Agency for Planning (CMAP) in 2010 describes "business as usual" for our region as follows:

"Most of our region's near-term challenges are the direct result of choices made — or too often deferred — in the past. Urgent challenges have often been an excuse to avoid planning, but they actually reinforce the need to plan more effectively. We need to act now, before today's opportunities become tomorrow's crises. During decades of rapid but largely uncoordinated expansion, the region grew in patterns that were not sustainable. New homes cropped up in areas that were difficult to reach by automobile and virtually impossible by public transit. Jobs created were often far from the region's residential centers, keeping commuters tied up in traffic and wasting billions of dollars in lost time and fuel. Patterns of development consumed land at a rapid rate, with serious

implications for natural resources — including less open space, potential water shortages, and diminished air quality.”

Other choices reflected the vision shared by the 2020 and 2030 Plans and many other municipal and regional efforts advocating good planning.

Figure 83



Now, in 2011 we have a pause in the rapid growth of the past decades. Although the current economy in 2011 is characterized by little or no new development activity, population projections show that approximately 270,000 more people, 94,000 more households and 144,000 more jobs are coming to Kane County by 2040.

The better choice is to implement Kane County’s 2040 Plan, with a strategy that envisions a future Kane County still known for

- rich farmland and extensive open space
- clean water and environmental resources
- characterized by vibrant communities from the cities along the Fox River to the small towns to the west
- transit choices and efficient roadways
- safe and extensive routes for walking and biking
- a variety of housing types and employment opportunities for an increasingly diverse population
- healthy, livable communities

- and its people rated the healthiest in Illinois

2040 Implementation Strategy

The Kane County 2040 Implementation Strategy fulfills the key role for counties as described in the GO TO 2040 Plan developed for our region and adopted by the Chicago Metropolitan Agency for Planning (CMAP) in 2010:

“Counties have a key role in the promotion of livability through their land use planning responsibilities. Many counties have regional planning commissions that provide guidance on long-range planning activities. With involvement from these groups, counties can play a key role in bridging the regional ideas and principles in GO TO 2040 with their implementation at the local level. In many parts of the region, counties also provide valuable technical assistance to municipalities and help to negotiate boundary and joint land use agreements.”

The 2040 Implementation Strategy continues advocating the need for municipal boundary agreements, planning coordination in the one-and-one-half mile areas, intergovernmental cooperation in managing land resources, and adoption of intergovernmental agreements for joint and compatible land use plans. The 2040 Implementation Strategy also maintains Kane County’s annual workshop and information-sharing programs with an increased emphasis on coordinating Kane County programs and County resources with municipal plans and policies supportive of the 2040 Plan. These aspects of the 2040 Implementation Strategy also address CMAP’s challenge for municipalities:

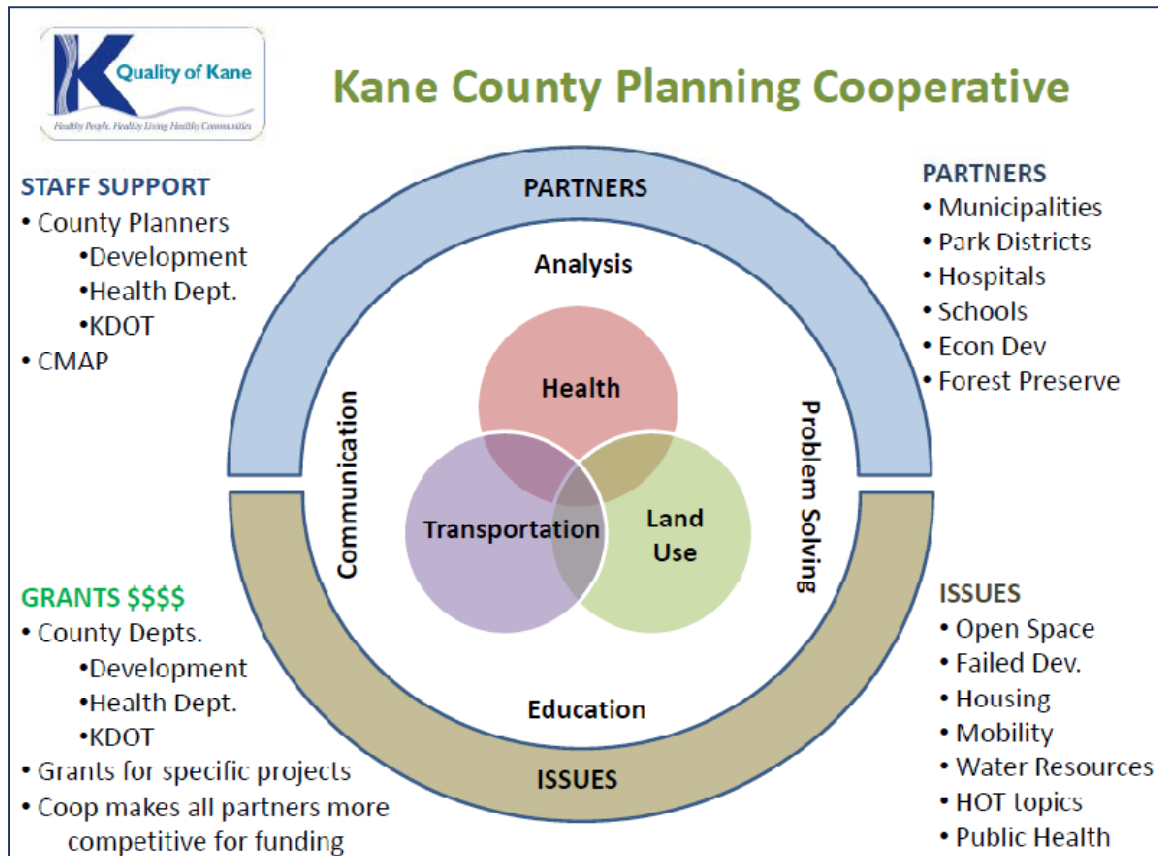
“Municipalities are critical to the success of GO TO 2040 because of their responsibility for land use decisions, which create the built environment of the region and determine the livability of its communities. The most important thing that a municipality can do to implement GO TO 2040 is to take this responsibility very seriously. This requires a local commitment to proactive planning, as well as the right set of planning “tools,” including an up-to-date local comprehensive plan, ordinances and other regulations that are consistent with the comprehensive plan, and trained decision-makers — primarily plan commissioners and local elected officials — who fully understand the impacts of their land use decisions.”

1. Kane County Planning Cooperative

The formation of a Kane County Planning Cooperative is the central core of the 2040 Implementation Strategy (Figure 83). The main mission of the Cooperative will be to encourage education and information sharing related to planning and to assist with local planning decisions. The Cooperative will be staffed primarily with County planners from three departments – Development, Health and Division of Transportation (KDOT) – in addition to support from CMAP. The primary goal is to fill the GAPS for addressing current critical topics common to many of Kane County’s municipal and other partners by providing a local forum

for education, analysis, communication, problem solving and by integrating health, transportation, and land use planning.

Figure 84



The economic downturn has reduced local planning resources to a level not experienced since before the cycle of growth and development that began in the 1990's and continued until 2008. As a result, municipalities, park districts, school districts, hospitals and local taxing bodies with a critical stake in local land use decisions may be understaffed but faced with a need to address new issues not previously seen at the magnitudes they are today. Furthermore, decision-makers striving to continue the rich tradition of planning that has made Kane County what it is in 2011, may be unprepared to address the challenges of future demographic, economic and housing trends as the economy improves.

Examples of Issues and Gaps

- Hot topics common countywide or in sub-areas
 - Stalled developments
 - Model ordinances for emerging issues
- Municipalities with no or overextended planning staff
- Inter-jurisdictional transportation, planning, health, economic development policies and projects

- Exposure to Health Impact Assessments as a planning and policy assessment tool
- Professional planning resources for municipal planning commissions

Collectively, the County and its planning partners do not have the resources to address future planning needs without competing for outside funding. Federal, state and private foundation grants are becoming more and more competitive, limiting awards to projects which are clearly tied to adopted plans and involving collaboration.

The Kane County Planning Cooperative will be a resource for municipalities and other local planning efforts by providing a forum for information and discussion on critical planning issues and emerging trends. Participation would be open to municipal staff, elected and appointed officials, and other decision-makers.

“GO TO 2040 calls attention to the importance of collaborations between communities for transportation, housing, economic development, and other issues. These can often allow participating jurisdictions to access more funding and derive more benefit for themselves than they could by going it alone. Counties and COGs can often act as the sponsors or facilitators of these efforts. Collaborations can also encompass both the public and private sectors.”

The Kane County Planning Cooperative will establish a countywide partnership that provides direct technical assistance and information for municipalities and local units of government in order to make Kane County and its partners more competitive for public and private grant funds. Participants can benefit from a streamlined grant application preparation process that meets current collaboration requirements from funders and enhances opportunities for success. Projects integrating health, transportation, and land use have the greatest funding opportunities. Kane County is already a leader in this area, so partners can benefit from County successes.

In October 2010, CMAP was awarded a Sustainable Communities Regional Planning grant by the U.S. Department of Housing and Urban Development (HUD) to assist with the implementation of GO TO 2040. With funding from this grant, CMAP has launched the Local Technical Assistance (LTA) program, which involves providing assistance to communities across the Chicago metropolitan region to undertake planning projects that advance the principles of GO TO 2040. Projects include comprehensive plans, corridor or subarea plans, studies of special topics such as housing or water resources, and similar planning activities. LTA Projects assisting municipalities or local governments in Kane County should be closely coordinated with Kane County in order to communicate the progress and results to the Planning Cooperative in order to maximize the investment and the results.

Current grant opportunities that require existing collaboration include the Federal Partnership for Sustainable Communities, the Center for Disease Control

Community Transformation Grants and a variety of private foundations, such as the Robert Woods Johnson Foundation. The development of the 2040 Plan as well as the Fit Kids 2020 Plan were partially funded by a \$360,000 Healthy Kids, Healthy Communities Grant from The Robert Woods Johnson Foundation. Collaboration for these efforts included the Kane County Health Department, the Fit for Kids Funder’s Consortium, and the Kane County Development & Community Services Department.

In recognition of the innovative approach for using the Planning Cooperative to achieve integrated health, transportation, and land use planning, the following funding and technical assistance opportunities have already been secured for 2040 Plan implementation.

Figure 85

Kane County Planning Cooperative Grant Funded Projects for 2012	
Project	Type of Funding / Source
2040 Plan Implementation - Planning Cooperative	\$30,000 remaining in \$360,000 Healthy Communities Grant
2040 Plan Implementation – Planning Cooperative funding of local planning efforts	\$40,000 grant through the Power of Policy Contest, American Public Health Association
Evaluation of Land Suitability for Agriculture	CMAP Local Technical Assistance via Federal grant
Farmland Preservation to increase local food production and access - Health Impact Assessment	\$125,000 grant from the Health Impact Project/Pew Charitable Trusts
Green Infrastructure Map and Plan	Phase I - \$16,000 grant from Boeing to Chicago Wilderness to provide assistance for the project Phase II - \$265,000 grant application for Ike Planning Grant from State of Illinois pending.
Implementation of Long Range Transit Plan: to create a model transportation overlay ordinance	CMAP Local Technical Assistance via Federal grant

2. Planning Workshops

Two years after the adoption of the Kane County 2020 Land Resource Management Plan, the Kane County Board and the Regional Planning Commission acknowledged the need to provide more detailed planning-related information to County and municipal decision makers. In 1999, Kane County hosted the first in a series of five Making It Work! workshops. The success and impact of the first series led to the continuation of annual workshops for outreach and education in the 2030 Land Resource Management Plan implementation activities. Since 1999, the County has planned and hosted the following three series totaling eleven workshops:

Making It Work!

- Conservation Design in the Critical Growth Area (1999)
- Land Use and Transportation (2000)
- Greenways and Stormwater (2001)
- Planning for a Sustainable Water Supply (2002)
- Smart Growth in Kane County (2003)

Priority Places, Where Smart Growth Gets Done

- Priority Places (2004)
- Housing Challenge (2005)
- Transportation Challenge (2006)
- Water Supply Challenge (2007)

Healthy Communities

- Smart Growth IS Healthy Living (2009)
- Bring Healthy Living to Your Community (2010)
- *To be continued with such topics as:*
 - *Economics of Healthy Communities*
 - *Local Foods and Healthy Living*
 - *Sustainability and Energy*
 - *Mobility and Access*

The 2040 Plan supports the continuation of the current workshop series for Healthy Communities. Healthy Communities truly reflects the convergence of land use, transportation and health by offering nationally recognized experts to speak to and interact with County and municipal decision makers, local planners, health officials, citizens, and businesses with a stake in the health of Kane County's most important resource, its people.

3. County Funding Decisions Consistent with Plan Goals

Kane County currently manages a number of programs such as Riverboat Grants, Community Development Block Grants (CDBG), Economic Development, and Local Planning Assistance. The 2040 Implementation Strategy

emphasizes the need to closely coordinate allocation of these resources with municipal plans and policies supportive of the 2040 Plan, the 2040 Transportation Plans, the Kane County Community Health Plan or implementing “Healthy Communities” objectives and policies. Resources for infrastructure maintenance and/or extension have become tighter due to economic restraints and budgetary cutbacks. Now more than ever, allocation of County resources and funding of projects should be prioritized, with those meeting adopted County objectives and policies being considered first.

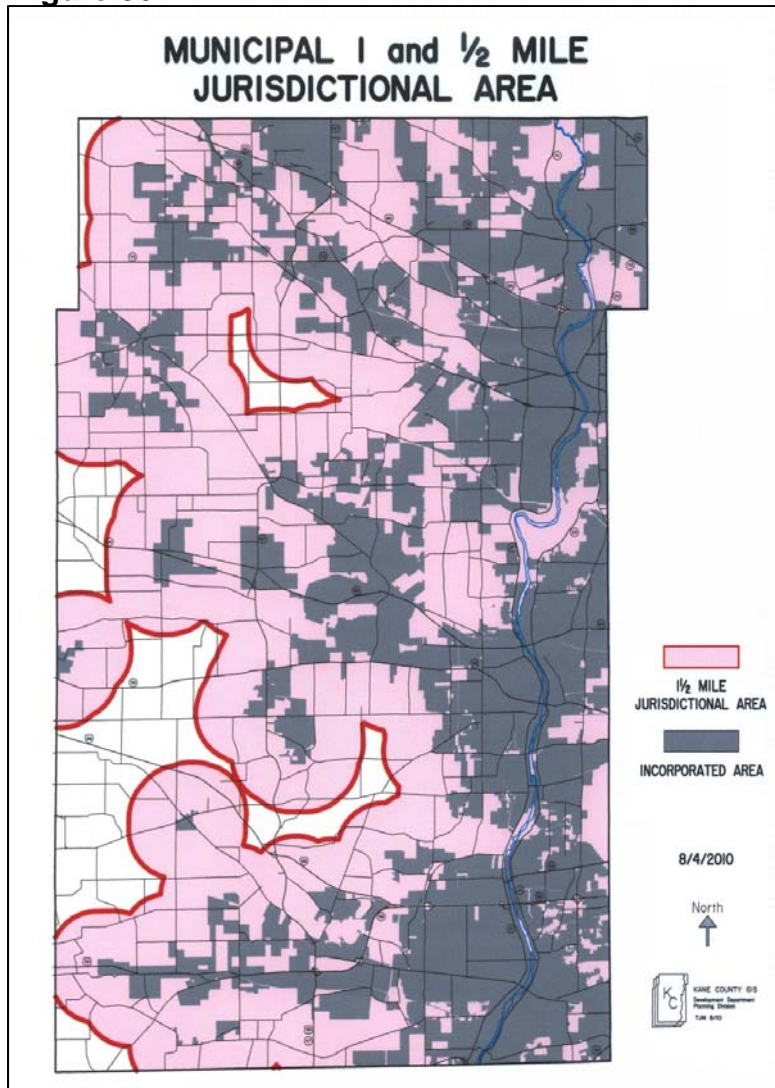
4. Coordination with Municipalities

Like its predecessors, the 2040 Implementation Strategy acknowledges the need for planning coordination in the one-and-one-half mile areas. The authority for regulating unincorporated area land use resides in the zoning and subdivision chapters of the Kane County Code. However, unincorporated area land use within one-and-one-half miles of municipalities may be regulated by their

respective municipal codes. In many instances, the one-and-one-half mile “extra-territorial” jurisdictions of the municipalities overlap, further complicating land resource management processes for the County, the affected municipality, and for the land developer. In addition, municipalities have the authority to enter into pre-annexation agreements with property owners, annexing and zoning land without regard to the County or other municipalities’ plans. The 2040 Plan calls for greater planning coordination between the County and municipalities in the one-and-one-half mile areas (Figure 85).

The 2040 Plan continues to support the adoption of municipal boundary

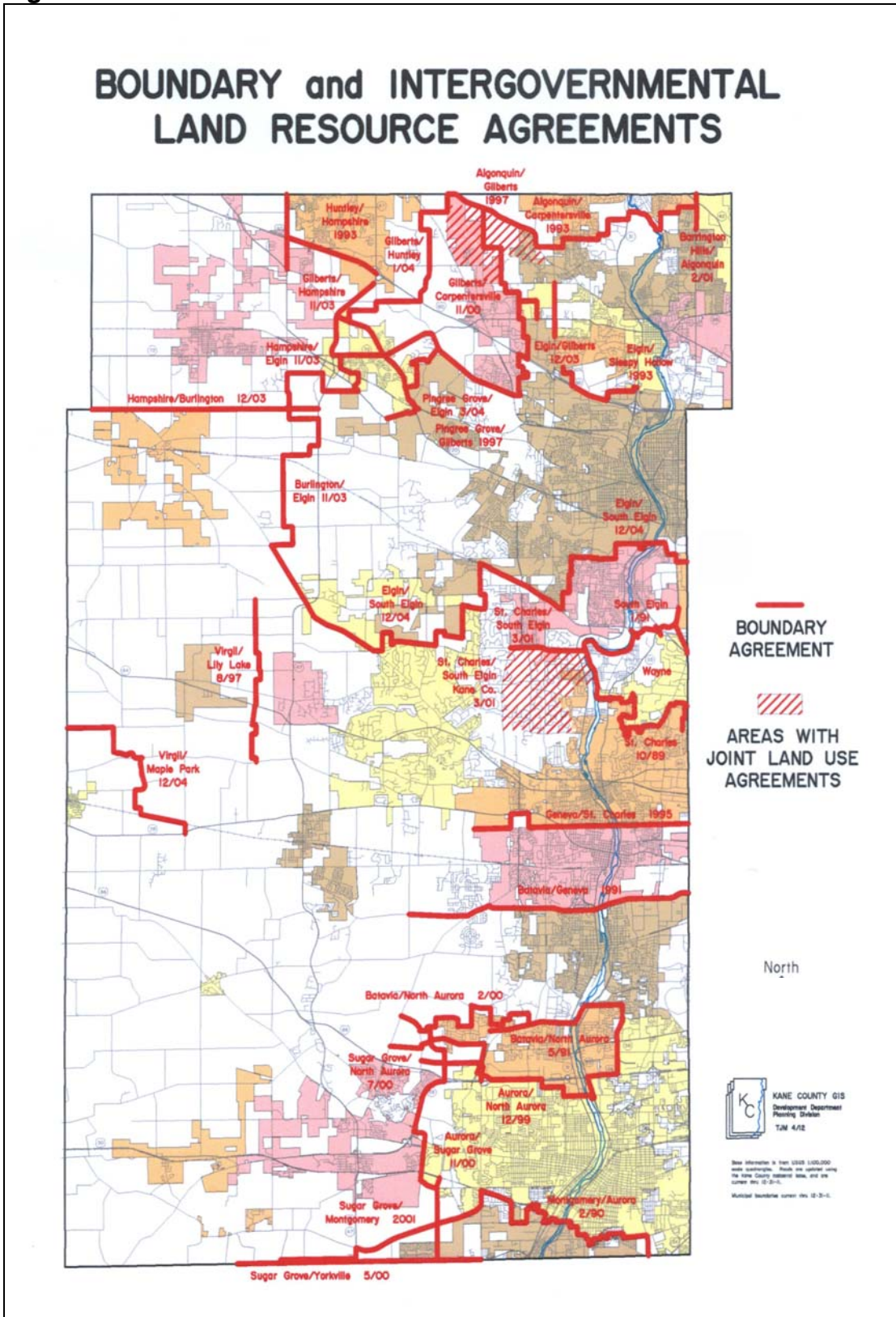
Figure 86



agreements. Over the years, these agreements have proven effective in minimizing municipal conflicts and eliminating some of the adverse land use consequences that occur when municipalities compete for tax generating land uses. Excellent examples of currently existing boundary agreements are those between Geneva and St. Charles, Batavia and Aurora, Aurora and Montgomery, Montgomery and Sugar Grove, Burlington and Hampshire, Hampshire and Elgin, Elgin and Gilberts, and Gilberts and Carpentersville. Figure 4 identifies these and the other boundary agreements in Kane County currently in effect. Kane County currently has more of these agreements per capita than any other county in the State of Illinois. The 2040 Plan calls for reviewing expiration dates, updating, refining and adopting additional boundary agreements between municipalities as an important element of a managed-growth program.

The 2020 Plan initiated utilization of intergovernmental land resource agreements as an integral part of the implementation program. The intergovernmental land resource agreements in Illinois were adopted by Carpentersville and Gilberts and by St. Charles, South Elgin and Kane County. These agreements are based on the Local Land Resource Management Planning Act, Chapter 50 ILCS 805 (1985), which enables municipalities and counties to “enter into and enforce intergovernmental agreements for joint and compatible planning.” The 2040 Plan endorses the existing agreements and encourages additional intergovernmental land use agreements as a means for the municipalities and County to agree on a shared vision and to effectively realize their common goals and plans.

Figure 87



In addition, coordination in the Randall/Orchard and Rt. 47 Corridors identified for the first time in the 2040 Plan will be critical. While new or intensified development in both of these corridors may occur decades into the future, neither corridor can develop without the coordinated planning of the County and the municipalities.

The Randall / Orchard Road Corridor is being studied to determine the land use conditions/patterns that are needed to support a Bus Rapid Transit (BRT) corridor and how incremental implementation of elements of a BRT corridor can be accomplished. These land uses could include housing, retail, employment centers, hospitals and health care providers and entertainment venues. Access to these uses within the corridor and into Chicago will allow for greater mobility choices and reduce emissions from automobile traffic. While it is anticipated that new land uses and redeveloped areas at future station areas and stops would be approved through municipal decisions, Kane County will have a major role in coordinating station area access improvements to the County highway right of way in order to accomplish a BRT system. Kane County will coordinate with the municipalities and Pace officials in order to develop a Primary Transit Network (PTN) Policy to coordinate transit and land uses.

The Rt. 47 Corridor was the subject of a state funded study completed in 2010. The purpose of the IL 47 Corridor Planning Study was to provide municipalities and other government agencies with an understanding of the planning challenges associated with growth and to recommend strategies or tools that can be used to address these challenges. The study included broad participation and input from the municipalities along Illinois Route 47. It is of paramount importance the County prevents premature development of unincorporated areas to uses inconsistent with County or municipal plans. Once annexation and extension of utilities have occurred, the municipalities can approve developments consistent with the design guidelines and toolkit included in the Illinois Route 47 Corridor Study as well as to create livable, sustainable and healthy communities.

Summary

In summary, the 2040 Implementation Strategy consists of the following four new and continued activities:

1. Kane County Planning Cooperative:

The formation of a Kane County Planning Cooperative is the central core of the 2040 Implementation Strategy. The Cooperative will be a resource for all local planning efforts by providing a local forum for information and discussion on critical planning issues and emerging trends. The Cooperative will not only provide direct technical assistance and information for municipalities and local units of government, but will make Kane County and its partners more competitive for public and private grants by having a countywide collaborative planning partnership already in place.

2. Planning Workshops

Since 1999, the Kane County has planned and hosted eleven workshops organized within three series in order to provide detailed planning-related information to County and municipal decision makers. The 2040 Implementation Strategy supports the continuation of the Healthy Communities workshop series for the continued integration of land use, transportation and health.

3. County Funding Decisions Consistent with Plan Goals

Kane County currently manages a number of grant and funding programs offered to local municipalities and units of government. The 2040 Implementation Strategy emphasizes the need to continue coordination of these resources with municipal plans and policies supportive of the 2040 Plan and other County plans and policies for *“Healthy People, Healthy Living and Healthy Communities”*.

4. Coordination with Municipalities

The 2040 Implementation Strategy continues to advocate the need for municipal boundary agreements, planning coordination in the one-and-one-half mile areas, intergovernmental cooperation in managing land resources, and adoption of intergovernmental agreements for joint and compatible land use plans. Higher levels of coordination will also be needed for the Randall / Orchard Road BRT Corridor and the Rt. 47 Corridor if these corridors are to be well designed, economically sustainable and meet future needs for employment, housing, mobility and livability.

Conclusion

As the Regional Planning Commission proceeds with the five-year implementation program, it fully recognizes the complexity of existing issues and jurisdictional interests. The County Board is committed to the creation of the Kane County Planning Cooperative as well as to providing the Regional Planning Commission with staff resources for:

- scheduling and conducting meetings for the Planning Cooperative and the Regional Planning Commission
- planning and conducting planning workshops
- coordination with municipalities including attending public meetings, preparing maps, providing technical assistance and information, reviewing and discussing compatible land plans, proposed municipal boundary lines, and drafting joint resolutions adopting land use plans
- coordination with County Board, committees and commissions regarding County funding decisions

There is a common understanding between the Regional Planning Commission and the County Board that the ultimate success or failure of this 2040 Plan depends on the County's ability to effectively communicate the long-term benefits of creating and maintaining cooperative partnerships for land use and transportation planning that support individual and community health. Development of successful partnerships during the next five years will result in the successful implementation of the 2040 Plan with the following benefits:

- preservation of 50% of the County in farmland and open space
- improved environmental quality and a sustainable water supply
- expansive open space system with diversified ecosystems and extensive recreational opportunities
- improved water quality in the Fox River and its tributaries
- balance of land uses providing a variety of housing and employment opportunities
- less congested roadways and more walkable and bikeable communities
- safe and livable communities for Kane County residents
- and, the healthiest people in Illinois

