

200 YEARS OF SETTLEMENT, DEVELOPMENT, PRESERVATION AND PLANNING  
FOR A SAFE, HEALTHY AND LIVABLE KANE COUNTY

T H E N , N O W & T O M O R R O W



2040 CONCEPTUAL LAND USE STRATEGY

A REPORT FROM THE REGIONAL PLANNING COMMISSION  
TO THE KANE COUNTY BOARD • AUGUST 4, 2010  
ADOPTED BY THE KANE COUNTY BOARD • OCTOBER 12, 2010

# THEN, NOW & T

200 YEARS OF SETTLEMENT, DEVELOPMENT, PRESERVATION AND PLANNING...



# KANE COU

# OMORROW

## A KANE 2040 PUBLICATION DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT



### PREFACE

This report “Confirming the Validity and Soundness of the Conceptual Land Use Strategy for Kane County” was prepared by the staff of the County Development and Community Services Department for review and approval by the Regional Planning Commission. The responsibilities of the Commission, contained in the adopted *2030 Land Resource Management Plan*<sup>1</sup>, are:

1. To cooperate in the preparation of a Comprehensive County Plan and make recommendations to the County Board with respect to the plan.
2. To cooperate in the preparation of plans for specific improvements in accordance with the official plan and make recommendations to the County Board with respect to the improvements.
3. To give aid to the municipal and county officials charged with the direction of projects for improvements embraced within the Comprehensive Plan, to further the development of these projects and generally to promote the realization of the Comprehensive Plan.
4. To report to the County Board on the status of the Comprehensive Plan and on the effectiveness of county ordinances and regulations as they relate to the Comprehensive Plan.
5. To transmit to the County Board reports on the important problems, conditions, and proposals pertinent to the future development of the county.

This report addresses the responsibilities assigned to the Commission by the Kane County Board. It is based on a sound foundation established by a fifty year tradition of comprehensive county planning and the *2020 and 2030 Land Resource Management Plans* adopted under the authority of the Local Land Resource Management Planning Act, Chapter 50, ILCS 805. The Act encourages counties “to protect the land, air, water, natural resources and environment of the State and to encourage the use of each resource in a manner which is socially and economically desirable through the adoption of joint or compatible Local Land Resource Management Plans.”<sup>2</sup>

Submittal of this report by the Planning Commission to the Kane County Board is intended to serve as the “road map” and “kick-off” to the planning process for preparation of the proposed 2040 Land Resource Management Plan. The Commission is proud of its previous role in preparing and recommending both the 2020 and 2030 Plans to the County Board and now accepts the challenge and responsibility of expanding the county planning horizon another decade and completing the 2040 Plan.



THIS REPORT  
ADDRESSES THE  
RESPONSIBILITIES  
ASSIGNED TO THE  
COMMISSION BY THE  
KANE COUNTY BOARD.

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# SECTION I. STRATEGY BACKGROUND

In January of 1994, the Kane County Regional Planning Commission recommended to the Development Committee of the County Board a Conceptual Land Use Strategy to provide a foundation and a sense of policy direction for the 2020 planning process. That Conceptual Land Use Strategy identified three distinct land use areas: the Urban Corridor Area, the Critical Growth Area, and the Agricultural /Village Area. On January 18, 1994, the Regional Planning Commission presented its recommended Conceptual Land Use Strategy to the County Development Committee. In addition to the Strategy, the Commission recommended a land resource planning framework that emphasized a need for open space protection, water resource management, balanced community development, coordination of transportation improvements with land use management, protection of agriculture, and a cooperative planning process with the municipalities.

The Development Committee reviewed the Land Use Strategy and the planning program framework and unanimously adopted a motion to forward a resolution adopting the Land Use Strategy to the County Board for its deliberation and action. On February 8th, 1994, the County Board adopted Ordinance #94-29, "Adopting A Conceptual Land Use Strategy For Kane County." The Ordinance included a directive that the Regional Planning Commission proceed with the completion of the draft 2020 Kane County Land Use Plan and preparation of a process for public review of the draft plan.

Based on that County Board support and directive, the Kane County Regional Planning Commission proceeded with completion of the draft 2020 Land Resource Management Plan and a public review process focusing on eight Planning Partnership Areas. The final draft of the 2020 Land Resource Management Plan was subsequently adopted unanimously by the Kane County Board on June 11, 1996.

Similarly, the Regional Planning Commission initiated a review of the 2020 Plan in 2002 with the intent of recommending a new, updated 2030 Plan to the County Board. The Commission's recommendations were in the form of a report, "Affirmation of the Conceptual Land Use Strategy" submitted to the County Board in February of 2003.

In that report the Commission affirmed the conceptual strategy of the 2020 Plan as fundamentally sound and made 10 recommendations to the County Board concerning the 2030 planning process. The recommendations included the use of three themes to be used in preparing the text of the 2030 Land Resource Management Plan.

**THE 2030 PLAN HAS PROVEN TO BE AN EFFECTIVE STATEMENT OF PUBLIC POLICY ON ISSUES RELATING TO COMMUNITY DEVELOPMENT, WATER RESOURCE MANAGEMENT, OPEN SPACE PROTECTION AND LAND USE DECISIONS.**

- **Renaissance** emphasized the importance of the historic urban area and the opportunities for redevelopment, infill, adaptive reuse, Fox River improvements, new job creation and revitalized neighborhoods.
- **Refinement** was the theme applied to the critical growth area and indicated the need to re-evaluate the perimeters of the area, how it related to the urban area to the east and the agricultural area to the west, the types and intensities of developments that should be encouraged and fine-tuning the growth management efforts of the County and municipalities.
- **Recommitment** was applied to the rural agricultural western portion of the county. The theme reflected the desire and dedication to aggressively pursue farmland preservation.

## Additional recommendations addressed:

- aggressive open space protection and water resource management
- adding open space as the armature of the 2030 land use map
- introducing the goal of 50% of the land area of Kane County in open space and farmland by 2030
- taking the lead in assessing groundwater resources and a sustainable water supply
- recognizing the importance of the land use and transportation relationship by merging the land use and transportation planning processes and plans
- introducing the 10 Smart Growth Principles
- emphasizing cooperation and adoption of land use agreements between the County and municipalities

The report concluded with a request for approval by the County Board of the proposed 2030 Conceptual Land Use Strategy maps and other Commission report recommendations as a matter of policy direction in the preparation, review and adoption of the 2030 Plan.

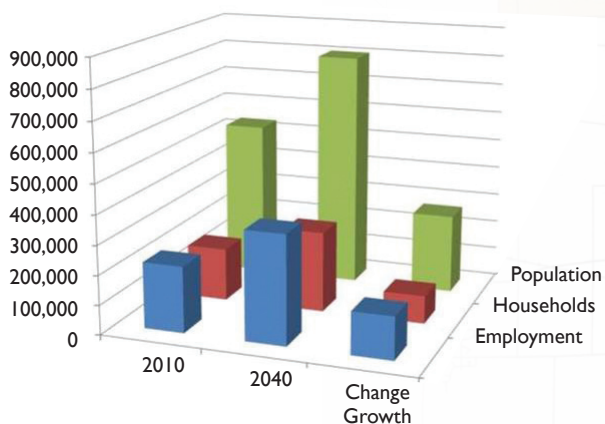
Since adoption in 2004, the 2030 Plan has proven to be an effective statement of public policy on issues relating to community development, water resource management, open space protection and land use decisions. It has been well received by the citizens of Kane County, has had strong County Board support, has been used extensively by the Planning Commission to articulate the need for cooperative planning initiatives and has been recognized at regional, state, and national levels as an effective county planning document addressing sensible, managed growth. The accomplishments and effectiveness of the 2030 Land Resource Management Plan are to a great extent attributable to the "Conceptual Land Use Strategy and Map" and the simple, clear, concise way it has communicated the vision, goals, and public policies of the adopted 2030 Plan. Moving ahead with preparation of the 2040 Plan requires Commission review of the current "Conceptual Land Use Strategy and Map" and recommending to the Kane County Board the revisions and updates for 2040 contained in Section III, Strategy Recommendations, of this report.

## SECTION II. STRATEGY REVIEW

The Regional Planning Commission has completed its review of the “Conceptual Land Use Strategy and Map” contained in the 2030 Perspective Chapter (pp. 21-31) of the adopted *2030 Land Resource Management Plan*. This review process was initiated in November, 2008, which also marked the 50th anniversary of the Kane County Regional Planning Commission being created by the County Board.<sup>3</sup> The Commission’s review is also responsive to the commitment made in the 2030 Plan that it be “reviewed every five years, with citizen input, in light of changing demographics, changes in local, state or federal policies, major infrastructure improvements, public policy decisions and economic and employment activities”.<sup>4</sup> Our review and this report represent the first major steps in preparing and recommending a 2040 Land Resource Management Plan to the County Board for its review and adoption.

Two major factors in the Planning Commission review and update of the “Conceptual Land Use Strategy and Map” are the Census Bureau’s 2010 estimates of population, households and employment and the Chicago Metropolitan Agency for Planning (CMAP) 2040 Projections of population, households, and employment.

**Population, Households and Employment for Kane County, IL**



**Kane County**

	2010	2040	Change Growth
<b>Population</b>	532,852	802,231	269,379 51%
<b>Households</b>	179,702	274,085	94,383 53%
<b>Employment</b>	224,546	368,494	143,947 64%

Source: Chicago Metropolitan Agency for Planning, 2010.

The challenge to the Commission was how best to plan, encourage, facilitate and design more compact, mixed use development for a 2040 Kane County with about 270,000 more people, approximately 95,000 additional households and an estimated 145,000 more jobs spread across 30 municipalities and the large unincorporated area.

The multiple benefits of the more compact, mixed-use development that the Commission recommends for the next three decades in Kane County include:<sup>5</sup>

- Reduction in traffic congestion and harmful carbon emissions
- Preservation of open space and farmland
- Better use of existing and planned infrastructure
- More effective use of public investments and services including transit
- Integration of pedestrian and bicycle access to new development
- Increase in property tax revenues
- Healthier people, healthier living, healthier communities

Other review factors included municipal annexations and approved development plans, major open space acquisitions, new municipal incorporations, i.e., Villages of Campton Hills, Big Rock, and Kaneville, updates and revisions to municipal plans, the Route 47 Corridor Study, the Randall Road BRT Study, the Making Kane County Fit For Kids project, and the current recession, housing foreclosures, record unemployment, the collapse of the housing boom and other changes and trends.

The three strategy areas of the 2030 Plan are the Urban Corridor Area, the Critical Growth Area, and the Agricultural / Rural Village Area and the themes assigned are Renaissance, Refinement and Recommitment, respectively. The Commission formed three sub-committees to work with the staff and review the three conceptual areas and themes.

Traveling the Urban Corridor Area clearly reveals that there continues to be a “renaissance”, a revival of the communities and neighborhoods along the Fox River. Festivals, public art, beautification, redevelopment, revitalization, farmers markets, place making, new public buildings, private preservation activities, the list goes on and on, are all indicative of what can be termed sustainable urbanism.

Also within this urban area is an opportunity to link land use and transportation opportunities with the Randall Road Bus Rapid Transit (BRT) Project funded by the U.S. Department of Energy. The BRT Project has the potential to provide new economic development and job creation in the Randall Road corridor and housing opportunities for the next three decades. Accordingly, the Commission recommends for the 2040 Conceptual Strategy a revision that refers to the eastern urban portion of Kane County as the **Sustainable Urban Area** and within that area identifies the **Randall Road BRT Corridor**. (See Strategy Map, Figure 1)

The Critical Growth Area in 2010 continues to be where Kane County “faces the greatest challenges to sensible, managed growth”.<sup>6</sup> The Commission believes this is where Kane County still has a great opportunity to implement Smart Growth Principles and incorporate Priority Places into community development decisions.

Since the 2004 adoption of the 2030 Plan, some municipalities have approved developments that are consistent with the County Plan. For example, the Village of Gilberts implemented the Gallagin-Tyrrell by-pass, provided new mixed use and a variety of residential densities, improved walkability to the Village center, and added to the open space network. Elburn approved plans for the Metra Station and a concept plan that creates transit-oriented development opportunities and expands the greenway system. Sugar Grove also has approved some developments that compliment the goal of creating safe, healthy, and livable communities.

However, the Critical Growth Area has also experienced what can be described as “business as usual sprawl”. Many of these single use, low density, residential developments have financially failed, experienced high foreclosures rates, and do not reflect the Priority Place goals of a mix of uses, compact design, place making, pedestrian, bicycle and other transportation alternatives and providing links to the countywide greenway system.

The Critical Growth Area has also witnessed the incorporation of the new Village of Campton Hills, the westward expansion of the City of Elgin’s boundaries, the growth of Pingree Grove, and other municipal annexations. In response to some of this municipal growth Kane County initiated the Illinois 47 Corridor Planning Study (May, 2010) and the Commission recommends that the **Route 47 Corridor** be indicated on the Strategy Map.

As the Planning Commission proceeds with preparation of the 2040 Plan, we intend to re-examine the Priority Places description and locations and refine the geographic area, the land use diversity and the mix of development activities in what we continue to recommend be named the Critical Growth Area.

The Commission’s 2003 strategy report to the County Board stated “no theme is more appropriate for the Agricultural / Rural Area than recommitment. As our population grows we need to re-double our efforts to prevent premature conversion of farmland to other uses and recommit to preserving agricultural areas and open space”.<sup>7</sup> The Commission believes that statement is even more true in 2010 and needs to be reapplied to the 2040 Conceptual Land Use Strategy.

The Commission finds that the theme of recommitment is more valid then ever but recommends that for 2040 the western area of the county be named the **Agricultural/Food, Farm, and Small Town Area**. The proposed title reflects the emergence of locally grown foods as a desirable goal, the changing nature of farming and farmland preservation, and the fact that Kaneville, Campton Hills, and Big Rock have incorporated as municipalities and other villages have grown and adopted plans that emphasize the preservation of their small town character.



The Commission also commends the County Board for its commitment and support to the Farmland Preservation Program and the adoption of the Protected Agriculture – Limited Development amendment to the 2030 Plan as recommended by the Commission. This new land use category is the first of its kind in Illinois and represents the commitment of the County to community supported farming, organics and specialty crops, especially with the national movement toward locally grown foods.

Additionally, the Commission thanks the County Board for supporting the May 8, 2009, full-day seminar entitled “Smart Growth is Healthy Living” that, for the first time, brought together more than 200 municipal and county planning, transportation and economic development staff and policy makers with community health advocates from the Fit For Kids coalitions. The seminar introduction by Planning Commission Chair, Glenn Morgenroth, and the keynote provided by Dr. Richard Jackson focused on bringing the planning and health communities together to focus on changing the built environment to support healthy eating and active living. The next in the “Healthy Communities” seminar series can provide Kane County with another opportunity to engage land use/transportation policy makers and health care advocates from across Kane County.

Since then the Planning Commission has further studied opportunities to more fully integrate planning for sustainable and accessible local farms and foods and public health with more conventional transportation and resource management planning. We anticipate recommending to the County Board a 2040 Plan that will likely be the first in Illinois to mold the three disciplines, transportation, health and land use planning, into a single master plan that builds on the “Healthy Communities” seminar series and the over-arching theme: Healthy Kids, Healthy Living, Healthy Communities.

## SECTION III. STRATEGY RECOMMENDATIONS

The Illinois State Statutes empower county boards to establish regional planning commissions to “...have a plan made for the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of said region...”<sup>8</sup>

In accordance with this and other statutes and the responsibilities assigned by the Kane County Board, and the commitment to review and revise the 2030 Plan every five years, the Kane County Regional Planning Commission for the past 18 months has been reviewing and analyzing the 2030 Plan and discussing updates for the 2040 Plan. An important element of this effort was the review of the 2030 Conceptual Land Use Strategy in light of land use changes, revised municipal plans, FPA and municipal boundary expansions, intergovernmental agreements, new population projections, the 2010 Census, the current recession, housing foreclosures, record unemployment, the collapse of the housing boom and other changes and trends.

This review, research and analysis has led to the following recommendations for a 2040 Conceptual Land Use Strategy and the preparation of a 2040 Land Resource Management Plan.

1. For the purpose of county comprehensive planning, the conceptual strategy is again affirmed as fundamentally sound and has been validated by both the events of the past five years and the trends for the next three decades. Countywide the RPC has witnessed and identified land use decisions, implementation activities, public policies and citizen support that confirm the validity and establish the soundness of the conceptual strategy. In the 2030 Plan, the three distinct land use strategy areas were: the Urban Corridor Area, the Critical Growth Area, and the Agriculture / Rural Area. For the 2040 Plan the Commission recommends these be revised and identified as: the **Sustainable Urban Area**, the **Critical Growth Area**, and the **Agriculture/ Food, Farm and Small Town Area**. These areas are indicated on the proposed 2040 Conceptual Land Use Strategy Map (Figure I).
2. In the 2030 Plan each of the three distinct land use strategy areas was assigned a specific theme: Renaissance, Refinement, and Recommitment. “Renaissance” emphasized the importance of the historic urban corridor and the opportunities for redevelopment, infill, adaptive reuse, Fox River improvements, new job creation and revitalized neighborhoods. “Refinement” indicated the need to re-evaluate the perimeters of the central area of rapid growth, how it relates to the urbanism to the east and the farmland to the west, the types and intensities of developments that should be encouraged, and fine-tuning the growth management efforts of the county and the municipalities. “Recommitment” reflected a desire, a dedication to aggressively pursue farmland preservation and protection through land use planning and zoning initiatives, the Kane County Farmland Preservation Program, the Illinois Farmland Preservation Act, and policy decisions regarding public infrastructure investments. While these three themes were appropriate and are still applicable to the conceptual strategy areas, it is recommended for the 2040 Plan that there be a single, over-arching theme: **Healthy People, Healthy Living, Healthy Communities**.

3. This new over-arching theme for preparing the 2040 Plan is based on Kane’s Healthy Kids, Healthy Communities project --- Making Kane County Fit For Kids. This project is county-wide in scope while having a particular focus on three targeted community areas where the county has partnered with local community coalitions made up of local government and community-based organizations. These community areas are: the City of Aurora, the City of Elgin and the Tri-Cities and the smaller villages to the west. Taken together these three community areas account for more than 70% of our total population, more than 85% of Kane’s children, and greater than 95% of the county’s Latino and African American residents.<sup>9</sup>

The Fit for Kids Project was launched April 7, 2008, with a Leadership Summit convened by the Kane County Board Chairman and attended by more than 100 executive leaders from Kane County municipalities, school districts, park districts, businesses, the faith community, health and social service agencies, as well as local and state elected officials. The Leadership Summit provided participants with an in-depth briefing on the childhood obesity epidemic and called for a sustained, county-wide mobilization (emphasis added) through implementation of four strategic action principles that go to the heart of the systems, policies, environmental and land use changes needed to reverse the epidemic.

### Making Kane County Fit for Kids Strategic Action Principles<sup>10</sup>

1. Develop land use, planning and other public policies that foster and support physical activity for all our communities;
2. Assure that fresh fruits and vegetables are affordable and accessible to all families in our communities;
3. Support a culture of wellness and health promotion in our workplaces, schools, homes, communities and other institutions;
4. Provide parents and children with reliable, up-to-date information in multiple settings regarding healthy physical activity and eating habits.

The Healthy Kids, Healthy Communities – Making Kane County Fit for Kids project and the Strategic Action Principles need to be fundamental building blocks for the 2040 Plan. Additionally, the 2040 Plan needs to include recommendations that integrate land use, transportation, community design and economic development planning with public health planning to increase active transportation and other physical activities which can help prevent childhood obesity, as well as many chronic diseases such as heart disease and high blood pressure.

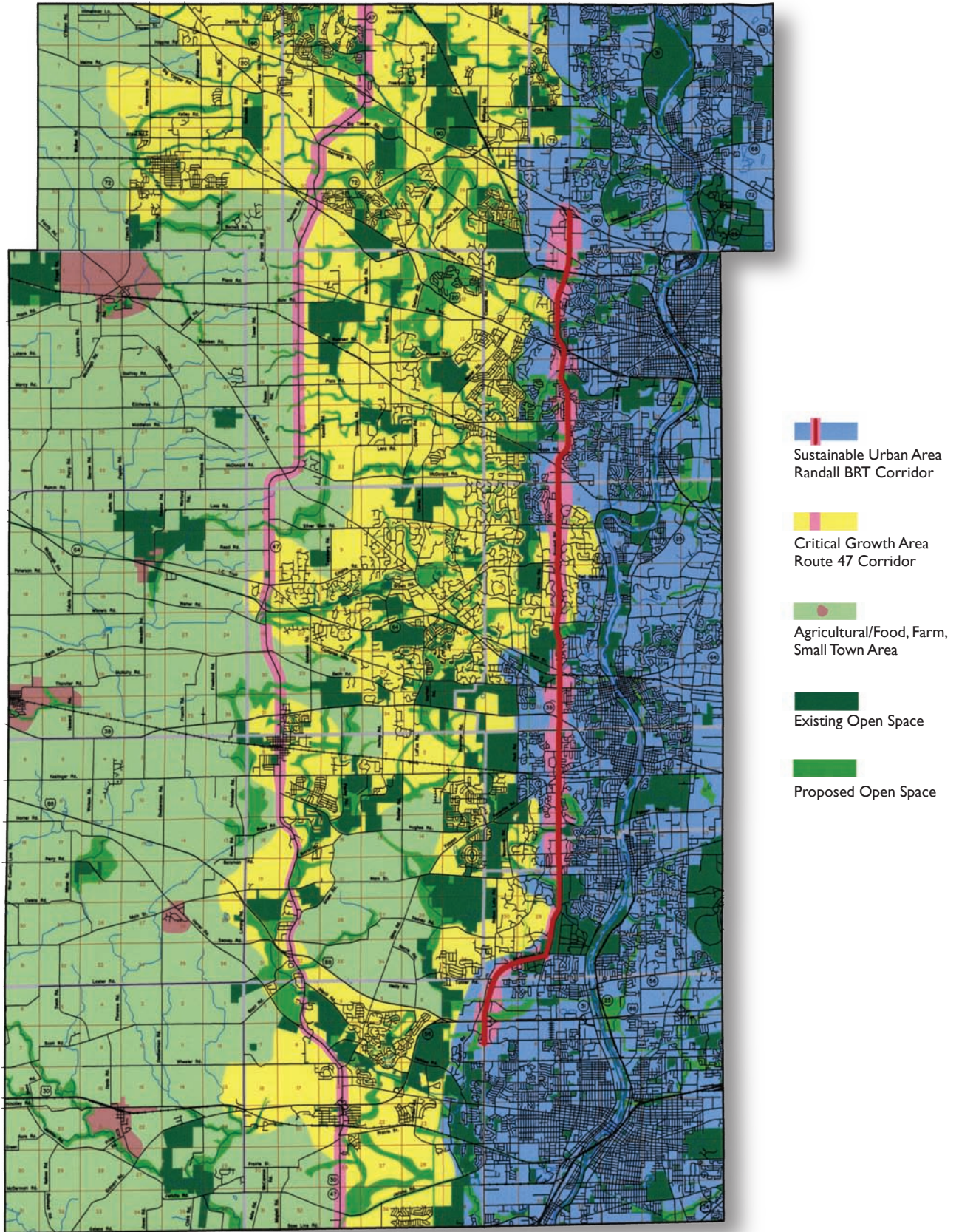


FIGURE I. 2040 CONCEPTUAL LAND USE STRATEGY MAP



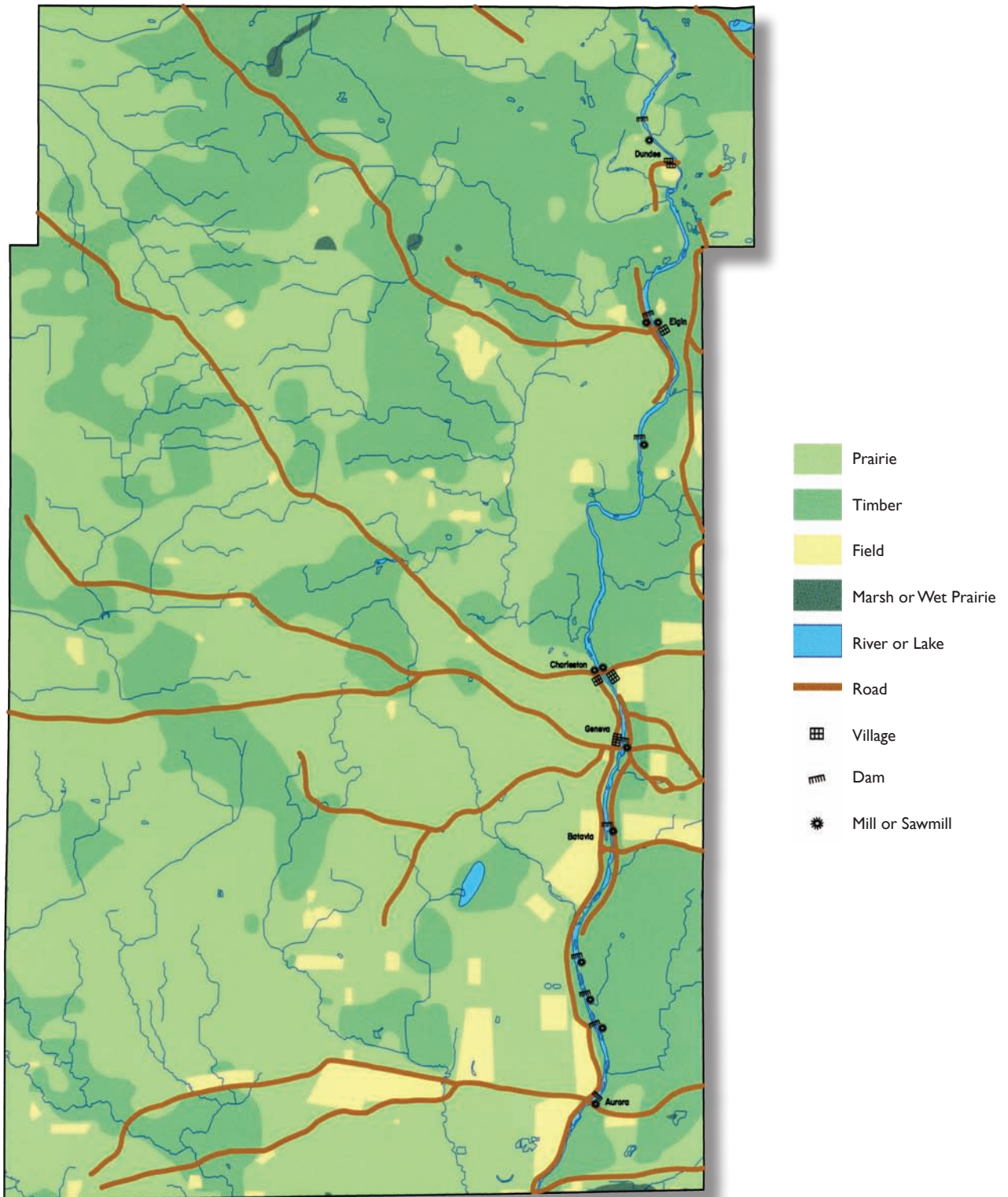


FIGURE 2. 1840 LANDSCAPE

4. A foundation of the 2030 conceptual strategy map was open space protection and water resource management, especially along the Fox River and Kane County's major developing watersheds: Kishwaukee River (Eakin and Hampshire Creeks) Tyler, Ferson / Otter, Mill, Blackberry and Big Rock Creeks. Figure 2 included in this report

indicates the 1840 landscape of Kane County including the timbered areas, the marshes and swamps (wetlands), the undisturbed prairies, the early tilled areas and settlements, and the fledgling trail and road network. Figure 3 superimposes the 1840 Landscape over the 2010 present day open space, road network and developed areas

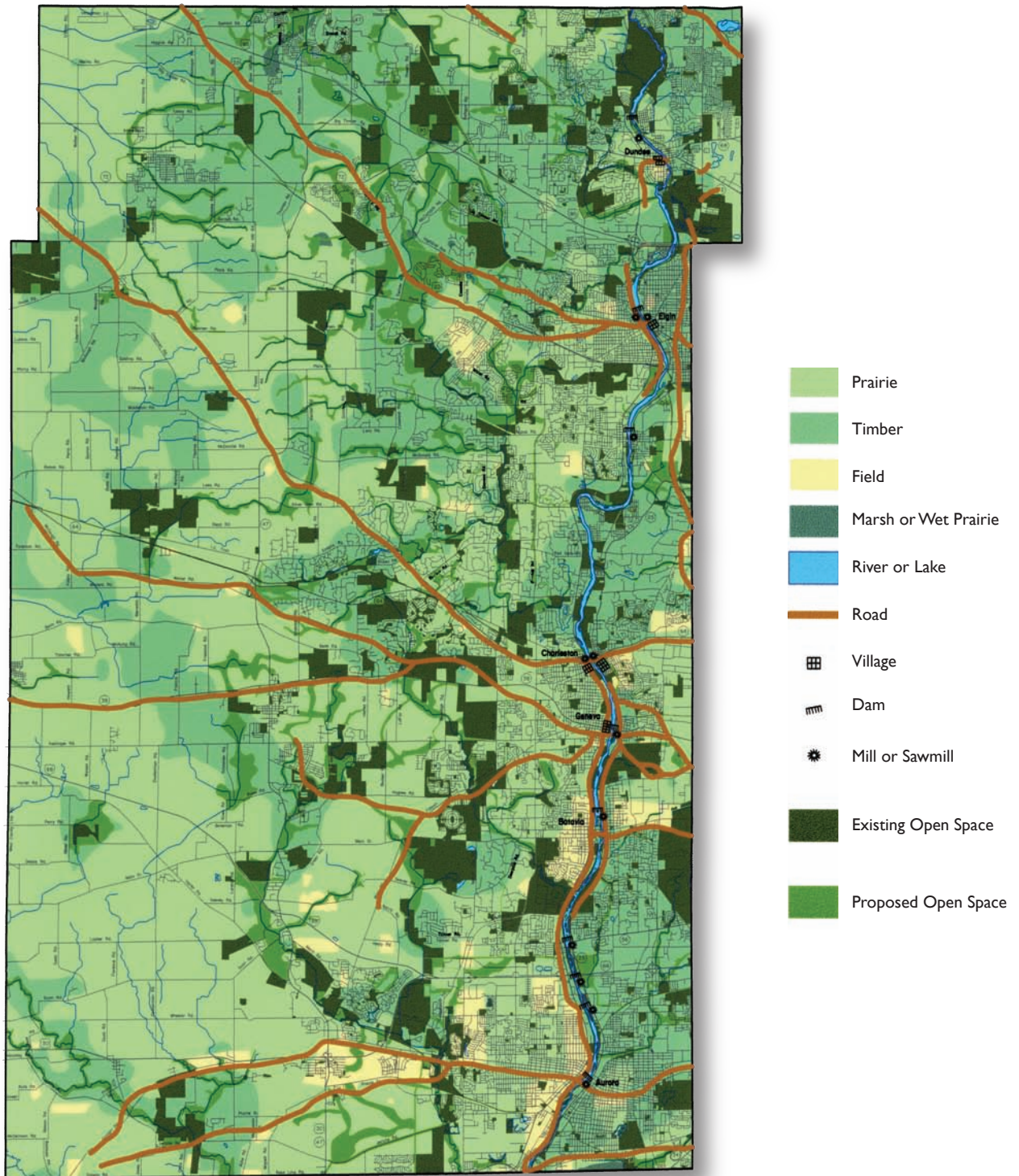


FIGURE 3. 2010 OPEN SPACE / 1840 LANDSCAPE

and adds emphasis to why open space protection, greenway implementation and water resource management should continue to serve as three primary, basic goals in the development of the land use, transportation, municipal development and public facility elements of the 2040 Plan. Also, it is why the updated and expanded open space armature continues to be highlighted on the Conceptual

Land Use Strategy Map and will be further revised and detailed on the 2040 Land Use Map to reflect acquisitions by the Forest Preserve District, park districts and others; expanded municipal land use and open space plans; private and institutional open space changes; and green infrastructure implementation associated with past and planned development activities.

5. The 2030 Plan stated “90% or more of the projected population growth for Kane County will occur as the result of municipal decisions and that as the municipalities make these decisions there are three challenges that must be addressed”:<sup>11</sup>



Future water supply challenge: How will we provide an additional 50 to 60 million gallons per day of sustainable water supply for an additional 300,000 people in the most efficient and environmentally responsible manner?



Traffic congestion challenge: How will we reduce traffic congestion, provide transportation options and improve air quality?



Diverse, affordable housing challenge: with more people coming into Kane County and dramatic changes in age, household make up, race and lifestyle trends, what actions must be taken to meet future housing needs?

The drought of 2007 reinforced the water supply challenge and resulted in an unparalleled effort by the state, region, county and municipalities to address long term water supply planning (see Recommendation #8). In spite of this progress the Commission recommends that water supply continue to be one of the three challenges in the 2040 Plan.

The traffic congestion challenge has been met with mixed results. For example, more and more municipal plans support walkability, bike trails, connectivity, and commuter rail service extensions. On the other hand, vehicle miles traveled (VMTs) have not been reduced. Mixed use, high quality pedestrian environments are all too often not encouraged or approved, and congestion on the county highway system is increasing. It is recommended that the traffic congestion challenge be retained in the 2040 Plan as more specifically described in Recommendation #9 of this report.

Housing is more of a challenge than ever. Homes for a changing Kane County, affordable housing for working families, the mismatch between the planned supply of housing and expected demand are serious issues for the next three decades. The housing objectives and policies of the 2030 Plan have been validated and need to be emphasized, expanded and reinforced as a major challenge and opportunity in the 2040 Plan.

6. The RPC’s 4th 2030 Plan recommendation stated that Kane County “should encourage balanced, municipal development patterns that are concentrated within or adjacent to existing municipalities in the urban corridor; carefully designed, mixed use development respectful of water resource management and open space goals in the critical growth area; or planned expansions of the rural villages which minimize disruption of agricultural uses and farmland loss”:<sup>12</sup>

In 2010, we find that almost without exception the urban municipalities along the Fox River have adopted plans and approved developments which implemented the 2030 Plan and helped to achieve many shared goals. In the Critical Growth Area the commission has identified mixed results. While some approved developments are carefully designed with mixed uses and attention to open space preservation and water resource management, all too many municipal plans and approved subdivisions reflect a “business as usual” attitude of sprawling, single family, unconnected, poorly designed developments that are not very walkable, sustainable, or preserve adequate open space. Many of these approved and improved developments are all or partially vacant and may remain vacant, and need to be re-thought and re-planned for the future. This situation is even more true with some municipalities in the agricultural and rural areas of the county. The rush by some municipalities to convert cornfields to rooftops during the last 7 years and the consequences of this type of development needs to be more directly addressed by the county, the municipalities, and our citizens in the update for the 2040 Plan.

7. A 2030 recommendation of the Planning Commission was that in designated areas “agriculture must continue to be a desired and preferred land use. Premature conversion of farmland to other uses should be discouraged.”<sup>13</sup> As we proceed with the 2040 Plan there is no reason to back away from the general goal that by 2040 at least 50% of the land in Kane County should still be in farmland and open space uses. The agricultural objectives of the 2030 Plan, the strong support by the county of protective land strategies that discourage premature conversion of farmland, the economic importance of farming, and the policies that protect the best farmland and encourage new investment in agribusinesses need to be expanded and reinforced in the 2040 Plan. “Discover the Bounty of Kane!”, the Kane County Farm Bureau program promoting locally grown, Kane County quality produce, from apples to zucchini, is just the beginning of a new era of providing in locally grown, healthy food products from the farm and community gardens to the table.
8. The 6th recommendation from the RPC to the County Board for the 2030 report addressed the increased demand for water of a growing county population and that water withdrawals from the aquifers not exceed sustainable rates. Since then Kane County has proudly been one of the leaders in the regional and statewide effort to assess our water resources, determine sustainable withdrawal rates from the Fox River and the deep and shallow aquifers, and plan for drought in the future. The 2040 Plan should continue to build on this effort by reflecting the contents of the Kane County Water Supply Report (2009), supporting the efforts of CMAP and the Northeast Illinois Region Water Supply Planning Group, implementing the recommendations of the *Northeastern Illinois Regional Water Supply / Demand Plan* (2010), and supporting water resource-driven land use decisions.

9. The relationship between land use and transportation planning was of fundamental importance to the 2030 *Conceptual Land Use Strategy* and is of greater importance as we proceed with the 2040 Plan. The 2030 *Land Resource Management Plan* and the 2030 *Transportation Plan* were adopted by the County Board as a package and represent the first time in Illinois where a county concurrently prepared and adopted land use and transportation plans. The relationship between land use and transportation in the 2040 Plan represents an opportunity to expand transit systems, improve walkability, reduce vehicle miles traveled, focus on maintaining and improving the highway system and improve energy efficiency and conservation.

The 2040 Plan should also incorporate and develop the transportation studies for the Randall Road Bus Rapid Transit (BRT) Project funded by the U.S. Department of Energy and the Illinois 47 Corridor Planning effort funded by IDOT's Illinois Tomorrow Corridor Grant Program. The Commission recommends that the BRT and Illinois 47 Corridors be added to the Conceptual Strategy Map and be a major component of the 2040 Planning Process, especially with the municipalities within these emerging transportation corridors of the future.

10. The preparation of both the 2020 and 2030 Plans was based on the 10 Smart Growth Principles.<sup>14</sup>

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair and cost effective
10. Encourage community and stakeholder collaboration in development decisions

These continue to be valid for the 2040 Plan and should be reinforced with the Livability Principles recommended by the Partnership for Sustainable Communities, a unique consortium formed by the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Transportation (DOT), and the Environmental Protection Agency (EPA). These three agencies have pledged to ensure that housing and transportation goals are met while simultaneously protecting the environment, promoting equitable development, and helping to address the challenges of climate change.



### The Livability Principles<sup>15</sup> are:

- Provide more transportation choices
- Promote equitable affordable housing
- Enhance economic competitiveness
- Support existing communities
- Coordinate and leverage federal policies and investments
- Value communities and neighborhoods

The above recommendations regarding Smart Growth and Livability Principles have been linked to the creation of healthy communities. The overarching theme of **Healthy People, Healthy Living, Healthy Communities** is integral to the 2040 Plan. By implementing the following key planning objectives promoted by the Centers for Disease Control for Healthy Community Design<sup>16</sup>, the county can help reduce the risk of obesity, heart disease, and hypertension:

- Integrating physical activities into residents' daily lives by developing communities that promote walking to and from places of education, recreation, shopping, work and worship
- Encouraging the building of communities with residences and businesses located closer together to shorten vehicle trips and encourage the use of other modes of transportation, such as biking and public transit, when walking may not be an effective option
- Creating streets and public areas that are interconnected and that provide an appealing, safe and comfortable environment for walking and biking
- Providing transit services that are within walking distance of homes, businesses and other facilities

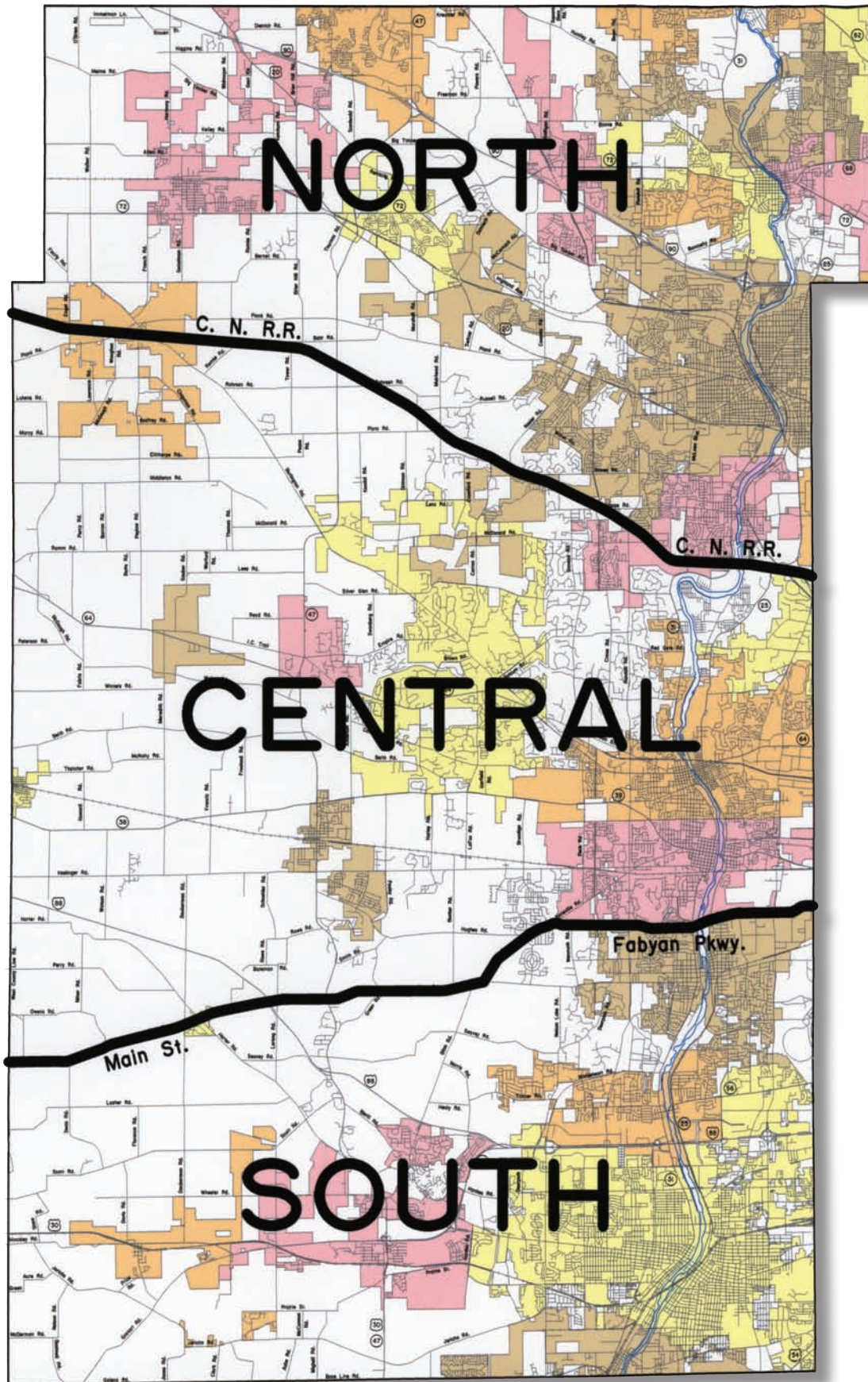


FIGURE 4. PLANNING PARTICIPATION AREAS

11. In 1994, the 2020 Plan introduced and recommended eight Partnership Planning Areas (PPA's) and in 2003 the 2030 Plan recommended utilizing the eight PPA's to "facilitate cooperation and adoption of land use agreements between the county and municipalities and the cities and villages".<sup>17</sup> Since then more municipalities have been created, municipal boundaries have been greatly expanded and the County Highway Impact Fee Ordinance has been amended and now relies on three instead of eight areas. Additionally, electronic communication and more elaborate geographic information and mapping systems have evolved. Accordingly, the Plan Commission recommends that for the 2040 Plan the three section of Kane County, north, central and south, shown on Figure 4, be used for plan coordination and public participation purposes.
12. The Kane County Regional Planning Commission first recommended a Conceptual Strategy Plan to the County Board in February 1993. That recommendation led to the completion and adoption in 1994 by the County Board of the *2020 Land Resource Management Plan*. In 2003, based on the highly regarded and successful 2020 Plan, the Planning Commission affirmed the Conceptual Strategy Plan and made 10 additional recommendations to the County Board regarding the completion and adoption in 2004 of the *2030 Land Resource Management Plan: Planning for Safe, Healthy and Livable Communities*. In turn, the 2030 Plan and a more than fifty year tradition of planning and resource protection in Kane County have led to this report from the Regional Planning Commission to the Kane County Board. We hereby validate the previous plans and their recommendations and we endorse the 2040 Conceptual Strategy as a means to ensure that Kane County's quality of life will be sustained and that there will be a proper balance between natural resource protection and healthy communities and economic development as we progress further into the 21st Century. Further, the Commission requests the County Board approve by resolution the "2040 Conceptual Land Use Strategy Map" and this report as a matter of policy direction in the preparation, review and adoption of the 2040 Plan which we recommend be titled, Then (1840), Now (2010), and Tomorrow (2040): 200 Years of Settlement, Development, Preservation and Planning for a Safe, Healthy and Livable Kane County, Illinois.



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# THEN, NO

# KANE COUNTY

...FOR A SAFE, HEALTHY AND LIVABLE KANE COUNTY



# W & TOMORROW



**Kane County Development  
and Community Services Department**

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