

## HOME RULE AND DEVELOPMENT

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People tend to equate home rule and taxation, and indeed taxation has emerged as one of the key uses to which home rule is put. Less well known, and probably just as significant, is the way home rule is being used to promote a wide variety of development objectives. The 2002 survey of home rule uses documented, not only heavy development use, but increasingly creative use of home rule powers for developmental purposes.

Chief among these is the expansion underway in the use of impact fees. Impact fees are now being used to finance more of the costs of development than the traditional school and park impact fees. Impact fees are now being used to support: **Libraries** (Arlington Height, Bartlett, Channahon, Carol Stream, Manhattan, and Wheeling); **General Municipal service expansion** (Carol Stream, Channahon, and Manhattan); and **Police services** (Bartlett).

Skokie uses its home rule powers to create Economic Development Districts. These are special districts created by ordinance. Each district is used as a basis for formulating its own zoning and economic development goals.

Other notable new uses of home rule in conjunction with development include Joliet's neighborhood improvement program in which the city shares infrastructure costs with residents; Wilmette's transfer of park property to use for the development of senior housing, and Elk Grove Village's use of home rule to support its efforts to purchase and redevelop property in blighted commercial areas.

Rock Island uses home rule to offer annexation agreements under which the city rebates taxes for the annexed land until development occurs on the land. Addison used home rule to extend the length of its annexation agreements.

Lincolnshire and Schiller Park both have used home rule to combine their planning commissions with their boards of zoning appeals.

Addison has raised its home rule sales tax to underwrite bonds issued to raise money to spur redevelopment of buildings, including public buildings.

Home rule is truly for something other than levying taxes.

**Reference: City/County Management in Illinois, Vol.83, No. 10, June 2003**