

CHAPTER 9

Implementation

Section 9.1 Introduction

The Comprehensive Plan is intended to be used as the guide for future development decisions. Its real value, however, will be measured in the results it produces. To accomplish the goals, objectives, and policies of the plan, specific implementation measures must be taken to ensure that Bureau County's actions meet the desires of the comprehensive plan.

The Comprehensive Plan, as set forth on the preceding pages, has little or no value unless it is implemented. Therefore, the success of the plan will be dependent to a large extent, on proper administrative action to carry out its proposals and recommendations -- especially enforcement of the various regulating ordinances. It will be effective and useful only if active steps are taken to carry out its proposals and recommendations so they can be used by the citizens of Bureau County in making everyday decisions. Every community is developed as the result of countless individual decisions such as: to buy or sell land; to subdivide land; to build homes, business, industries, schools and other community facilities; and to construct streets and install utilities. Each day, decisions are made that will affect the future of the county. They are made by landowners, lawyers, realtors, public officials and all private citizens. Whether these individual actions will add up to a well-developed, attractive and economically sound community will depend, to a large measure, on how well they are related to the county's objectives and plans. Successful implementation of the plan can only be accomplished through adequate legislative and administrative tools, public support and enthusiastic leadership.

While, by State law, a regional planning commission is charged with the responsibility of preparing the comprehensive plan, it is by law only an advisory body and does not have the legislative power necessary to implement it. The County Board shall, therefore, receive all planning recommendations and take the necessary steps to effectuate them and give them legal status.

Section 9.2 Comprehensive Plan Adoption Procedures

The Bureau County Regional Planning Commission should recommend the adoption or amendment of the comprehensive plan by adopting a resolution by a majority vote of the entire Regional Planning Commission. The vote shall be recorded in the official minutes of the Regional Planning Commission. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. The recommended Comprehensive Plan shall be forwarded to the County Board for formal official adoption by the county. Adoption should be in the form of a resolution passed by a majority vote of the County Board. Upon adoption by the County Board, the adopted Comprehensive Plan shall be filed with the Bureau County Clerk/Recorder.

One copy of the adopted Comprehensive Plan, or of an amendment to such a plan, should be placed in every public library in the county. The Bureau County Zoning Department shall be the official repository for the comprehensive plan and all accompanying maps and data.

Section 9.3 Comprehensive Plan Implementation

Upon formal and official adoption of the Comprehensive Plan by the County Board, the county should undertake a review of its regulatory tools (zoning ordinance, subdivision regulations, etc.) for compatibility and consistency with the various goals, objectives and policies of the adopted comprehensive plan, and identify any sections of the documents that may need updating to accomplish this.

Section 9.4 Integration, Amendment, and Update of Comprehensive Plan Elements

The goals, objectives, and policies contained within the preceding eight elements (chapters) of this Comprehensive Plan, along with the accompanying inventory and analysis, have been thoroughly reviewed and approved by the Bureau County Regional Planning Commission and County Board. Throughout the drafting and review process, great care was taken to include all issues and concerns from Board and Commission members, as well as from the community at large. Special attention was then given to making sure that the policies required to address the individual issues or concerns did not conflict, either with each other within the chapter, or between the different chapters. The future revision of any Comprehensive Plan goal, objective, or policy should receive the same level of deliberation and analysis as the original Plan; special attention should be given so that the new adopted language does not create conflicts within or between chapters.

Section 9.5 Monitoring/Formal Review of the Plan and Continuation of the Planning Process

To assure that this Comprehensive Plan will continue to provide useful guidance regarding development within the county, the Bureau County Regional Planning Commission must periodically review and amend the Plan to ensure that it remains relevant and reflects current county conditions and attitudes. In order to achieve this, the Regional Planning Commission should once each year place the performance of the Comprehensive Plan on the agenda for discussion and recommendation to the County Board. Discussion should include a review of the number and type of amendments approved throughout the previous year, as well as those that were denied. This information serves to gauge the adequacy of existing policies; multiple changes indicate policy areas in need of re-assessment. Other topics would include changes to either the development market or resident attitudes toward different aspects of county life. As a result of this discussion, the Regional Planning Commission would recommend either no change to the Plan, or one or more specific changes that should be addressed.