

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
January 18, 2017

1. CALL TO ORDER.

Chairman Eric Hansen called the meeting to order at 9:31 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2016	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2017	FEBRUARY	MARCH	APRIL	MAY	JUNE
X	X		X		X	X					
X	X		X	X	X	X					
X	X	X	X		X						
X		X	X	X							
X		X	X	X	X	X					
X	X	X	X	X	X	X					
X				X		X					
					X	X					
X	X	X	X	X	X	X					
X	X		X	X		X					
	X	X	X	X	X	X					
X	X	X	X	X	X	X					
X	X	X	X	X	X	X					
	X	X	X	X		X					
X	X	X	X		X	X					
	X		X		X	X					

COMMISSION MEMBERS

Eric Hansen, Chairman
 Val Yazell, Vice-Chairman
 Larry Hamlin, Secretary
 Mayor Jim Langfelder – K. Davis
 Andy Van Meter – B. McFadden
 Alderman Joe McMenamain
 Alderman Andrew Proctor
 Greg Stumpf - J. Stone
 George Preckwinkle – C. Stratton
 Leslie Sgro – E. McKinley
 Frank Vala – R. Blickensderfer
 Brian Brewer – F. Squires
 Dick Ciotti – G. Humphrey
 Jeff Vose
 Kenneth Springs
 Brad Mills
 Bill Moss

Others

Staff

Molly Berns	Mary Jane Niemann
Peter Jorget	Emily Prather
Shannan Karrick	Norm Sims
Steve Keenan	Joe Zeibert

3. **MINUTES OF MEETING.**

Chairman Hansen asked if there were any additions or corrections to the minutes of the December 21, 2016 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. **MINUTES OF THE EXECUTIVE POLICY BOARD.**

There was no meeting of the Executive Policy Board.

5. **REPORT OF OFFICERS.**

There was no report of officers.

6. **REPORT OF THE EXECUTIVE DIRECTOR.**

- A. **Presentation: Effects of Demographic Changes on Municipal Revenues** – Norm Sims outlined a power point presentation regarding the effects of demographic changes on municipal revenues. (See attached).

Commissioner Jeff Vose asked if it was possible to include the impact of veteran's exemptions. Sims said the number of veterans that would qualify would be needed. Commissioner Vose asked if the power point presentation could be shared. Sims said it would be made a part of the minutes. Commissioner Vose asked if the staff could look into the veteran exemption data. Sims said yes.

7. **CORRESPONDENCE.**

There was no correspondence.

8. **PUBLIC HEARING.**

There was no one who wished to address the Commission.

9. **COMMITTEE REPORTS.**

Land Subdivision Committee (LSC) – There were four projects, all located within the City of Springfield's subdivision jurisdiction, to be reviewed and acted upon by the Planning Commission this month:

**Toronto Terrace
Preliminary Plan Reaffirmation**

Description: Pt. E ½, SE ¼, Section 27, T15N, R5W – Located at the northeast corner of Toronto Road and Cotton Hill Road

LSC Action: Recommend approval of the Preliminary Plan Reaffirmation.

Zeibert stated that this development consists of 19 lots on 41 acres located at the northeast corner of Toronto Road and Cotton Hill Road. The lots along Toronto Road are zoned S-2 Commercial and lots to the north are zoned R-3(a) General Residence. Zeibert noted that the original plan was approved in

2014 and expires in three years. The reaffirmation allows the plan to extend three more years.

Panther Creek West

Location & Sketch Map

Variance of Section 153.157(L) – Restriction of Access

Description: Pt. W ½, W ½, Section 24, T15N, R6W – Located south of Cockrell Lane and Foxhall Lane

LSC Action: Recommend approval of a Variance of Sec. 153.157(L) – Restriction of Access – to allow access for Lot 261 to Foxhall Lane and recommend approval of the Location & Sketch Map.

Zeibert noted that development began in Panther Creek in 1994. Since then the plan has expired and there is a new owner who wishes to finish the development. The remainder of this development consists of 63 acres all being zoned R-1 (single-family). A variance is requested to allow access to Foxhall Lane from Lot 261. There will be no access to Cockrell Lane.

Panther Creek West

Preliminary Plan

Description: Pt. W ½, W ½, Section 24, T15N, R6W – Located south of Cockrell Lane and Foxhall Lane

LSC Action: Recommend approval of the Preliminary Plan.

Zeibert noted that the ordinance allows submission of the preliminary plan at the same time as the location & sketch map via simultaneous submission. He noted that action may be taken on the preliminary plan, but the preliminary plan will not be signed by the Executive Director until the City Council has approved the location & sketch map.

Centennial Park Place

Preliminary Plan

Description: Pt. NE ¼ and Pt. SE ¼, Section 9 and Pt. S ½, NW ¼, Section 10, T15N, R6W – Located west of Lenhart Road and south of Iles Avenue

LSC Action: Recommend approval of the Preliminary Plan.

Zeibert stated that this development consists of 340 lots on 196 acres located south of Iles Avenue, west of Lenhart Road. A change is being made to Phase 6 of the development. The franklin ground squirrel (an endangered/protected species) is present in the area. The developer obtained an Incidental Take Authorization (ITA) from the Illinois Department of Natural Resources. The ITA required a conservation easement that altered some of the lots in Phase 6. The area on the south edge of the development containing burrows will be made one lot and protected.

Commissioner Jim Stone moved to concur with the action of the Land Subdivision Committee on the above listed subdivisions. Vice-Chair Val Yazell seconded the motion and the vote was unanimous.

For informational purposes, Zeibert then summarized the projects reviewed by the Land Subdivision Committee at their January 5, 2017 meeting that do not require action by the Regional Planning Commission:

Panther Creek, 7th Addition, Lot 294 – Partial Plat of Easement Vacation

Zeibert noted that a utility easement on the eastern portion of the property is being vacated. There are no utilities located in the easement and drainage is sufficient.

HSHS St. John's Hospital – Large Scale Development Plan

Zeibert stated that this development is bounded by Carpenter Street on the north and Madison Street on the south. A 3-4 level parking garage with a pedestrian bridge to connect with the parking garage on the west side of 9th Street is proposed. A medical building with a pedestrian bridge connecting to the St. John's development is also proposed. Zeibert noted that there are still many issues to clear up with the Illinois Department of Transportation (IDOT) regarding the traffic study and air rights regarding pedestrian bridges over 9th Street. Necessary permits will need to be obtained.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS.

There was no new business.

12. SPECIAL ANNOUNCEMENTS.

There were no special announcements.

13. ADJOURNMENT.

Chairman Hansen noted that the next Regional Planning Commission meeting will be held on February 15, 2017.

There being no further business, Commissioner Brad Mills moved to adjourn. Commissioner Frank Squires seconded the motion and the meeting adjourned at 9:56 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann
Recording Secretary

SPRINGFIELD- SANGAMON COUNTY REGIONAL PLANNING COMMISSION

EFFECTS OF DEMOGRAPHIC CHANGES
Presentation to the Commission
January 2017





PEOPLE AND PROPERTY



Advising
Planning
Evaluating
Leading

FOLLOW-UP

Local
Forces
Affecting
Property
Values and
Revenues

SIGNIFICANT TRENDS LEADING TO CONCERNS ABOUT DECLINING MUNICIPAL PROPERTY TAX REVENUES



LOSS OF POPULATION



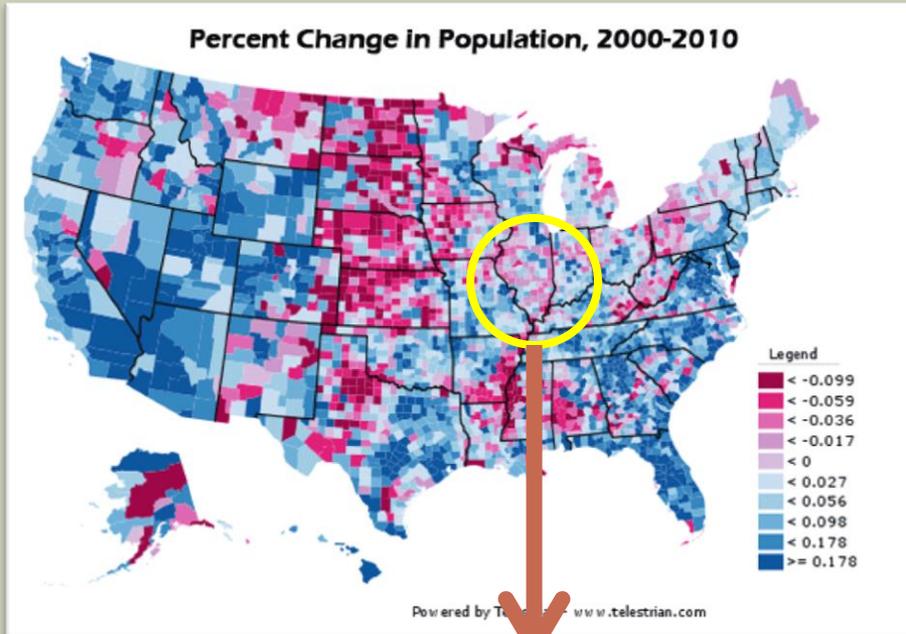
CHANGES IN POPULATION



ECONOMIC CHALLENGES

These trends will have a direct or indirect impact on property values, and therefore an impact on local government and school revenues.

CHANGES IN POPULATION: LOW LOCAL POPULATION GROWTH



**SLOW POPULATION GROWTH
AFFECTS PROPERTY VALUES AS IT
DECREASES DEMAND AND
OWNERSHIP.**

**Local population growth is
static or declining.**

County's rate of growth
*dropped by 50% since
1970*, increased only
slightly in last decade, and
is trending downward.

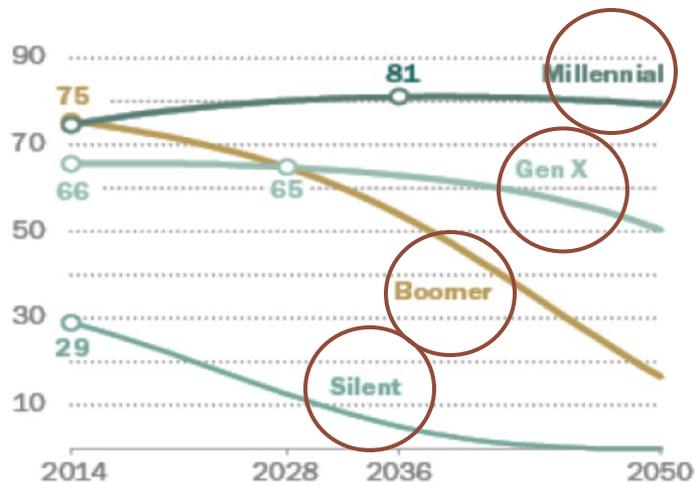
Projected slow growth for
Springfield to 2037: **10.3%**
over 20 year period.

CHANGES IN POPULATION: AGING OF LOCAL POPULATION



Projected Population by Generation

In millions



THE AGE OF A POPULATION ALSO
AFFECTS PROPERTY VALUES,
BOTH DIRECTLY AND
INDIRECTLY.

The local population is growing
older.

Median age in the county has
increased by almost 30%
since 1970: 28% were 45 to
64 in 2010.

By 2020, *1/3 of Springfield's
population will be older than
55.*

SOME EFFECTS OF AGING ON MUNICIPAL REVENUES CAN BE DUE TO POLICY: **'65 AND OLDER' HOMESTEAD EXEMPTION**



IT HAS BEEN REPORTED THAT THIS AGE GROUP MAY INCREASE BY AS MUCH AS 1/3 WITHIN 5 YEARS.

DATA SOURCE: ESRI HOUSING PROFILE DATA – HOMEOWNER AGE 2010.

TWO ASSUMPTIONS OF THE ANALYSIS:

- There would be no change in the number of owner-occupied housing units between 2010 and 2020: No increase or decrease.
- There would be no change in the numbers within population age groups.

THIS ALLOWS A ROUGH, INITIAL ANALYSIS BASED UPON STRAIGHT LINE PROJECTIONS.

A WORD OF CAUTION



WHILE SUCH A SIMPLE STRAIGHT LINE PROJECTION CAN BE USEFUL IN INDICATING THE **DIRECTION** OF THE TREND, IT MAY NOT NECESSARILY INDICATE ITS **MAGNITUDE**.



1
10
100
1,000
10,000
100,000

SPRINGFIELD EXAMPLE BASED UPON ESRI DATA



In 2010:

- ❑ **21,116** owner-occupied housing units in Springfield.
- ❑ **16,008 (75.8%)** of these units were owned by those **55** years-of-age or older.
- ❑ **8,573 (40.6%)** were owned by those **65** and older, making them eligible for the over 65 homestead exemption in 2010.
- ❑ **WHAT IS THE POSSIBLE DEGREE OF CHANGE BY 2020 DUE TO THE AGING OF THESE HOME OWNERS?**

CHANGE BY 2020 FOR SPRINGFIELD:

STRAIGHT LINE PROJECTION GIVEN ASSUMPTIONS



AGE GROUPS	2010	2020
55-64	7,435	-
65-74	4,399	7,435
75-84	3,027	4,399
85+	1,147	3,027
Those Over 65	8,573	14,861
POTENTIAL CHANGE 2010/2020		△ +6,288

	2010	2020
TOTAL UNITS	21,116	21,116
Homeowners eligible for exemption	8,573	14,861
Percentage of units	40.6%	70.4%
POTENTIAL CHANGE 2010/2020		△ +29.8%

POTENTIAL REVENUE CHANGE FOR SPRINGFIELD: ILLUSTRATIVE REVENUE LOSS DUE TO EXEMPTION



Revenue loss is difficult to calculate for many reasons, so this data is provided for illustrative purposes only.

ESRI AVG. SPRINGFIELD HOME VALUE 2016	\$146,300
ESTIMATED 65 HOMESTEAD EXEMPTION BENEFIT AVERAGE	\$418.00
ESTIMATED NEW BENEFICIARIES IN 2020	6,288
NET CHANGE (all taxing bodies)	\$2,628,384

This would either represent a loss of revenue to the taxing bodies, or need to be spread over other tax paying property owners, or other revenue sources.

CHANGE BY 2020 FOR SANGAMON COUNTY:

STRAIGHT LINE PROJECTION GIVEN ASSUMPTIONS



AGE GROUPS	2010	2020
55-64	13,088	-
65-74	7,800	13,088
75-84	5,011	7,800
85+	1,881	5,011
Those Over 65	14,692	25,899
POTENTIAL CHANGE 2010/2020		△ +11,207

	2010	2020
TOTAL UNITS	27,780	27,780
Homeowners eligible for exemption	14,692	25,899
Percentage of units	52.9%	93.2%
POTENTIAL CHANGE 2010/2020		△ +40.3%

CHANGE BY 2020 FOR SANGAMON COUNTY: ILLUSTRATIVE REVENUE LOSS DUE TO EXEMPTION



Revenue loss is difficult to calculate for many reasons, so this data is provided for illustrative purposes only.

ESRI AVG. SANGAMON COUNTY HOME VALUE 2016	\$152,492
ESTIMATED 65 HOMESTEAD EXEMPTION BENEFIT AVERAGE	\$375.00
ESTIMATED NEW BENEFICIARIES IN 2020	11,207
NET CHANGE (all taxing bodies)	\$4,202,625

This would either represent a loss of revenue to the taxing bodies, or need to be spread over other tax paying property owners, or other revenue sources.

CHANGE BY 2020 FOR ILLINOIS: STRAIGHT LINE PROJECTION GIVEN ASSUMPTIONS



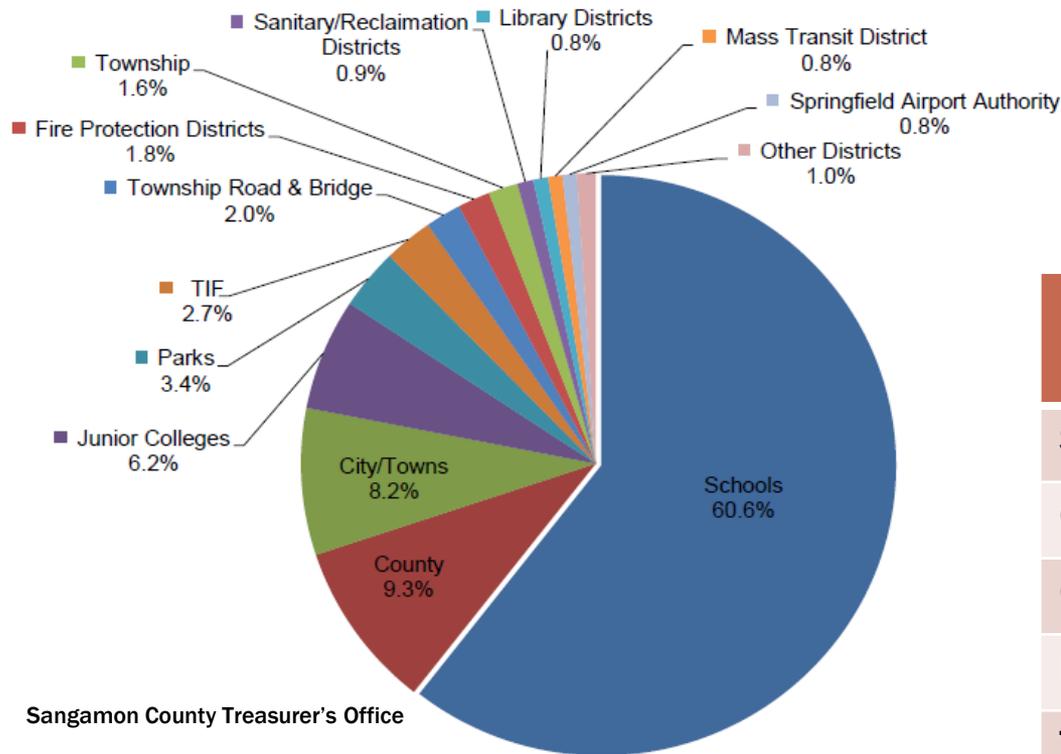
AGE GROUPS	2010	2020
55-64	681,727	-
65-74	430,631	681,727
75-84	280,480	430,631
85+	108,314	280,480
Those Over 65	819,425	1,392,838
POTENTIAL CHANGE 2010/2020		Δ+573,413

	2010	2020
TOTAL UNITS	1,501,152	1,501,152
Homeowners eligible for exemption	819,425	1,392,838
Percentage of units	54.6%	92.7%
POTENTIAL CHANGE 2010/2020		Δ +38.1%

MONETIZING THE POTENTIAL OUTCOME: ILLUSTRATIVE EXAMPLE BASED ON COUNTY



2016 SANGAMON COUNTY PROPERTY TAX DISTRIBUTION BY TYPE OF AGENCY



Direction of Potential
County-Wide Change
Based Upon Average
Property Tax Distribution:
– \$4,202,625

Jurisdiction Type	Avg. Amount
Schools (60.6%)	\$2,546,791
City/Towns (8.2%)	\$344,615
County (9.3%)	\$390,844
Parks (3.4%)	\$142,889
Twshp Road & Bridge (2.0%)	\$84,053
Fire Districts (1.8%)	\$75,647

IN CONCLUSION:

- ❖ This represents only a rough estimate of the potential impact of population aging on one element of the property tax structure.
- ❖ Indicates direction, not magnitude, as many variables may affect this outcome over time, increasing or decreasing the amount.
- ❖ Further state changes could exacerbate effects.
- ❖ It is representative of a noticeable trend in population requiring further tracking.

