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## Symposium

### Growth Management for the Next Century: Challenges & Opportunities

- Annexation Agreements — Boundary Agreements: Walking a  
Fine Line Into the Future — A Map of the Dangers to the  
Unwary Land Use Traveler . . . . . 377**  
Ronald S. Cope

*This article examines the potential dangers that may be encountered by inexperienced land use planners. The article begins with a review of statutes and case law involving annexation agreements in Illinois. Next, the author distinguishes the differences between "annexation agreements" and "development agreements." Then the author addresses how to determine whether there has been a boundary agreement, which limits the ability of a municipality to annex a piece of property. The author recommends a statute permitting development agreements and recommends clear linkages between various sections of the code to improve predictability for Illinois land use planners.*

- Practical Computer Applications for Land Use Planning  
and Analysis . . . . . 399**  
Roger K. Dahlstrom

*This address presents two computer applications designed to assist in land use planning for individual sites and for entire planning areas. The site capacity model allows the user to generate a reasonably accurate analysis of development potential for an individual parcel of land given basic information regarding proposed or prevailing zoning regulations. The land capacity model provides a means for developing land use simulations including likely public service demands and selected environmental impacts. The author notes that land use simulation can be an effective tool for minimizing internal inconsistencies in development regulations and for evaluating the impacts of the large scale, long term development commitments often included in annexation agreements.*

- Luncheon Address . . . . . 419**  
Lawrence B. Christmas

**Farmland Protection for Illinois: The Planning and Legal Issues**

**Lawrence W. Libby** . . . . . 425

*This address contends that agriculture, as a land intensive business, is critical to the Illinois economy and farmland protection belongs on the state's agenda as a policy objective as well as a significant goal of growth management. The author reasons that the adequacy of food supply and the necessity of farmland, as well as the non-owner services of farmland, require the inclusion of farmland protection on the state's planning agenda. Looking toward the future of farmland use and conversion, the author reviews the important planning and legal issues relative to farmland protection as a policy issue and suggests several strategies for consideration in Illinois in evaluating, planning and preserving its farmland resources.*

**TIF in Illinois: The Good, the Bad, and the Ugly**

**Michael T. Peddle** . . . . . 441

*Tax increment financing (TIF) is a controversial economic development tool which has been implemented over three hundred times in Illinois since its legislative authorization in 1977. Its premise relies on the expectation that the property value of an economic development project site as well as a certain amount of contiguous property will be enhanced as a result of the project. The tax increment indicates the additional tax revenue from these properties. This tax increment is allocated exclusively to the municipality for use in the TIF district. In this address, the author analyzes the basic components of TIF in Illinois as well as the positive and negative aspects of this system. The author acknowledges TIF as a viable economic tool but criticizes the TIF law and its implementation and suggests ways for implementing TIF effectively.*

**Panel Discussion** . . . . . 459

**Comments**

**Responding to Students' Pleas for Relief: The Need for a Consistent Approach to Peer Sexual Harrassment Claims**

**Megan Healy** . . . . . 479

*The goal of this comment is to illustrate the need for courts to develop a uniform approach to remedying severe sexual harassment in the schools. The comment examines the recent split among the courts in their interpretation and application of Section 1983 and Title IX to peer sexual harassment claims. Recommendations are made to the courts for resolving the split and in particular, to expand and adopt a uniform standard of liability and to follow the Eleventh Circuit's standard for determining when peer sexual harassment is so severe as to require a remedy by the courts.*

**Subrogation of Personal Injury Claims: Toward Ending an Inequitable Practice**

**Keith E. Edeus, Jr.** . . . . . 509

*This comment examines the application of the principles of subrogation in the personal injury context. Current law in most states, including Illinois, allows insurance companies to recover their subrogation interests even when insureds have not been made whole. The author suggests legislative and judicial approaches for limiting the applicability of subrogation in such situations.*