



# COUNTY BOARD AGENDA - STUDY SESSION

*County of Champaign, Urbana, Illinois*

*Tuesday, September 22, 2011 – upon recess of County Board meeting*

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*Lyle Shields Meeting Room, Brookens Administrative Center  
1776 East Washington Street, Urbana, Illinois*

## Page Number

- I. Call To Order
- II. Roll Call
- III. Approval of Agenda
- IV. Proposed FY2012 County Planning Contract Work Plan 1-15
- V. Public Participation
- VI. Adjournment

Date: September 12, 2011

To: ELUC/Committee of the Whole Members

From: Susan Chavarria, Regional Planning Manager

Regarding: Proposed FY12 County Planning Contract

### **Background**

Champaign County has an annually renewable contract with Champaign County Regional Planning Commission for planning and technical services. The proposed contract amount for FY12, \$70,550, will maintain the 10% across-the-board cut that was incorporated into last year's budget and includes a 3% increase to the salary portion of the contract.

Attachment A is the proposed FY12 General Work Plan. It includes 1,310 hours and focuses on implementing the LRMP, sustainability, recycling coordination, grant writing and research, and miscellaneous requests.

Attachment B contains the proposed LRMP Implementation Work Plan. The proposed work plan was completed in coordination with John Hall, Zoning Director. As per the request of County Board members, cost and time estimates are provided for each proposed task. It should be noted that estimates do not necessarily include sufficient time for County Board discussion and approval processes and are our best estimate at staff time for completing these tasks.

Attachment C contains items from the adopted LRMP implementation plan that should be implemented within the first three years or as time and resources allow. These items can replace any item in the LRMP work plan the Board wishes to remove. Estimates are included.

### **Incorporating comments from County Board members**

Staff has considered and incorporated comments from the June 7<sup>th</sup> Committee of the Whole Meeting, the August 23<sup>rd</sup> Study Session, Mr. Nudo's handout, and the September 6<sup>th</sup> Committee of the Whole Meeting into the proposed work plan. Based on these comments:

- Numerous items were removed from the LRMP Implementation work plan originally proposed at the June 7 meeting. *Please note that Items in Attachment B have been renumbered.*
- Hours were also moved in the General Work Plan (Attachment A) from LRMP to General Planning Services, such that LRMP now has 810 hours instead of 900 hours, and General Planning Services has 190 hours instead of 100. Two tasks, offered by Board members at the August Study Session, are included under the General Planning Services section. They comprise 120 of the 190 proposed hours.
- We propose adding Items 15 - 18 to the LRMP work plan (Attachment B).

### **Requested action**

CCRPC staff would appreciate your approval of the attached county planning contract budget and work plan, including the LRMP implementation work tasks.

### **Staff recommendation**

Based on these proposed changes, staff recommends an omnibus motion to approve the General Work Plan (Attachment A) and LRMP Implementation Work Plan (Attachment B).



**COUNTY PLANNING CONTRACT FOR FY12 – PROPOSED**  
 December 1, 2011 through November 30, 2012

	Hours	Cost
<b>LRMP Implementation</b>	810	\$42,500
<p>Working with the County Board and staff, priority implementation items will be identified that CCRPC planners can implement given available time and resources.  <i>FY2012 Activities: See Attachment B</i></p>		
<b>County Sustainability Initiative</b>	100	\$4,685
<p>County staff members have expressed interest in making County facilities more sustainable and efficient. CCRPC's sustainability coordinator can help guide the County's efforts.  <i>Typical activities: monitoring sustainability efforts and helping county departments advance sustainability</i></p>		
<b>Recycling Events Coordination</b>	150	\$7,870
<p>Countywide recycling collection initiatives in coordination with local entities have been spearheaded through the County contract for the last couple of years. Current challenges include seeking means to accommodate the ongoing need for household hazardous waste collections.  <i>Typical activities: Recycling events coordination, research on possible other recycling types and events</i></p>		
<b>General Planning Services Requests</b>	190	\$9,970
<p>County Board and/or County departments may solicit research for funding sources, grant writing assistance, data analyses, and reports on topics of common interest to the Board or county administration.  <i>Typical activities: 2007 Hazard Mitigation Plan grant application, searching for county facilities improvement funding</i></p>		
<p>2012 Tasks:</p> <ul style="list-style-type: none"> <li>• Research and assist local efforts to determine whether a Renewable Energy Production District would be feasible for the County – 50 hours</li> <li>• Research and provide information to smaller municipalities about residential Tax Increment Financing Districts (TIFs) in order to promote infill development rather than converting more farmland – 70 hours</li> <li>• Other requests can be made throughout the year via the County Board Chairman – 70 hours</li> </ul>		
<b>Administration (budgeting, work plan, project management)</b>	60	\$3,560
<b>Non-staff expenses (Supplies, Services, Capital Outlay)</b>		\$1,965
<p><i>Typical expenses: printing finished documents such as the LRMP, purchasing research materials, office supplies, yearly subscriptions/memberships, etc.</i></p>		
<b>TOTAL</b>	<b>1310</b>	<b>\$70,550</b>

## Recommended LRMP work plan items for FY12 - PROPOSED

### Overview

The following table provides an overview of the proposed FY12 LRMP implementation work plan. More specific information on the implementation items is available on subsequent pages.

Work Plan ID	LRMP Objective/ Priority Item	Hours	Cost	8-23-11 Study Session Input
1	9.4	5	\$262.35	Ok to leave in
2	Funding research	75	\$3,935.25	Ok to leave in
3	7.2.4b	10	\$524.70	Ok to leave in
4	1.3.1	30	\$1,574.10	Ok to leave in
5	2.1.1	30	\$1,574.10	Ok to leave in
6	7.2.2a	20	\$1,049.40	Change method, hours ok
7	5.1.8b	40	\$2,098.80	Ok to leave in
8	4.2.2	100	\$5,247	Ok to leave in
9	4.2.3			Ok to leave in
10	4.2.4			Ok to leave in
11	4.3.5			Ok to leave in
12	8.6.3-4	80	\$4,197.60	Ok to leave in
13	8.1.9	40	\$2,098.80	Ok to leave in
14	8.4.5a	200	\$10,494	Ok to leave in

### Items Recommended by RPC Staff in August 29<sup>th</sup> Memo to the Board

15	6.2.2	40	\$2,098.80	
16	6.2.3	40	\$2,098.80	
17	8.1.2b	20	\$1,049.40	
18	Revise Best Prime Farmland	80	\$4,197.60	
	Total	810	\$42,500.70	

**Yearly reports/updates** – *These are items which will be included in all future work plans for implementing LRMP.*

1. Update Champaign County webpage to achieve provisions of Objective 9.4: *Champaign County will promote efficient resource use and re-use and recycling of potentially recyclable materials. (2011 #1)*

Estimated planner hours to implement: 5  
 Estimated cost to implement: \$262.35  
 Resources needed to implement:  
 County planner will update content about recycling events and new relevant information; IT department will need to update county webpages

Estimated hours to administer once implemented: 5 per year  
 Estimated cost to administer: \$262.35  
 Resources needed to administer:  
 Changes will be made as new information becomes available. This is a permanent item in the County planner work plan as long as the County prioritizes recycling events.

**Comments from County Board Members at 8/23/11 Study Session:**

Comment: Could this not be done by the County IT department?

Response: Staff needs to collect and create the information that the County IT department then puts on the website.

Staff perception: Ok to leave in

2. Monitor and pursue potential funding opportunities to achieve provisions of GOPs. (2011 #3)

Estimated planner hours to implement: 75  
 Estimated cost to implement: \$3,935.25  
 Resources needed to implement:  
 Cost assumes researching funding sources and responding to one average grant opportunity. If more funding applications become available, each is unique and will consume a unique amount of time by the county planner; grant applications will require approval of County Committee of the Whole and full County Board.

Estimated hours to administer once implemented: Unknown  
 Estimated cost to administer: A portion of a grant is usually set aside for administration  
 Resources needed to administer:  
 Potential budget amendment and setting up account. This is a permanent item in the County Planner work plan.

**Comments from County Board Members at 8/23/11 Study Session:**

Comment: This is a very general task. Will it take 75 hours? What does it involve?

Response: This task includes searching for federal, state, and local funding sources for a variety of priority items in the LRMP. 75 hours can be used to both research and write grant applications, and 75 hours is believed to be a reasonable estimate for a year.

Staff perception: Ok to leave in

3. Priority Item 7.2.4b - Participate in the Greenways and Trails Committees that are coordinated by CCRPC. (2011 #4)

Estimated planner hours to implement: 10  
 Estimated cost to implement: \$524.70  
 Resources needed to implement: Cost assumes quarterly meetings.

Estimated hours to administer once implemented: none  
 Estimated cost to administer: none  
 Resources needed to administer: This is a permanent item in the County Planner work plan.

**Comments from County Board Members at 8/23/11 Study Session:**

Comment: There is not a lot of construction going on with greenways and trails due to the lack of money. Perhaps this task is low priority. Are there other county staff members already participating that would make this task a duplicate effort?

Response: CUUATS is starting a complete update of the 2004 Greenways and Trails Plan within the next year, which while not funded in any way by the county, will request its input.

Champaign County Highway Department and Champaign County Forest Preserve District each have representatives on the Greenways Committees, but having someone look out for the interests of the county as a whole could be beneficial.

Staff perception: Ok to leave in

4. Priority Item 1.3.1 - Based on the annually prepared report of trends and new developments (refer to Priority Item 1.2.1), provide a recommendation to ELUC regarding minor LRMP map changes each year. Provide public notice of LRMP changes and invite public input regarding proposed changes. (2011 #7)
5. Priority Item 2.1.1 - Review municipal limits and contiguous urban growth area boundaries with municipal representatives on a regular basis in order to update LRMP Future Land Use Map and Land Management Area Map boundaries. Complete review and revisions to LRMP maps in time for preparation of the annual report to be provided to the County Board each January. (2011 #8)

Items 4 and 5 can be grouped as permanent annual updates to the LRMP.

Estimated planner hours to implement:  $30 + 30 = 60$   
 Estimated cost to implement: \$3,148.20  
 Resources needed to implement: none

Estimated hours to administer once implemented: none  
 Estimated cost to administer: none  
 Resources needed to administer: none

**Comments from County Board Members at 8/23/11 Study Session: None**

Staff perception: Ok to leave in

6. Priority Item 7.2.2a - Establish and maintain contact with railroad systems with lines and services in Champaign County. Request to be notified regarding proposed grade crossing improvements at locations throughout Champaign County. Notify ELUC regarding proposed grade crossing improvements. Request County Board written support in the form of a letter be provided on a timely basis. (2011 #19)

Estimated planner hours to implement: 20  
 Estimated cost to implement: \$1,049.40  
 Resources needed to implement: none

Estimated hours to administer once implemented: none  
 Estimated cost to administer: none  
 Resources needed to administer: This will become a permanent work plan item.

**Comments from County Board Members at 8/23/11 Study Session:**  
 Several board members stated that they have little or no jurisdiction over railroad improvements. Mr. Nudo suggested that this item's hours could be used to establish a protocol for how the county can make contacts if they have concerns. This would thus become a one-time implementation item rather than a permanent work plan item.  
Staff perception: Change how it's done, leave in

**Postponed tasks for County Planner** – *These are items that were postponed from the previous work plan due to integration of the LESA document revisions.*

7. Priority Item 5.1.8b - Assess and report to ELUC the feasibility of developing an intergovernmental agreement with each municipality that has adopted a municipal comprehensive land use plan that includes Policy 5.1.8: *The County will support legislative initiatives or intergovernmental agreements which specify that property subject to annexation agreements will continue to be under the ordinances, control, and jurisdiction of the County until such time that the property is actually annexed, except that within 1-1/2 miles of the corporate limit of a municipality with an adopted comprehensive land use plan, the subdivision ordinance of the municipality shall apply.* (2011 #11)

Estimated planner hours to implement: 40  
 Estimated cost to implement: \$2,098.80  
 Resources needed to implement: Meetings with each municipality with a comprehensive plan will require travel expenses in some cases.

Estimated hours to administer once implemented: none  
 Estimated cost to administer: none  
 Resources needed to administer: none

**Comments from County Board Members at 8/23/11 Study Session:**  
Comment: Mr. Hall was asked how critical this item is to his office.  
Response: Mr. Hall responded that this is not a big problem at this time given the lack of current development.  
Staff perception: Ok to leave in

8. Amend Champaign County Zoning Ordinance to include provisions of Policy 4.2.2 - *The County may authorize discretionary review development in a rural area if the proposed development:*
  - a. *is a type that does not negatively affect agricultural activities; or*
  - b. *is located and designed to minimize exposure to any negative affect caused by agricultural activities; and*
  - c. *will not interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, rural roads, or other agriculture-related infrastructure.* (2011 #14)
9. Amend Champaign County Zoning Ordinance to include provisions of Policy 4.2.3 - *The County will require that each proposed discretionary development explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.* (2011 #15)
10. Amend Champaign County Zoning Ordinance to include provisions of Policy 4.2.4 - *To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will require that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary.* (2011 #16)
11. Amend Champaign County Zoning Ordinance to include provisions of Policy 4.3.5 - *On best prime farmland, the County will authorize a business or other non-residential use only if:*
  - a. *it also serves surrounding agricultural uses or an important public need; and cannot be located in an urban area or on a less productive site; or*
  - b. *the use is otherwise appropriate in a rural area and the site is very well suited to it.* (2011 #17)

Items 8-11 can be combined into one comprehensive change process.

Estimated planner hours to implement: 100  
Estimated cost to implement: \$5,247  
Resources needed to implement: All zoning ordinance amendments must go through Committee of the Whole, County Board, and ZBA. This particular proposed amendment is anticipated to be controversial, so proposed costs are higher than an average zoning ordinance amendment.

The County Zoning Department will direct this proposed task. Administrative Assistant time will be necessary for meetings, publicizing advertisements, and mailings.

Estimated hours to administer once implemented: More in-depth consideration by Zoning staff of some discretionary development reviews will be necessary.  
Estimated cost to administer: none  
Resources needed to administer: none

**Comments from County Board Members at 8/23/11 Study Session:**  
Staff perception: Ok to leave in



**New tasks for County Planner** – These are new items proposed for completion based on the prioritization established in the LRMP.

12. Amend *Champaign County Zoning Ordinance* to include provisions of GOPs for Policy 8.6.3 and 8.6.4. *(This was postponed from last year due to EECBG grant)*

- o Policy 8.6.3 - *For discretionary development, the County will use the Illinois Natural Areas Inventory and other scientific sources of information to identify priority areas for protection or which offer the potential for restoration, preservation, or enhancement.*
- o Policy 8.6.4 - *The County will require implementation of IDNR recommendations for discretionary development sites that contain endangered or threatened species, and will seek to ensure that recommended management practices are maintained on such sites.*

Estimated planner hours to implement: 80  
 Estimated cost to implement: \$4,197.60  
 Resources needed to implement: All zoning ordinance amendments must go through Committee of the Whole, full County Board, and Zoning Board of Appeals. This particular proposed amendment is not anticipated to be controversial, so proposed costs are for an average zoning ordinance amendment.

The County Zoning Department will direct this proposed task. Administrative Assistant time will be necessary for meetings, publicizing advertisements, and mailings.

Estimated hours to administer once implemented: none  
 Estimated cost to administer: none  
 Resources needed to administer: none

**Comments from County Board Members at 8/23/11 Study Session:**  
 There were no comments on this item.  
Staff perception: Ok to leave in

13. Priority Item 8.1.9 - Monitor IEPA annual reports and available data from IEPA and the MAC to identify contaminated land or groundwater areas requiring remediation in Champaign County. Submit proposal regarding Champaign County action or response for ELUC review and County Board adoption. *(This was postponed from last year due to EECBG grant)*

Estimated planner hours to implement: 40  
 Estimated cost to implement: \$2,098.80  
 Resources needed to implement: none

Estimated hours to administer once implemented: none  
 Estimated cost to administer: none  
 Resources needed to administer: This will become a permanent work plan item.

**Comments from County Board Members at 8/23/11 Study Session:**  
Comment: Ms. Petrie suggested that the Board already has a liaison for MAC, and questioned how much new information could be derived from IEPA and other sources on a yearly update basis.  
Response: Staff believes that the 40 hours would be appropriate to research, collect, and analyze new information.  
Staff perception: Ok to leave in

14. Priority Item 8.4.5a - Begin required revisions to Phase II National Pollutant Discharge Elimination System (NPDES) Storm Water Management Program.

Estimated planner hours to implement: 200  
 Estimated cost to implement: \$10,494.05  
 Resources needed to implement: None

Estimated hours to administer once implemented: as needed by Zoning Director  
 Estimated cost to administer: None  
 Resources needed to administer: None

**Comments from County Board Members at 8/23/11 Study Session:**  
Comment: Board members asked Mr. Hall what needs to be done for this, what is already being done, and if other agencies are currently doing work that we do not need to duplicate.  
Response: Mr. Hall stated that required work needs to be done. A five year plan needs to be put in place, updated periodically, and annual reports need to be made to the state.  
Staff perception: OK to leave in

**Items Recommended by RPC Staff in August 29<sup>th</sup> Memo to the Board**

15. Priority Item 6.2.2 - Amend County Liquor Ordinance to reflect Policy 6.2.2: *The County will require CC Liquor Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.*

Estimated planner hours to implement: 40  
 Estimated cost to implement: \$2,098.80  
 Resources needed to implement: None

Estimated hours to administer once implemented: as needed by Zoning Director  
 Estimated cost to administer: None  
 Resources needed to administer: None

16. Priority Item 6.2.3 - Amend County Recreation and Entertainment Ordinance to reflect Policy 6.2.3: *The County will require Champaign County Recreation and Entertainment Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.*

Estimated planner hours to implement: 40  
 Estimated cost to implement: \$2,098.80  
 Resources needed to implement: None

Estimated hours to administer once implemented: as needed by Zoning Director  
 Estimated cost to administer: None  
 Resources needed to administer: None

17. Priority Item 8.1.2b - Submit proposal to ELUC, Champaign County Finance Committee and County Board to review Champaign County capability to contribute funds to MAC to implement a regional water supply plan.

Estimated planner hours to implement: 20  
Estimated cost to implement: \$1,049.40  
Resources needed to implement: None

Estimated hours to administer once implemented: None  
Estimated cost to administer: None  
Resources needed to administer: None

18. Amend the LRMP's definition of Best Prime Farmland, and related content of the County Zoning Ordinance and Subdivision Regulations, to be consistent with the update to the County LESA system at such time that it is adopted.

Estimated planner hours to implement: 80  
Estimated cost to implement: \$4,197.60  
Resources needed to implement: All zoning ordinance amendments must go through Committee of the Whole, full County Board, and Zoning Board of Appeals.

The County Zoning Department will direct this proposed task. Administrative Assistant time will be necessary for meetings, publicizing advertisements, and mailings.

Estimated hours to administer once implemented: as needed by Zoning Director  
Estimated cost to administer: None  
Resources needed to administer: None

### Other LRMP Implementation Items

The following are the remainder of items listed for implementation within the first three years of the adopted LRMP Implementation Plan. Only those items in which CCRPC feel it can be of assistance are listed; other implementation items naturally fall under the Champaign County Zoning Director.

If the County Board desires, items from the work plan can be replaced with items in this list or from longer-term Priority Items listed in the LRMP.

### Immediately upon LRMP adoption

- Multiple Priority Items – Review all zoning map amendments for conformance to relevant GOPs:
  - Policy 5.1.6 - *To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will encourage and, when deemed necessary, will require discretionary development to create a sufficient buffer between existing agricultural operations and the proposed urban development.*

**RPC Task:** Research types and appropriateness of buffers, provide report to Zoning  
**Estimate:** 75 hours

- Policy 6.1.1 – *The County will establish minimum lot location and dimension requirements for all new rural residential development that provide ample and appropriate areas for onsite wastewater and septic systems. (Note: The priority item C for this policy seeks to amend the Champaign County Zoning Ordinance to reflect the requirements of the Champaign County Health Ordinance, and vice versa.)*

**RPC Task:** Research and make recommendations on minimum lot location and dimension requirements; provide a summary report to Zoning  
**Estimate:** 40 hours

### Near Term: Within 1-3 years

- Priority Item 8.7.4 - As a cooperative and adjunct effort to any similar action of the Champaign County Forest Preserve District or the Champaign County Soil and Water Conservation District, develop an information package regarding voluntary establishment of public-private partnerships to conserve woodlands and other significant areas of natural environmental quality in Champaign County.
- Priority Item 8.7.6 - As a cooperative and adjunct effort to any similar action of the Champaign County Forest Preserve District or the Champaign County Soil and Water Conservation District, develop an information package regarding site-specific natural resource management guidelines that landowners in CC may voluntarily adopt.

**RPC Task:** Create and disseminate materials for Items 8.7.4 and 8.7.6  
**Estimate:** 60 hours  
**Notes:** We have not determined if these agencies are undertaking any such initiative in the next year. Printing costs are not included in this estimate.

- Develop information package for public dissemination regarding Policy 9.1.2 – *The County will promote energy efficient building design standards.*

**RPC Task:** Research existing information and formulate a package relevant to Champaign County; provide draft to Zoning.  
**Estimate:** 60 hours  
**Notes:** This item does not require that the County adopt energy efficient building design standards for its jurisdiction; rather, it would promote existing best practices.

- Priority Item 10.1.1b - Develop proposal to identify historic structures, places and landscapes in the County. Submit proposal to ELUC, County Facilities Committee and County Board for review and approval.

**RPC Task:** Develop definitions of historic structures, places, and landscapes in the County, and then submit a memo to Boards to determine how they want to proceed with identifying such amenities.  
**Estimate:** 60 hours  
**Notes:** With no formal definition, the LRMP Steering Committee found creating policies to be contentious. In order to achieve Objective 10.1: “Champaign County will encourage the development and maintenance of cultural, educational, recreational and other amenities that contribute to the quality of life of its citizens”, standard definitions will be necessary.

- Multiple Priority Items – Amend relevant *Champaign County Ordinance* to include provisions of GOPs:
  - Policy 5.1.1 - *The County will encourage new urban development to occur within the boundaries of incorporated municipalities.*
  - Policy 5.2.1 - *The County will encourage the reuse and redevelopment of older and vacant properties within urban land when feasible.*

**RPC Task:** Identify potential incentives and information that might encourage such development; provide report to Zoning for both 5.1.1 and 5.2.1  
**Estimate:** 40 hours

- Policy 5.2.2 – *The County will:*
  - a. *ensure that urban development proposed on best prime farmland is efficiently designed in order to avoid unnecessary conversion of such farmland; and*
  - b. *encourage, when possible, other jurisdictions to ensure that urban development proposed on best prime farmland is efficiently designed in order to avoid unnecessary conversion of such farmland.*

**RPC Task:** Create design guidelines for urban development applicable to County jurisdiction; provide draft for consideration.  
**Estimate:** 200 hours  
**Notes:** This task would involve two draft reviews by Zoning, a Study Session, two ELUC meetings, and two County Board meetings. ZBA and other additional meetings are not included in this estimate. Significant time is anticipated to research and gather public input on design guidelines, which are anticipated to be controversial.

- o Policy 5.2.3 - *The County will:*
  - a. *require that proposed new urban development results in no more than minimal disturbance to areas with significant natural environmental quality; and*
  - b. *encourage, when possible, other jurisdictions to require that proposed new urban development results in no more than minimal disturbance to areas with significant natural environmental quality.*

**RPC Task:** Define natural environmental quality based on best practices, local knowledge, and accepted standards; submit to Zoning for review; draft ordinance for 5.2.3a  
**Estimate:** 40 hours  
**Notes:** This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

- o Policy 5.3.1 - *The County will:*
  - a. *require that proposed new urban development in unincorporated areas is sufficiently served by available public services and without undue public expense; and*
  - b. *encourage, when possible, other jurisdictions to require that proposed new urban development is sufficiently served by available public services and without undue public expense.*

- o Policy 5.3.2 - *The County will:*
  - a. *require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense; and*
  - b. *encourage, when possible, other jurisdictions to require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense.*

**RPC Task:** Research “undue public expense” and case studies. Draft ordinance language for use by Zoning Department in consultation with Zoning Administrator for Items 5.3.1 and 5.3.2.  
**Estimate:** 120 hours  
**Notes:** This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

- o Policy 8.3.1 - *The County will allow expansion or establishment of underground mineral and energy resource extraction operations only if:*
  - a) *the operation poses no significant adverse impact to existing land uses;*
  - b) *the operation creates no significant adverse impact to surface water quality or other natural resources; and*
  - c) *provisions are made to fully reclaim the site for a beneficial use.*

**RPC Task:** Draft ordinance language for use by Zoning Department in consultation with Zoning Administrator  
**Estimate:** 80 hours  
**Notes:** This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

- Policy 8.4.2 - *The County will require stormwater management designs and practices that provide effective site drainage, protect downstream drainage patterns, minimize impacts on adjacent properties and provide for stream flows that support healthy aquatic ecosystems.*

**RPC Task:** Research management designs and practices, gather public input especially from drainage districts, and draft ordinance language for use by Zoning Department in consultation with Zoning Administrator  
**Estimate:** 200 hours  
**Notes:** This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

- Policy 8.4.3 - *The County will encourage the implementation of agricultural practices and land management that promotes good drainage while maximizing stormwater infiltration and aquifer recharge.*

**RPC Task:** Research best management practices, provide report to Zoning.  
**Estimate:** 60 hours

- Policy 8.5.1 - *For discretionary development, the County will require land use patterns, site design standards and land management practices that, wherever possible, preserve existing habitat, enhance degraded habitat and restore habitat.*

- Policy 8.6.2 –
  - a. *For new development, the County will require land use patterns, site design standards and land management practices to minimize the disturbance of existing areas that provide habitat for native and game species, or to mitigate the impacts of unavoidable disturbance to such areas.*
  - b. *With regard to by-right development on good zoning lots, or the expansion thereof, the County will not require new zoning regulations to preserve or maintain existing onsite areas that provide habitat for native and game species, or new zoning regulations that require mitigation of impacts of disturbance to such onsite areas.*

**RPC Task:** Create design guidelines for habitat preservation applicable to County jurisdiction regarding Items 8.5.1 and 8.6.2; provide draft for consideration.  
**Estimate:** 200 hours  
**Notes:** This task would involve two draft reviews by Zoning, a Study Session, two ELUC meetings, and two County Board meetings. Additional drafts, ZBA and other additional meetings are not included in this estimate. Significant time is anticipated to research and gather public input on design guidelines, which are anticipated to be controversial.

- Policy 8.5.2 - *The County will require in its discretionary review that new development cause no more than minimal disturbance to the stream corridor environment.*
- Policy 8.7.1 - *The County will require that the location, site design and land management of discretionary development minimize disturbance of the natural quality, habitat value and aesthetic character of existing public and private parks and preserves.*

**RPC Task:** Research what should be considered the definition of “minimal disturbance” for Items 8.5.2 and 8.7.1 and provide summary to Zoning.

**Estimate:** 30 hours

**Notes:** This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

- Policy 8.7.3 - *The County will require that discretionary development provide a reasonable contribution to support development of parks and preserves.*

**RPC Task:** Research other areas such as Bloomington regarding development fees; provide summary report and recommendations to Zoning.

**Estimate:** 40 hours

- Policy 8.7.5 - *The County will implement, where possible, incentives to encourage land development and management practices that preserve, enhance natural areas, wildlife habitat and/or opportunities for hunting and other recreational uses on private land.*

**RPC Task:** Research incentives to encourage development and management regarding Policy 8.7.5; provide summary report to Zoning.

**Estimate:** 60 hours

- Policy 9.1.1 - *The County will promote land use patterns, site design standards and land management practices that minimize the discharge of greenhouse gases.*

**RPC Task:** Create informational materials regarding best management practices that can be distributed to land owners.

**Estimate:** 80 hours

**Notes:** This task does not include potential printing costs.

### **Items determined to be untimely for the FY12 Work Plan**

- Priority Item 8.1.3 – (within 1-3 years) - As they become available, review MAC recommendations regarding measures to ensure that withdrawals from the Mahomet Aquifer and other aquifers in Champaign County do not exceed the long-term sustainable yield, as described in Policy 8.1.3. Amend relevant Champaign County ordinances (e.g., Zoning, Subdivision, etc.).

**RPC Task:** When MAC Plan/recommendations are complete, compare and draft text to amend relevant ordinances; provide draft text to Zoning for their use.

**Estimate:** 75 hours

**Note:** MAC still seeks funding; no recommendations are pending in the near future.