

ORDINANCE NO. 10

WHEREAS, the Whiteside County Planning and Zoning Administrator duly filed with the Planning and Zoning Commission, his petition praying that the following text amendments be made to the Whiteside County Comprehensive Plan of 2014; and

WHEREAS, the Whiteside County Planning and Zoning Commission held the required public hearing on the proposed amendments on May 18, 2017, and has recommended to the County Board that said text amendments be adopted as follows:

In the "Plan Amendment Process" (page 6-17), delete steps 1 through 4 and replace with the following:

Step One

An amendment to the text of the Whiteside County Comprehensive Plan may be proposed by the County Board, Planning and Zoning Commission or staff which is then presented to the Planning and Zoning Administrator. Map amendments may be proposed by private individuals (land owners, developers, others) as a part of a rezoning or subdivision platting through the Planning & Zoning Administrator.

Step Two

The Planning and Zoning office will prepare the necessary paperwork for the proposed text/map amendment to go to a public hearing by the Planning and Zoning Commission at the earliest time possible. This may be in conjunction with a rezoning, special use or subdivision plat to be reviewed at the same time. Public notice will be required and will follow the notice requirements for zoning public hearings found in Chapter 39-144 (d), 39-145 (d) and 39-146 (d).

Step Three

The Planning and Zoning Commission will conduct the public hearing as indicated by the public notice. Based on their findings, made during the public hearing, the Planning and Zoning Commission will forward a recommendation, on the amendment requested, to the Whiteside County Board.

Step Four

The Whiteside County Board will review the recommendations and other information provided by the Planning and Zoning Commission. The Board may approve the request, deny the request or send the matter back to the Planning and Zoning Commission for further consideration. Upon approval of the request, the Planning and Zoning office will enter the change into the plan's amendment log, post a copy on the county web site and prepare replacement or supplement pages for issue to county staff and officials who hold hard copies of the plan.

NOW, THEREFORE BE IT ORDAINED that the Whiteside County Board concurs with the Planning and Zoning Commission and hereby adopts said proposed Comprehensive Plan text changes and;

BE IT FURTHER ORDAINED that the effective date is immediately upon adoption.

Passed and Adopted this 20th day of June A.D. 2017, by the County Board of Whiteside County.

Attest:

Dana Nelson

County Clerk

Chairman



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Appendix A
Appendix B
Appendix C
Appendix D

Implementation & Action Plan

This chapter describes how this Plan is to be implemented in everyday and annual processes, and indicates the process for amending the plan. The chapter also features a compilation of action items from chapters 3, 4 and 5, including designations of responsibility and suggested timelines.

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6.1 GUIDING DAILY DECISIONS

County Roles & Responsibilities

Responsibility for implementing this plan lies primarily with County Board, County Planning Commission, and County Staff.

County Board

The County Board sets priorities, controls budgets and tax rates, and often has the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which County Board members are aware of the plan and expect County Board actions to be consistent with this plan. Each board member should have a copy of this plan and should be familiar with the major goals and objectives described herein. The County Board should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

County Planning & Zoning Commission

Land use and development recommendations are a core component of this plan, and the Planning & Zoning Commission has a major role in guiding those decisions. Plan Commission members must each have a copy of this plan and must be familiar with its content, especially Chapter 4: Land Use. It is generally the responsibility of the Planning & Zoning Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are deemed to be in the best interest of the County, the Planning & Zoning Commission should initiate efforts to amend the plan to better reflect County interests. This will help to reinforce the legitimacy of the plan as an important tool in County functions.

County Staff

Key County staff have a significant influence on the selection and completion of all kinds of capital and operational projects. It is imperative that individuals in key roles know about, support, and actively work to implement the various strategies and actions in this plan. Specifically, the following people should consult and reference the comprehensive plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- County Administrator
- County Planner/Zoning Administrator
- County Economic Development Director
- County Engineer

These key staff members are expected to know and track the various goals, objectives, strategies and actions laid out in this plan, and to reference that content as appropriate in communications with residents and elected and appointed officials. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to County functions.

The Administrator, as lead administrative official of the County is responsible to ensure that other key staff members are actively working to implement this Comprehensive Plan.

Utilizing Existing Tools

Many of the strategies identified in this plan presume the use of existing County ordinances and programs. The County's key implementation tools include:

Operational Tools

- Annual Goal-Setting Process
- Annual Budget Process
- Capital Improvement Program

Regulatory Tools

- Zoning and Land Division Ordinance
- Stormwater and Erosion Control Ordinance

Funding and Incentive Tools

- Enterprise Zone programs
- State and Federal Grant Programs

6.2 ACTION PLAN

About the Action Plan

The following pages feature a compilation of actions identified in Chapter 4 to help the County achieve its various goals and objectives.

Deadlines

The “deadlines” identified to achieve these actions are not firm - rather they are indications of when the County may choose to pursue an action based on its importance or difficulty. Where multiple deadlines are noted, this indicates an ongoing or repetitive activity.

Responsible Parties

Most of these actions require leadership and effort by multiple people and organizations. These tables indicate those parties considered necessary to implementation.

Funding Sources

Most of these actions come with some cost. It is presumed that most *could* be supported by tax revenue from the County’s general fund. Where other sources of potential funding may exist, such as grant programs, these are noted.

CHAPTER 6

IMPLEMENTATION & ACTION PLAN

Housing Actions	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
		2014-2016	2017-2020	2021-2034		
1	Consider an amendment to the zoning and land division regulations that encourages conservation subdivision design by allowing more units than are otherwise allowed in conventional subdivisions, and the use of public sewer or private community septic systems to protect groundwater from contamination.	H2.1	X		County Zoning Administrator & County Board	---
2	Use the building permit process to encourage property owners and contractors to utilize the International Building Code.	H1.2	X		County Zoning Administrator & County Board	---
3	Encourage municipalities not enforcing a building code to promote use of the International Building Code by property owners and contractors.	H1.2	X	X	County Zoning Administrator	---
4	Create and convene a county-wide Housing Task Force to discuss and address the needs of elderly, special-needs and low-income residents.	H1.1, H2.2		X	County Board	---
5	Provide grant writing assistance to public or private entities that wish to pursue State or Federal grants that support the housing needs of elderly, special-needs and low-income residents.	H1.1, H2.2	X	X	County Economic Development Staff	---
6	Support and help promote any residential energy efficiency seminars or trade shows in the County and encourage the involvement of local contractors and employees.	H1.2	X	X	County Economic Development Administrator & Local chambers of commerce	---

Transportation & Mobility Actions	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
		2014-2016	2017-2020	2021-2034		
1 Advocate with Illinois DOT for context-sensitive design features unique and appropriate to the character of Whiteside County, especially for the design of Route 30 improvements.	T1.4	X	X	X	County Zoning Administrator, County Highway Engineer & County Board	---
2 Develop a County-wide Bike and Pedestrian Plan. This Plan should establish a contiguous, safe network of bike and pedestrian routes throughout the County.	T1.2 & T1.3		X		County Economic Development Administrator, County Highway Engineer & County Board	
3 Consider and plan appropriately for the needs of walkers and bikers in the design of any new development, especially residential neighborhoods. Incorporate this consideration into the County's sketch plan preliminary review process.	T1.2 & T1.3	X	X	X	County Zoning Administrator & County Highway Engineer	---
4 Pursue grant funding to support the construction of more multi-purpose trails throughout the county.	T1.2 & T1.3	X	X	X	County Economic Development Administrator, & County Highway Engineer	Open Space Lands Acquisition and Development Program (OSLAD), Land and Water Conservation Fund (LWCF), Recreational Trails Program (RTP), and Illinois Bicycle Path Program
5 Conduct periodic surveys of county residents to evaluate knowledge of and satisfaction with Whiteside County Public Transportation. Survey questions should cover transit hours of operation, response time, rider cost, etc.	T1.1.1	X	X	X	County Transportation Director	---
6 Collaborate with the municipalities to further expand and improve the quality of the Whiteside County Public Transportation system.	T1.1.1	X	X	X	County Transportation Director	---

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Agriculture & Natural Resources Actions		Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
			2014-2016	2017-2020	2021-2034		
1	Support programs that encourage practices that reduce pollution to waterways via stormwater runoff, addressing topics such as lawn care, fall leaf management, winter salt use, etc.	R2.1		X		UI-Extension, Whiteside County Soil & Water Conservation District	---
2	Amend the land division ordinance to explicitly require depiction of existing natural features on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources. Natural features include, but not limited to, mature woodlands, native (never disturbed) prairie, and wetlands.	R2.1	X			County Zoning Administrator & County Board	---
3	Continue using the LESA system to evaluate soil and site suitability for development, in order to protect the most valuable soils and agricultural areas.	R1.1, R1.2	X	X	X	County Zoning Administrator, Planning & Zoning Commission, & County Board	---
4	Work with regional tourism groups to support agri-tourism in Whiteside County by identifying, encouraging, and promoting the farms that invite visitors for tours, training, self-pick sales, seasonal events, etc.	R1.1	X	X	X	County Economic Development Administrator	---
5	Collaborate with any local schools, at any level, interested in learning about and addressing environmental degradation due to erosion, invasive species, etc. County staff can help the schools identify specific problem sites that illustrate an issue.	R2.1	X	X	X	County Zoning Administrator, UI-Extension & Whiteside County Soil & Water Conservation District	---
6	County Zoning and GIS staff will maintain maps of environmental corridors including woodlands and wetlands.	R2.1	X	X	X	County Zoning Administrator & GIS Staff	---

Community Facilities & Services Actions		Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
			2014-2016	2017-2020	2021-2034		
1	Maintain Capital Improvement Plans (CIP) to provide a strategic framework for making prioritized short-term investments in the County’s infrastructure. Separate CIPs should be maintained for County highways and County buildings.	FS2.3	X	X	X	County Administrator, County Sheriff, Public Safety Committee & Public Works Committee	
2	Encourage the inclusion of stormwater filtration and infiltration methods with any new County facility construction.	FS2.2	X	X	X	County Board, County Sheriff & Public Works Committee	Community Facilities Grant (USDA)

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Community Character Actions	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
		2014-2016	2017-2020	2021-2034		
1	Include information in building permit packets about the County's preferred site and building design guidelines as indicated in this section.	CC1.1	X		County Zoning Administrator	
2	Encourage residential developers to consider use of the conservation subdivision design as a strategy to reduce visual impact and preserve wildlife habitat connectivity.	CC1.1	X	X	County Zoning Administrator, Planning & Zoning Commission & County Board	---
3	Promote "heritage tourism" that celebrates the county's key historic sites and events, including the Hennepin Canal, the Hopewell Indian mounds, the Lincoln Highway and Reagan's birthplace.	CC2.1		X	County Economic Development Administrator & Convention & Visitors Bureau	---
4	Identify and promote the availability of any grants and other funding that can be used to support preservation of historical barns and silos in the county.	CC2.1	X	X	County Economic Development Administrator	
5	Add links to the Whiteside County website connecting to other websites that maintain information about Whiteside County historic sites.	CC2.1	X	X	County Administrator & staff	---
6	Encourage the "adoption" of rural cemeteries by private groups (e.g. Boys Scout troops) willing to perform occasional maintenance.	CC2.1	X	X	County Board	---
7	Create a Rural Cemetery Study Group to identify existing cemeteries; document their ownership, condition and maintenance needs; and recommend actions to protect and preserve those cemeteries.	CC2.1	X		County Board	

Hazards Actions	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
		2014- 2016	2017- 2020	2021- 2034		
1	Develop and adopt a County Hazard Mitigation Plan.	HZ3.1 & HZ3.2	X		ESDA & County Board	Pre-Disaster Mitigation Grant Program (PDM)
2	Develop and adopt a Recovery and Reconstruction Ordinance.	HZ3.1 & HZ3.2		X	ESDA, County Board, Army Corps of Engineers & FEMA	
3	Identify a Disaster Victim Assistance Officer (as part of the recovery organization established by the Recovery and Reconstruction Ordinance) to partner with the state FEMA in advocating for quick disbursement of Other Needs Assistance and Disaster Case Management Funds.	HZ3.1 & HZ3.2	X		ESDA & County Board	
4	Coordinate with the Illinois State Emergency Manager to develop a sustainable Community Organization Active in Disaster (COAD) to build a framework for meeting disaster victims' needs.	HZ2.1		X	ESDA, County Board, Army Corps of Engineers & FEMA	
5	Conduct Disaster Recovery Plan table-top exercises.	HZ3.1 & HZ3.2	X		ESDA, County Board, Army Corps of Engineers & FEMA	
6	Develop interagency agreements for aid during and after a disaster and actively participate in the Illinois Mutual Aid Assistance Compact.	All		X	ESDA, County Board, Army Corps of Engineers & FEMA	
7	Actively participate in state and national awareness activities. Examples include National Weather Service's Flood Awareness Week, Federal Emergency Management Agency's National Preparedness Month, Illinois' Severe Weather Awareness Week.	HZ1.1	X	X	ESDA	---
8	Work with the Illinois State Emergency Management Agency to continue to update and disseminate free disaster preparedness materials for individuals and businesses.	HZ1.1	X	X	ESDA, County Board & Zoning Administrator	

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Hazards Actions		Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
			2014-2016	2017-2020	2021-2034		
9	Conduct a public facilities audit for potential disaster impacts and implement mitigation strategies.	HZ1.1		X		ESDA	
10	Implement mitigation strategies outlined in the Illinois Natural Hazard Mitigation Plan.	HZ1.1 & HZ1.2	X	X	X	ESDA, County Board & Zoning Administrator	Pre-Disaster Mltigation Grant Program (PDM)
11	Collaborate with the U.S. Army Corp of Engineers to identify and implement the most appropriate flood mitigation strategies for the County, while preserving physical and visual access to the rivers in the county.	HZ1.2	X	X	X	ESDA, County Board & Army Corps of Engineers	---
12	Conduct a Commodity Flow Study (CFS) to identify the location and movement of chemicals and hazardous substances.	HZ 1.1 & HZ 1.3	X			ESDA & County Board	

Collaborations & Partnerships Actions		Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
			2014-2016	2017-2020	2021-2034		
1	Prior to adoption of this Plan, and for subsequent amendments, the County will request comments from municipalities in the county.	CP1.1	X	X	X	County Administrator & County Board Chair	---
2	Conduct a survey of municipal staff once every year or two to identify and gauge satisfaction with cooperative intergovernmental services, including those among municipal governments and those that include County services. Use the results of this survey to encourage more cooperative arrangements and to suggest improvements to existing services.	CP1.2	X	X	X	County Staff	---
3	Communicate with other jurisdictions whenever service contracts or major capital improvements are up for consideration, to identify cost savings opportunities through partnerships and shared service arrangements.	CP1.2	X	X	X	County Staff & County Board	---
4	Ask municipalities within the County to inform the County about any new or amended land use plans.	CP1.1 & CP1.3	X	X	X	County Zoning Administrator & County Board	---

Land Use Actions		Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
			2014-2016	2017-2020	2021-2034		
1	Revise the A-R Agricultural Residence zoning district to explicitly acknowledge the agricultural setting and the “right to farm”, including odors, noise, dust, etc. common to agricultural operations.	L1.1	X			Planning & Zoning Administrator, Planning & Zoning Commission & County Board	---
2	Revise LESA to improve ease of use and to incorporate other changes in County practices, including the adoption of this comprehensive plan	L1.1	X			Planning & Zoning Administrator, Planning & Zoning Commission & County Board	

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Economic Prosperity Actions	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
		2014- 2016	2017- 2020	2021- 2034		
1 Continue to collaborate with local and regional economic development organizations to achieve County and local economic development goals and objectives.	E1.1	X	X	X	Economic Development Administrator	---
2 Reinforce partnerships between area high schools and existing employers by actively encouraging businesses, especially those utilizing incentive programs, to consider participating in WACC training programs.	E2.1	X	X	X	Economic Development Administrator	---
3 Regularly evaluate economic development related grants, programs, and tax incentives for their applicability to local business and projects.	E1.2	X	X	X	Economic Development Administrator	USDA, EDGE, RBEG
4 Continue to work with local communities and economic development agencies to inventory and market available sites within business and industrial parks across the County.	E3.2	X	X	X	Economic Development Administrator	---
5 Continue to work in collaboration with the local and regional convention and visitors bureaus and the Illinois Tourism Bureau to market tourism in the county by including tourist events and attractions on both the County and State websites.	E5.1	X	X	X	Economic Development Administrator	---
6 Review and enhance the county's wayfinding signage for recreation resources, such as trails and parks.	E5.1	X	X	X	Economic Development Administrator	Tourism Partnership Program (MPP), Tourism Attraction Development Program (TAP)
7 Support home-based entrepreneurship in the county. Revise the zoning ordinance to regulate and prevent negative impacts to neighbors (e.g. excessive light, noise, traffic, etc.), while still allowing for people to work and build businesses in the home.	E3.2	X	X	X	Planning & Zoning Administrator & Economic Development Administrator	---

Economic Prosperity Actions	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
		2014- 2016	2017- 2020	2021- 2034		
8 Continue to promote the airport in business attraction and retention initiatives and promotional materials, including specific attributes such as runway length and plane size accommodated, instrumentation, hangar availability, fuel pricing and proximity to I-88. County staff will continue to work with local and regional economic development specialists to promote this information.	E4.2	X	X	X	Airport Board & Economic Development Administrator	---
9 Continue to maintain and enhance the airport facilities consistent with state and federal requirements and industry practices.	E4.2	X	X	X	Airport Board, Airport Fixed Based Operator & County Board	Airport Improvement Program
10 Continue to host events at the airport that enhance awareness of the facility and draw tourism dollars to the county.	E4.2	X	X	X	Airport Board & Airport Fixed Based Operator	---
11 Develop an Airport Marketing Plan to guide annual expenditures on targeted advertising for specific users, such as professional pilots of executive and charter jets that fly coast-to-coast, and Chicago-based companies that could store and fuel a jet more efficiently here.	E4.2	X			Airport Board, Airport Fixed Based Operator & Economic Development Administrator	
12 Identify and contact any national/international corporations with facilities in Whiteside County not already using the airport to evaluate their air travel needs and encourage use of the Whiteside County Airport	E4.2	X	X	X	Airport Board, Airport Fixed Based Operator & Economic Development Administrator	---
13 Evaluate the potential for a contract to meet the air transport needs of the Thomson Correctional Center.	E4.2	X			Airport Board, Airport Fixed Based Operator, Economic Development Administrator & County Board	---
14 Track and report monthly fuel sales, including the portion purchased by M&M Aviation, as a measure of airport activity.	E4.2	X	X	X	Airport Board & Airport Fixed Based Operator	---

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Economic Prosperity Actions	Objective this Action Supports	Target Completion Year			Responsible Parties	Potential Funding Sources
		2014- 2016	2017- 2020	2021- 2034		
15	Establish criteria for Airport Board membership to ensure that it includes people with aviation and business experience.	E4.2	X		County Board	---
16	Review annually the airport's administrative, marketing and legal costs, and provide direction to the Airport Board as appropriate.	E4.2	X	X	County Board	---

6.3 AMENDING THE PLAN

Plan Monitoring, Amending and Updating

Although this Plan is intended to guide decisions and actions by the County over the next 10 to 20 years, it is impossible to accurately predict future conditions in the county. Amendments may be appropriate from time to time, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. The County may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the county. Should the County wish to approve such an opportunity, it should first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

Any changes to the plan text or maps constitute amendments to the plan and should follow a standard process as described in the following section. Amendments may be proposed by either the County Board or the Planning & Zoning Commission, though a land owner or developer may also petition the Planning & Zoning Commission to introduce an amendment on their behalf.

The 20-year planning horizon of this plan defines the time period used to consider potential growth and change, but the plan itself should be fully updated well before 2034. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and to ensure, through a process of new data evaluation and new public dialogue, that the plan remains relevant to current conditions and decisions. An update every ten years is recommended, though the availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than ten years.

Plan Amendment Process

In the years between major plan updates it may be necessary or desirable to amend this plan. A straightforward amendment, such as a strategy or future land use map revision for which there is broad support, can be completed in about six to eight weeks through the following process.

Step One

An amendment to the text of the Whiteside County Comprehensive Plan may be proposed by the County Board, Planning and Zoning Commission or staff which is then presented to the Planning and Zoning Administrator. Map amendments may be proposed by private individuals (land owners, developers, others) as a part of a rezoning or subdivision platting through the Planning & Zoning Administrator.

Step Two

The Planning and Zoning office will prepare the necessary paperwork for the proposed text/map amendment to go to a public hearing by the Planning and Zoning Commission at the earliest time possible. This may be in conjunction with a rezoning, special use or subdivision plat to be reviewed at the same time. Public notice will be required and will follow the notice requirements for zoning public hearings found in Chapter 39-144 (d), 39-145 (d) and 39-146 (d).

Step Three

The Planning and Zoning Commission will conduct the public hearing as indicated by the public notice. Based on their findings, made during the public hearing, the Planning and Zoning Commission will forward a recommendation, on the amendment requested, to the Whiteside County Board.

Step Four

The Whiteside County Board will review the recommendations and other information provided by the Planning and Zoning Commission. The Board may approve the request, deny the request or send the matter back to the Planning and Zoning Commission for further consideration. Upon approval of the request, the Planning and Zoning office will enter the change into the plan's amendment log, post a copy on the county web site and prepare replacement or supplement pages for issue to county staff and officials who hold hard copies of the plan.