



**KANE COUNTY**  
KENYON, Kious, Koppe, Molina, Sanchez, Starrett, Wegman  
**AGRICULTURE COMMITTEE**  
**THURSDAY, SEPTEMBER 19, 2019**

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County Board Room

Agenda

10:00 AM

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Kane County Government Center, 719 S. Batavia Ave., Bldg. A, Geneva, IL 60134

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- 1. Call to Order**
- 2. Approval of Minutes: August 22, 2019**
- 3. Public Comment**
- 4. Partners**
  - A. Kane County Farm Bureau Updates (Steve Arnold, Manager)
  - B. Northern Illinois Food Bank Updates (Teresa Schryver, Communications Specialist)
  - C. Burlington Central High School Veterinary Science Program (Esther Mongan, Assistant Superintendent - District 301)
  - D. The Business of Food (John Richards, Owner & Sybil Ege, Owner)
- 5. Presentations/Announcements**
  - A. Farmland Protection Program Annual Monitoring and Reporting (Matt Tansley, Planner) (attached)
  - B. Accepting CMAP Local Technical Assistance (Janice Hill, Executive Planner)
  - C. Upcoming Agricultural Events (Janice Hill, Executive Planner) (attached)
- 6. New Business**
  - A. **Resolution:** A Resolution to Accept Planning Technical Assistance Services Delivered by the Chicago Metropolitan Agency for Planning
- 7. Reports Placed On File**
- 8. Executive Session (If Needed)**
- 9. Adjournment**



# Farmland Protection Program Annual Monitoring & Reporting

Matt Tansley, Planner  
Kane County Agriculture Committee  
September 19, 2019

# Agricultural Conservation Easement Program (ACEP) Annual Monitoring

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- Participating entities in the USDA's Agricultural Conservation Easement Program (formerly the Farm and Ranch Lands Protection Program) must conduct an annual review of participating easements.
- Monitoring reports are submitted to the USDA Natural Resource Conservation Service.
- Kane County staff will use the opportunity to open channels of communication with farmers about the program



# Title 440 – Conservation Programs Manual

## Part 528 – Agricultural Conservation Easement Program (ACEP)

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### **528.91 Agricultural Land Easement Monitoring and Review**

*“Annual monitoring by the eligible entity will be conducted through onsite visits or through a review of the most recent and best publically available imagery that is no more than 2 years old and has not been used for a previously recorded monitoring event.”*



## ANNUAL MONITORING WORKSHEET

Easement Type:	RCPP _____	ACEP-WRE	EWPP-FPE	EWRP	FRPP	GRP	WRP	HFRP	OSL
Easement Number:	<input type="text"/>		State:	<input type="text"/>		County/Parish: <input type="text"/>			
Landowner(s):	<input type="text"/>		Phone:	<input type="text"/>		Monitoring Date: <input type="text"/>			
			Email:	<input type="text"/>		Monitoring Event ID: <input type="text"/>			
Monitor(s):	<input type="text"/>		Affiliation if other than NRCS:	<input type="text"/>					
Date of Imagery Examined:	<input type="text"/>		Source of Imagery Examined:	<input type="text"/>					

### Methods of Monitoring - Questions to answer for each monitoring method

<b>Offsite</b>	A review of the most recent aerial photography and answer questions <b>1, 3, and 4</b> of this worksheet. Include a map marking the location of any observations.
<b>Onsite</b>	At a minimum; a review of available aerial photography, easement deed, management plans, landowner authorizations, as applicable, a field visit, and answer <b>all</b> questions on this worksheet. Include a map marking the location of any observations. Additionally, photography and GPS points should be attached to this worksheet.

# Monitoring Process

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## 1. Inspection of the farm conservation easements

- Inspections are conducted to ensure that areas within the easements are in-fact being used for agricultural purposes.
- Any unauthorized uses are to be reviewed with the landowner.
- The county previously conducted on-site field inspections. Recently, transitioned to using aerial imagery.

## 2. Landowner verification

- Review property tax records to document any changes in land ownership that include protected farms.



Select observed unauthorized uses (if applicable):

<b>Mining (includes peat/gravel)</b>	<b>Aquaculture</b>	<b>Commercial seed production</b>	<b>Dumping</b>
<b>Cropping</b>	<b>Impervious surfaces</b>	<b>Hydrology alteration</b>	<b>Burning</b>
<b>Infrastructure projects (phone, gas, etc.)/energy production</b>	<b>Illegal activities</b>	<b>Haying</b>	<b>Grazing</b>
<b>Encroachment</b>	<b>Structures</b>	<b>Mowing</b>	<b>Trails</b>
<b>Installation/maintenance of acceptable structures</b>	<b>Timber harvest/cutting</b>	<b>Pest management</b>	<b>Food plots</b>
<b>Maintenance of private drainage</b>	<b>Carbon sequestration activities</b>	<b>Parked vehicles/equipment</b>	<b>Road(s)</b>
<b>Unauthorized easement subdivision</b>	<b>Tree/shrub planting</b>	<b>Livestock</b>	<b>Other</b>

List the “other” unauthorized activities (if applicable):

# Monitoring Process

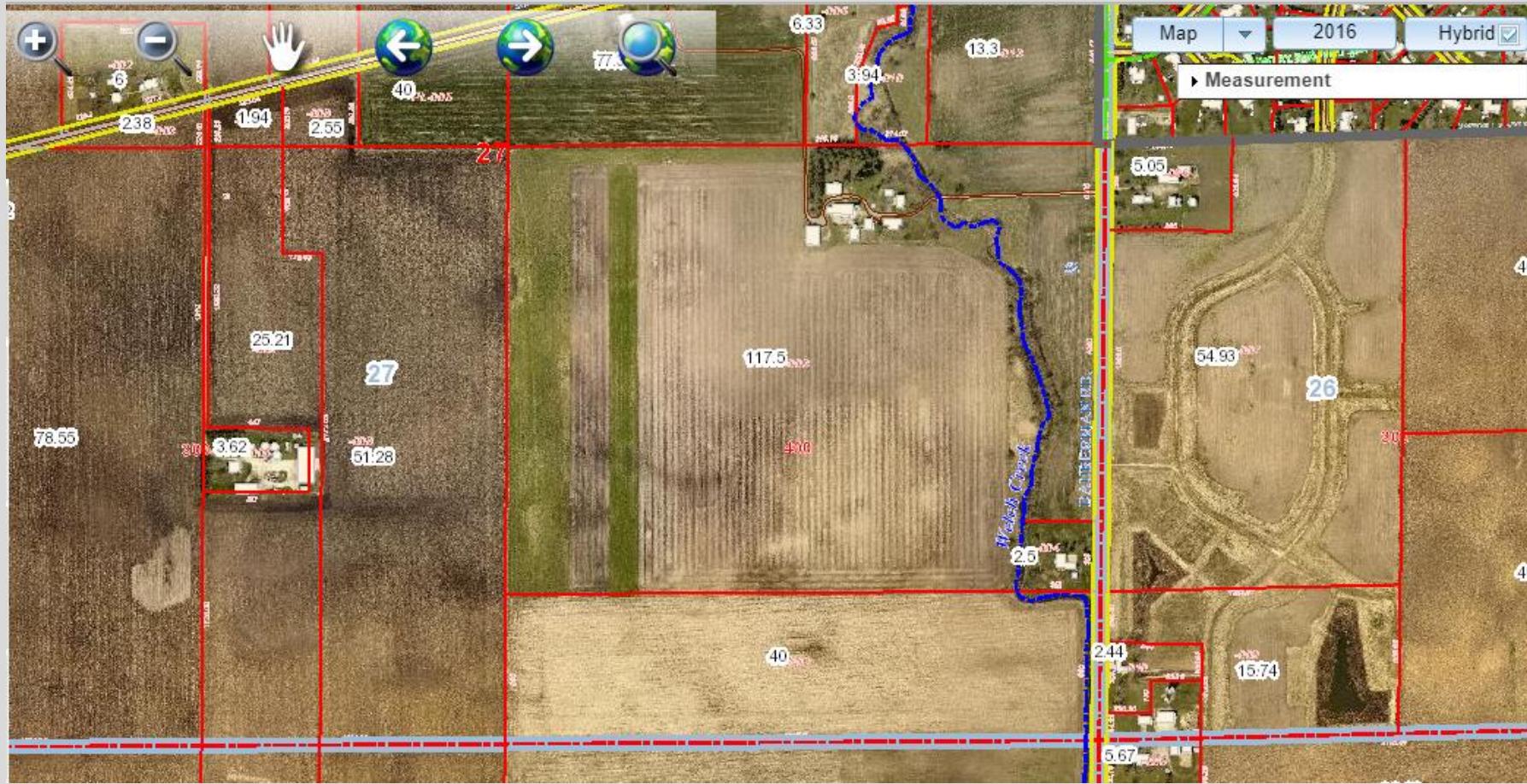
## On-Site Monitoring

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# Monitoring Process

## Off-Site / Remote Monitoring



# Summary of Off-Site Monitoring

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- **31** Conservation easement agreements reviewed (an additional 10 easements were reviewed which did not receive funding through ACEP / FRPP).
- **98** (ACEP / FRPP) parcels with easements visually inspected by aerial review (additional 25 non-federal parcels w/ easements inspected).
- **10** Ownership changes identified among ACEP / FRPP easements (1 among non-federal easements).



# Meeting with Farmers

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# Meeting with Farmers

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**Program staff will visit with participating farm owners to ...**

- Introduce themselves and better learn about the operations and needs of participating farmers.
- Discuss any questions surrounding the terms of their easement agreements and conservation plans – with attention to new owners who may be less familiar with the program.
- Working cooperatively to address any issues in maintaining conservation easements.
- Maintain up-to-date contact information for ongoing correspondence and assistance.

# Farmland Protection Program Staff Team

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Janice Hill, Executive Planner &  
Program Manager  
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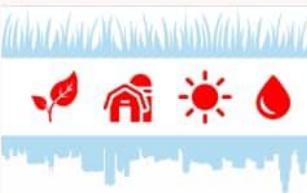
Matt Tansley, Planner  
630-232-3493  
[TansleyMatthew@co.kane.il.us](mailto:TansleyMatthew@co.kane.il.us)

# SOIL HEALTH LISTENING SESSION



join former, current, and aspiring farmers for an interactive discussion to advance low-carbon and soil health policies in IL. followed by farmer to farmer networking

**SEPTEMBER 23, 6-9PM  
@ THE PLANT, CHICAGO**



**FREE. RSVP REQUIRED**

Date and Time

Mon, September 23, 2019

6:00 PM – 9:00 PM CDT

Add to Calendar

Location

The Plant

1400 W 46th St

Chicago, IL 60609

[View Map](#)

**Join us for an interactive listening session focused on what soil health policy solutions Chicago area young farmers need to succeed.**

Read more Read less

### **About this Event**

#### **WHAT**

An interactive evening of knowledge sharing, listening, and discussion led by representatives from the National Young Farmers Coalition, Chilinois Young Farmers Coalition, Illinois Stewardship Association, and other agricultural partner organizations. **This event is open to all former, current, and aspiring young and beginning farmers. No prior policy knowledge is required.**

Food will be provided.

#### **WHEN**

Monday, September 23rd

6:00 pm - 9:00 pm

#### **WHERE**

[The Plant](#)

1400 W 46th St

Chicago, IL 60609

**SAVE THE DATE • OCTOBER 7-9, 2019**

NATIONAL  
**DIRECT AGRICULTURAL  
MARKETING SUMMIT**

Rosemont (Chicago), Illinois • Donald E. Stephens Convention Center



FARM CREDIT



United States  
Department of  
Agriculture



<https://localfoodeconomics.com/agsummit/>



## RESOLUTION/ORDINANCE EXECUTIVE SUMMARY

### Resolution No.

A Resolution to Accept Planning Technical Assistance Services Delivered by the Chicago Metropolitan Agency for Planning

**Committee Flow:** Agriculture Committee, Executive Committee, County Board  
**Contact:** Mathew Tansley, 630.232.3493

### Budget Information:

Was this item budgeted? Yes	Appropriation Amount: \$10,000
If not budgeted, explain funding source:	

### Summary:

This resolution grants approval for Kane County to partner with the Chicago Metropolitan Agency for Planning (CMAP) and other partners to research and explore options for additional land and natural resource protection in furtherance of the Kane County 2040 Plan and the CMAP 2050 Long Range Regional Plan. Along with other regional partners including Openlands, we will develop a deeper understanding of Transfer of Benefits for farmland protection, natural resources and water supply to develop policies, programs, and funding for this effort.

STATE OF ILLINOIS

COUNTY OF KANE

RESOLUTION NO.

**A RESOLUTION TO ACCEPT PLANNING TECHNICAL ASSISTANCE SERVICES  
DELIVERED BY THE CHICAGO METROPOLITAN AGENCY FOR PLANNING**

WHEREAS, the County of Kane ("the County") has applied for technical assistance services through the Chicago Metropolitan Agency for Planning ("CMAP"), for research on policy directions for innovative land use strategies; and

WHEREAS, the County's request for such assistance has been recommended by CMAP as a priority project; and

WHEREAS, CMAP has adopted the ON TO 2050 Plan as the long-range regional comprehensive plan for the seven-county Chicago region, encompassing Cook, DuPage, Kane, Kendall, Lake, McHenry and Will counties, and is providing technical assistance as a means of advancing the plan's implementation and CMAP priorities; and

WHEREAS, the County and CMAP have agreed on the general contents of a Memorandum of Understanding ("MOU") and a Scope of Services that will guide technical assistance services to be provided by CMAP.

NOW, THEREFORE, BE IT RESOLVED NOW, THEREFORE, BE IT RESOLVED Section 1: The County Board supports this project for research to explore policies and programs that can advance the goals of facilitating infill development and preserving priority natural and agricultural land. Section 2: The County Board accepts the offer of technical assistance services by CMAP and recognizes that these services are provided for the purpose of advancing the implementation of ON TO 2050 and other CMAP priorities. Section 3: the County authorizes staff as designated by the County Board Chair to finalize and execute a Memorandum of Understanding with an attached Scope of Services. The County Board agrees to pay CMAP a local financial contribution of \$10,000 to the LTA fund. Section 4: the County recognizes that provisions that govern the administration of staff assistance services, and, if necessary, the discontinuance of such services, are included in the Memorandum of Understanding. Section 5: This resolution shall be effective as of the date of its adoption.

Line Item	Line Item Description	Was Personnel/Item/Service approved in original budget or a subsequent budget revision?	Are funds currently available for this Personnel/Item/Service in the specific line item?	If funds are not currently available in the specified line item, where are the funds available?
430.010.021.50150	Contractual / Consulting Services	Yes	Yes	N/A

Passed by the Kane County Board on October 8, 2019.

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John A. Cunningham  
Clerk, County Board  
Kane County, Illinois

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Christopher J. Lauzen  
Chairman, County Board  
Kane County, Illinois

# Framework for Kane County Innovative Land Use Strategy Research

LTA Convening of Experts

## Overview

The Chicago Metropolitan Agency for Planning (CMAP), Kane County, and Openlands are partnering on a Local Technical Assistance (LTA) project to explore policies and programs that can advance the goals of facilitating infill development and preserving valuable priority land. The primary target of the project is market-based and transfer of benefits (e.g., credits and trading) approaches that have solid potential for deployment in the Chicago metropolitan region. CMAP's LTA program is designed to implement ON TO 2050, the region's current comprehensive plan, through assistance to local governments. Since the initiation of this program in 2011, CMAP has completed 189 local planning projects, with dozens more projects currently underway.

The project will follow a new approach for relevant LTA projects where CMAP's main function is a convener of partners and experts to advance knowledge and discussion. CMAP will guide a collaborative process of research, exploration, and knowledge exchange. The main output of the process will be a series of meetings that build towards a culminating symposium, which will result in the identification of a small set of market-based land use strategies with promise for application in the Chicago region and a set of action steps stakeholders could take to advance them. The project's final report will summarize the completed work and process and identify next steps to advance the land use strategies the process explores. Development and application of new tools requires the involvement and support of a diverse set of stakeholders; this project starts, and in the case of some tools, continues that conversation.

## Background

Kane County has long sought to use cutting-edge planning policies to achieve land use and development patterns that balance orderly urban development with priority land preservation. Through its Development and Community Services Department, Kane County has implemented strategies to advance its 2040 conceptual land use strategy, which envisions a "Sustainable Urban Area" in the Fox River valley of eastern Kane County, a "Critical Growth Area" in the center of the county where growing municipalities require thoughtful management of development, and an "Agricultural/Food, Farm, and Small Town Area" in the western part of the county where conservation and farmland protection are emphasized.<sup>1</sup> As municipalities have sought to attract infill development in the "Sustainable Urban Area," particularly in historic downtown areas along the Fox River, the County has simultaneously worked to preserve land through its Farmland Protection Program. Since 2001, the County has invested Riverboat funds and federal matching funds to protect almost 6,000 acres across several dozen farms. Kane County's "Growing for Kane" program, adopted in 2013, supports land protection and other incentives for farms of any size throughout the county that are producing food.

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<sup>1</sup> Kane County Board, "2040 Conceptual Lane Use Strategy," October 2010,  
<http://countyofkane.org/Documents/Quality%20of%20Kane/2040%20Plan/2040CLUSFinalProof.pdf>.

Kane County seeks to explore innovative land use strategies that can help foster growth and new investment in previously developed areas of the county while preserving priority lands. The project will look beyond ways to generate additional revenue for current land and easement acquisition programs, looking broadly at new approaches that can drive land preservation while stimulating development where it is most appropriate, helping to achieve Kane County's and ON TO 2050's goals of balanced development. The hope is that a suite of approaches, properly designed and implemented, can achieve more land preservation with less capital outlay while also encouraging development in targeted areas.

A number of distinct but related *transfer of benefits* policies ("TOB") have emerged in national planning practice in recent years. As these policies have developed, several research efforts have been initiated in the CMAP region over the past few years to gauge the applicability of these models in northeast Illinois. ON TO 2050 recommends the use of this type of innovative financing mechanism to advance regional land use, open space, agricultural protection, and development goals. These programs may represent potential pathways for market-based approaches, public-private-civic partnerships, and creative financing strategies to achieve conservation and infill development goals.

This project would help advance ON TO 2050's goals for community and land use, mobility, and the environment. ON TO 2050 recommends targeting infill, infrastructure, and natural area investments through strategies such as protecting agricultural and natural land through local planning processes. Transfer of benefits programs are one policy lever that can help communities accomplish the land use and transportation goals they establish in local plans. By more efficiently directing development to areas identified in local plans and directing it away from areas identified as conservation priorities, communities can make it easier to plan for and provide transportation infrastructure and service in a cost-effective manner.

### [\*\*Project Goals\*\*](#)

We propose an approximately twelve-month exploratory effort that brings together regional and local stakeholders to discuss the promise and challenge of transfer of benefits approaches (i.e., credit trading and market-based approaches) to achieving development and conservation goals. For a variety of legal, political, and practical reasons, past efforts to initiate transfer of benefits programs in this region have not succeeded. However, the lessons our partners have learned from these efforts will be invaluable as we explore ways to further develop TOB models. Rather than start at the beginning of the conversation, this project proposes to assess the state of the practice with respect to progress made and past or current efforts by various partners. Ultimately, this project should help the region evaluate tools to leverage the market benefits of ecosystem services and open space to help conserve priority lands.

The desired outcomes of this project include 1) knowledge exchange between regional stakeholders and experts from outside the region, 2) the development and strengthening of cross-sector networks committed to advancing innovative, market-based land use and

conservation strategies, and 3) a clear set of next steps for participating stakeholders to pursue. While the knowledge exchange and networking provided to partners by the meetings and roundtables will be the major “deliverable” of the project, the culminating report will summarize the results of the process and action steps that emerged. Next steps may include proposing state or local regulatory changes; establishment of standing working groups and cross-sector partnerships; investigation of incentive programs; partnership with emerging programs (e.g., Storm Store); and others.

## Scope of Work

### Phase One: Project Initiation and Groundwork

- Based on input from Kane County and Openlands, form and meet with a steering committee
  - The steering committee will represent a diversity of regional stakeholders, such as landowners and tenants, land conservation experts, public planners and economic development directors, real estate developers, and members of the financial and lending community
- Establish and confirm the scope and parameters of the project
- Research TOB programs within the U.S.
  - Review white papers and reports on national best practices
  - Identify national and regional practitioners with relevant expertise to interview
- Work with steering committee to identify participants of practitioner roundtables

### Phase Two: Practitioner Roundtables

- The project team, guided by a steering committee, will convene a series of practitioner roundtables.
- The roundtables will provide forums for the project team to engage, interview, and conduct outreach to stakeholders understand and summarize the current state of land conservation in Kane County and the Chicago region.
- Each roundtable will feature local and regional voices.
- The roundtables will draw on practitioners and other stakeholders to deepen the project team’s understanding of the major issues and opportunities, while building a network that will endure beyond the project’s active phases.
- Roundtables could focus on a specific geography, a policy topic or tool, or some other area of focus. Tentatively, the four roundtables could be:
  - **Landowner, Tenant, and Management Stakeholders:** This would include public and private entities who own, manage, and work land, including forest preserve districts, land trusts, and other land preservation advocates and practitioners.
  - **Local Government and Regulatory Stakeholders:** This roundtable would include municipal planners, municipal economic development directors, and elected officials.
  - **Finance and Investment Practitioners:** This roundtable would include real estate developers, lenders, and other practitioners from the real estate financing and

- capital markets communities. This roundtable could be a half-day ULI Developer Discussion.
- **Conservation Stakeholders:** This roundtable will include conservation experts and practitioners, environmental advocates, and philanthropic funders.
- The intended outcomes of the roundtables will be the identification and exploration of topics to be further considered throughout the project and at the symposium. These topics are expected to include barriers to adopting TOB programs, potential benefits, and considerations for successful program design. The project team and steering committee will use the knowledge gained from these roundtables to inform the symposium program.

#### Phase Three: Symposium Development

- CMAP, the community partner, and the steering committee will identify regional experts and stakeholders to take part in a symposium.
- The symposium will build on the four roundtables, bringing together representatives from each group to present results and finalize a list of policy approaches for the symposium to consider.
- The project team will develop a format and program for symposium and invite attendees.
- Working with Openlands and external experts participating in the roundtables and symposium, CMAP will coordinate creation of a briefing book compiling existing data and research, background articles, and output from practitioner roundtables to share with symposium attendees. The briefing book will summarize first-tier analysis of how each of these programs functions.

#### Phase Four: Symposium

- The project team will convene a half-day or one-day symposium to discuss and investigate the issues and opportunities that emerged in project research and advisory roundtables.
- Invited members will include:
  - Primary players, including regional and state advocates, who need to be on board
  - Members of each practitioner roundtable
  - Members of the project steering committee
- Format will be determined by the project team and steering committee.
- Intended outcomes of the symposium include the identification and summary of:
  - Summaries of the types of TOB programs and policies and how they work.
  - Opportunities for and challenges of adopting TOB programs (e.g., difficulty of transactions across jurisdictions, state legislation or policy, state administration (i.e., agency level)).
  - Benefits and beneficiaries, including farmland, natural, and open space preservation; water supply protection (e.g., groundwater, NYC water supply); protection of flood-prone or otherwise vulnerable communities; advancement of development goals of municipalities, developers, and investors.
  - Considerations for successful program design.

- Essential components for programs to succeed (e.g., a robust development market, demand, willingness by local governments and developers to use incentive structures, legislation, popular support, etc.).
- Strategies to induce support from key players (e.g., regulatory compliance (as watershed work groups have done with wastewater permits)).
- Less complex policy alternatives to achieve similar results (e.g., impact fees or other fees on development that would be directed towards mitigation efforts).
- Approaches with most promise to pursue.

#### **Phase Five: Post-Symposium**

- The project team will draft a summary of the symposium in a recommendations memo. Output should include a set of recommended next steps for the partners involved in the project.
  - Are any of these TOB ideas ripe at this time, justifying a heavier investment in research and advocacy?
  - Are TOB programs and alternatives feasible for this region?
  - Is there an appetite/interest among the primary players?
  - What might next steps be to advance a ready, feasible program?
- The steering committee will reconvene following the symposium to discuss the draft recommendations memo.
- The project team will finalize the recommendations memo and compile it with a summary of the roundtables and “briefing book” to form the final project report.