

Political Science 343
State & Local Government
Project Description
(work in progress)

A land developer hired S&LG LLC (the class) to help with a master planned community in Madison County Illinois near Hamel. (See the attached description of the planned Austin Point in Fort Bend County Texas – but treat it as happening in Madison County.) The developer is unfamiliar with state and local government in Illinois and wants S&LG LLC to write a development plan to navigate the laws of Illinois.

Assume that the land is outside of any city limit or extra territorial jurisdiction. Hypothetically place the 5,000 acres somewhere between IL140 and IL 44 North and South and I55 and IL 4 West and East. (That area within those boundaries is probably ~6,000 acres)

Any questions about the specifics of the development should be directed to the Instructor of the class. S&LG will use seven teams to analyze:

- 1) The process of obtaining approval for and maintaining the master plan from developer through home owners' association until it can become a home rule city. (Plats, restrictions, etc.) Also address Dispute Resolution.
- 2) Public Works – water & waste water, trash & yard waste, communication, and electricity
- 3) First Responder Services – security, fire, and hospital
- 4) Transit issues
- 5) Education – immediate, future, build on site?
- 6) Socioeconomic diversity requirements & objectives – affordable housing, mixed use properties, lot & house sizes (to avoid segregation by class)
- 7) Entertainment & necessities – parks, green space, ponds, stores, general health care

Sustainability should be a consideration for everyone (for example: electricity – infrastructure for a requirement that each living unit have a Level 2 car charger, integrated battery system with solar or wind charging, etc.). However, every building code requirement adds to the cost of the house, and affordability becomes an issue (see Item 6). This means that groups will have overlap and will need to communicate with one another about that overlap.

TEAMS

Each student will be assigned to one of seven teams. Each team will have approximately three students. The team will submit a summary page of the proposal related to issues raised by their topic area. As a team report, the report and each paper should have the same appearance (organization, formatting, font, etc.). As a team project, if one team member comes across material that would help another, that should be provided to the other team member. If a team member notes a problem with another student's approach, a suggestion should be made to the other student. If this is done orally, a follow up email should be sent. Material should not be duplicated. If you realize that multiple people need to address the same things, assign the responsibility, and others can refer to it. Assigned tasks and your assistance to your team members should be tracked and appended to the end of your individual paper. Each team should also choose a team lead.

ROUND TABLES

This is a short-hand for classroom discussions of various types. Days that have lectures, this will be time for 1) the teams most associated with the days material to report on their status or 2) each team to get together to discuss the team assignments, progress, and difficulties. On days when no readings are assigned, each team will put forward one member to report out for the team regarding their assignments, progress, and difficulties. This means seven people should be discussing how the entire project is progressing. Each team should rotate through its team members so that a different person is handling the task each time.

SOURCES/INTERVIEW

You are required to communicate with a person that can provide information related to your topic. This interview should be cited in your list of sources. All students should clear their choice of interviewee with the Instructor prior to arranging the interview, and should also provide the Instructor with topics to be covered during the interview. Each student should present themselves in a professional manner – be prepared with background information & questions, and be on time in appropriate attire. As you are writing your paper, you should keep all your sources listed in case someone (in a real-life project) needed to take over project because you could not complete it for some reason. This should be provided weekly to the team lead.

Article about the planned community:

<https://fortbendcounty.com/projects-and-success/news/the-signorelli-co-breaks-ground-on-4-700-acre-austin-point-community-in-fort-bend-county>

Rubric (but read No-Pass Policy):

Content – 60 points

- 1) Identify all state & local government bodies involved in your part of the project, as well as private utility companies. Include primary contact information.
- 2) Identify requirements that must be met & what aspects of the requirements may be negotiable.
- 3) Identify any steps that can be taken to maximize the developer's control.
- 4) Identify Grants or Granting Bodies related to your development areas.
- 5) Propose steps to meet desired outcome with preferred options. Identify how other options would alter the proposed steps.
- 6) When applicable, identify how issues affect, or may be affected by, other teams.

Writing – 40 points

Human source - 10 points

Facts cited & cited properly - 10 points

Teamwork and professional appearance & organization – 10 points

Clarity – 5 points

Grammar/Active Voice/Punctuation & Spelling/No contractions – 5 points