



## Upcoming Dates:



May 30  
Memorial Day

June 13  
Local & State  
Government SWAT  
Meeting

June 16  
Deadline for  
Resolutions Committee  
Submittals

July 6-7  
Resolutions Committee

July 11  
Last day to file a  
petition to create a  
political subdivision

July 21-22  
National Value Added  
Agriculture Conference

July 27  
IFB Farm Income &  
Innovations Conference

August 8  
Last day to file petitions  
for referenda

August 22  
Last day for public body  
to pass ordinance  
establishing a referenda

**Property Tax Bills**  
Some counties will mail  
the tax bill in May for  
partial payment in June;  
the remaining balance  
will be due in  
September.

Other counties will mail  
tax bills in late summer  
for full payment in  
September. Check with  
your County Clerk for  
local details.

May/June 2016

Volume 7 Issue 3

## County Zoning and Agriculture

Is zoning the “four letter” word it is often perceived to be?  
The answer to that question depends on who’s asking..

*By Brenda Matherly*

### DIFFERING VIEWS

For landowners concerned about the development of activities and structures built around their property, they might view it as a protective benefit. For those landowners interested in unimpeded development of their own property, they might view it as a restrictive limitation. In reality, each view holds a bit of truth, but neither view, by itself, is entirely accurate.

So long as landowners’ unrestrained freedom to exercise their own interests is not threatened by others, they tend to view zoning as a limitation. On the flip side, when landowners’ interests are threatened by the

unrestricted actions of others, they tend to view zoning as a protection.

### ESSENCE

So, maybe the easier question to answer is, what is zoning? The short-and-sweet definition is, the locally-designed and administered division of land into different types and degrees of uses.

This type of administration of land use can be useful in many ways. It can prevent incompatible uses of adjacent property, preserve farmland and open spaces, guide orderly development, provide for more efficient delivery of services, and help

*(See Zoning on page 2)*

## 2017 Farmland Assessed Values are Out:

Attend your County Farmland Review Committee meeting to learn more

*By Brenda Matherly*

The Illinois Department of Revenue (IDOR) has recently published the 2017 farmland Equalized Assessed Value (EAV) for each soil Productivity Index (PI). These values—used to calculate taxes payable in 2018—have been certified at 10 percent higher than the 2016 value of a soil with a PI 111. That 10 percent equals an

increase of \$24.05 for every cropland soil ranging from a PI 82 to a PI 130.

The increase applied to the 2017 value is the result of a 2013 legislative amendment, now Public Act (PA) 98-0109. That law limits value changes of all cropland Productivity Index (PI) soils to 10 percent of Illinois’ median

*(See Farmland on page 5)*

(Zoning continued from page 1)

protect the public's safety and well-being.

#### CONTROLS

However, there are also some drawbacks to zoning. It creates some restrictions on the use of property, adds administrative costs to the local units of government. It also institutes "red tape" for citizens including, permits, government review of proposed use and associated costs to the property owner.

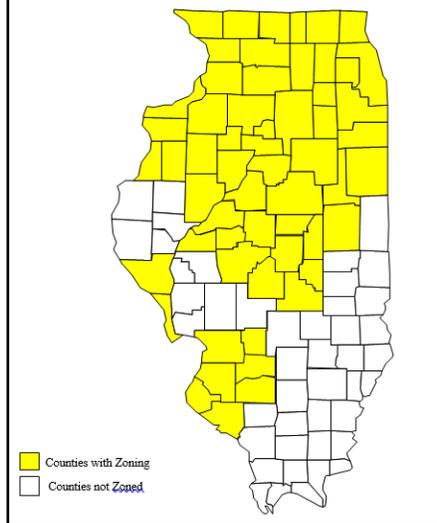
Zoning can impact four primary areas of development for most properties. Those four factors are: location, property use, the intensity of the project and setback limitations.

#### AGRICULTURE

But, what impact does zoning have on agriculture? The Illinois statute says... *"the powers in this section of statute shall not be exercised...so as to impose regulations or require permits with respect to land used or to be used for agricultural purposes... or with respect to ...buildings or structures used or to be used for agricultural purposes upon such land except that such buildings or structures...may be required to conform to building or setback lines..."*

In other words—when it comes to agriculture—of the four primary restrictions of zoning mentioned above (location, use, intensity and setback), only setback limitations apply. Counties may not use zoning to regulate land and buildings used for agricultural purposes including limitations on size, location and design. However, the county can require that farmers get a permit when build-

#### Illinois Counties Zoned



#### Zone District Types

- A Agriculture
- R Residential
- C Commercial
- I Industrial

Other specialized types also exist locally.

Any of these may be further divided into sub-districts locally.

#### Ag Districts – Possible Sub-District Types

##### Use and Intensity

- A-1 Ag only
- A-2 Ag & minimal other uses
- A-3 Ag & more intensive other uses

##### “Other” might include:

- Residential – non-farm, single or multiple
- Light industrial or cottage
- Light commercial
- Conservation

ing or expanding structures. While the county may not charge for that permit, the permitting process does allow for easier administration and recording of new/improved property throughout the county.

Counties can also place setback restrictions on ag buildings. These setback restrictions are generally intended to provide some distance between the building and property boundaries, roads and public right-of-way.

An Appellate Court also held up a ruling (*DeKalb v. Vidmar 1993*) that—in certain cases—considers the farmer's residence as a part of the farm and thereby is generally subject to only those local zoning regulations that apply to other farm buildings.

#### SUMMARY

Limiting the impacts and restrictions zoning has on agriculture helps to maintain the viability of ag industry statewide. Still, counties that have zoning and those that are considering zoning deal with difficult decisions impacting all property.

While zoning may or may not be a "four-letter" word, it does create both limitations and benefits. Balancing those is key to its acceptance as an effective administrative tool for providing for the general welfare of the citizens of the county.

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## Defining a farm for the purpose of consistent zoning

For counties, when it comes to zoning, defining what a farm is might be one of the biggest administrative hurdles in the consistent application of the law from one end of the county to the other. To help with this, the Illinois statute on county zoning provides a ready definition for farmland that reads:

*"...land used for agricultural purposes, which includes the growing of farm crops, truck garden crops, animal and poultry husbandry, apiculture, aquaculture, dairying, floriculture, horticulture, nurseries, tree farms, sod farms, pasturage, viticulture, and wholesale greenhouses when such agricultural purposes constitute the principal activity on the land..."*

Since this definition falls within the Illinois statute regarding county zoning, counties are obligated to accept and use this definition for farmland.

Though this language focuses on land, the definition might be modified (i.e.: "farm building"), at the discretion of the County, to be applied to farm buildings and structures.

However, a section of Illinois statute—within the Property Tax Code—does define farm buildings more directly. Because that language is not found in the county zoning statute, it would not obligate the county to use the definition, but it could serve as a guideline. That definition reads as follows:

*"...roadside stands and buildings used for storing and protecting farm machinery and equipment, for housing livestock or poultry, or for storing feed, grain or any substance that contributes to or is a product of the farm..."*

What most counties may not use to define farm is size. Under zoning restrictions, a county under 300,000 in population may not set a minimum acreage requirement on agricultural operations. There are many legitimate farms that operate on small acreage including small fruit and vegetable production, confinement livestock facilities and nurseries. For those larger counties in the state (300,000+ population) and counties contiguous to those large counties, size may be used as a restriction. In those counties, a farm can be defined as 5 acres or more and generating more than \$1,000 in the sale of farm products.

[LINK](#)

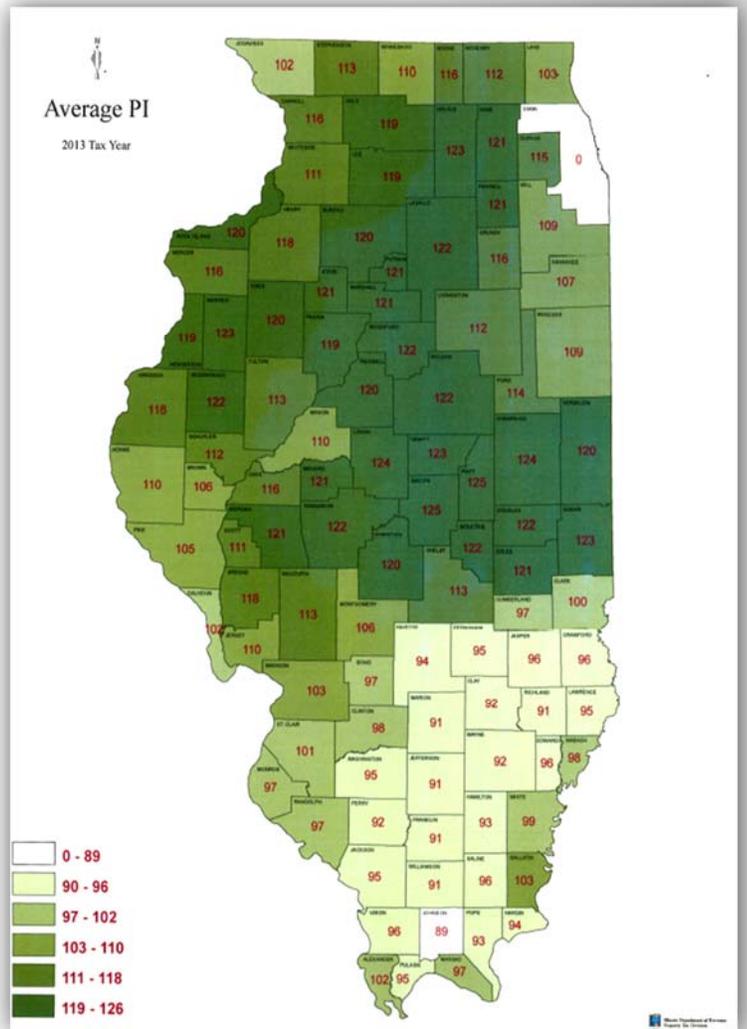
## Average County PI

The farmland assessment process begins by identifying a soil's potential to produce a crop. Production potential is determined by assigning each soil a Productivity Index, referred to as its PI. The PI indicates a soil's suitability to produce a crop. Certified soil PIs range from an 82 PI, on the low end of production, to a 130 PI, on the highest end of production.

Most of Illinois' over 800 soils are assigned a PI. Each parcel will likely be made up of several types of soils identified by different PIs. The Illinois Department of Revenue provides data on the average soil PI by county, as shown on the map below.

For information on your farmland soils, contact your county Assessor and request a copy of your *Farmland Valuation Card*.

[LINK](#)



Below are the 2017 farmland certified assessed values for cropland soils ranging from a PI 82 to PI 130. These values will be used to calculate taxes payable in 2018.

These values reflect the 2013 statutory change to Farmland Assessment Law under Public Act 98-0109 and have been certified by the Farmland Assessment Technical Advisory Board.

Source: <http://www.revenue.state.il.us/LocalGovernment/PropertyTax/2017-Farmland-Certified-Values.pdf>

Certified Values for Assessment Year 2017 (\$ per acre)						
Average Management PI	Gross Income	Non-Land Production Costs	Net Land Return	Agricultural Economic Value	Equalized Assessed Value	* 2017 Certified Value
82	\$603.07	\$481.38	\$121.69	\$2,668.64	\$889.60	\$76.50
83	\$609.10	\$484.75	\$124.35	\$2,726.97	\$909.00	\$78.11
84	\$615.13	\$488.11	\$127.02	\$2,785.53	\$928.50	\$79.72
85	\$621.15	\$491.47	\$129.68	\$2,843.86	\$948.00	\$81.39
86	\$627.18	\$494.84	\$132.34	\$2,902.19	\$967.40	\$83.07
87	\$633.21	\$498.20	\$135.01	\$2,960.75	\$986.90	\$84.68
88	\$639.24	\$501.56	\$137.68	\$3,019.30	\$1,006.40	\$86.18
89	\$645.26	\$504.92	\$140.34	\$3,077.63	\$1,025.90	\$92.38
90	\$651.29	\$508.29	\$143.00	\$3,135.96	\$1,045.30	\$98.78
91	\$657.32	\$511.65	\$145.67	\$3,194.52	\$1,064.80	\$105.19
92	\$663.34	\$515.01	\$148.33	\$3,252.85	\$1,084.30	\$111.59
93	\$669.37	\$518.38	\$150.99	\$3,311.18	\$1,103.70	\$118.00
94	\$675.40	\$521.74	\$153.66	\$3,369.74	\$1,123.20	\$124.41
95	\$681.42	\$525.10	\$156.32	\$3,428.07	\$1,142.70	\$130.81
96	\$687.45	\$528.47	\$158.98	\$3,486.40	\$1,162.20	\$137.21
97	\$693.48	\$531.83	\$161.65	\$3,544.96	\$1,181.60	\$143.61
98	\$699.50	\$535.19	\$164.31	\$3,603.29	\$1,201.10	\$150.00
99	\$705.53	\$538.56	\$166.97	\$3,661.62	\$1,220.60	\$157.11
100	\$711.56	\$541.92	\$169.64	\$3,720.18	\$1,240.10	\$166.79
101	\$717.59	\$545.28	\$172.31	\$3,778.73	\$1,259.50	\$177.03
102	\$723.61	\$548.65	\$174.96	\$3,836.84	\$1,279.00	\$187.56
103	\$729.64	\$552.01	\$177.63	\$3,895.39	\$1,298.50	\$198.19
104	\$735.67	\$555.37	\$180.30	\$3,953.95	\$1,317.90	\$207.91
105	\$741.69	\$558.74	\$182.95	\$4,012.06	\$1,337.40	\$216.19
106	\$747.72	\$562.10	\$185.62	\$4,070.61	\$1,356.90	\$224.58
107	\$753.75	\$565.46	\$188.29	\$4,129.17	\$1,376.40	\$232.96
108	\$759.77	\$568.82	\$190.95	\$4,187.50	\$1,395.80	\$240.39
109	\$765.80	\$572.19	\$193.61	\$4,245.83	\$1,415.30	\$247.74
110	\$771.83	\$575.55	\$196.28	\$4,304.39	\$1,434.80	\$255.17
111	\$777.85	\$578.91	\$198.94	\$4,362.72	\$1,454.20	\$264.56
112	\$783.88	\$582.28	\$201.60	\$4,421.05	\$1,473.70	\$275.04
113	\$789.91	\$585.64	\$204.27	\$4,479.61	\$1,493.20	\$285.70
114	\$795.94	\$589.00	\$206.94	\$4,538.16	\$1,512.70	\$296.56
115	\$801.96	\$592.37	\$209.59	\$4,596.27	\$1,532.10	\$307.55
116	\$807.99	\$595.73	\$212.26	\$4,654.82	\$1,551.60	\$318.77
117	\$814.02	\$599.09	\$214.93	\$4,713.38	\$1,571.10	\$330.14
118	\$820.04	\$602.46	\$217.58	\$4,771.49	\$1,590.60	\$341.65
119	\$826.07	\$605.82	\$220.25	\$4,830.04	\$1,610.00	\$353.38
120	\$832.10	\$609.18	\$222.92	\$4,888.60	\$1,629.50	\$371.49
121	\$838.12	\$612.55	\$225.57	\$4,946.71	\$1,649.00	\$418.24
122	\$844.15	\$615.91	\$228.24	\$5,005.26	\$1,668.40	\$462.52
123	\$850.18	\$619.27	\$230.91	\$5,063.82	\$1,687.90	\$477.69
124	\$856.20	\$622.63	\$233.57	\$5,122.15	\$1,707.40	\$499.53
125	\$862.23	\$626.00	\$236.23	\$5,180.48	\$1,726.90	\$546.93
126	\$868.26	\$629.36	\$238.90	\$5,239.04	\$1,746.30	\$595.64
127	\$874.29	\$632.72	\$241.57	\$5,297.59	\$1,765.80	\$645.68
128	\$880.31	\$636.09	\$244.22	\$5,355.70	\$1,785.30	\$666.74
129	\$886.34	\$639.45	\$246.89	\$5,414.25	\$1,804.70	\$686.85
130	\$892.37	\$642.81	\$249.56	\$5,472.81	\$1,824.20	\$707.18

*The 5-year capitalization rate is 4.56% percent.*

10% Increase of 2016 certified value at PI 111 IS \$24.05

\*These values reflect the statutory changes to 35 ILCS 200/10-115(e) under Public Act 98-0109.

\*Farmland values are as certified by the Farmland Assessment Technical Advisory Board. Any differences in calculations are due to rounding at different stages of calculations.

*(Farmland continued from page 1)*

cropland soil PI, which is PI 111. PA 98-0109 is now in its third year of application. Prior to PA 98-0109, each individual PI was limited to a growth rate of 10 percent from its own prior year's value.

With the values released to each county, you can expect your Chief County Assessment Officer (CCAO) to schedule a meeting of the County Farmland Assessment Review Committee. This meeting is open to the public and should be publicized in the legal notice section of your local newspaper. Many counties will hold this meeting in late May or early June.

Under the Farmland Assessment Act, a County Farmland Assessment Review Committee should be established in each county in Illinois. This committee is, by statutory definition, a five-member committee, which includes the CCAO serving as the chair. The second member is the chair of the county board of review or another board member appointed by that chair. The remaining three members are farmers from the county. Any farm owner or operator may serve as a farmer-member on the committee.

The primary purpose of this committee is to advise the CCAO on the interpretation and application of the State-certified farmland values, guidelines and the implementation of statutory requirements. If the committee feels the CCAO's proposed plan does not meet statutory intent,

they can suggest an alternative. The alternative plan must be submitted to IDOR by August 1 for its consideration.

The committee is also responsible for reviewing the values certified to the county by the IDOR. They have the option of suggesting more appropriate data if they feel the values are not suitable with the current conditions in the county. The committee must present those alternatives to IDOR with supporting documentation by August 1.

The IDOR has 30 days to rule on the alternatives suggested by the committee. If IDOR is in agreement with the County Farmland Assessment Review Committee, they will direct the CCAO to implement their ruling. If IDOR is not in agreement, the County Farmland Assessment Review Committee has 30 days to appeal IDOR's ruling to the Illinois Property Tax Appeal Board. The Property Tax Appeal Board's ruling is final.

If the committee agrees with the initial procedures proposed by the CCAO and the values certified by IDOR, it is their responsibility to hold a public hearing on this information. Following the public hearing, with no objections from the committee, the CCAO shall proceed with the farmland assessment process.

[LINK](#)



## *Did You Know...?*



**For the first time in 97 years,**  
the price of a first-class stamp went down. In April of this year the first-class stamp dropped two cents to \$0.47. It's the first drop in postage prices since 1919.

## 2016 Local Election Calendar

**May 31** -- Last day for established party managing committee (legislative and representative) to appoint someone to fill a vacancy when no candidate was nominated at the General Primary Election.

**July 11** -- Last day to file a petition (must contain original sheets signed by voters and circulators) to create a political subdivision with the appropriate officer or board.

**August 8** -- Last day for filing petitions (must contain original sheets signed by voters and circulators) for referenda for the submission of questions of public policy (local). Objections to petitions for local referenda are filed with the same officer in which the original petitions are filed.

**August 15** -- Last day to file objections to petitions for the submission of questions of public policy. Objections to petitions for local referenda are filed with the same office that has the original petitions.

**August 22** -- Last day for local governing boards to adopt a resolution or ordinance to allow binding or advisory public questions to appear on the ballot.

**September 1** -- Last day for candidates who filed nomination papers with the county clerk to file withdrawal of nomination papers in the office of the county clerk.

**September 8** -- Last day a person may file a notarized Declaration of Intent to be a write-in candidate with the proper election authority or authorities (appropriate county clerk(s) and/or board(s) of election commissioners.) Write-ins shall be counted only for persons who have filed a Declaration of Intent. Write-in declarations are NOT filed with the State Board of Elections.

## What's in a Word?

The importance of defining terms for zoning

By Kevin Rund

One of the most important *tasks in writing a zoning ordinance is also one that often gets short shrift . . .* defining terms.

Language historian Anne Curzan, says "Words change meaning over time in a way that might surprise you." Two examples she offers include: "Nice"—it used to mean "silly, foolish, simple", not the compliment it is today; and, "Awful"—it used to mean "worthy of awe."

Discounting the time factor, we tend to assume that our understanding of a term is shared by our contemporaries. That's often the case, but it's far from consistent. People of different backgrounds and experiences see things differently, leading to variations in simultaneous usage and meaning of a word.

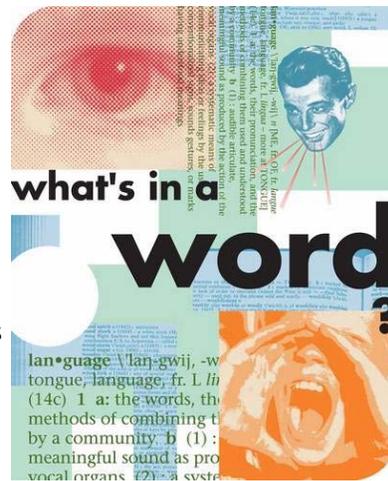
In practice, time and experience interact to compound differences in people's understanding a term's meaning.

Often, those difference are not so extreme that they cannot be overcome through situational interpretation. But, when it comes to regulations governing our action, our property and our fortunes—such as a zoning ordinance—there's little room for error; it is essential that everyone share in a single meaning of any given term. Slight differences in interpretation can result (and have resulted) in a brouhaha over unexpected outcomes.

To achieve that assurance of a single meaning, many terms used in a zoning

ordinance need to be defined in writing. That helps to ensure consistent meaning for the words we use across disciplines, among varying situations, and over time.

The article on defining "farm" found elsewhere in this issue is a good example of how complex one common term can be. But, on top of that are the variations of "farm" (used as a noun or as a verb), "farming", "agriculture", "farmer", "agricultural" and scores of other terms that often show up in the text of a zoning ordinance that might need to be defined.



Before drafting an ordinance, spend some serious time up front in crafting definitions. It will become increasingly important as the rules of the ordinance itself are being drafted. Later, as you find the need to define additional terms, be sure they don't conflict with earlier uses of those terms already incorporated elsewhere in the text of the ordinance.

Utilizing definitions found in statute or administrative rules—if adaptable to the local level—can be helpful. That has the added benefit of likely having been vetted by larger groups, and perhaps even by the courts.

To paraphrase a famous quote: "Choose your words wisely, for some day you may have to eat them."

So, is this article awful, or is it awful? (Brenda said she thought it was "nice".)

LINK

## National Value Added Agriculture Conference

18th Annual National Value-Added Agriculture Conference 2016.

Source: AgMrc



"The 18th annual National Value Added Conference is coming to Madison, Wisconsin, July 21st-22nd, 2016. The conference will feature National leaders in value-added agriculture. The theme of this year's conference is "Agriculture, Innovation, and Entrepreneurship: Developing Thriving Rural Communities."

Topics include agritourism, rural & urban economic development, food waste, food safety, marketing, policy, local & regional food systems, labor issues, alternative energy, technology, supply chain management, and more.

The 2016 National Value Added Agriculture Conference is hosted by the Wisconsin Department of Agriculture, Trade, and Consumer Protection & University of Wisconsin - Dane County Extension. The conference runs on Thursday, July 21st through mid-day on Friday, July 22nd, with a welcoming reception the evening of Wednesday, July 20th and tours Thursday afternoon. Registration deadline is July 7th.

Who should attend: Farmers, business owners and operators, entrepreneurs, consultants, policy makers, extension specialists, academics, community leaders, and service providers.

**Registration:** The cost to attend the full conference is \$150. This will cover meetings, 2 breakfasts, 2

lunches, and a reception. There are volunteer opportunities for students and those who cannot afford the full rate.

**Tours:** Conference participants will also have the opportunity to choose from three different tours highlighting Wisconsin businesses and value-added industries. Tour themes to choose from are cheese, wine & beer, and sausage making. Tours are not included in the price of registration. You can register for the tours when you register for the conference. You do not need to be registered for the conference to attend the tours.

For more information visit the conference website at: <http://www.agmrc.org/national-value-added-agriculture-conference/>

LINK

Click Here to Register

## Plan your summer "staycation" around Illinois' agritourism

Use the *Prairie Bounty of Illinois* to guide you

By Brenda Matherly

Surely most of us are ready to enjoy warmer days and the fresh fruits and vegetables that are soon to follow. Farmers' markets, pick-your-own locations and agritourism businesses will be drawing crowds to rural communities to enjoy spring and summer's bounty. These types of operations have a positive impact on rural development by providing local growers an outlet to market produce.

With the warmer days of spring and summer right around the corner, this might be the perfect time to plan your visits to these Illinois locations. You are just a few clicks away from starting your summer "staycations."

The *Prairie Bounty of Illinois* serves as an on-line marketing directory for Illinois growers of certain specialty crops, including fruits, vegetables, and herbs, and can be found at [www.specialtygrowers.org/prairie-bounty.html](http://www.specialtygrowers.org/prairie-bounty.html).

*Prairie Bounty* is provided by the Illinois Farm Bureau and the Illinois Specialty Growers Association®. The directory contains the names and contact information of Illinois producers who sell their products through pick-your-own and roadside markets, and those who sell wholesale. The directory also contains information on agritourism businesses.

While visiting an agritourism business, you are likely to enjoy any number of the following: pick-your-own pumpkins, apples or berries, corn mazes, petting zoos, inflatables, bakeries, restaurants, children's activities, etc.

If you're interested in the fresh flavors grown on the farm, this directory also lists close to 400 community farmers markets around the State.

In total, *Prairie Bounty* provides location information for around 900 individual growers throughout Illinois, providing consumers with farms' con-

tact information, products available and method of sale.

To help find a location close to you, all this information is searchable by city, county or zip code. And don't forget to check back frequently. *Prairie Bounty* is constantly updated as growers add their names and markets to the system and update their product information.

If you are a grower and interested in adding your name and business to *Prairie Bounty of Illinois*, you may contact Diane Handley at 309-557-3662 or via e-mail at [dhandley@iffb.org](mailto:dhandley@iffb.org).

You may also visit the Illinois Specialty Growers website at the link provided above for instructions on how to register - the more the merrier... I mean merrier.

LINK



## IL Supreme Court Abolishes the Public Duty of Doctrine

Emergency care providers still protected

By Brenda Matherly

When an emergency happens, often the first phone call made is to 9-1-1 to receive help from your local Emergency Medical Service (EMS) providers. When that call is made you expect help to arrive, whether that help is a public or private provider.

Depending on your location, the EMS in your area could be a government-operated EMS working separately (although alongside) the fire and police service of the area. These ambulances are considered local units of government and are funded primarily by the tax payers. If the ambulance service in your area does not operate as a separate unit of government then it is likely that the service is operated and funded by the local fire or police service. This is very common in rural areas.

A recent Supreme Court decision has been a subject of concern for these units of government providing emergency services to the public.

At the time of the emergency, the last thing on your mind is liability. But, if you're the one providing treatment, it's likely always in the back of your mind. Has a recent decision by the Illinois Supreme Court made that concern a more principal thought for providers?

The Illinois Supreme Court issued a decision in January, 2016 that abolished the long-standing common-law standard known as the *Public Duty Doctrine*. Widely known as the "public duty rule", this rule offered protection against liability to local governmental bodies and its employees. This protection was provided to governmental entities when they were providing services like EMS, police and fire.

The premise of the rule provided that a governmental entity could not be held liable for an individual's injury resulting from a governmental officer's actions to the general public rather than to an individual. In other words, the unit of government providing services could not be all things to all people all of the time -

meaning, that first responders could prioritize their responses based on available resources without the unit of government fearing a lawsuits when a service didn't meet expectations.

This standard was conceived by the U.S. Supreme Court more than 150 years ago and, until now, had been in place in Illinois for more than 50 years.

With this recent decision by the Illinois Supreme Court, many of our individual emergency response providers are asking themselves if they are now at risk for increased exposure to liability.



The answer to that question is - not likely, for two reasons. First, the public duty rule, which prevented individual citizens from suing units of government providing emergency services, overlapped a number of other laws in Illinois. These laws include, the Illinois Local Governmental and Governmental Employees Tort Immunity Act, the Emergency Medical Services Systems Act and several others that already

provide immunity provisions to emergency providers. And, second, the Public Duty Doctrine was limited to the protection of the unit of government not individual providers.

And while the impact will not likely be felt on the individual providers, the public duty doctrine did serve the purpose of dismissing costly lawsuits with a simple "motion to dismiss" based on this common-law standard. With the standard no longer in place, these government bodies could see increased claims of willful and wanton conduct resulting in lawsuits that will now be more expensive to defend.

With that in mind, Illinois lawmakers have a bill on the table to reverse the Supreme Court decision and reinstate the public duty doctrine.

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