

**CHAMPAIGN COUNTY
LAND EVALUATION AND SITE ASSESSMENT SYSTEM**

**Updated Version
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**Prepared by the
Champaign County Regional Planning Commission**

ACKNOWLEDGEMENTS

LESA Update Committee Members

- Kevin Donoho
- Debra Griest, Committee Chair
- Elizabeth R. Jones
- Kyle Krapf
- W. Steven Moser
- Patti Petrie
- Steve Stierwalt
- Bruce Stickers
- John Hall, Advisory Committee Member

Project Staff

Champaign County Regional Planning Commission (CCRPC)
1776 East Washington Street
Urbana, IL 61802
Phone: 217.328.3313
Website: www.ccrpc.org

- Susan Monte, CCRPC Planner and LESA Update Committee Facilitator

Consultant

Office of Farmland Protection
Bureau of Land and Water Resources
Illinois Department of Agriculture

- Terry Savko, Agricultural Land/Water Resource Specialist

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INTRODUCTION

The Champaign County Land Evaluation and Site Assessment System (LESA) is a tool designed to provide County officials with a systematic and objective means to numerically rate a site or a parcel in terms of its agricultural importance.

Intended Use of LESA

The LESA is intended for the following applications within Champaign County:

- To assist County officials to evaluate the proposed conversion of farmland on a parcel or site in County rezoning cases that include farmland conversion to a non-agricultural land use.
- To assist in the review state and federal projects for compliance with the Illinois Farmland Preservation Act and the Federal Farmland Protection Policy Act in terms of their impact on important farmland.

Additionally, the Land Evaluation (LE) portion of LESA is intended as a means to determine the 'Best Prime Farmland' designation of a particular site or parcel.

The LESA is one of several tools intended to assist in making land use decisions; it should be used in conjunction with the *Champaign County Land Resource Management Plan* and county land use regulations such as the zoning ordinance, subdivision regulations, and stormwater management policy.

About the LESA Score

The LESA system is a numerical rating system that consists of two separate components:

- Land Evaluation (LE) The LE portion of LESA is based on the soils properties of the site.
- Site Assessment (SA) The SA portion of LESA is based on non-soil factors that relate to the site.

The maximum LE score possible for a site is 100 points. The maximum SA score possible for a site is 200 points. The total LESA score is the sum of the LE points and SA points for a particular site or parcel. The maximum total LESA score possible for a site is 300 points.

The higher the total LESA score, the more highly rated the site or parcel is to be protected for continued agricultural use. The total LESA score of a site signifies a rating for protection of a site or parcel as follows:

260 – 300	very high rating for protection
220 – 259	high rating for protection
180 – 219	moderate rating for protection
179 or below	low rating for protection

LAND EVALUATION

The Land Evaluation (LE) portion of LESA is based on the ranking of Champaign County soils according to the following three soils classification systems.

- ***Land Capability Classification***
A system of grouping soils developed by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS). Soils are grouped primarily on the basis of their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time. A detailed explanation of the Land Capability Classification system is provided in Part 622.02 of the USDA NRCS National Soil Survey Handbook.
- ***Farmland Classification***
A soils classification system developed by the USDA NRCS to better manage and maintain the soils resource base of land most suitable for producing food, feed, fiber, forage, and oilseed crops. Farmland Classification identifies the soils series map units as: Prime Farmland; Farmland of Statewide Importance; or Farmland of Local Importance. A detailed explanation of the 'Farmland Classification' system, including the definition of Prime Farmland, is provided in Parts 622.03-622.04 of the USDA NRCS National Soil Survey Handbook.
- ***Productivity Index of Illinois Soils Under Optimum Management***
The soils productivity index is based on data published in Table S2 of Bulletin 811, developed by the Office of Research, College of Agricultural, Consumer and Environmental Sciences, University of Illinois at Urbana-Champaign (UIUC). Bulletin 811 provides crop yields and productivity indices under an optimum level of management used by the top 16% of farmers in Illinois. The crop yields were updated in January, 2011 to reflect growing conditions from 2000 to 2009. Bulletin 811 Year 2011 crop yields and productivity indices for optimum management are maintained at the UIUC Department of Natural Resources and Environmental Sciences.

Agricultural Value Group

The LE portion of LESA places the soils of Champaign County into several 'Agricultural Value Groups' ranging from the best to the worst, based on the three soils classifications systems indicated above, which generally gauge a site's suitability for crop production based on soil properties. A relative LE value is determined for each Agricultural Value Group, with the best group assigned a relative value of 100 and all other groups assigned lower relative values.

Table 1, beginning on the next page, describes the composition of the Agricultural Value Groups.

Table 1 Composition of Agricultural Value Groups

Agricultural Value Group	Relative LE ¹	Land Capability Classification	Farmland Classification	Adjusted Soil Productivity Index ²	Map Unit Symbol and Soil Series	Percentage of County Land							
1	100	1	Prime	98 - 100	154A Flanagan	15.74	21.08						
					198A Elburn	2.76							
					149A Brenton	2.58							
2	100	2e, 2w	Prime, Prime1	98 - 100	152A Drummer	39.82	40.60						
					679B Blackberry	0.78							
3	94	1, 2e, 2w	Prime, Prime1	93 - 95	171B Catlin	2.72	7.79						
					153A Pella	1.01							
					623A Kishwaukee	0.49							
					481A Raub	3.58							
4	91	1, 2e, 2w	Prime, Prime1	90 - 92	663B Clare	1.31	6.77						
					67A Harpster	0.34							
					234A Sunbury	0.32							
					56B Dana	3.57							
					219A Millbrook	0.23							
					490A Odell	0.20							
					687B Penfield	0.36							
					125A Selma	0.46							
					5	88		2e, 2w	Prime, Prime1	87 - 89	148B2 Proctor	0.002	5.33
											232A Ashkum	4.57	
206A Thorp	0.41												
146A Elliot	0.12												
242A Kendall	0.23												
3107A Sawmill	1.73												
6	87	3w	Prime2	87	56B2 Dana	0.02	1.97						
					330A Peotone	0.59							
7	85	1, 2e, 2w	Prime, Prime1	83 - 86	236A Sabina	0.47	1.97						
					102A La Hogue	0.22							
					233B Birbeck	0.42							
					235A Bryce	0.25							
					134A Camden	0.002							

continued

Table 1 Composition of Agricultural Value Groups (AVG) continued

Agricultural Value Group	Relative LE ¹	Land Capability Classification	Farmland Classification	Adjusted Soil Productivity Index ²	Map Unit Symbol and Soil Series	Percentage of County Land
8	84	3e, 3w	Not Prime	89 - 84	637A+ Muskego	0.01
					687C2 Penfield	0.13
9	83	2e, 2w, 3w	Prime, Prime3	81 - 83	146B2 Elliott	4.46
					622B Wyanet	1.14
					134B Camdem	0.19
					680B Campton	0.26
					91A Swygert	0.01
					146C2 Elliott	0.23
					291B Xenia	0.76
					448B Mona	0.04
3473A Roszburg	0.15					
10	79	2e	Prime	78 - 79	387B Ockley 570B Martinsville	0.18 0.11
11	78	3e	Statewide Importance	78	622C2 Wyanet	1.00
12	76	2e, 3e	Prime	74 - 76	131B Alvin	0.03
					223B2 Varna	1.26
					91B2 Swygert	0.44
					150B Onarga	0.05
					223C2 Varna	0.49
					91C2 Swygert	0.06
					530B Ozaukee	0.08
618B Senachwine	0.04					
13	75	3e	Statewide Importance	74 - 75	322C2 Russell 570C2 Martinsville	0.30 0.16
14	71	2e, 2w, 3w	Prime, Prime1, Prime2	68 - 73	23A Blount	0.13
					530C2 Ozaukee	0.06
					3302A Ambraw	0.44
					23B2 Blount	0.13

continued

Table 1 Composition of Agricultural Value Groups (AVG) continued

Agricultural Value Group	Relative LE ¹	Land Capability Classification	Farmland Classification	Adjusted Soil Productivity Index ²	Map Unit Symbol and Soil Series	Percentage of County Land
15	69	3e	Statewide Importance	69	530D2 Ozaukee	0.09
					618C2 Senachwine	0.13
16	66	4e	Statewide Importance, Not Prime	62 - 69	387C3 Ockley	0.05
					570D2 Martinsville	0.06
					223D3 Varna	0.44
					622D3 Wyandot	0.06
					618D2 Senachwine	0.10
530E2 Ozaukee	0.06					
17	50	6e, 7e	Not Prime	37 - 57	618E2 Senachwine	0.08
					618F Senachwine	0.06
					241C3 Chatsworth	0.01
					241D3 Chatsworth	0.05
18	n/a	n/a	Not Prime	n/a	533 Urban Land	0.25
					802B Orthents	0.67
					830 Landfill	0.02
					865 Gravel Pit	0.07
					W Water	0.21

Table 1 Notes

1. LE is the weighted, average designated Land Evaluation score assigned to each Agricultural Value Group.
2. The "Adjusted Productivity Index" is derived from Productivity Index data published in Table S2 of Bulletin 811. The Productivity Indices provided in Table S2 are for 0% to 2% slopes and slightly eroded conditions. Productivity indices were adjusted for increasing slope and erosion in accordance with Table S3 of Bulletin 811: "Decimal Adjustments in Crop Yields and Productivity Indices Under an Optimum Level of Management for Various Slope Groups and Erosion Phases."

Calculating a Land Evaluation Score

The Land Evaluation (LE) score is calculated separately from the calculations to determine the Site Assessment (SA) score.

For a rezoning request, the LE score of a site or parcel is calculated by the Champaign County Soil and Water Conservation District office. Typically, the LE score is provided to the Champaign County Zoning Office as part of the Natural Resource Report for a subject site.

LE Worksheet

The LE Worksheet provided on the following page can be used as a reference in calculating the LE score for a subject site. The steps below describe how to calculate an LE score:

1. Outline the subject site or parcel(s) of land to be rezoned, and overlay with a Champaign County soils map unit layer. Soils data produced by the National Cooperative Soil Survey is available at the NRCS-operated 'Web Soil Survey.'

Soils data produced by the National Cooperative Soil Survey, and Champaign County parcel data, is available at the Champaign County GIS Consortium website 'GIS Web Map – Public Interface for Champaign County, Illinois.'

2. In Column 1, list both the 'soil map unit' and 'soil series' (e.g., '154A Flanagan') for each soil located on the subject site.
3. From Table 1, record the Agricultural Value Group for each soil in Column 2.
4. From Table 1, record the LE for each Agricultural Value Group in Column 3.
5. Calculate the acreage of each soil within the subject site. Record the number of acres for each soil in Column 4.
6. For each soil, multiply the LE indicated in Column 3 by the number of acres indicated in Column 4. Record the product in Column 5.
7. Add up the Column 4 acres and record the total. Add up the products shown in Column 5 and record the total.
8. Divide the Column 5 total by the Column 4 total. The result is the LE Score for the subject site.

The maximum number of LE points possible for any subject site is 100.

A score ending in 0.49 or lower shall be rounded down to the nearest whole number. A score ending in 0.5 or higher shall be rounded up to the next whole number.

LE WORKSHEET

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
Map Unit Symbol and Soil Series	Agricultural Value Group	Group Relative LE	Acres	Product of Column 3 and Column 4
Totals:				
Column 5 total divided by Column 4 total :				
LE Score:				

Example

A 5.3 acre parcel that has five soil types: 134B Camden, 152A Drummer, 242A Kendall, 3107A Sawmill, and 570C2 Martinsville. Based on the LE calculations described on previous Page 3, the LE score equals 88.

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
Map Unit Symbol and Soil Series	Agricultural Value Group	Group Relative LE	Acres	Product of Column 3 and Column 4
242A Kendall	5	88	0.20	17.60
152A Drummer	2	100	0.83	83
570C2 Martinsville	13	75	0.01	0.75
134B Camden	9	83	1.64	136.12
3107A Sawmill	6	87	2.63	228.81
Totals:			5.31	466.28
Column 5 total divided by Column 4 total:				87.81
LE Score:				88

SITE ASSESSMENT

The Site Assessment (SA) process provides a system for identifying important factors, other than soils, that affect the economic viability of a site for agricultural uses.

SA Factors

The primary criteria used to identify SA factors are that each factor: 1) be relevant to continued agricultural use of a subject site within the rural areas of Champaign County; and 2) be measurable.

There are 11 SA Factors. Table 2 lists SA Factors that apply in all rural areas of the County, and SA Factors that apply only outside the Contiguous Urbana Growth Area (CUGA). CUGA is identified in the 'Land Use Management Areas Map' of the *Champaign County Land Resource Management Plan* as land designated for non-agricultural land use. The CUGA is updated annually to reflect accurate municipal boundaries and adjustments as necessary.

The CUGA consists of:

- land designated for urban land use on the future land use map of an adopted municipal comprehensive land use plan, intergovernmental plan or special area plan, and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near-to mid-term (within approximately five years);
- land to be annexed by a municipality and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near-to mid-term (within approximately five years); or
- land surrounded by incorporated land or other urban land within the County.

Calculating the SA Score

For a rezoning request, the SA score of a site or parcel is calculated by the Champaign County Planning and Zoning Department staff. The SA scoring is based on a staff review of several sources of information which may typically include:

- Champaign County GIS Consortium data regarding parcels, corporate limits, zoning districts, digital ortho photo, etc.
- 'Land Use Management Map' of *Champaign County Land Resource Management Plan*
- site inspection
- landowner interview

Each of the SA factors has point values, ranked on a 'best-to-worst' scale. The maximum number of possible SA score for a subject site or parcel is 200.

The SA Worksheet for calculating the SA score is provided on Pages 10 - 14. Calculating the SA Score of a subject site as follows: 1) select the most appropriate point value response to each SA factor; and 2) add the SA factor points for a total SA score.

Table 2. Overview of Champaign County SA Factors and Potential SA Points

SA Factors that apply in all areas:		<i>Potential Points</i>	<i>Potential Points Subtotal</i>	<i>Potential Points Total</i>
1	Size of property	10	115	200
2	Best Prime Farmland	30		
3	Adjacent land use	20		
4	Distance to nearest city limits	15		
5	Within CUGA	40		
SA Factors that apply only outside CUGA:				
6	Percentage of site in agricultural land use in last 5 years	15	85	
7	Percentage of land zoned rural within 1 mile	20		
8	Percentage of agricultural land use within 1 mile	20		
9	Distance to 10 non-farm dwellings	10		
10	Proximity to livestock operation	10		
11	Proximity to assembly use	10		

SA WORKSHEET

1	What size is the subject site?	More than 25 acres	10 points	
		20.1 to 25 acres	8 points	
		15.1 to 20 acres	6 points	
		10.1 to 15 acres	4 points	
		5.01 to 10 acres	2 points	
		Less than 5 acres	0 points	

Description: This factor considers that the size of the subject site has an impact on its long-term viability for agricultural purposes. The factor recognizes that the predominant row crop form of agriculture is generally more efficiently farmed on larger sites.

Scoring: Determine the area of the subject site.

2	Is the subject site Best Prime Farmland ?	Yes	30 points	
		No	0 points	

Description: "Best Prime Farmland" is a subset of Prime Farmland soils which Champaign County has identified in order to differentiate among Prime Farmland soils that comprise most of the County. This factor assigns a high value to a subject site if it is designated as Best Prime Farmland, consistent with the Champaign County Land Resource Management Plan goals, objectives and policies.

Scoring: Refer to the LE score of the subject site.

"Best Prime Farmland" is defined as a specified range of Agricultural Value Groups of soils which have the highest ranking LE scores, based on the Champaign County Land Evaluation and Site Assessment (LESA) System.

Champaign County Land Evaluation and Site Assessment System (LESA), Revised 12/5/2011

3	How much of the subject site is adjacent to agricultural land use?	91 to 100% of perimeter	20 points
		81 to 90% of perimeter	18 points
		71 to 80% of perimeter	16 points
		61 to 70% of perimeter	14 points
		51 to 60% of perimeter	12 points
		41 to 50% of perimeter	10 points
		31 to 40% of perimeter	8 points
		21 to 30% of perimeter	6 points
		11 to 20% of perimeter	4 points
		1 to 10% of perimeter	2 points
	none	0 points	

Description: This factor assesses existing land uses which are adjacent to the subject site. More points are assigned to a subject that is surrounded by other agricultural land uses.

Scoring: Measure the perimeter of the subject site adjacent to agricultural land use. Defined terms relevant to the scoring of this factor include:

AGRICULTURE: The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture., mushroom growing, orchards, forestry and the keeping, raising and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle., pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year-round hired farm workers. It is intended by this definition to include within the definition of agriculture all types of agricultural operations, but to exclude therefrom industrial operations such as a grain elevator, canning or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed.

AGRICULTURAL LAND USE: All agricultural and related uses that can be considered to be part of a farm operation, including: farmland (cropland), pasture lands, raising livestock, timberlands whether or not in current production, land enrolled in a conservation program, barns, outbuildings, and farm dwellings.

FARM DWELLING: A farm dwelling is a dwelling located on a lot 35 acres or larger in area. An exception to this standard would be when information is provided as part of the public record to the Zoning Board of Appeals to indicate that such a dwelling is not occupied by a farm owner, operator, tenant farm worker, or seasonal or year-round hired farm worker.

Adjacent property is property that touches or that is directly across a street, highway or interstate right-of-way or a rail road right-of-way from a subject site.

In scoring this factor, points can be interpolated at every 5% (e.g., if 87 percent of a perimeter is adjacent to agricultural land use, then the score is 19.)

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4	Distance from the subject site to the nearest city or village limits.	more than 3 miles 1.51 to 3 miles within 1.5 miles adjacent	15 points 10 points 5 points 0 points	<input style="width: 100px; height: 20px;" type="text"/>
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Description: A general assumption is that the further the subject site is from a municipality, the less chance there is of a nearby land use or development that would conflict with the agricultural land use of that subject site.

Scoring: Measure outward from the property lines of the subject site to the nearest municipal boundary.

5	Is the subject site located within the Contiguous Urban Growth Area?	no yes	40 points 0 points	<input style="width: 100px; height: 20px;" type="text"/>
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Description: This factor is a general measure of development pressures which tend to support the conversion of agricultural sites to urban uses.

The 'Land Use Management Areas Map' of the *Champaign County Land Resource Management Plan* specifies the location of the 'Contiguous Urban Growth Area' (CUGA). CUGA is land designated for non-agricultural land use, and consists of:

- land designated for urban land use on the future land use map of an adopted municipal comprehensive land use plan, intergovernmental plan or special area plan, and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near-to mid-term (within approximately five years);
- land to be annexed by a municipality and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near-to mid-term (within approximately five years); or
- land surrounded by incorporated land or other urban land within the County.

Scoring: Based on the current *Champaign County Land Resource Management Plan "Land Use Management Map"*.

If the subject site is located within the CUGA, skip the remaining SA Factor questions and indicate a total SA score for only SA Factors 1 through 5 at the end of the SA Worksheet.

Continue to answer the following SA Factor questions only if the subject site is located outside the CUGA ...

6	The highest percentage of the subject site in agricultural land use in any of the last 5 years.	80 to 100%	15 points	
		60 to 79%	11 points	
		40 to 59%	7 points	
		20 to 39%	3 points	
		less than 20%	0 points	

Description: As a general indicator of the agricultural viability of a subject site, this factor assesses the highest percentage of agricultural land use of the subject site over the past five years.

Scoring: Based on the most recent five years of annual digital ortho photography from the USDA FSA - Aerial Photography Field Office, estimate the highest percentage of area of the subject site in agricultural land use.

Generally, unless information is available to indicate otherwise, if the subject site is less than 35 acres in area and includes a dwelling, consider one acre inclusive of the dwelling as a non-agricultural land use. This one acre will be assumed to contain the well, septic system, and any non-agricultural outbuildings.

Defined terms relevant to the scoring of this factor include:

AGRICULTURE: The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture., mushroom growing, orchards, forestry and the keeping, raising and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle., pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year-round hired farm workers. It is intended by this definition to include within the definition of agriculture all types of agricultural operations, but to exclude therefrom industrial operations such as a grain elevator, canning or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed.

AGRICULTURAL LAND USE: All agricultural and related uses that can be considered to be part of a farm operation, including: farmland (cropland), pasture lands, raising livestock, timberlands whether or not in current production, land enrolled in a conservation program, barns, outbuildings, and farm dwellings.

FARM DWELLING: A farm dwelling is a dwelling located on a lot 35 acres or larger in area. An exception to this standard would be when information is provided as part of the public record to the Zoning Board of Appeals to indicate that such a dwelling is not occupied by a farm owner, operator, tenant farm worker, or seasonal or year-round hired farm worker.

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7	Percentage of land zoned AG-1 Agriculture, AG-2 Agriculture or CR Conservation-Recreation within 1 mile of subject site.	91 to 100%	20 points
		81 to 90%	18 points
		71 to 80%	16 points
		61 to 70%	14 points
		51 to 60%	12 points
		41 to 50%	10 points
		31 to 40%	8 points
		21 to 30%	6 points
		11 to 20%	4 points
		1 to 10%	2 points
	none	0 points	

Description: This factor measures the amount of land in the one-mile area surrounding the subject site which are zoned AG-1, AG-2, or CR, also referred to as 'rural zoning districts.' More points are assigned to a higher percentage of land zoned AG-1, AG-2, or CR within one mile of the subject site because the rural zoning districts are intended for agricultural land uses and because land within these districts is subject to use restrictions and limits on the density and location of non-agricultural land uses.

Scoring: Based on current CCGIS Consortium County zoning data, measure the area zoned AG-1, AG-2, and CR outward one mile from the property lines of the subject site. Points can be interpolated at every 5% (e.g., if 87% of the area is zoned AG-1, AG-2 or CR, then 19 points can be assigned for this SA Factor).

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8	Percentage of area in agricultural land use within 1 mile of subject site.	91 to 100%	20 points	
		81 to 90%	18 points	
		71 to 80%	16 points	
		61 to 70%	14 points	
		51 to 60%	12 points	
		41 to 50%	10 points	
		31 to 40%	8 points	
		21 to 30%	6 points	
		11 to 20%	4 points	
		1 to 10%	2 points	
none	0 points			

Description: This factor is considered a major indicator of the agricultural character of the general area, based on the assumption that areas in the County that are dominated by agricultural land use are generally more viable for farm purpose.

Scoring: Based on current CCGIS Consortium data, measure the area of land within a one-mile distance outward from the property lines of the subject site that are considered agricultural land uses. Points can be interpolated at every 5% (e.g., if 87% of the area is agricultural land use, then 19 points can be assigned for this SA Factor).

Generally, unless information is available to indicate otherwise, for parcels less than 35 acres in area that include a dwelling, consider one acre inclusive of the dwelling as a non-agricultural land use. This one acre will be assumed to contain the well, septic system, and any non-agricultural outbuildings.

Defined terms relevant to the scoring of this factor include:

AGRICULTURE: The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture., mushroom growing, orchards, forestry and the keeping, raising and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle., pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year-round hired farm workers. It is intended by this definition to include within the definition of agriculture all types of agricultural operations, but to exclude therefrom industrial operations such as a grain elevator, canning or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed.

AGRICULTURAL LAND USE: All agricultural and related uses that can be considered to be part of a farm operation, including: farmland (cropland), pasture lands, raising livestock, timberlands whether or not in current production, land enrolled in a conservation program, barns, outbuildings, and farm dwellings.

FARM DWELLING: A farm dwelling is a dwelling located on a lot 35 acres or larger in area. An exception to this standard would be when information is provided as part of the public record to the Zoning Board of Appeals to indicate that such a dwelling is not occupied by a farm owner, operator, tenant farm worker, or seasonal or year-round hired farm worker.

Champaign County Land Evaluation and Site Assessment System (LESA), Revised 12/5/2011

9	What is the distance from the subject site to the nearest 10 non-farm dwellings?	more than 1 mile	10 points	
		0.76 to 1 mile	8 points	
		0.51 to 0.75 mile	6 points	
		0.26 to 0.50 mile	4 points	
		0.1 to .25 mile	2 points	
		adjacent	0 points	

Description: The proximity of the nearest ten non-farm dwellings is a factor considered as a general indicator regarding development trend counter to continued agricultural use of the subject site.

A non-farm dwelling is defined as a dwelling located on a lot less than 35 acres. An exception to this standard would be when information is provided to the Zoning Board of Appeals to indicate that a dwelling is part of on-site agricultural operations or otherwise qualifying as a farm dwelling.

Scoring: Measure the linear distance outward from the closest point on the property line of the subject site to the façade of the tenth nearest non-farm dwelling.

10	a) How close is the subject site to a known livestock management facility of 400 or more animal units? <i>Answer Parts b or c) only if the subject site is more than 1 mile from a known livestock management facility of 400 or more animal units.</i>	adjacent	10 points	
		0.1 to 0.25 mile	8 points	
		0.26 to 0.5 mile	6 points	
		0.51 to 0.75 mile	4 points	
		0.76 to 1 mile	2 points	
	more than 1 mile	n/a		
	b) How close is the subject site to a known livestock management facility of 200 - 399 animal units? <i>Answer Part c) only if the subject site is more than 1 mile from a known livestock management facility of 200-399 animal units.</i>	adjacent	7 points	
		0.25 to 0.33 mile	5 points	
		0.34 to 0.66 mile	3 points	
0.66 to 1 mile		1 point-		
more than 1 mile	n/a			
c) How close is the subject site to a known livestock management facility of 50 – 199 animal units?	adjacent	4 points		
	0.1 to 0.5 mile	3 points		
	0.51 to 0.75 mile	2 points		
	0.76 to 1 mile	1 point-		
	more than 1 mile	0 points		

Description: This factor is a measure of the compatibility of a site for continued agricultural use based on its proximity to an existing nearby livestock management facility. More points are assigned to a subject site in closer proximity to a known livestock management facility.

Scoring: The maximum points possible for this factor is 10 points. A response may be based on data available from the Livestock Management Facilities Program, Illinois Department of Agriculture, site inspection, and/or landowner interview.

This is a 3-part factor. Part a) measures proximity of a subject site to a livestock management facility of 400 or more animal units. If the subject site is located more than 1 mile from such facility, then respond to Part b). Part b) measures proximity of a subject site to a livestock management facility of 200 - 399 animal units. If the subject site is located more than 1 mile from such facility, then respond to Part c).

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11	What is the distance from the subject site to the nearest public assembly land use (e.g., a school)?	more than 1 mile 0.76 to 1 mile 0.51 to 0.75 mile 0.26 to 0.5 mile 0.1 to .25 mile adjacent	10 points 8 points 6 points 4 points 2 points 0 points	_____
----	--	--	---	-------

Description: This factor is a measure of the compatibility of the subject site for continued agricultural use based on its proximity to a public assembly use. For the purposes of this factor, a 'public assembly land use' is defined as an ongoing (as opposed to temporary) permitted land use where more than 200 persons congregate or assemble for any purpose. Examples of public assembly land uses are schools, churches, or hospitals.

Information will be most typically available from CCGIS Consortium parcel data, site inspection, or phone interview.

Scoring: All measurements are from the closest point on the property line of the subject site to the façade of the public assembly structure located within one mile of the subject site.

SA Total Score	_____
-----------------------	-------

CALCULATING THE TOTAL LESA SCORE

The total LESA score is the sum of the LE points and SA points for a particular site or parcel. The maximum total LESA score possible for a site is 300 points.*

LE Total	_____
SA Total	_____
Total LESA Score	_____

The higher the total LESA score, the more highly rated the subject site or parcel is to be protected for continued agricultural use. The total LESA score of a site signifies a rating for protection of the subject site or parcel as follows:

260 – 300	VERY HIGH RATING FOR PROTECTION
220 – 259	HIGH RATING FOR PROTECTION
180 – 219	MODERATE RATING FOR PROTECTION
179 OR BELOW	LOW RATING FOR PROTECTION

* The maximum LE score possible for a site is 100 points.
 The maximum SA score possible for a site is 200 points.

DEFINED TERMS

AGRICULTURE: The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture., mushroom growing, orchards, forestry and the keeping, raising and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle., pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year-round hired farm workers. It is intended by this definition to include within the definition of agriculture all types of agricultural operations, but to exclude therefrom industrial operations such as a grain elevator, canning or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed. Source: *Champaign County Zoning Ordinance*.

AGRICULTURAL LAND USE: All agricultural and related uses that can be considered to be part of a farm operation, including: farmland (cropland), pasture lands, raising livestock, timberlands whether or not in current production, land enrolled in a conservation program, barns, outbuildings, and farm dwellings.

ANIMAL UNITS: A measure that is based on the number, species and size of an animal. The following table lists for selected species, the size and number of animals multiplied by a specified conversion factor equivalent to 50 animal units:

Species/Size	Conversion Factor	50 Animal Units
Swine over 55 lbs.	0.4	125
Swine under 55 lbs.	0.03	1,667
Dairy	1.4	35
Young dairy stock	0.6	84
Cattle	1.0	50
Sheep, lamb, goats	0.1	500
Horses	2.	25
Turkeys	0.02	2,500
Laying hens or broilers	0.01 – 0.03 *	1,667 -5,000 *
Ducks	0.02	2,500

Source: Livestock Management Facilities Program, Illinois Department of Agriculture
 Table Note: * depends on type of livestock waste handling facility provided

BEST PRIME FARMLAND: The County defines ‘Best Prime Farmland’ as a specified range of Agricultural Value Groups which have the highest ranking LE scores, based on the Champaign County Land Evaluation and Site Assessment (LESA) System.

FARM DWELLING: A farm dwelling is a dwelling located on a lot 35 acres or larger in area. An exception to this standard would be when information is provided as part of the public record to the Zoning Board of Appeals to indicate that such a dwelling is not occupied by a farm owner, operator, tenant farm worker, or seasonal or year-round hired farm worker.

LIVESTOCK MANAGEMENT FACILITY: A 'livestock management facility' is any animal feeding operation, livestock shelter, or on-farm milking and accompanying milk-handling area. A 'livestock waste handling facility' is an immovable structure or device (except sewers) used for collecting, pumping, treating, or disposing of livestock waste or for the recovery of by-products from the livestock waste. Two or more livestock management facilities under common ownership, within ¼ mile of each other, and that share a common livestock waste handling facility are considered a single livestock management facility. (Illinois Livestock Management Facilities Act (510 ILCS 77/et seq.)

NON-FARM DWELLING: A non-farm dwelling is a dwelling located on a lot less than 35 acres. An exception to this standard would be when information is provided as part of the public record to the Zoning Board of Appeals to indicate that such a dwelling is occupied by a farm owner, operator, tenant farm worker, or seasonal or year-round hired farm worker.

SUBJECT SITE: The area of a parcel that is proposed for development. As an example, for a zoning case to request a rezoning, the subject site will be the area of the parcel or parcels that is proposed to be rezoned.

**CHAMPAIGN COUNTY
LAND EVALUATION AND SITE ASSESSMENT SYSTEM**

**Strikeout Copy of
Updated Version
Draft, December 14, 2011**

**Prepared by the
Champaign County Regional Planning Commission**

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LESA Update Committee Members

- Kevin Donoho
- Debra Griest, Committee Chair
- Elizabeth R. Jones
- Kyle Krapf
- W. Steven Moser
- Patti Petrie
- Steve Stierwalt
- Bruce Stickers
- John Hall, Advisory Committee Member

Project Staff

Champaign County Regional Planning Commission (CCRPC)
1776 East Washington Street
Urbana, IL 61802
Phone: 217.328.3313
Website: www.ccrpc.org

- Susan Monte, CCRPC Planner and LESA Update Committee Facilitator

Consultant

Office of Farmland Protection
Bureau of Land and Water Resources
Illinois Department of Agriculture

- Terry Savko, Agricultural Land/Water Resource Specialist

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Tables:

Table 1 Composition of Agricultural Value Groups

Table 2. Overview of Champaign County SA Factors and Potential SA Points

INTRODUCTION

The Champaign County Land Evaluation and Site Assessment System (LESA) is a tool designed to provide County officials with a systematic and objective means to numerically rate a site or a parcel in terms of its agricultural importance.

Intended Use of LESA

The LESA is intended for the following applications within Champaign County:

- To assist County officials to evaluate the proposed conversion of farmland on a parcel or site in County rezoning cases that include farmland conversion to a non-agricultural land use.
- To assist in the review state and federal projects for compliance with the Illinois Farmland Preservation Act and the Federal Farmland Protection Policy Act in terms of their impact on important farmland.

Additionally, the Land Evaluation (LE) portion of LESA is intended as a means to determine the 'Best Prime Farmland' designation of a particular site or parcel.

The LESA is one of several tools intended to assist in making land use decisions; it should be used in conjunction with the *Champaign County Land Resource Management Plan* and county land use regulations such as the zoning ordinance, subdivision regulations, and stormwater management policy.

About the LESA Score Overview

The LESA system is a numerical rating system that consists of two separate components:

- Land Evaluation (LE)

The LE portion of LESA is based on the soils properties of ~~a the~~ subject site. Based on the soils properties of a subject site, a single LE score is calculated, with a maximum LE score of 100 points possible. ~~for a site is 100 points.~~

- Site Assessment (SA)

The SA portion of LESA is based on the 11 non-soil factors shown below. Each SA factor identifies a separate and measurable condition considered as important to the continued agricultural use of a subject site:

- 1) size of site
- 2) Best Prime Farmland designation of site
- 3) percentage of site perimeter adjacent to agricultural land use
- 4) distance to nearest city limits
- 5) whether site is within the CUGA*
- 6) highest amount of site in agricultural land use over past 5 years
- 7) amount of land zoned rural within 1 mile
- 8) amount of agricultural land use within 1 mile
- 9) distance to nearest 10 non-farm dwellings
- 10) proximity to a livestock management facility
- 11) distance to nearest public assembly land use

* 'CUGA' is an acronym for the 'Contiguous Urban Growth Area' referenced in the Champaign County Land Resource Management Plan.

~~The maximum LE score possible for a site is 100 points.~~ The maximum SA score possible for a site is 200 points.

The total LESA score is the sum of the LE points and SA points for a particular site or parcel. The maximum total LESA score possible for a site is 300 points.

The higher the total LESA score, the more highly rated the site or parcel is to be protected for continued agricultural use. The total LESA score of a site signifies a rating for protection of a site or parcel as follows:

260 – 300	very high rating for protection
220 – 259	high rating for protection
180 – 219	moderate rating for protection
179 or below	low rating for protection

LAND EVALUATION

The Land Evaluation (LE) portion of LESA is based on the ranking of Champaign County soils according to the following three soils classification systems.

- ***Land Capability Classification***

A system of grouping soils developed by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS). Soils are grouped primarily on the basis of their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time. A detailed explanation of the Land Capability Classification system is provided in Part 622.02 of the USDA NRCS National Soil Survey Handbook.

- ***Farmland Classification***

A soils classification system developed by the USDA NRCS to better manage and maintain the soils resource base of land most suitable for producing food, feed, fiber, forage, and oilseed crops. Farmland Classification identifies the soils series map units as: Prime Farmland; Farmland of Statewide Importance; or Farmland of Local Importance. A detailed explanation of the 'Farmland Classification' system, including the definition of Prime Farmland, is provided in Parts 622.03-622.04 of the USDA NRCS National Soil Survey Handbook.

- ***Productivity Index of Illinois Soils Under Optimum Management***

The soils productivity index is based on data published in Table S2 of Bulletin 811, developed by the Office of Research, College of Agricultural, Consumer and Environmental Sciences, University of Illinois at Urbana-Champaign (UIUC). Bulletin 811 provides crop yields and productivity indices under an optimum level of management used by the top 16% of farmers in Illinois. The crop yields were updated in January, 2011 to reflect growing conditions from 2000 to 2009. Bulletin 811 Year 2011 crop yields and productivity indices for optimum management are maintained at the UIUC Department of Natural Resources and Environmental Sciences.

Agricultural Value Group

The LE portion of LESA places the soils of Champaign County into several 'Agricultural Value Groups' ranging from the best to the worst, based on the three soils classifications systems indicated above, which generally gauge a site's suitability for crop production based on soil properties. A relative LE value is determined for each Agricultural Value Group, with the best group assigned a relative value of 100 and all other groups assigned lower relative values.

Table 1, beginning on the next page, describes the composition of the Agricultural Value Groups.

Table 1 Composition of Agricultural Value Groups

Agricultural Value Group	Relative LE ¹	Land Capability Classification	Farmland Classification	Adjusted Soil Productivity Index ²	Map Unit Symbol and Soil Series	Percentage of County Land
1	100	1	Prime	98 - 100	154A Flanagan	15.74
					198A Elburn	2.76
					149A Brenton	2.58
2	100	2e, 2w	Prime, Prime1	98 - 100	152A Drummer	39.82
					679B Blackberry	0.78
3	94	1, 2e, 2w	Prime, Prime1	93 - 95	171B Catlin	2.72
					153A Pella	1.01
					623A Kishwaukee	0.49
					481A Raub	3.58
4	91	1, 2e, 2w	Prime, Prime1	90 - 92	663B Clare	1.31
					67A Harpster	0.34
					234A Sunbury	0.32
					56B Dana	3.57
					219A Millbrook	0.23
					490A Odell	0.20
					687B Penfield	0.36
125A Selma	0.46					
5	88	2e, 2w	Prime, Prime1	87 - 89	148B2 Proctor	0.002
					232A Ashkum	4.57
					206A Thorp	0.41
					146A Elliot	0.12
					242A Kendall	0.23
6	87	3w	Prime2	87	3107A Sawmill	1.73
						1.73
7	85	1, 2e, 2w	Prime, Prime1	83 - 86	56B2 Dana	0.02
					330A Peotone	0.59
					236A Sabina	0.47
					102A La Hogue	0.22
					233B Birbeck	0.42
					235A Bryce	0.25
134A Camden	0.002					

continued

Table 1 Composition of Agricultural Value Groups (AVG) continued

Agricultural Value Group	Relative LE ¹	Land Capability Classification	Farmland Classification	Adjusted Soil Productivity Index ²	Map Unit Symbol and Soil Series	Percentage of County Land
8	84	3e, 3w	Not Prime	89 - 84	637A+ Muskego	0.01
					687C2 Penfield	0.13
9	83	2e, 2w, 3w	Prime, Prime3	81 - 83	146B2 Elliott	4.46
					622B Wyonet	1.14
					134B Camdem	0.19
					680B Campton	0.26
					91A Swygert	0.01
					146C2 Elliott	0.23
					291B Xenia	0.76
448B Mona	0.04					
3473A Roszburg	0.15					
10	79	2e	Prime	78 - 79	387B Ockley	0.18
					570B Martinsville	0.11
11	78	3e	Statewide Importance	78	622C2 Wyonet	1.00
					131B Alvin	0.03
12	76	2e, 3e	Prime	74 - 76	223B2 Varna	1.26
					91B2 Swygert	0.44
					150B Onarga	0.05
					223C2 Varna	0.49
					91C2 Swygert	0.06
					530B Ozaukee	0.08
					618B Senachwine	0.04
13	75	3e	Statewide Importance	74 - 75	322C2 Russell	0.30
					570C2 Martinsville	0.16
14	71	2e, 2w, 3w	Prime, Prime1, Prime2	68 - 73	23A Blount	0.13
					530C2 Ozaukee	0.06
					3302A Ambraw	0.44
					23B2 Blount	0.13

continued

Table 1 Composition of Agricultural Value Groups (AVG) continued

Agricultural Value Group	Relative LE ¹	Land Capability Classification	Farmland Classification	Adjusted Soil Productivity Index ²	Map Unit Symbol and Soil Series	Percentage of County Land
15	69	3e	Statewide Importance	69	530D2 Ozaukee	0.09
					618C2 Senachwine	0.13
16	66	4e	Statewide Importance, Not Prime	62 - 69	387C3 Ockley	0.05
					570D2 Martinsville	0.06
					223D3 Varna	0.44
					622D3 Wyant	0.06
					618D2 Senachwine	0.10
					530E2 Ozaukee	0.06
17	50	6e, 7e	Not Prime	37 - 57	618E2 Senachwine	0.08
					618F Senachwine	0.06
					241C3 Chatsworth	0.01
					241D3 Chatsworth	0.05
					533 Urban Land	0.25
18	n/a	n/a	Not Prime	n/a	802B Orthents	0.67
					830 Landfill	0.02
					865 Gravel Pit	0.07
					W Water	0.21

Table 1 Notes

1. LE is the weighted, average designated Land Evaluation score assigned to each Agricultural Value Group.
2. The "Adjusted Productivity Index" is derived from Productivity Index data published in Table S2 of Bulletin 811. The Productivity Indices provided in Table S2 are for 0% to 2% slopes and slightly eroded conditions. Productivity indices were adjusted for increasing slope and erosion in accordance with Table S3 of Bulletin 811: "Decimal Adjustments in Crop Yields and Productivity Indices Under an Optimum Level of Management for Various Slope Groups and Erosion Phases."

Calculating a Land Evaluation Score

The Land Evaluation (LE) score is calculated separately from the calculations to determine the Site Assessment (SA) score.

~~For a rezoning request,~~ The LE score of a subject site or parcel is calculated by the Champaign County Soil and Water Conservation District office. ~~For a rezoning request,~~ Typically the LE score is provided to the Champaign County Zoning Office as part of the Natural Resource Report for a subject site.

LE Worksheet

~~The LE Worksheet provided on the following page can be used as a reference in calculating the LE score for a subject site.~~

The steps below describe how to calculate an LE score:

1. Outline the subject site ~~or parcel(s) of land~~ to be rezoned, and overlay with a Champaign County soils map unit layer. Soils data produced by the National Cooperative Soil Survey is available at the NRCS-operated 'Web Soil Survey.'

Soils data produced by the National Cooperative Soil Survey, and Champaign County parcel data, is available at the Champaign County GIS Consortium website 'GIS Web Map – Public Interface for Champaign County, Illinois.'
2. In Column 1, list both the 'soil map unit' and 'soil series' (e.g., '154A Flanagan') for each soil located on the subject site.
3. From Table 1, record the Agricultural Value Group for each soil in Column 2.
4. From Table 1, record the LE for each Agricultural Value Group in Column 3.
5. Calculate the acreage of each soil within the subject site. Record the number of acres for each soil in Column 4.
6. For each soil, multiply the LE indicated in Column 3 by the number of acres indicated in Column 4. Record the product in Column 5.
7. Add up the Column 4 acres and record the total. Add up the products shown in Column 5 and record the total.
8. Divide the Column 5 total by the Column 4 total. The result is the LE Score for the subject site.

The LE Worksheet provided on the following page can be used as a reference in calculating the LE score for a subject site. When calculating an LE score, a score ending in 0.49 or lower should be rounded down to the nearest whole number. A score ending in 0.5 or higher shall be rounded up to the next whole number.

The maximum number of LE points possible for any subject site is 100.

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A score ending in 0.49 or lower shall be rounded down to the nearest whole number. A score ending in 0.5 or higher shall be rounded up to the next whole number.

LE WORKSHEET

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
Map Unit Symbol and Soil Series	Agricultural Value Group	Group Relative LE	Acres	Product of Column 3 and Column 4
			Totals:	
			Column 5 total divided by Column 4 total :	
			LE Score:	

Example

A 5.3 acre parcel that has five soil types: 134B Camden, 152A Drummer, 242A Kendall, 3107A Sawmill, and 570C2 Martinsville. Based on the LE calculations described on previous Page 3, the LE score equals 88.

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
Map Unit Symbol and Soil Series	Agricultural Value Group	Group Relative LE	Acres	Product of Column 3 and Column 4
242A Kendall	5	88	0.20	17.60
152A Drummer	2	100	0.83	83
570C2 Martinsville	13	75	0.01	0.75
134B Camden	9	83	1.64	136.12
3107A Sawmill	6	87	2.63	228.81
			Totals:	5.31
			Column 5 total divided by Column 4 total:	87.81
			LE Score:	88

SITE ASSESSMENT

The Site Assessment (SA) process provides a system for identifying important factors, other than soils, that affect the economic viability of a site for agricultural uses.

SA Factors

The primary criteria used to identify SA factors are that each factor: 1) be relevant to continued agricultural use of a subject site within the rural areas of Champaign County; and 2) be measurable.

There are 11 SA Factors. Table 2 lists the point values assigned to each of the 11 SA Factors.

SA Factors 1 through 5 are applied to all subject sites, and SA Factors 6 through 11 are applied only to those subject sites located that apply in all rural areas of the County, and SA Factors that apply only outside the Contiguous Urbana Growth Area (CUGA). CUGA is identified in the 'Land Use Management Areas Map' of the *Champaign County Land Resource Management Plan* as land designated for non-agricultural land use. The CUGA is updated annually to reflect accurate municipal boundaries and to reflect any adjustments to areas served by public sanitary sewer. as necessary.

The CUGA consists of:

- land designated for urban land use on the future land use map of an adopted municipal comprehensive land use plan, intergovernmental plan or special area plan, and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near-to mid-term (within approximately five years);
- land to be annexed by a municipality and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near-to mid-term (within approximately five years); or
- land surrounded by incorporated land or other urban land within the County.

Calculating the SA Score

~~For a rezoning request,~~ The SA score of a subject site or parcel is calculated by planning staff of the Champaign County Planning and Zoning Department staff. The SA scoring is based on ~~a staff~~ review of several sources of information which may typically include:

- Champaign County GIS Consortium data regarding parcels, corporate limits, zoning districts, digital ortho photo, etc.
- 'Land Use Management Map' of *Champaign County Land Resource Management Plan*
- field site inspection or windshield survey of site
- landowner interview

Each of the SA factors has point values, ranked on a 'best-to-worst' scale. The point values for each SA Factor are proportionately represented and no interpolation to an intermediate value should occur to obtain an SA Factor score.

The maximum number of possible SA score for a subject site or parcel is 200.

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The SA Worksheet provided on pages 10-14-contains a description of each SA Factor and scoring instructions for each SA Factor.

The process of calculating the SA score of a subject site involves: selecting the appropriate point value response for each SA Factor, and then adding the SA Factor points to obtain a total SA score.

~~is provided on Pages 10–14. Calculating the SA Score of a subject site as follows: 1) select the most appropriate point value response to each SA factor; and 2) add the SA factor points for a total SA score.~~

Table 2. Overview of Champaign County SA Factors and Potential SA Points

SA Factors that apply in all areas:		<u>Maximum Potential Points</u>	<u>Maximum Potential Points Subtotal</u>	<u>Maximum Potential Points Total</u>	
1	size of site	10	115	200	
2a	Best Prime Farmland designation of site	30 <u>20</u>			
2b	<u>if Best Prime Farmland, site configuration as of January 1, 2004</u>	<u>10</u>			
2c	<u>if not Best Prime Farmland, whether site is Prime Farmland and 25 acres or larger</u>				
3	percentage of site perimeter adjacent to agricultural land use	20			
4	distance to nearest city limits	15			
5	whether site is within the CUGA*	40			
SA Factors that apply only outside CUGA:					
6	highest amount of site in agricultural land use over past 5 years	15	85		
7	amount of land zoned rural within 1 mile	20 <u>10</u>			
8	amount of agricultural land use within 1 mile	20			
9	distance to nearest 10 non-farm dwellings	10 <u>20</u>			
10	proximity to a livestock management facility	10			
11	distance to nearest public assembly use	10			

* 'CUGA' is an acronym for the 'Contiguous Urban Growth Area' referenced in the Champaign County Land Resource Management Plan.

SA WORKSHEET

1	What size is the subject site?	More than 25 acres	10 points	
		20.1 to 25 acres	8 points	
		15.1 to 20 acres	6 points	
		10.1 to 15 acres	4 points	
		5.01 to 10 acres	2 points	
		Less than 5 acres	0 points	

Description: This factor considers that the size of the subject site has an impact on its long-term viability for agricultural purposes. The factor recognizes that the predominant row crop form of agriculture is generally more efficiently farmed on larger sites.

Scoring: Determine the area of the subject site.

2a	Is the subject site Best Prime Farmland ?	Yes No	30 20 points 0 points	
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Description: "Best Prime Farmland" is a subset of Prime Farmland soils which Champaign County has identified in order to differentiate among Prime Farmland soils that comprise most of the County. This factor assigns a high value to a subject site if it is designated as Best Prime Farmland, consistent with the Champaign County Land Resource Management Plan goals, objectives and policies.

Scoring: Refer to the LE score of the subject site.

"Best Prime Farmland" is defined as a specified range of Agricultural Value Groups of soils which have the highest ranking LE scores, based on the Champaign County Land Evaluation and Site Assessment (LESA) System.

2b	<p><u>If the subject site is Best Prime Farmland, which one of the following statements is correct:</u></p> <p><u>(1) The subject site is no more than 15% of a larger real estate tax parcel (or multiple parcels) that existed on January 1, 2004? (Yes 0 points)</u></p> <p><u>(2) The subject site is larger than 15% of a larger real estate tax parcel (or multiple parcels) that existed on January 1, 2004? (Yes 10 points)</u></p> <p><u>(3) The subject site was not part of a larger tax parcel or parcels on January 1, 2004, and is not larger than 25 acres. (Yes 0 points)</u></p> <p><u>(4) The subject site was not part of a larger tax parcel or parcels on January 1, 2004, and is larger than 25 acres. (Yes 10 points)</u></p>	10 points	
2c	<p><u>If the subject site is not Best Prime Farmland but is Prime Farmland, is it larger than 25 acres? (Yes 10 points/ No 0 points)</u></p>		

3	Amount of the perimeter How much of the subject site is adjacent to agricultural land use?	91 to 100% of perimeter	20 points	
		81 to 90% of perimeter	18 points	
		71 to 80% of perimeter	16 points	
		61 to 70% of perimeter	14 points	
		51 to 60% of perimeter	12 points	
		41 to 50% of perimeter	10 points	
		31 to 40% of perimeter	8 points	
		21 to 30% of perimeter	6 points	
		11 to 20% of perimeter	4 points	
		1 to 10% of perimeter	2 points	
		none	0 points	

Description: This factor assesses existing land uses which are adjacent to the subject site. More points are assigned to a subject that is surrounded by other agricultural land uses.

Scoring: Measure the perimeter of the subject site adjacent to agricultural land use. Defined terms relevant to the scoring of this factor include:

AGRICULTURE: The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture., mushroom growing, orchards, forestry and the keeping, raising and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle., pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year-round hired farm workers. It is intended by this definition to include within the definition of agriculture all types of agricultural operations, but to exclude therefrom industrial operations such as a grain elevator, canning or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed.

AGRICULTURAL LAND USE: All agricultural and related uses that can be considered to be part of a farm operation, including: farmland (cropland), pasture lands, raising livestock, timberlands whether or not in current production, land enrolled in a conservation program, barns, outbuildings, and farm dwellings.

FARM DWELLING: A farm dwelling is a dwelling located on a lot 35 acres or larger in area. An exception to this standard would be when information is provided as part of the public record to the Zoning Board of Appeals to indicate that such a dwelling is not occupied by a farm owner, operator, tenant farm worker, or seasonal or year-round hired farm worker.

Adjacent property is property that touches or that is directly across a street, highway or interstate right-of-way or a rail road right-of-way from a subject site.

~~In scoring this factor, points can be interpolated at every 5% (e.g., if 87 percent of a perimeter is adjacent to agricultural land use, then the score is 19.)~~

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4	Distance from the subject site to the nearest city or village limits.	more than 3 miles	15 points	_____
		1.51 to 3 miles	10 points	
		within 1.5 miles	5 points	
		adjacent	0 points	

Description: A general assumption is that the further the subject site is from a municipality, the less chance there is of a nearby land use or development that would conflict with the agricultural land use of that subject site.

Scoring: Measure outward from the property lines of the subject site to the nearest municipal boundary.

5	Is the subject site located within the Contiguous Urban Growth Area?	no	40 points	_____
		yes	0 points	

Description: This factor is a general measure of development pressures which tend to support the conversion of agricultural sites to urban uses.

The 'Land Use Management Areas Map' of the *Champaign County Land Resource Management Plan* specifies the location of the 'Contiguous Urban Growth Area' (CUGA). CUGA is land designated for non-agricultural land use, and consists of:

- land designated for urban land use on the future land use map of an adopted municipal comprehensive land use plan, intergovernmental plan or special area plan, and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near-to mid-term (within approximately five years);
- land to be annexed by a municipality and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near-to mid-term (within approximately five years); or
- land surrounded by incorporated land or other urban land within the County.

Scoring: Based on the current *Champaign County Land Resource Management Plan* "Land Use Management Map".

If the subject site is located within the CUGA, skip the remaining SA Factor questions and indicate a total SA score for only SA Factors 1 through 5 at the end of the SA Worksheet.

Continue to answer the following SA Factor questions only if the subject site is located outside the CUGA ...

6	The highest percentage of the subject site in agricultural land use in any of the last 5 years.	80 to 100%	15 points	
		60 to 79%	11 points	
		40 to 59%	7 points	
		20 to 39%	3 points	
		less than 20%	0 points	

Description: As a general indicator of the agricultural viability of a subject site, this factor assesses the highest percentage of agricultural land use of the subject site over the past five years.

Scoring: Based on the most recent five years of annual digital ortho photography from the USDA FSA - Aerial Photography Field Office, estimate the highest percentage of area of the subject site in agricultural land use.

Generally, unless information is available to indicate otherwise, if the subject site is less than 35 acres in area and includes a dwelling, consider one acre inclusive of the dwelling as a non-agricultural land use. (The one acre will be assumed to contain the well, septic system, and any non-agricultural outbuildings.)

Defined terms relevant to the scoring of this factor include:

AGRICULTURE: The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture., mushroom growing, orchards, forestry and the keeping, raising and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle., pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year-round hired farm workers. It is intended by this definition to include within the definition of agriculture all types of agricultural operations, but to exclude therefrom industrial operations such as a grain elevator, canning or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed.

AGRICULTURAL LAND USE: All agricultural and related uses that can be considered to be part of a farm operation, including: farmland (cropland), pasture lands, raising livestock, timberlands whether or not in current production, land enrolled in a conservation program, barns, outbuildings, and farm dwellings.

FARM DWELLING: A farm dwelling is a dwelling located on a lot 35 acres or larger in area. An exception to this standard would be when information is provided as part of the public record to the Zoning Board of Appeals to indicate that such a dwelling is not occupied by a farm owner, operator, tenant farm worker, or seasonal or year-round hired farm worker.

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7	Percentage of land zoned AG-1 Agriculture, AG-2 Agriculture or CR Conservation-Recreation within 1 mile of subject site.	91 to 100% 81 to 90% 71 to 80% 61 to 70% 51 to 60% 41 to 50% 31 to 40% 21 to 30% 11 to 20% 1 to 10% none	20 <u>10</u> points 18 <u>9</u> points 16 <u>8</u> points 14 <u>7</u> points 12 <u>6</u> points 10 <u>5</u> points 8 <u>4</u> points 6 <u>3</u> points 4 <u>2</u> points 2 <u>1</u> points 0 points	
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Description: This factor measures the amount of land in the one-mile area surrounding the subject site which are zoned AG-1, AG-2, or CR, also referred to as 'rural zoning districts.' More points are assigned to a higher percentage of land zoned AG-1, AG-2, or CR within one mile of the subject site because the rural zoning districts are intended for agricultural land uses and because land within these districts is subject to use restrictions and limits on the density and location of non-agricultural land uses.

Scoring: Based on current CCGIS Consortium County zoning data, measure the area zoned AG-1, AG-2, and CR outward one mile from the property lines of the subject site. ~~Points can be interpolated at every 5% (e.g., if 87% of the area is zoned AG-1, AG-2 or CR, then 19 points can be assigned for this SA Factor).~~

8	Percentage of area in agricultural land use within 1 mile of subject site.	91 to 100%	20 points
		81 to 90%	18 points
		71 to 80%	16 points
		61 to 70%	14 points
		51 to 60%	12 points
		41 to 50%	10 points
		31 to 40%	8 points
		21 to 30%	6 points
		11 to 20%	4 points
		1 to 10%	2 points
	none	0 points	

Description: This factor is considered a major indicator of the agricultural character of the general area, based on the assumption that areas in the County that are dominated by agricultural land use are generally more viable for farm purpose.

Scoring: Based on current CCGIS Consortium data, ~~measure~~ select the area of land within a one-mile distance outward from the property lines of the subject site. ~~that are considered agricultural land uses. Points can be interpolated at every 5% (e.g., if 87% of the area is agricultural land use, then 19 points can be assigned for this SA Factor).~~

The defined terms shown below generally form the basis on which this factor is scored:

AGRICULTURE: The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture., mushroom growing, orchards, forestry and the keeping, raising and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle., pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year-round hired farm workers. It is intended by this definition to include within the definition of agriculture all types of agricultural operations, but to exclude therefrom industrial operations such as a grain elevator, canning or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed.

AGRICULTURAL LAND USE: All agricultural and related uses that can be considered to be part of a farm operation, including: farmland (cropland), pasture lands, raising livestock, timberlands whether or not in current production, land enrolled in a conservation program, barns, outbuildings, and farm dwellings.

FARM DWELLING: A farm dwelling is a dwelling located on a lot 35 acres or larger in area. An exception to this standard would be when information is provided as part of the public record to the Zoning Board of Appeals to indicate that such a dwelling is not occupied by a farm owner, operator, tenant farm worker, or seasonal or year-round hired farm worker.

For purposes of responding to SA Factor 8, use the following procedural guidelines to assist in quantifying the amount of agricultural land use within one mile of the subject site:

1. Review the CCGIS Consortium GIS 'Land Use Code' data from the Champaign County Assessor's Office in order to identify parcels designated as a non-residential land use or non-agricultural land use within the one-mile distance from the subject site.
2. Excluding parcels identified as non-agricultural or as non-residential, identify parcels within the one-mile distance from the subject site which are 35 acres or larger, with or without a dwelling. County the area of these parcels as agricultural land use, unless information is available to indicate otherwise.
3. Excluding parcels identified in Items 1 and 2 above, and unless information is available to indicate otherwise, consider parcels larger than 2 acres and less than 35 acres and with a dwelling, as follows:
 - a) if the parcel appears as wooded or in row crop production, then count one acre for the building footprint as non-agricultural land use and count the remaining portion of the parcel as agricultural land use; or
 - b) if sub-item 3a above does not apply, then at a minimum, count one acre for the building footprint as non-agricultural land use, and conduct a field inspection to assess what proportion of the parcel is in agricultural land use.
4. ~~Excluding parcels identified as non-agricultural or as non-residential in Item 1 above, consider parcels within the one-mile distance from the subject site which are 2 acres or less and with a dwelling as a non-agricultural land use, and parcels which are 2 acres or less and without a dwelling as an agricultural land use.~~

~~for parcels less than 35 acres in area that include a dwelling, consider one acre inclusive of the dwelling as a non-agricultural land use. This one acre will be assumed to contain the well, septic system, and any non-agricultural outbuildings.~~

9	What is the distance from the subject site to the nearest 10 non-farm dwellings?	more than 1 mile 0.76 to 1 mile 0.51 to 0.75 mile 0.26 to 0.50 mile 0.01 to .25 mile adjacent	10 20 points 8 18 points 6 16 points 4 14 points 2 12 points 0 points	
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Description: The proximity of the nearest ten non-farm dwellings is a factor considered as a general indicator regarding development trend counter to continued agricultural use of the subject site.

A non-farm dwelling is defined as a dwelling located on a lot less than 35 acres. An exception to this standard would be when information is provided to the Zoning Board of Appeals to indicate that a dwelling is part of on-site agricultural operations or otherwise qualifying as a farm dwelling.

Scoring: Measure the linear distance outward from the closest point on the property line of the subject site to the façade of the tenth nearest non-farm dwelling.

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10	a) How close is the subject site to a known livestock management facility of 400 or more animal units? <i>Answer Parts b or c) only if the subject site is more than 1 mile from a known livestock management facility of 400 or more animal units.</i>	adjacent to .25 mile .26 to .5 mile .51 to .75 mile .76 to 1 mile more than 1 mile	10 points 9 points 8 points 7 points n/a	
	b) How close is the subject site to a known livestock management facility of 200 - 399 animal units? <i>Answer Part c) only if the subject site is more than 1 mile from a known livestock management facility of 200-399 animal units.</i>	adjacent to .25 mile .26 to .5 mile .51 to .75 mile .76 to 1 mile more than 1 mile	7 points 6 points 5 points 4 points n/a	
	c) How close is the subject site to a known livestock management facility of 50 – 199 animal units?	adjacent to .25 mile .26 to .5 mile .51 to .75 mile .76 to 1 mile more than 1 mile	4 points 3 points 2 points 1 point 0 points	

Description: This factor is a measure of the compatibility of a site for continued agricultural use based on its proximity to an existing nearby livestock management facility. More points are assigned to a subject site in closer proximity to a known livestock management facility.

Scoring: The maximum points possible for this factor is 10 points. A response may be based on data available from the Livestock Management Facilities Program, Illinois Department of Agriculture, site inspection, and/or landowner interview.

This is a 3-part factor. Part a) measures proximity of a subject site to a livestock management facility of 400 or more animal units. If the subject site is located more than 1 mile from such facility, then respond to Part b). Part b) measures proximity of a subject site to a livestock management facility of 200 - 399 animal units. If the subject site is located more than 1 mile from such facility, then respond to Part c).

11	What is the distance from the subject site to the nearest public assembly land use (e.g., a school)?	more than 1 mile 0.76 to 1 mile 0.51 to 0.75 mile 0.26 to 0.5 mile 0.01 to .25 mile adjacent	10 points 8 points 6 points 4 points 2 points 0 points	
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Description: This factor is a measure of the compatibility of the subject site for continued agricultural use based on its proximity to a public assembly use. For the purposes of this factor, a 'public assembly land use' is defined as an ongoing (as opposed to temporary) permitted land use where more than 200 persons congregate or assemble for any purpose. Examples of public assembly land uses are schools, churches, or hospitals.

Information will be most typically available from CCGIS Consortium parcel data, site inspection, or phone interview.

Scoring: All measurements are from the closest point on the property line of the subject site to the façade of the public assembly structure located within one mile of the subject site.

SA Total Score	_____
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CALCULATING THE TOTAL LESA SCORE

The total LESA score is the sum of the LE points and SA points for a particular site or parcel. The maximum total LESA score possible for a site is 300 points.*

LE Total	_____
SA Total	_____
Total LESA Score	_____

The higher the total LESA score, the more highly rated the subject site or parcel is to be protected for continued agricultural use. The total LESA score of a site signifies a rating for protection of the subject site or parcel as follows:

260 – 300	VERY HIGH RATING FOR PROTECTION
220 – 259	HIGH RATING FOR PROTECTION
180 – 219	MODERATE RATING FOR PROTECTION
179 OR BELOW	LOW RATING FOR PROTECTION

* The maximum LE score possible for a site is 100 points.
The maximum SA score possible for a site is 200 points.

DEFINED TERMS

AGRICULTURE: The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture., mushroom growing, orchards, forestry and the keeping, raising and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle., pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year-round hired farm workers. It is intended by this definition to include within the definition of agriculture all types of agricultural operations, but to exclude therefrom industrial operations such as a grain elevator, canning or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed. Source: *Champaign County Zoning Ordinance*.

AGRICULTURAL LAND USE: All agricultural and related uses that can be considered to be part of a farm operation, including: farmland (cropland), pasture lands, raising livestock, timberlands whether or not in current production, land enrolled in a conservation program, barns, outbuildings, and farm dwellings.

ANIMAL UNITS: A measure that is based on the number, species and size of an animal. The following table lists for selected species, the size and number of animals multiplied by a specified conversion factor equivalent to 50 animal units:

Species/Size	Conversion Factor	50 Animal Units
Swine over 55 lbs.	0.4	125
Swine under 55 lbs.	0.03	1,667
Dairy	1.4	35
Young dairy stock	0.6	84
Cattle	1.0	50
Sheep, lamb, goats	0.1	500
Horses	2.	25
Turkeys	0.02	2,500
Laying hens or broilers	0.01 – 0.03 *	1,667 -5,000 *
Ducks	0.02	2,500

Source: Livestock Management Facilities Program, Illinois Department of Agriculture
 Table Note: * depends on type of livestock waste handling facility provided

BEST PRIME FARMLAND: ~~The County defines ‘Best Prime Farmland’ as a specified range of Agricultural Value Groups which have the highest ranking LE scores, based on the Champaign County Land Evaluation and Site Assessment (LESA) System.~~

FARM DWELLING: A farm dwelling is a dwelling located on a lot 35 acres or larger in area. An exception to this standard would be when information is provided as part of the public record to the Zoning Board of Appeals to indicate that such a dwelling is not occupied by a farm owner, operator, tenant farm worker, or seasonal or year-round hired farm worker.

LIVESTOCK MANAGEMENT FACILITY: A 'livestock management facility' is any animal feeding operation, livestock shelter, or on-farm milking and accompanying milk-handling area. A 'livestock waste handling facility' is an immovable structure or device (except sewers) used for collecting, pumping, treating, or disposing of livestock waste or for the recovery of by-products from the livestock waste. Two or more livestock management facilities under common ownership, within ¼ mile of each other, and that share a common livestock waste handling facility are considered a single livestock management facility. (Illinois Livestock Management Facilities Act (510 ILCS 77/*et seq.*)

NON-FARM DWELLING: A non-farm dwelling is a dwelling located on a lot less than 35 acres. An exception to this standard would be when information is provided as part of the public record to the Zoning Board of Appeals to indicate that such a dwelling is occupied by a farm owner, operator, tenant farm worker, or seasonal or year-round hired farm worker.

SUBJECT SITE: The area of a parcel that is proposed for development. As an example, for a zoning case to request a rezoning, the subject site will be the area of the parcel or parcels that is proposed to be rezoned.