

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

Update Draft

Alternate dated January 18, 2012

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

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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.

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 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.
- Site Assessment (SA)
The SA portion of LESA is based on the 10 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, **site configuration and lot size as of 2004, and Prime Farmland designation of site and lot size**
 - 3) percentage of site perimeter adjacent to agricultural land use
 - 4) whether site is within the CUGA*
 - 5) distance to nearest city limits
 - 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

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

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

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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:

250 – 300	very high rating for protection
220 – 249	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.

Agriculture Value Group

The LE portion of LESA places the soils of Champaign County into several 'Agriculture 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 Agriculture 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 Agriculture Value Groups.

Table 1 Composition of Agriculture Value Groups

Agriculture Value Group	Relative LE ¹	Land Capability Classification	Farmland Classification	Adjusted Soil Productivity Index ²	Map Unit Symbol and Soil Series	# Acres Countywide	Percentage of County Land
1	100	1	Prime	98 - 100	154A Flanagan silt loam	100,553	15.74
					198A Elburn silt loam	17,641	2.76
					149A Brenton silt loam	16,465	2.58
2	100	2e, 2w	Prime, Prime1	98 - 100	152A Drummer silty clay loam	254,484	39.82
					679B Blackberry silt loam	4,985	0.78
3	94	1, 2e, 2w	Prime, Prime1	93 - 95	171B Catlin silt loam	17,385	2.72
					153A Pella silty clay loam	6,422	1.01
					623A Kishwaukee silt loam	3,105	0.49
					481A Raub silt loam	22,903	3.58
					663B Clare silt loam	8,391	1.31
4	91	1, 2e, 2w	Prime, Prime1	90 - 92	67A Harpster silty clay loam	2,153	0.34
					234A Sunbury silt loam	2,014	0.32
					56B Dana silt loam	22,838	3.57
					219A Millbrook silt loam	1,454	0.23
					490A Odell silt loam	1,269	0.20
					687B Penfield loam	2,327	0.36
					125A Selma loam	2,908	0.46
					148B2 Proctor silt loam	15	0.002
					232A Ashkum silty clay loam	29,196	4.57
					206A Thorp silt loam	2,641	0.41
5	88	2e, 2w	Prime, Prime1	87 - 89	146A Elliot silt loam	761	0.12
					242A Kendall silt loam	1,441	0.23
					3107A Sawmill silty clay loam	11,080	1.73
					5682 Dana silt loam	136	0.02
6	87	3w	Prime2	87	330A Peotone silty clay loam	3,744	0.59
					236A Sabina silt loam	3,011	0.47
					102A La Hogue loam	1,423	0.22
					233B Birbeck silt loam	2,669	0.42
					235A Bryce silty clay	1,623	0.25
					134A Camden silt loam	14	0.002
					206A Thorp silt loam	761	0.12
7	85	1, 2e, 2w	Prime, Prime1	83 - 86	146A Elliot silt loam	761	0.12
					242A Kendall silt loam	1,441	0.23
					3107A Sawmill silty clay loam	11,080	1.73
					5682 Dana silt loam	136	0.02
					330A Peotone silty clay loam	3,744	0.59

continued

Table 1 Composition of Agriculture Value Groups (AVG) continued

Agriculture Value Group	Relative LE ¹	Land Capability Classification	Farmland Classification	Adjusted Soil Productivity Index ²	Map Unit Symbol and Soil Series	# Acres Countywide	Percentage of County Land
8	84	3e, 3w	Not Prime	89 - 84	637A+ Muskego silty clay loam 687C2 Penfield loam	47	0.01
						809	0.13
9	83	2e, 2w, 3w	Prime, Prime3	81 - 83	146B2 Elliott silty clay loam	28,484	4.46
					622B Wyanet silt loam	7,312	1.14
					134B Camdem silt loam	1,207	0.19
					680B Campton silt loam	1,651	0.26
					91A Swygert silty clay loam	73	0.01
					146C2 Elliott silty clay loam	1,485	0.23
					291B Xenia silt loam	4,837	0.76
448B Mona silt loam	245	0.04					
3473A Rossburg silt loam	982	0.15					
10	79	2e	Prime	78 - 79	387B Ockley silt loam	1,125	0.18
					570B Martinsville silt loam	708	0.11
11	78	3e	Statewide Importance	78	622C2 Wyanet silt loam	6,331	1.00
					131B Alvin fine sandy loam	205	0.03
12	76	2e, 3e	Prime	74 - 76	223B2 Varna silt loam	8,040	1.26
					91B2 Swygert silty clay loam	2,791	0.44
					150B Onarga sandy loam	290	0.05
					223C2 Varna silt loam	3,116	0.49
					91C2 Swygert silty clay loam	411	0.06
					530B Ozaukee silt loam	509	0.08
					618B Senachwine silt loam	269	0.04
13	75	3e	Statewide Importance	74 - 75	322C2 Russell silt loam	1,930	0.30
					570C2 Martinsville loam	1,021	0.16
14	71	2e, 2w, 3w	Prime, Prime1, Prime2	68 - 73	23A Blount silt loam	804	0.13
					530C2 Ozaukee silt loam	411	0.06
					3302A Ambraw silty clay loam	2,794	0.44
					23B2 Blount silt loam	808	0.13

continued

Table 1 Composition of Agriculture Value Groups (AVG) continued

Agriculture Value Group	Relative LE ¹	Land Capability Classification	Farmland Classification	Adjusted Soil Productivity Index ²	Map Unit Symbol and Soil Series	# Acres Countywide	Percentage of County Land
15	69	3e	Statewide Importance	69	530D2 Ozaukee silt loam 618C2 Senachwine silt loam	543 850	0.09 0.13
16	66	4e	Statewide Importance, Not Prime	62 - 69	387C3 Ockley clay loam 570D2 Martinsville loam 223D3 Varna silty clay loam 622D3 Wyanet clay loam 618D2 Senachwine silt loam 530E2 Ozaukee silt loam	301 360 2,826 357 632 382	0.05 0.06 0.44 0.06 0.10 0.06
17	50	6e, 7e	Not Prime	37 - 57	618E2 Senachwine silt loam 618F Senachwine silt loam 241C3 Chatsworth silty clay 241D3 Chatsworth silty clay	511 398 36 285	0.08 0.06 0.01 0.05
18	n/a	n/a	Not Prime	n/a	533 Urban Land 802B Orthents loamy undulating 830 Landfill 865 Gravel Pit W Water	1,607 4,290 115 460 1,319	0.25 0.67 0.02 0.07 0.21

Table 1 Notes

1. LE is the weighted, average designated Land Evaluation score assigned to each Agriculture 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.

The LE score of a subject site 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 steps below describe how to calculate an LE score:

1. Outline the subject site 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 Agriculture Value Group for each soil in Column 2.
4. From Table 1, record the LE for each Agriculture 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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LE WORKSHEET

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
Map Unit Symbol and Soil Series	Agriculture 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	Agriculture 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:
				LE Score:

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 10 SA Factors. Table 2 lists the point values assigned to each of the 10 SA Factors.

SA Factors 1 through 4 are applied to all subject sites, and SA Factors 5 through 10 are applied only to those subject sites located 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.

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

The SA score of a subject site is calculated by planning staff of the Champaign County Planning and Zoning Department. The SA scoring is based on 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.

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

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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.

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

SA Factors that apply in all areas:		Maximum Potential Points	Maximum Potential Points Subtotal	Maximum Potential Points Total	
1	size of site	10	110	200	
2	a. Best Prime Farmland designation of site	30			
	b. if Best Prime Farmland, site configuration as of January 1, 2004	10			
	c. if not Best Prime Farmland, whether site is Prime Farmland and 25 acres or larger				
3	percentage of site perimeter adjacent to agricultural land use	20			
4	whether site is within the CUGA*	40			
SA Factors that apply only outside CUGA:					
5	distance to nearest city limits	15	90		
6	highest amount of site in agricultural production over past 5 years	15			
7	amount of land zoned rural within 1 mile	10			
8	amount of agricultural land use within 1 mile	20			
9	distance to nearest 10 non-farm dwellings	20			
10	proximity to a livestock management facility	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	

Factor 1: 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 Factor 1: Determine the area of the subject site **based on the most current Champaign County Assessor Office tax map.**

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2a	Is the subject site Best Prime Farmland ?	Yes No	30 points 0 points	_____
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Factor 2a: “Best Prime Farmland” is a subset of Prime Farmland soils which Champaign County has identified in order to differentiate among Prime Farmland soils. (An estimated 96.6% of the County consists of Prime Farmland soils.) Factor 2a assigns 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 Factor 2a: Refer to the LE score of the subject site and to the “Best Prime Farmland” definition in the *Champaign County Zoning Ordinance*.

2b	If the subject site is Best Prime Farmland, which one of the following statements is correct: (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) (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) (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) (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)	10 points	_____
2c	If the subject site is not Best Prime Farmland but is Prime Farmland, is it larger than 25 acres? (Yes 10 points/ No, or not applicable: 0 points)		

Factor 2b: The *Champaign County Zoning Ordinance* has included a maximum lot size limit on Best Prime Farmland since July, 2004. Factor 2b assigns value to a subject site if it exceeds the lot size and configuration limits noted. The 15% limit and 25-acre lot size limit featured are arbitrary values selected to represent the general concern about the conversion and loss of best prime farmland.

Scoring Factor 2b: Review the Champaign County parcel identification tax maps for the 2004 (also referred to as the 27th Edition of the Champaign County tax map atlas).

Factor 2c: Factor 2c assigns value to a subject site consisting of Prime Farmland and exceeding a 25 acre lot size limit. The 25 acre lot size limit featured is an arbitrary value selected to represent the general concern about the conversion and loss of prime farmland.

Scoring Factor 2c: Refer to the LE score of the subject site and to the “Best Prime Farmland” definition in the *Champaign County Zoning Ordinance*. If the soils on the subject site are not Best Prime Farmland, then review whether the soils on the subject site are comprised of Prime Farmland based on the ‘Farmland Classification’ on Table 1 on pages 3-5.

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3	Amount of the perimeter of the subject site 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		

Factor 3: 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 Factor 3: 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.

Guidelines for measuring perimeter of the subject site that is adjacent to agricultural land use:

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.

Measure the perimeter of the subject site which is adjacent to an agricultural land use. Agricultural land use is generally as follows:

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- a. Any parcel that is 35 acres or larger whether or not there is a dwelling, with the exceptions noted below.
- b. Parcels that are less than 35 acres in area and that either have a farm dwelling or have no dwelling, with the exceptions noted below.
- c. Exceptions to the above are the following:
 - (1) Any parcel that is inside an incorporated municipality.
 - (2) Any parcel that is zoned Residential, Business, or Industrial on the Champaign County Zoning Map and contains a non-agricultural use.
 - (3) Any parcel or portion of parcels on which a Special Use has been approved by the County except for a Rural Specialty Business or greenhouse.
 - (4) Institutional property that is not specifically used for production agriculture such as land owned by the University of Illinois but not in agricultural production or land owned by the Champaign County Forest Preserve District that is not in agricultural production.

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

Factor 4: 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 Factor 4: 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 4 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 ...

5	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	

Factor 5: 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 Factor 5: Measure outward from the property lines of the subject site to the nearest municipal boundary.

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

Defined terms relevant to the scoring of this factor include:

AGRICULTURAL PRODUCTION: The growing, harvesting, and storing of crops and the keeping, raising, and feeding of livestock or poultry and the buildings and land used in those activities, including:

- any farm dwelling,
- land taken out of production for purposes of government-sponsored agricultural programs, or
- land being used productively, such as woodlands for which there is a plan for harvesting the timber.

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.

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.)

Champaign County Land Evaluation and Site Assessment System (LESA), **Alternate 01/18/2012**

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	10 points 9 points 8 points 7 points 6 points 5 points 4 points 3 points 2 points 1 points 0 points	
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Factor 7: 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 Factor 7: 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.

Champaign County Land Evaluation and Site Assessment System (LESA), *Alternate 01/18/2012*

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		

Factor 8: 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 Factor 8: Based on current CCGIS Consortium data, select the area of land within a one-mile distance outward from the property lines of the subject site.

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.

Guidelines for estimating the amount of agricultural land use within one mile of the subject site:

To estimate the amount of agricultural land use within one mile of the subject site, generally identify agricultural land use as follows:

- a. Any parcel that is 35 acres or larger whether or not there is a dwelling, with the exceptions noted below.
- b. Parcels that are less than 35 acres in area and that either have a farm dwelling or have no dwelling, with the exceptions noted below.
- c. Exceptions to the above are the following:
 - (2) Any parcel that is inside an incorporated municipality.
 - (2) Any parcel that is zoned Residential, Business, or Industrial on the Champaign County Zoning Map and contains a non-agricultural use.
 - (3) Any parcel or portion of parcels on which a Special Use has been approved by the County except for a Rural Specialty Business or greenhouse.
 - (4) Institutional property that is not specifically used for production agriculture such as land owned by the University of Illinois but not in agricultural production or land owned by the Champaign County Forest Preserve District that is not in agricultural production.

Champaign County Land Evaluation and Site Assessment System (LESA), **Alternate 01/18/2012**

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 0.25 mile adjacent	20 points 18 points 16 points 14 points 12 points 0 points	
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Factor 9: 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 Factor 9: 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.

Champaign County Land Evaluation and Site Assessment System (LESA), **Alternate 01/18/2012**

10	<p>a) How close is the subject site to a known livestock management facility of 400 or more animal units?</p> <p><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></p>	<p>adjacent to 0.25 mile 10 points 0.26 to 0.5 mile 9 points 0.51 to 0.75 mile 8 points 0.76 to 1 mile 7 points more than 1 mile n/a</p>	_____
	<p>b) How close is the subject site to a known livestock management facility of 200 - 399 animal units?</p> <p><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></p>	<p>adjacent to 0.25 mile 7 points 0.26 to 0.5 mile 6 points 0.51 to 0.75 mile 5 points 0.76 to 1 mile 4 points more than 1 mile n/a</p>	
	<p>c) How close is the subject site to a known livestock management facility of 50 – 199 animal units?</p>	<p>adjacent to 0.25 mile 4 points 0.26 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</p>	

Factor 10: 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 Factor 10: 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).

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:

250 – 300	very high rating for protection
220 – 249	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.

Agricultural land use is generally as follows:

- a. *Any parcel that is 35 acres or larger whether or not there is a dwelling, with the exceptions noted below.*
- b. *Parcels that are less than 35 acres in area and that either have a farm dwelling or have no dwelling, with the exceptions noted below.*
- c. *Exceptions to the above are the following:*
 - 1) *Any parcel that is inside an incorporated municipality.*
 - 2) *Any parcel that is zoned Residential, Business, or Industrial on the Champaign County Zoning Map and contains a non-agricultural use.*
 - 3) *Any parcel or portion of parcels-on which a Special Use has been approved by the County except for a Rural Specialty Business or greenhouse.*
 - 4) *Institutional property that is not specifically used for production agriculture such as land owned by the University of Illinois but not in agricultural production or land owned by the Champaign County Forest Preserve District that is not in agricultural production.*

AGRICULTURAL PRODUCTION: The growing, harvesting, and storing of crops and the keeping, raising, and feeding of livestock or poultry and the buildings and land used in those activities, including: any farm dwelling; land taken out of production for purposes of government-sponsored agricultural programs; or land being used productively, such as woodlands for which there is a plan for harvesting the timber.

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: 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.

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.