

CASE NO. 710-AT-12

SUPPLEMENTAL MEMORANDUM

August 16, 2012

Champaign
County
Department of

PLANNING &
ZONING

Petitioner: **Zoning Administrator**

Prepared by: **John Hall**, Zoning Administrator
Andrew Kass, Associate Planner

Request: Amend the Champaign County Zoning Ordinance by amending the Champaign County Land Evaluation and Site Assessment (LESA) System that is referred to in Section 3; and Footnote 13 in Section 5.3; and subsection 5.4, as follows* :

Part A. Revise the Land Evaluation (LE) part as follows:

1. Revise all soil information to match the corresponding information in the *Soil Survey of Champaign County, Illinois* 2003 edition.
2. Revise all existing soil productivity information and replace with information from *Bulletin 811 Optimum Crop Productivity Ratings for Illinois Soils* updated January 15, 2011, by the University of Illinois College of Agricultural, Consumer and Environmental Sciences Office of Research.
3. Delete the 9 existing Agriculture Value Groups and existing Relative Values ranging from 100 to 0 and add 18 Agriculture Value Groups with Relative LE ranging from 100 to 0.

Part B. Revise the Site Assessment (SA) part as follows:

1. Add definitions for "agriculture"; "agricultural production"; "animal units"; "best prime farmland"; "farm dwelling"; "livestock management facility"; "non-farm dwelling"; "principal use"; and "subject site".
2. Delete SA Factors A.2.; A.3.; B.2.; B.3.; C.2; D.2.; D.3.; E.1.; E.2.; E.3.; E.4.; F.1.; F.2.; F.3.; F.4.; and F.5.
3. Revise SA Factor A.1. to be new Factor 8. ; Factor B.1. to be new Factor 7.; Factor C.1. to be new Factor 5.; Factor D.1. to be new Factor 1.; and revise scoring guidance for each revised Factor, as described in the legal advertisement.
4. Add new SA Factors 2a; 2b; 2c; 3; 4; 6; 9; 10; and add scoring guidance for each new Factor, as described in the legal advertisement.

Part C. Revise the Ratings for Protection, as described in the legal advertisement.

Part D. Revise the general text and reformat.

* NOTE: the description of the Request has been simplified from the actual legal advertisement. See the attached legal advertisement

STATUS

Scores for the Capel farm are reviewed below.

A Revised Map of SA Factor 8 analysis for Thorsland & Haynes is also included separately.

LESA Analysis For Seven Sisters Farm

The two contiguous parcels owned by Cathy Capel in Section 2 of Sidney Township were analyzed to determine best prime farmland status and overall LESA rating for both the existing and Draft LESA. The results are as follows:

- **LE and Best Prime Farmland.** The property consists of two separate but contiguous parcels that consist of varying amounts of Xenia silt loam, Drummer silty clay loam, and Senachwine silt loam as follows:
 - The northern 5.69 acre parcel is 15.3% Drummer; 51.7% Xenia; 30.4% Senachwine; and 2.6% Rossburg.
 - The southern 14.06 acre parcel consists of about 13.5% Drummer; 78.6% Xenia; and 7.9% Senachwine.
 - Overall, the current LE score is 76.2 and the property is not best prime farmland. The Draft LE score is 83 but the overall percentage of Drummer soil (AVG2) is about 14% and the entire property is still best prime farmland.

- **Site Assessment.** The comparative scoresheet reveals the following about the property:
 - As reviewed above, this property is best prime farmland overall and totals less than 25 acres.
 - This property is 1.7 miles from the Village of Sidney and is not located in the CUGA;
 - All of the land within a one mile radius is zoned AG-1, AG-2, or CR and 79.3% of that land is in agricultural use. See the attached map for SA Factor 8.
 - About a third (33%) of the site perimeter borders parcels with a principal use of agriculture.
 - The property is within .46 mile of 10 non-farm dwellings.
 - There are no known livestock management facilities of 50 animal units or more within one mile of the property.
 - Total SA for the existing LESA is 116 points and the Draft LESA totals 145 points.

- **Level of Protection.** The total LESA score for both the existing LESA and Draft LESA are as follows:
 - The total score for the existing LESA is 192 points which is a mid-range “Moderate” level of protection under the existing LESA.
 - The total score for the Draft LESA is 228 points which is a low “High” level of protection (only 3 points above Moderate) under the Draft LESA. Note that the Draft LESA score is about 20% higher than the existing LESA.

ATTACHMENTS

(Note: all attachments are on the County website but those marked with an asterisk (*) are not included with copies of the memorandum except for ZBA members)

- A Comparative scoresheet for Seven Sisters Farm
- B Map of SA Factor 8 analysis for Seven Sisters Farm (included separately)
- C Revised Map of SA Factor 8 analysis for Thorsland & Haynes (included separately)

Comparative Score Sheet for Test Site #Seven Sisters Farm

DRAFT

June 8, 2012

Existing LESA System Site Assessment Factors		Proposed LESA Site Assessment Factors	
	Score		Score
A. Agricultural Land Uses			
1. Percentage of Area in Agricultural Uses within one and one-half miles of Site. 90% or more 18 points 75% to 89% 16 points 50% to 74% 12 points 25% to 49% 8 points Less than 25% 0 points	10	8. Percentage of area within 1 mile of a subject site which consists of parcels with a principal use of agriculture (if subject site is 51% Best Prime or 51% Prime Farmland only consider parcels with principal use of agriculture that existed on April 12, 2011) (Scoring: assign 2 points per each 10 percent of area up to a maximum of 20 points; 0 for none) 79.3%	10
2. Land Use Adjacent to Site. All sides in Agricultural use 18 points 1 side in NON-Agricultural use 16 points 2 sides in NON-Agricultural use 12 points 3 sides in NON-Agricultural use 8 points All sides in NON-Agricultural use 0 points	8	4. Amount of the perimeter of a subject site that is adjacent to parcels with a principal use of agriculture (if subject site is 51% Best Prime or 51% Prime Farmland only consider parcels with principal use of agriculture that existed on April 12, 2011) (Scoring: assign 2 points per each 10 percent of perimeter up to a maximum of 20 points; 0 for none) 33%	8
3. Percentage of Site in or Suitable for Agricultural Uses. 75% to 100% 10 points 50% to 74% 8 points 25% to 49% 6 points 10% to 24% 4 points 0 to 9% 0 points	10	Nothing Exactly Comparable (but see Factor 6 regarding agricultural production in any of the last 5 years)	
B. Zoning and Prior Governmental Actions			
1. Percentage of land zoned AG-1, Agriculture, AG-2, Agriculture and /or CR, Conservation Recreation within 1.5 miles of Site. 90% or more 10 points 75% to 89% 8 points 50% to 74% 6 points 25% to 49% 4 points Less than 25% 0 points	10	7. Percentage of land zoned AG-1 Agriculture, AG-2 Agriculture or CR Conservation Recreation within 1 mile of subject site. (Scoring: assign 1 point per each 10 percent of perimeter up to a maximum of 10 points; 0 for none) 100%	10
2. Percentage of Site zoned AG-1, Agriculture, AG-2, Agriculture or CR, Conservation-Recreation. 90% to 100% 10 points 75% to 89% 8 points 50% to 74% 6 points 25% to 49% 4 points 24% or less 0 points	10	Nothing Comparable	

Comparative Score Sheet for Test Site #Seven Sisters Farm

DRAFT

June 8, 2012

Existing LESA System Site Assessment Factors		Proposed LESA Site Assessment Factors	
		Score	Score
3. Have prior governmental actions committed site to development? No 10 points Partially 6 points Yes 0 points	6	Nothing Comparable (but see Factor 3 regarding the CUGA)	
C. Compatibility/Impact of Uses.			
1. Distance from City or Village Corporate Limits. More than 1.5 miles 10 points 1 to 1.49 miles 8 points .5 to .99 miles 6 points .25 to .49 miles 4 points 0 to .24 miles 2 points Adjacent 0 points	10	5. Distance from the subject site to the nearest city or village limits. More than 3.00 miles 15 points 1.51 to 3.00 miles 10 points Within 1.50 miles 5 points Adjacent 0 points <i>1.7 miles</i>	10
2. Compatibility of proposed use and zoning change with surrounding Agricultural Uses. Incompatible 10 points Somewhat incompatible 6 points Compatible 0 points	6	Nothing Comparable	
D. Land Use Feasibility			
1. Size of Site Feasible for Farming. 100 Acres or more 8 points 40 to 99 acres 6 points 20 to 39 acres 4 points 5 to 19 acres 2 points Under 5 acres 0 points	2	1. What size is the subject site? More than 25 acres 10 points 20.1 to 25.0 acres 8 points 15.1 to 20.0 acres 6 points 10.1 to 15.0 acres 4 points 5.01 to 10.0 acres 2 points 5 acres or less 0 points <i>19.75 AC</i>	6
2. Soil Limitations for Proposed Use and Proposed Zoning Change. Severe 10 points Moderate to Severe 8 points Moderate 6 points Slight to Moderate 4 points Slight 0 points	6	Nothing Comparable	
3. Alternative Sites proposed on less productive land; or Need for additional land. (8 points)	6	Nothing Comparable	
E. Existence of Infrastructure			
1. Availability of Central Sewage System. More than 1.5 miles 10 points .75 to 1.49 miles 8 points .5 to .74 miles 6 points .25 to .49 miles 4 points 200 feet to .24 miles 2 points 200 feet or less (or onsite) 0 points	10	Nothing Comparable (but see Factor 3 regarding the CUGA)	

Comparative Score Sheet for Test Site #Seven Sisters Farm

DRAFT

June 8, 2012

Existing LESA System Site Assessment Factors		Proposed LESA Site Assessment Factors	
		Score	Score
2.	Availability of Central Water System. More than 1.5 miles 10 points .75 to 1.49 miles 8 points .5 to .74 miles 6 points .25 to .49 miles 4 points 200 feet to .24 miles 2 points 200 feet or less (or onsite) 0 points	10	Nothing Comparable (but see Factor 3 regarding the CUGA)
3.	Transportation. •(major) Inadequate; more than 1.5 miles from corporate limits 10 points •(minor) Inadequate; more than 1.5 miles from corporate limits 8 points •Adequate; more than 1.5 miles from corporate limits 6 points •(major) Inadequate; within 1.5 miles from corporate limits 4 points •(minor) Inadequate; within 1.5 miles from corporate limits 2 points •Adequate; within 1.5 miles from corporate limits 0 points	6	Nothing Comparable (but see Factor 3 regarding the CUGA)
4.	Distance of site from fire protection service. Not in FPD 10 points In FPD, > 5.0 miles from station 8 points 2.5 to 5.0 miles- volunteer 6 points 0 to 2.49 miles- volunteer 4 points 2.5 to 5.0 miles- paid 2 points 0 to 2.49 miles- paid 0 points	4	Nothing Comparable (but see Factor 3 regarding the CUGA)
<u>F. Environmental Impact of Proposed Use and Zoning Change</u>			
1.	Impact on Flooding/Drainage Negative Impact 6 points Some Impact 4 points Little or none with protective measures 2 points None 0 points	2	Nothing Comparable
2.	Impact on historic, cultural, unique or important vegetation areas, or other areas of ecological importance. Negative Impact 6 points Some Impact 4 points No Impact 0 points	∅	Nothing Comparable
3.	Impact on recreation and open spaces. Negative Impact 6 points Some Impact 4 points No Impact 0 points	∅	Nothing Comparable

Comparative Score Sheet for Test Site #Seven Sisters Farm

DRAFT

June 8, 2012

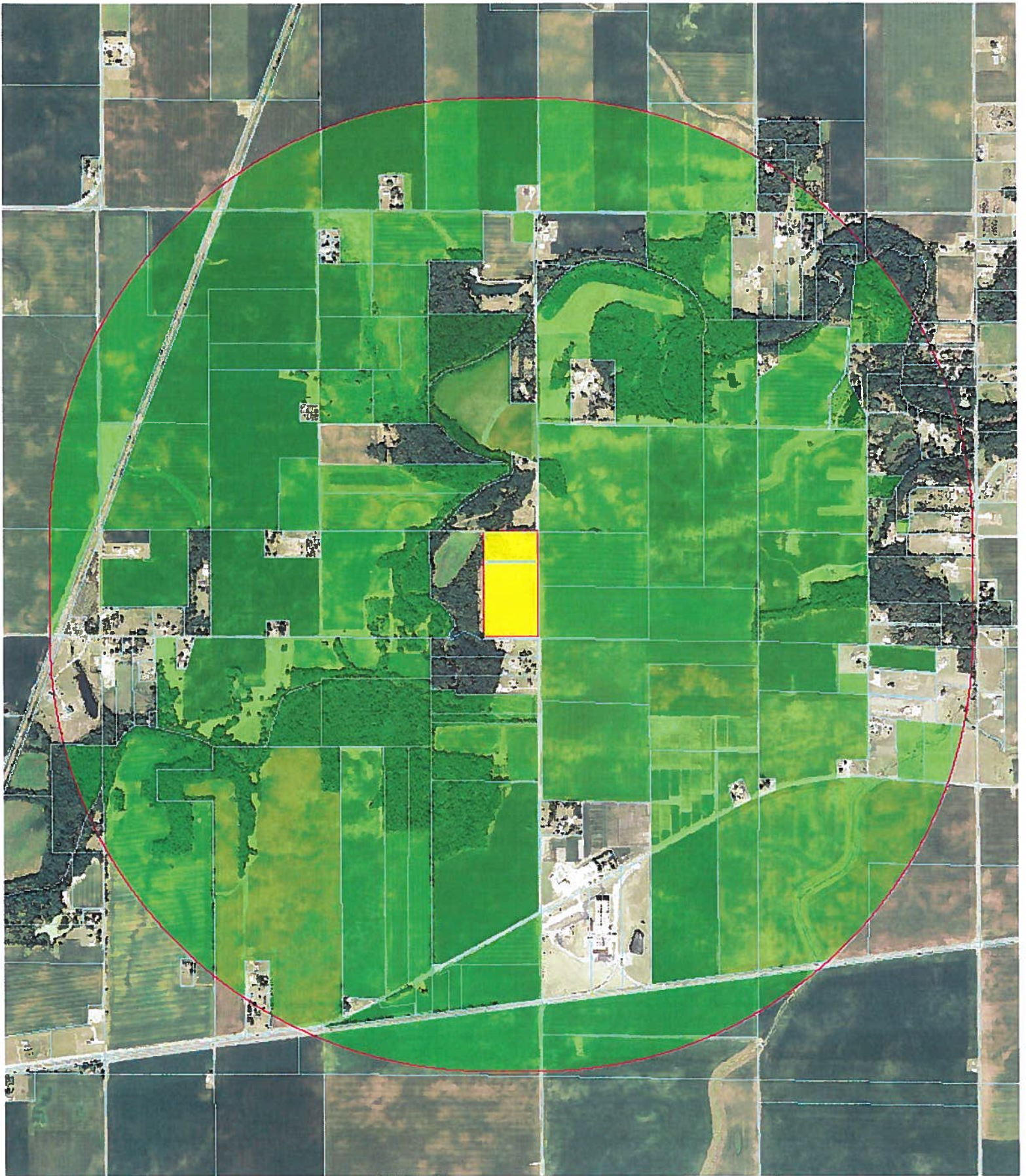
Existing LESA System Site Assessment Factors		Proposed LESA Site Assessment Factors	
	Score		Score
4. Impact on Water Quality Severe 10 points Moderate to Severe 8 points Moderate 6 points Slight to Moderate 4 points Slight 0 points	∅	Nothing Comparable	
5. Impact on Water Supply Severe 10 points Moderate to Severe 8 points Moderate 6 points Slight to Moderate 4 points Slight 0 points	∅	Nothing Comparable	
Nothing Comparable		2a. Is the subject site Best Prime Farmland? Yes 30 points No 0 points Note: for purpose of comparison use the proposed definition of best prime farmland	30
Nothing Comparable		2b. If the subject site is Best Prime Farmland, is the subject site more than 15% of a larger parcel that existed on January 1, 2004; or is the subject site larger than 25 acres? Yes 10 points (No 0 points)	∅
Nothing Comparable		2c. If the subject site is not Best Prime Farmland but is at least 51% Prime Farmland is the subject site larger than 25 acres; or is the subject site part of a larger parcel that existed on April 11, 2011, with a total area for the subject site and all other portions of the larger parcel converted to non-agricultural use since April 12, 2011, more than 25 acres? Yes 10 points (No 0 points)	NA
Nothing Comparable (but see Factors B.3. and E.1., E.2., E.3., E.4.)		3. Is the subject site located within the Contiguous Urban Growth Area? Yes* 0 points No 40 points *if Yes skip SA Factors 4- 10	40

Comparative Score Sheet for Test Site #Seven Sisters Farm

DRAFT

June 8, 2012

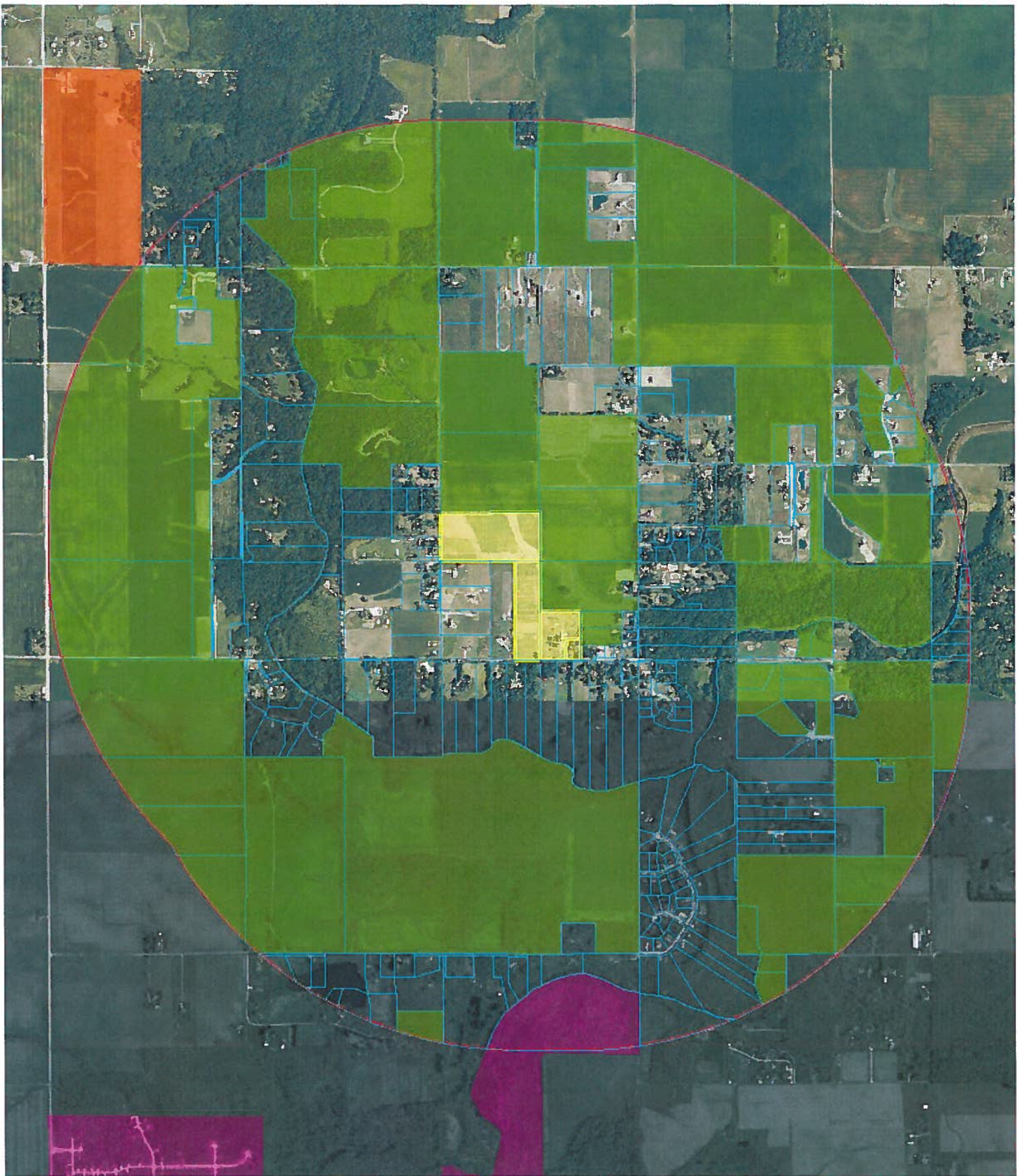
Existing LESA System Site Assessment Factors		Proposed LESA Site Assessment Factors	
	Score		Score
Nothing Comparable		6. The highest percentage of the subject site in agricultural production in any of the last 5 years. 80 to 100% 15 points 60 to 79% 11 points 40 to 59% 7 points 20 to 39% 3 points Less than 20% 0 points	11 <i>71%</i>
Nothing Comparable		9. What is the distance from the subject site to the nearest 10 non-farm dwellings? More than 1.00 mile 20 points 0.76 to 1.00 mile 18 points 0.51 to 0.75 mile 16 points 0.26 to 0.50 mile 14 points 0.01 to 0.25 mile 12 points Adjacent 0 points	14 <i>.46mi</i>
Nothing Comparable		10. How close is the subject site to a known livestock management facility of: a) 400 or more animal units? Adjacent to 0.25 mile 10 points 0.26 to 0.50 mile 9 points 0.51 to 0.75 mile 8 points 0.76 to 1.00 mile 7 More than 1.00 mile NA ; OR b) 200 – 399 animal units?; or Adjacent to 0.25 mile 7 points 0.26 to 0.50 mile 6 points 0.51 to 0.75 mile 5 points 0.76 to 1.00 mile 4 points More than 1.00 mile NA;OR c) 50 -199 animal units? Adjacent to 0.25 mile 4 points 0.26 to 0.50 mile 3 points 0.51 to 0.75 mile 2 points 0.76 to 1.00 mile 1 point More than 1.00 mile 0 point	∅
	Total SA	114	Total SA 145
	Total LE	76	Total LE 83
	Total LESA	192	Total LESA 228
Assessing a Site for Agricultural Viability		Rating for Protection	
220-300	Very High Rating for Protection	251-300	Very High Rating for Protection
200-219	High Rating for Protection	226-250	High Rating for Protection
180-199	Moderate Rating for Protection	151-225	Moderate Rating for Protection
179 or below	Low Rating for Protection	150 or below	Low Rating for Protection



2011 NAIP Capel Subject Site

Map Prepared 8/8/2012

SA Factor 8:
Principal Agriculture Land Uses within 1 mile 79.3%



Legend

- qualifying ag parcels¹
- eligible ag parcels added
- Known LMF 400 AU or Greater
- parcels > or = 35 acres selection
- Thorsland Parcels
- Municipal Boundary

SA Factor 8 Thorsland

MAP REVISED 8/10/2012

**58 % Agriculture Principal Land Use
within 1 mile of Subject Site**

Map Prepared 8/10/2012