



Date: December 29, 2010

To: Champaign County Board Committee of the Whole

From: Susan Monte, CCRPC Planner

Re: Direction to Zoning Administrator Regarding Proposed Increase of Zoning Ordinance, Subdivision Regulations, and Selected Other Related Fees Pursuant to LRMP Priority Item 3.1B.

Request: Review Proposed Fee Increases and Authorize Proceeding with Public Hearing Process

Summary: This memorandum contains background information and content regarding a proposed 8% increase to Zoning Ordinance fees, Subdivision Regulations fees, and selected other related fees pursuant to LRMP Priority Item 3.1b.

Background The *Champaign County Land Resource Management Plan (LRMP)*, adopted by the County in April 2010, includes Prosperity Goal 3: *Champaign County will encourage economic growth and development to ensure prosperity for its residents and the region.*

The first Objective under Prosperity Goal 3 is LRMP Objective 3.1 (shown below). Priority Item 3.1b (also shown below) is intended as a means for the County to implement Objective 3.1.

<p>LRMP Objective 3.1: <i>Champaign County will seek to ensure that it maintains comparable tax rates and fees, and a favorable business climate relevant to similar counties.</i></p>	<p>LRMP Priority Item 3.1b: <i>Review fees of similar Illinois counties and propose adjustments to Champaign County fees as appropriate.</i></p>
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The County's FY2010 Planning Contract Work Plan included LRMP Priority Item 3.1b.

Fee Increase History Attachment B contains a summary of previous County adjustments to the Zoning Ordinance fee schedule and Subdivision Regulation fee schedule.

Previous significant adjustments to the Champaign County Zoning Ordinance Fee Schedule occurred in 1984, 1987, 1993, and 2002. A period of nine years will have passed since the last significant Zoning Ordinance fee schedule adjustments approved in 2002. The Zoning Ordinance fee schedule adjustments approved in 2002 had allowed for the next three-year period in its fee adjustment (through the year 2005).

The Subdivision Regulations fee schedule was last adjusted by the County Board in 2004.

Consumer Price Index The present text amendment includes proposed adjustments to the fee schedule to account for the increase in the consumer price index since 2006.

Table 1 contains annual data that illustrates that the Consumer Price Index (CPI) has increased 7.9 percent between 2006 through the first half of 2010.

Table 1. Consumer Price Index – All Urban Consumers (Original Data Value)

Year	Annual	HALF1	HALF2
2000	172.2	170.8	173.6
2001	177.1	176.6	177.5
2002	179.9	178.9	180.9
2003	184.0	183.3	184.6
2004	188.9	187.6	190.2
2005	195.3	193.2	197.4
2006	201.6	200.6	202.6
2007	207.342	205.709	208.976
2008	215.303	214.429	216.177
2009	214.537	213.139	215.935
2010		217.535	

Source: BLS Data Series Id: CUUR0000SA0, Area: U.S. City Average, Base Period 1982-84= 100, Years: 2000 to 2010, <http://www.bls.gov/data/>

The 7.9% CPI index increase is rounded to an increase of 8% for purposes of adjusting the fee schedules of County Zoning Ordinance and Subdivision Regulations.

Attachment A contains a listing of existing fees and proposed adjustments to reflect an 8% increase. The costs of paper copies of Department of Planning and Zoning documents are proposed to be slightly adjusted based on document size.

Attachments

- A Existing Fee Schedule and Proposed Adjustments
- B Previous Fee Schedule Adjustments
- C Brief Explanation of the Consumer Price Index

Existing Fee Schedule and Proposed Adjustments

ZONING USE PERMIT FEE

<i>PRINCIPAL STRUCTURE</i>	
SINGLE or TWO-FAMILY DWELLING	\$12 per 100 square feet <u>\$13 per 100 square feet, with a maximum fee of \$1,620 per STRUCTURE</u>
All Other BUILDINGS	\$275 plus \$15 per 100 square feet <u>\$300 plus \$16 per 100 square feet, with a maximum fee of \$3,240 per STRUCTURE</u>
PRINCIPAL STRUCTURE other than BUILDING (except tower or sign)	\$260 <u>\$280</u>
<i>ACCESSORY STRUCTURE</i>	
BUILDING 150 square feet in area or less	No fee
BUILDING greater than 150 square feet in area	\$16 per 100 square feet <u>\$17 per 100 square feet, with a maximum fee of \$3,240 per STRUCTURE</u>
<i>Other STRUCTURE (except tower or sign)</i>	
Residential ACCESSORY STRUCTURE	\$33 <u>\$36</u>
MANUFACTURED HOME SITE in MANUFACTURED HOME PARK	\$33 <u>\$36</u>
All other ACCESSORY STRUCTURES	\$130 <u>\$140</u>
<i>TOWER (PRINCIPAL or ACCESSORY)</i>	
Tower up to 50 feet in HEIGHT	\$33 <u>\$36</u>
Tower greater than 50 feet in HEIGHT	\$33 plus \$40 per 20 feet of HEIGHT in excess of 50 feet <u>\$36 plus \$43 per 20 feet of HEIGHT in excess of 50 feet</u>
WIND FARM TOWER or BIG WIND TURBINE TOWER	\$4500
SMALL WIND TURBINE TOWER not over 50 feet in HEIGHT	\$100
SMALL WIND TURBINE TOWER greater than 50 feet in HEIGHT	\$100 plus \$80 for each 20 feet in excess of 50 feet in HEIGHT (rounded to next highest 20 foot increment)
Turbine replacement on existing tower	\$100
<i>Sign (PRINCIPAL or ACCESSORY)</i>	
Sign – Wall, Canopy- Mounted, or Projecting	\$33 <u>\$36</u>
Sign – Freestanding	\$3 per square foot, but not less than \$33 <u>\$3 per square foot, but not less than \$36 and with a maximum fee of \$1,620</u>
<i>ALTER, extend or move upon the same LOT a PRINCIPAL or ACCESSORY STRUCTURE</i>	
BUILDING	\$16 per 100 square feet <u>\$17 per 100 square feet with a maximum fee of \$1,620</u>
STRUCTURE other than BUILDING	Same as new STRUCTURE

continued

ZONING USE PERMIT FEE (continued)

<i>Other Permits</i>	
Establish a USE or change an existing USE where no CONSTRUCTION is involved	\$65 <u>\$70</u>
Establish a USE or change an existing USE that includes new CONSTRUCTION	No separate fee if a permit is issued for such CONSTRUCTION
Register a NEIGHBORHOOD HOME OCCUPATION	No fee
Change of USE for a RURAL HOME OCCUPATION	\$33 <u>\$36</u>
TEMPORARY USE	\$65 <u>\$70</u>
Register a NONCONFORMING USE	\$33 <u>\$36</u>
<i>Zoning Compliance Certificate</i>	\$33 <u>\$36</u>

ZONING CASE FILING FEE

<i>VARIANCE</i>	
ADMINISTRATIVE VARIANCE	\$100 <u>\$110</u>
Minor or Major VARIANCE	\$200 <u>\$220</u>
<i>SPECIAL USE or Map Amendment (except for County Board WIND FARM Special Use Permit or BIG WIND TURBINE TOWER Special Use Permit)</i>	
Two acres or less in area	\$400 <u>\$430</u>
Base Fee for area larger than two acres	\$400 <u>\$430</u>
More than two acres but no more than 12 acres in area	Add \$40 per acre to Base Fee for each acre over two acres <u>Add \$43 per acre to Base Fee for each acre over two acres</u>
More than 12 acres in area	Add \$40 per acre to Base Fee for each acre over two acres and up to and including 12 acres Add \$10 per acre for each acre over 12 acres <u>Add \$43 per acre to Base Fee for each acre over two acres and up to and including 12 acres</u> <u>Add \$11 per acre for each acre over 12 acres</u>
<i>County Board WIND FARM Special Use Permit</i>	\$20,000 or \$440 per WIND FARM TOWER, whichever is greater
<i>BIG WIND TURBINE TOWER Special Use Permit</i>	\$3,300 per BIG WIND TURBINE TOWER
<i>Appeal or Interpretation</i>	\$200 <u>\$220</u>
<i>Change of Nonconforming Use</i>	\$100 <u>\$110</u>
<i>Amendment to Petition Requiring a new legal notice</i>	\$100 <u>\$110</u>

continued

ENGINEERING REVIEW FEE

<i>Stormwater Drainage Plan Review- Basic Fee</i>	
Initial Partial Payment upon application for either Zoning Use Permit or SPECIAL USE	\$500 <u>\$540</u>
Balance of Basic Review Fee	Basic Review Fee total cost not to exceed \$1500 <u>Basic Review Fee total cost not to exceed \$1620</u>
<i>Unlimited Engineering Review Fee</i>	
Initial partial payment upon application for either Zoning Use Permit or SPECIAL USE	\$1500 <u>\$1620</u>
Balance of Unlimited Engineering Review Fee	Amount by which total costs billed by County's consulting engineer exceed initial partial fee payment

SUBDIVISION FILING FEES

AREA GENERAL PLAN	1/2 amount of PRELIMINARY PLAT fee
PRELIMINARY PLAT Basic Fee	\$400 for first lot and \$100 for each additional lot <u>\$430 for first lot and \$110 for each additional lot</u>
Stormwater Engineering Review Fee	Actual cost not to exceed \$1,500 <u>Actual cost not to exceed \$1,620</u>
PUBLIC IMPROVEMENTS and engineering Review Fee	Actual cost not to exceed \$1,500 <u>Actual cost not to exceed \$1,620</u>
Stormwater Drainage Plan Review Fee	Actual cost not to exceed \$1,500 <u>Actual cost not to exceed \$1,620</u>
Unlimited Review Fee	Actual cost not to exceed \$1,500 <u>Actual cost not to exceed \$1,620</u>
FINAL PLAT fee	\$100 <u>\$110</u>
Recording Fees	Actual cost as per County Recorder's Office

SPECIAL FLOOD HAZARD AREA ORDINANCE

Floodplain Development Permit	\$100 <u>\$110</u>
Special Flood Hazard Area Variance	\$200 <u>\$220</u>
Floodplain Determination	\$25 <u>\$27</u>
Base Flood Elevation Estimate if published or previously estimated	\$25 <u>\$27</u>
New Base Flood Elevation Estimate	\$250 <u>\$270</u>

continued

PLANNING AND ZONING DEPARTMENT DOCUMENTS

Zoning Ordinance (207 pp.)	\$10 <u>\$15</u>
Subdivision Regulations (66 pp)	\$4 <u>\$5</u>
Special Flood Hazard Ordinance (16 pp)	\$1.50
Stormwater Management Policy (18 pp)	\$1 <u>\$1.50</u>
Public Nuisance Ordinance (30 pp)	\$3
Rental Habitability Ordinance (5 pp)	<u>\$1</u>
Land Resource Management Plan (LRMP) LRMP Volume 1: Existing Conditions and Trends LRMP Volume 2: Champaign County Land Resource Management Plan LRMP Volume 3: Plan Appendices	\$30 \$15 \$30
Township Zoning Map	\$10 <u>\$15</u>
Photocopies 1 to 3 Photocopies More than 3 <i>Photocopies</i>	Free 30 cents each

Previous Adjustments to Champaign County Zoning Ordinance Fee Schedule

	Date	Description
Resolution 1130	5/1975	Omnibus text amendment which included adjustment of Zoning Use Permit fees (e.g., new construction up to 1,000 square feet: \$20 plus \$2 per each additional 100 square feet.) Established \$5,000 limit on any Zoning Use Permit fee.
Resolution 1132	5/1975	Text amendment which established \$15 zoning fee to file an appeal.
Ordinance 195	7/1983	Omnibus text amendment which included temporary tower provisions and established zoning use permit fee of \$25 for temporary tower.
Ordinance 210	3/1984	Zoning case filing fees increased. Variance \$25 increased to \$50; Special Use \$50 increased to \$75; Map Amendment \$50 increased to \$100; Text Amendment fee of \$100 added.
Ordinance 286	3/1987	Fee schedule adjusted. New construction of single family structures increased to \$225 for first 2,500 square feet of floor area and to \$350 if more than 2,500 square feet of floor area. Other residential structures increase to \$300 for first 3,000 square feet of floor area and to \$500 beyond 3,000 square feet of floor area. Commercial, business & public structure fees increased to \$350- \$750 depending upon total floor area. Industrial structure fees increased to \$550 - \$4,500 depending upon total floor area. Accessory building fees increased to \$25 up to 200 square feet plus \$12 per each additional 100 square feet. Alter, remodel or extend structure, moving, demolition, change of use fees set at \$20. Establish mobile home site fee of \$20. Temporary use fee increase to \$50. Zoning Case filing fee increases, including Special Use \$75 increased to \$375 and Text Amendment or Map Amendment \$100 increased to \$250. Establish Zoning Compliance Certificate fee of \$10.
Ordinance 297	10/1987	Text amendment which included a Zoning Use Permit fee of \$100 to construct, alter, remodel or extend an accessory structure.
Ordinance 424	3/1993	Fee schedule adjusted. Set \$1500 limit on Zoning Use Permit fee for a single structure. Establish \$50 surcharge for Zoning Use Permits issued after start of construction. Single- and 2-family dwellings: \$100 plus \$10 per 100 square feet; other buildings: \$200 plus \$12 per 100 square feet. Principal structures other than buildings (except towers or signs) \$200; Accessory buildings: 150 square feet or less (no fee) and greater than 150 square feet: \$12 per 100 square feet. Accessory residential structures \$25; mobile home site in a mobile home park: \$25; other accessory structure (except towers or signs) \$100. Tower up to 50 feet height: \$25; greater than 50 feet height: \$25 plus \$30 per each 20 feet in excess of 50 feet height. Wall, canopy mounted or projecting sign: \$25. Freestanding sign: \$2 per square feet of sign area but not less than \$25. Alter, extend or move building upon the same lot: \$12 per 100 square feet; Alter extend or move structure other than a building upon the same lot: same as new structure. Establish or change use where no construction: \$50; Register neighborhood home occupation (no fee). Change of use for rural home occupation: \$25. Register a nonconforming use: \$25. Zoning Compliance Certificate increase from \$10 to \$25. Zoning Case Filing increased. \$50 Variance increased to \$75 Administrative Variance and \$150 standard Variance. Special Use without Stormwater Drainage Plans increased from \$375 to \$400. Special Use with Stormwater Drainage Plans increased from \$375 to \$650. Map Amendment increased from \$100 to \$400. Interpretation fee of \$25 added. Change of Nonconforming Use fee of \$75 added. Amendment to Petition requiring new legal notice added: \$75.
Ordinance 542	10/1997	Omnibus text amendment which included clarification regarding specific circumstances when a Zoning Use Permit fee or a Zoning Compliance Certificate is required.
Ordinance 557	3/1998	Omnibus text amendment which included clarification regarding procedure for assessing and collecting fees.

continued

Previous Adjustments to Champaign County Zoning Ordinance Fee Schedule (continued)

	Date	Description
Ordinance 669	9/2002	Fee schedule adjusted. Single- and 2-family dwellings: \$12 per 100 square feet; other buildings: \$275 plus \$15 per 100 square feet. Principal structures other than buildings (except towers or signs) \$260; Accessory buildings: 150 square feet or less (no fee) and greater than 150 square feet: \$16 per 100 square feet. Accessory residential structure \$33; manufactured home site in a mobile home park: \$33; other accessory structure (except tower or sign) \$130. Tower up to 50 feet height: \$33; greater than 50 feet height: \$33 plus \$40 per each 20 feet in excess of 50 feet height. Wall, canopy mounted or projecting sign: \$33. Freestanding sign: \$3 per square feet of sign area but not less than \$33. Alter, extend or move building upon the same lot: \$16 per 100 square feet; Alter extend or move structure other than a building upon the same lot: same as new structure. Establish or change use where no construction: \$65; Register neighborhood home occupation (no fee). Change of use for rural home occupation: \$33. Register a nonconforming use: \$33. Temporary Use fee increase \$50 to \$65. Zoning Compliance Certificate increase from \$25 to \$33. Zoning Case Filing increased. Administrative Variance \$100 and Standard Variance \$200. Special Use with Stormwater Drainage Plan \$250 base fee. Special Use and Map Amendment: 2 acres or less and base fee for larger areas: \$400; 2 – 12 acres: add \$40 per acre to base fee for each acre over 2 acres; more than 12 acres: add \$10 per acre for each acre over 12 acres. Appeals and Interpretations: \$200. Change of Nonconforming Use: \$100. Amendment to Petition requiring new legal notice: \$100.
Ordinance 679	2/2003	Text amendment which included reference to Stormwater Management Policy and revised fee schedule to include Stormwater Drainage Plan Review Basic Fee not to exceed \$1,500 and Unlimited Engineering Review Fee to be determined by total amount billed to County by County's consulting engineer.
Ordinance 745	4/2005	Text amendment which included hearing officer provisions and distinction between administrative, minor and major variances. Clarification added to fee schedule.
Ordinance 848	5/2009	Text amendment which included wind farm and related wind turbine tower provisions. Fee schedule adjusted to add \$4,500 Zoning Use Permit fee per wind farm tower and County Board Wind Farm Special Use Permit of \$20,000 or \$440 per wind farm tower, whichever is greater.
Ordinance 863	6/2010	Text amendment which distinguished between big wind turbine tower and small wind turbine tower. Fee schedule adjusted to require \$4,500 for big wind turbine tower; \$100 for small wind turbine tower not over 50 feet height; \$100 plus \$80 per each 20 feet of height in excess of 50 feet in height for small wind turbine tower greater than 50 feet in height; \$100 for replacement of turbine on existing tower. Zoning Case Filing fees adjusted to add Special Use permit fee of \$3,300 per big wind turbine tower.

Previous Adjustments to Champaign County Subdivision Regulation Fee Schedule

	Date	Description
Ordinance 428	3/1993	Amend fee schedule to increase basic fee from \$5 per lot but not less than \$50 to \$25 per lot for the first 40 lots and \$5.00 per lot thereafter but not less than \$100.00. Added a Physical Improvement Review Fee of \$5 per lot, but not less than \$150. Added Stormwater Drainage Plan Review Fee of \$5 per lot but not less than \$250.
Ordinance 526	2/1997	Amend to clarify procedures throughout, including fee schedule.
Ordinance 725	7/2004	Amend fee schedule to add Area General Plan fee of ½ amount of Preliminary Plat fee. Increased Preliminary Plat Basic Fee to \$400 for first lot and \$100 for each additional lot. Set maximum limit of \$1,500 for Stormwater Engineering Review Fee, with exception if condition of unusual uncertainty regarding drainage. Set maximum limit of \$1,500 for Streets and Other Public Improvement Review Fee. Set Final Plat Fee of \$100.

Brief Explanation of the Consumer Price Index

The Consumer Price Index (CPI) is a measure of the average change in prices over time of goods and services purchased by households. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) the CPI for Urban Wage Earners and Clerical Workers (CPI-W), which covers households of wage earners and clerical workers that comprise approximately 32 percent of the total population and (2) the CPI for All Urban Consumers (CPI-U) and the Chained CPI for All Urban Consumers (C-CPI-U), which cover approximately 87 percent of the total population and include in addition to wage earners and clerical worker households, groups such as professional, managerial, and technical workers, the self-employed, short-term workers, the unemployed, and retirees and others not in the labor force.

The CPIs are based on prices of food, clothing, shelter, and fuels, transportation fares, charges for doctors' and dentists' services, drugs, and other goods and services that people buy for day-to-day living. Prices are collected each month in 87 urban areas across the country from about 4,000 housing units and approximately 25,000 retail establishments—department stores, supermarkets, hospitals, filling stations, and other types of stores and service establishments. All taxes directly associated with the purchase and use of items is included in the index. Prices of fuels and a few other items are obtained every month in all 87 locations. Prices of most other commodities and services are collected every month in the three largest geographic areas and every other month in other areas. Prices of most goods and services are obtained by personal visits or telephone calls of the Bureau's trained representatives.

In calculating the index, price changes for the various items in each location are averaged together with weights, which represent their importance in the spending of the appropriate population group. Local data are then combined to obtain a U.S. city average. For the CPI-U and CPI-W separate indexes are also published by size of city, by region of the country, for cross-classifications of regions and population-size classes, and for 27 local areas. Area indexes do not measure differences in the level of prices among cities; they only measure the average change in prices for each area since the base period. For the C-CPI-U data are issued only at the national level. It is important to note that the CPI-U and CPI-W are considered final when released, but the C-CPI-U is issued in preliminary form and subject to two annual revisions.

Source: <http://www.bls.gov/news.release/cpi.nr0.htm>

Is the Consumer Price Index (CPI) a cost-of-living index?

The CPI frequently is called a cost-of-living index, but it differs in important ways from a complete cost-of-living measure. The Bureau of Labor Statistics (BLS) has for some time used a cost-of-living framework in making practical decisions about questions that arise in constructing the CPI. A cost-of-living index is a conceptual measurement goal, however, not a straightforward alternative to the CPI. A cost-of-living index would measure changes over time in the amount that consumers need to spend to reach a certain "utility level" or "standard of living." Both the CPI and a cost-of-living index would reflect changes in the prices of goods and services, such as food and clothing that are directly purchased in the marketplace; but a complete cost-of-living index would go beyond this to also take into account changes in other governmental or environmental factors that affect consumers' well-being. It is very difficult to determine the proper treatment of public goods, such as safety and education, and other broad concerns, such as health, water quality, and crime that would comprise a complete cost-of-living framework.

Traditionally, the CPI was considered an upper bound to a cost-of-living index in that the CPI did not reflect the changes in buying or consumption patterns that consumers would make to adjust to relative price changes. The ability to substitute means that the increase in the cost to consumers of maintaining their level of well-being tends to be somewhat less than the increase in the cost of the mix of goods and services they previously purchased.

Since January 1999, a geometric mean formula has been used to calculate most basic indexes within the CPI; in other words, the prices within most item categories (e.g., apples) are averaged using a geometric mean formula. This improvement moves the CPI somewhat closer to a cost-of-living measure, as the geometric mean formula allows for a modest amount of consumer substitution as relative prices within item categories change.

Since the geometric mean formula is used only to average prices within item categories, it does not account for consumer substitution taking place between item categories. For example, if the price of pork increases compared to those of other meats, shoppers might shift their purchases away from pork to beef, poultry, or fish. The CPI formula does not reflect this type of consumer response to changing relative prices. In 2002, as a complement to the CPI-U and CPI-W, BLS began producing a new index intended to more closely approximate a cost-of-living index by reflecting substitution among item categories. It is unlikely, however, that the difficult problems of defining living standards and measuring changes in the cost of their attainment over time will ever be resolved completely.

Source: http://www.bls.gov/dolfaq/bls_ques2.htm



Date: December 29, 2010

To: Champaign County Board Committee of the Whole

From: Susan Monte, CCRPC Planner

Re: Direction to CCRPC Planner Regarding Proposed Update of the Site Assessment Portion of the Land Evaluation and Site Assessment (LESA) System Pursuant to LRMP Priority Items 4.5a and 4.5b

Request: Approve Proposal and Authorize Proceeding with the Proposed Update

Summary: This memorandum contains background information and a proposal for the Committee to consider in accordance with LRMP Priority Items 4.5a and 4.5b.

Background

The Champaign County Land Resource Management Plan (LRMP), adopted by the County in April 2010, includes two Priority Items for the County to consider implementing in order to achieve the LRMP Objective 4.5, as follows:

By the year 2012, Champaign County will review the Site Assessment portion of LESA for possible updates; thereafter, the County will periodically review the Site Assessment portion of LESA for potential updates at least once every 10 years.

The first Priority Item 4.5a (text provided below) is a part of the FY 2010 County Planning Contract:

LRMP Priority Item 4.5a - Submit a proposal to ELUC for Champaign County review of recommended changes to the Site Assessment portion of LESA.

A second Priority Item 4.5b (text provided below) is part of the FY 2011 County Planning Contract:

LRMP Priority Item 4.5b - Prepare changes to the Site Assessment portion of LESA and submit changes for public review and approval by ELUC and County Board.

Background (continued)

What is LESA? LESA stands for a Land Evaluation and Site Assessment system. LESA is an analytical tool in the form of a numeric rating system which is used as an objective means to rate and rank a site for agricultural importance. A LESA system is designed to take into account both soil quality and other social and economic factors affecting a site's importance for agriculture.¹ Attachment B contains a brief history of LESA development in the U.S.

How LESA is Used LESA is used by federal, state and local government officials as a tool to assist in formulating policy or in making land use decisions that involve conversion of farmland. The LESA system can help units of government meet the following two overall objectives:

- Facilitate identification and protection of important agricultural land.
- Assist in implementing farmland protection policies.

Components of LESA A LESA system consists of two parts, a 'Land Evaluation' section and a 'Site Assessment' section:

The Land Evaluation section is used to evaluate a tract of farmland based upon the productivity of its soils. The soils information is based on data from the National Cooperative Soil Survey, one of the largest natural resource databases in the world.

The Site Assessment section considers non-soil factors relative to a specific parcel of land. Site assessment involves three major areas:

- Non-soil factors related to agricultural use of a site.
- Factors related to development pressures.
- Other public values of a site.

(Source: USDA NRCS website: <http://www.nrcs.usda.gov/programs/lesa/lesasysdesuses.html>)

LESA in Champaign County In 1983, two committees (a seven-member Land Evaluation Committee and a 12-member Site Assessment Committee) were formed to prepare a local version of LESA for County Board review. Champaign County adopted its LESA system in 1984. (Champaign County Resolution No. 2248 is provided as Attachment C.)

LESA is used by the County's Zoning Board of Appeals and/or County Board as a tool to assist in making a land use decision that involves farmland conversion in Champaign County whenever land in the rural zoning districts (AG-1 AG-2 and CR Districts) is proposed for either rezoning or a special use permit.

To obtain a LESA score for a particular site, the 'LE' or Land Evaluation score and the 'SA' or Site Assessment score are separately calculated.² Then each score is added up to result in a single number. The higher the total LESA score, the more highly rated a site is for agricultural use. A copy of the worksheet used by Department of Planning and Zoning staff to calculate the LESA score is provided as Attachment D.

Why Update the "Site Assessment (SA) Portion of LESA?"

- 1) The LESA system was developed by the USDA Soil Conservation Service during the early 1980's and was intended to be kept current by periodic review and revision.
- 2) Champaign County's LESA system was prepared by two committees of local representatives who recommended the system be reviewed every 5 years. Twenty-six years have passed since the Champaign County Board adopted the Champaign County LESA system in 1984.
- 3) Significant zoning and land use policy related changes have occurred since the County's LESA system was adopted in 1984, and these need to be included and referenced in an updated LESA. Examples of changes to include in a LESA update are:
 - The County Zoning Ordinance defines 'best prime farmland' as sites which have a Land Evaluation score of 85 or greater based on the County's LESA system.
 - The County adopted LRMP which includes a set of updated goals, objectives and policies and two County maps (Future Land Use - 2030 Map and the Land Use Management Areas Map) for use as guidance in making land-use decisions.
- 4) The Blue Ribbon Environmental Panel, in its 2004 Advisory Report to the County Board, recommended: "The County should complete an update of the Site Assessment portion of its LESA system with the goal of more fully integrating it into the Rural Residential Overlay or Rural Planned Development criteria for approval or denial of rural subdivisions."³
- 5) The Champaign County LRMP includes Objective 4.5 under its Agriculture Goal. Objective 4.5 is: "*By the year 2012, Champaign County will review the Site Assessment portion of LESA for possible updates; thereafter, the County will periodically review the Site Assessment portion of LESA for potential updates at least once every 10 years.*"
- 6) The Land Evaluation and Site Assessment: A Guidebook for Rating Agricultural Lands (2nd Edition) provides the following (non-mandatory) guidelines:
 - Between 3 and 10 SA factors are recommended for a LESA. (The existing Champaign County LESA includes 20 SA factors.)
 - Illustrative SA factors of three types are provided: agricultural productivity factors; non-agricultural development pressure factors; and other factors that reflect public values of a site supporting retention in agriculture.
 - SA factors related directly to agricultural productivity may be the only pertinent SA factors if the planning and zoning process already provides for farm zoning. (Only 5 of the 11 illustrative SA factors related to agricultural productivity are included in the existing Champaign County LESA)
- 7) Agricultural Land/Water Resource Specialist Terry Savko, Office of Farmland Protection, Bureau of Land and Water Resources, Illinois Department of Agriculture, recommends that the update of the SA portion of the Champaign County LESA include review of SA factors to eliminate redundancy, and that the addition of an SA factor regarding wind turbine location be considered.

Proposal

The Proposal for Committee review is provided as Attachment A.

Attachments

- A Proposal to Update the Site Assessment Portion of the Champaign County LESA
- B Brief History of LESA Development
- C Champaign County Resolution No. 2248 (Champaign County Land Evaluation and Site Assessment System)
- D LESA Worksheet

Notes:

1. Land Evaluation and Site Assessment: A Guidebook for Rating Agricultural Lands, Second Edition. Prepared for the USDA Natural Resources Conservation Service by James R. Pease and Robert E. Coughlin. Soil and Water Conservation Society, 1996, p. 3.
2. In Champaign County, Champaign County Soil and Water Conservation District staff prepares the LE portion of the LESA score and Champaign County Department of Planning and Zoning staff prepares the SA portion of the LESA score. The LESA Worksheet provided as Attachment D is used to calculate a total LESA score.
3. The difference between the intended use of the SA (Site Assessment) factors of LESA and the intended use of the Rural Residential Overlay factors of the Champaign County Zoning Ordinance are worth noting. The SA factors are intended to assess the agricultural economic viability of a site. The RRO factors are intended to assess the suitability of a site for residential use.

Proposal to Update the Site Assessment Portion of the Champaign County LESA

Scope of Work

- 1) Form Update Committee
- 2) Work with Update Committee to review SA factors and weighting of SA factors. Includes the following tasks:
 - Consider if all existing SA factors are necessary for technical reasons and eliminate those not necessary for technical reasons.
 - Consider if all remaining existing SA factors are adequate for a proper LESA
 - Recommend any additional SA factors
 - Consider if the existing SA factor weighting is adequate and adjust SA factor weighting as necessary
- 3) Work with Update Committee to test proposed SA factor weighting in accordance with LESA Guidebook recommendations.
- 4) Provide opportunity to Update Committee to offer related recommendations to County Board regarding:
 - a) Whether the resulting proposed balance of relative weights of the LE (Land Evaluation) score and SA (Site Assessment) score is adequate or whether it should be adjusted to include more of a focus on agricultural productivity.
 - b) Whether the definition of ‘best prime farmland’ should be adjusted, based on ‘SA’ (Site Assessment) factors directly relevant to agricultural productivity.

Update Committee

An Update Committee should be appointed by the County Board to represent public and key stakeholder perspectives and technical experts. Staff recommends a nine-member Update Committee be comprised of the following persons:

Resource Conservationist	Champaign County Soil & Water Conservation District
Member	Board of Directors, Champaign County Soil and Water Conservation District
2 Members	2 Champaign County Committee of the Whole/ELUC members
Member	Champaign County Farm Bureau Land Use Committee
Member	Original Site Assessment Committee of the Champaign County LESA System
Representative	development or real estate community
Past Member	Past Champaign County ZBA Chair/Member
Director	Champaign County Department of Planning and Zoning

Proposal to Update the Site Assessment Portion of the Champaign County LESA

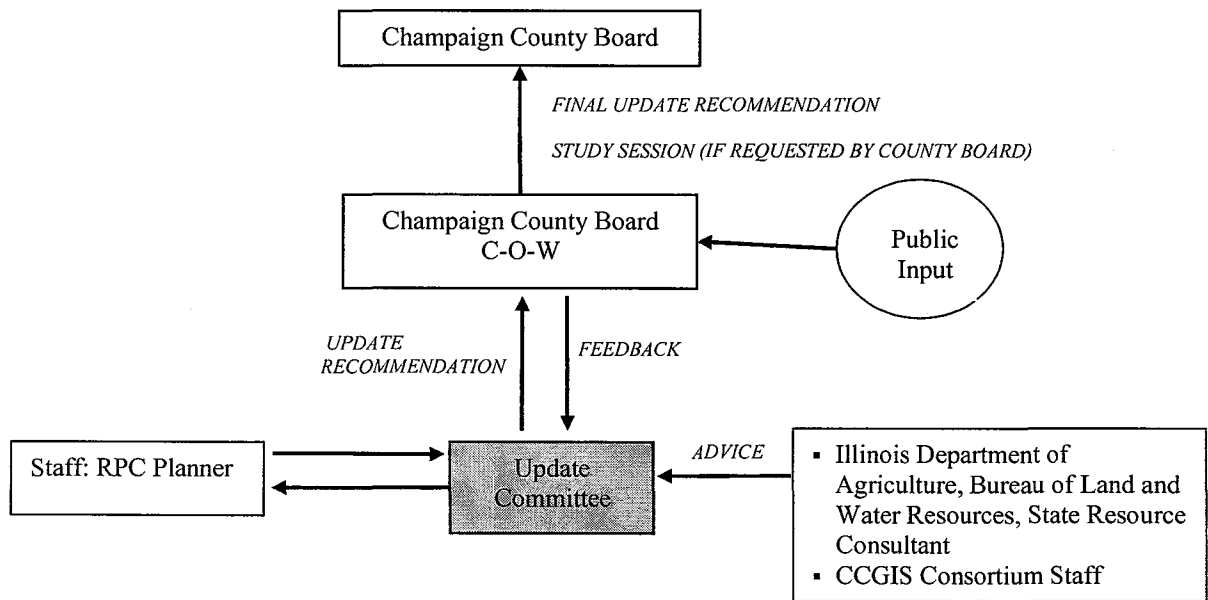
Update Committee (continued)

Update Committee meetings will be open to the public. Over the course of the project, a total of three, and potentially four, Update Committee meetings would be scheduled to occur during a weekday morning time period.

Resources available to the Update Committee are:

- Agricultural Land/Water Resource Specialist Terry Savko, Office of Farmland Protection, Bureau of Land and Water Resources, Illinois Department of Agriculture
- Champaign County Geographic Information Systems Consortium staff to be consulted, as needed

Update Review Procedural Diagram



Proposed Update Timeline

The approved FY 2011 County RPC Planner Work Plan includes time allocated toward completion of LRMP Priority Item 4.5b. A proposed Update Timeline follows on the next page:

Proposal to Update the Site Assessment Portion of the Champaign County LESA

Proposed Update Timeline

1. Request County Board /Chair to establish Update Committee (UC)
2. Obtain County Board approval of UC
_____ *prior to March 2011*
3. Complete intro memo to UC and draft of proposed adjustments to SA factors (DRAFT)
4. Review internally, revise as needed, and distribute to UC for review
_____ *prior to March 2011*
5. Hold UC Meeting 1 prior to March 18 (Agenda: introduction; feedback regarding DRAFT; additional key stakeholder input recommendation, and propose testing method of SA factor scoring)
6. Revise DRAFT based on feedback received to date
7. Staff to conduct Test 1 of SA factor scoring based on revised DRAFT
8. Draft memo to UC regarding Test 1 results, revised DRAFT, and staff recommendation
9. Review internally, revise as needed, and distribute to UC for review
_____ *prior to May 2011*
10. Hold UC Meeting 2 (Agenda: feedback regarding DRAFT; Test 1 results; staff recommendation; review project timeline for mid-course adjustment to add a fourth meeting as may be needed)
11. Revise DRAFT to include UC feedback
12. Staff to conduct Test 2 of SA Factor scoring
13. Draft memo to UC regarding Test 2 results, revised DRAFT and additional topics as applicable
14. Review internally, revise as needed, and distribute to UC for approval
_____ *prior to July 2011*
15. Hold UC Meeting 3 or, as feasible, solicit UC feedback via email or online (Agenda: Approve final DRAFT and feedback regarding additional topics as applicable)
_____ *prior to September 2011*
16. Prepare review package for County Board C-O-W
17. Review internally, revise as needed, and distribute to County Board Secretary
_____ *prior to September 26, 2011*
18. Facilitate C-O-W and County Board review
 - ▶ October 4, 2011 C-O-W
 - ▶ Reserve October 25, 2011 County Board Study Session if requested
 - ▶ *Seek CB approval in November 2011*

Brief History of LESA Development With Focus on Illinois

1981

- ▶ The U.S. Congress enacted the Farmland Protection Policy Act (FPPA) as a subtitle of the 1981 Farm Bill. The FPPA directed federal agencies to evaluate their programs and projects and to modify their actions so as to produce the least impact on farmland and to assure that federal programs are administered in a manner that, to the extent practicable, will be compatible with state and local government and private programs and policies to protect farmland.

- ▶ USDA and local government officials recognized that standard soil surveys did not provide enough information to meet public policy needs regarding issues of farmland conversion and farmland protection. The Soil Conservation Service (now NRCS) developed and began testing a generic national model of a LESA system that provided for consistent terminology and a set of classification procedures using soil-based and other site factors. LESA was developed as a new instrument for making objective ratings regarding agricultural land suitability that had the capacity to provide a great deal of local flexibility.

1982

- ▶ Illinois passed the Farmland Preservation Act (505 ILCS 75/1 et seq.) to protect the agricultural industry's land base. With passage of this Act, the Illinois Department of Agriculture was legislatively directed to review all state agency projects and activities that may have a direct or indirect effect upon the potential conversion of farmland in Illinois, and to determine compliance with rules adopted to implement the Farmland Preservation Act. *(Source: Illinois LESA System, Illinois Department of Agriculture, revised August, 2001)*

1983

- ▶ The Illinois LESA System was adapted for use on a statewide basis by the Illinois Department of Agriculture, USDA Soil Conservation Service, University of Illinois Cooperative Extension Service, and the Association of Illinois Soil and Water Conservation Districts. That same year LESA was approved by Soil Conservation Service for use to assist in making land use decisions where agricultural land may be involved.

1992

- ▶ Initial update of the Illinois LESA System.

1994

- ▶ Congress enacted the Final Rule of the FPPA. The Final Rule includes LESA system criteria adapted for use by federal agencies in evaluating projects causing agricultural land conversion.

2001

- ▶ Second update of the Illinois LESA System.

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RESOLUTION NO. 2248
 A RESOLUTION ACCEPTING THE CHAMPAIGN COUNTY
 LAND EVALUATION AND SITE ASSESSMENT SYSTEM

WHEREAS, the Environment and Land Use Committee has carefully studied the proposed Champaign County Land Evaluation and Site Assessment System and recommends the County Board accept the system as a tool to assist in making land use decisions; and,


WHEREAS, the Champaign County Board has carefully considered the Land Evaluation and Site Assessment System and finds that this System could provide valuable guidance and assistance to the County Board, the Environment and Land Use Committee, and the Zoning Board of Appeals in making land use decisions affecting the future development of the County's agricultural land; and

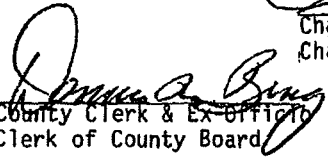
WHEREAS, the Champaign County Board further finds the Land Evaluation and Site Assessment System an appropriate tool to be used in conjunction with the County's Land Use Goals and Policies, as a basis for the continued implementation of the County Zoning Ordinance and Ordinance Regulating Development in Special Flood Hazard Areas, and for the overall protection of the public health, safety and welfare of the residents of Champaign County;

WHEREAS, the County Board, Environment and Land Use Committee and Zoning Board of Appeals shall use the Champaign County Land Evaluation and Site Assessment System as a tool for making land use decisions affecting agricultural land;

NOW, THEREFORE, BE IT RESOLVED, that the document entitled Champaign County Land Evaluation and Site Assessment System, dated February, 1984, is hereby adopted as a tool for making land use decisions.

PRESENTED, ADOPTED, APPROVED AND RECORDED this 21st day of February, A.D. 1984.


 Chairman, Champaign County Board
 Champaign County, Illinois

ATTEST: 
 County Clerk & Ex-Officio
 Clerk of County Board

Champaign County, Illinois

**LAND EVALUATION
AND
SITE ASSESSMENT
SYSTEM**



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The following two Committees prepared this Land Evaluation and Site Assessment System for Champaign County, Illinois.

Land Evaluation Committee

Joe Barkley, Resource Conservationist, Champaign County Soil and Water Conservation District
 Tyrone Clapper, Champaign County Zoning Administrator
 Ken Kesler, Chairman, Board of Directors, Champaign County Soil and Water Conservation District
 Ron Lowery, District Conservationist, Soil Conservation Service, United States Department of Agriculture
 Bill McNamara, Senior Extension Adviser, Agriculture Cooperative Extension Service, University of Illinois
 Lois Rocker, Associate Planner, Champaign County Regional Planning Commission
 Bob Wendt, Manager, Champaign County Farm Bureau

Site Assessment Committee

Joe Barkley, Resource Conversationist, Champaign County Soil and Water Conservation District
 Tyrone Clapper, Champaign County Zoning Administrator
 Gerald Compton, Land Use Committee Co-Chairman, Champaign County Farm Bureau
 Don Flessner, Member, Champaign County Board
 Ken Kesler, Chairman, Board of Directors, Champaign County Soil and Water Conservation District
 Amy Kummerow, Member, Champaign County Board
 Ron Lowery, District Conservationist, Soil Conservation Service, United States Department of Agriculture
 Lois Rocker, Associate Planner, Champaign County Regional Planning Commission
 Susan Stone, Land Use Chairman, League of Women Voters
 Laurel Talkington, Planner II, Planning and Economic Development Department, City of Champaign
 Russell Taylor, Member, Champaign County Board
 Clarence Thompson, President, Northwood, Inc.

State Resource Consultants

Ronald A. Darden, Superintendent, Division of Natural Resources, Illinois Department of Agriculture
 Carolyn M. Sands, Former Staff Member, Bureau of Farmland Protection, Division of Natural Resources, Illinois Department of Agriculture

Typing, Printing and Graphics

Vicki Shingleton, Administrative Secretary, Champaign County Regional Planning Commission
 Tom Reed, Graphics Technician, Champaign County Regional Planning Commission

CHAMPAIGN COUNTY
LAND EVALUATION AND SITE ASSESSMENT SYSTEM

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I. Introduction

The Champaign County Land Evaluation and Site Assessment system (LESA), is a program designed to evaluate the viability of a site for agricultural uses. Although the system itself was developed by the Soil Conservation Service of the U.S. Department of Agriculture, the County's LESA system was prepared locally to take into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land uses, and urban growth factors affecting land development.

As its name implies, LESA is divided into two parts. First, in the Land Evaluation portion of the system, soils of a given area are rated and placed into groups ranging from the best to worst based on soil characteristics, capabilities, and productivity. The second part of the system, Site Assessment, identifies important factors other than soils that contribute to the quality of a site for agricultural uses. Application of LESA combines a value for Land Evaluation with a value for Site Assessment to determine the total value of a given site for agricultural uses. The Land Evaluation is assigned a maximum of 100 points, and the Site Assessment is assigned a maximum of 200 points. The total maximum number of points possible for any site is 300. The higher the total value of a site, the higher the agricultural economic viability, and the higher the cost for non-agricultural development.

The Champaign County LESA System will provide a valuable new tool to guide in making land use decisions in Champaign County. Applications of the LESA system will generally fall under two types of requests involving conversion of an agricultural use to a non-agricultural use. The most frequent application of LESA will be when a request is made to rezone a tract of land from the County's AG-1, Agriculture, AG-2, Agriculture, and/or CR, Conservation-Recreation Districts to another zoning district or districts. The LESA system can also be used for site comparison to minimize loss of productive land when it is essential to convert some agricultural land to a non-agricultural use.

In using LESA to help determine the advisability of a requested zoning change, reference should always be made to the Champaign County Zoning Ordinance for the range of permitted uses under the requested zoning designation. Although a request may be for a specific use, once the zoning is changed and the proposed use is not implemented, a number of other uses could be permitted without requiring further approval.

In applying LESA in Champaign County, the user of the system must remember that it is one among several tools to assist in making land use decisions; it should not be used alone. This document, which describes the County's LESA system, should be used in conjunction with the County's Land Use Goals and Policies, as a basis for the continued implementation of the County's Zoning Ordinance and the Ordinance Regulating Development of Special Flood Hazard Areas, and for the overall protection of the public health, safety and welfare of the residents of Champaign County. Since the County's LESA System is designed to be based on existing conditions, this system requires periodic review and possible modification to adjust for changing needs and conditions. Initial review should occur two years from the system's effective date and subsequent reviews should take place at least every five years.

The following sections of this document provide a detailed description of each part of the LESA system and instructions for calculating the total Land Evaluation and Site Assessment Value.

II. Land Evaluation

In the agricultural Land Evaluation part, the soils of Champaign County have been placed into nine groups ranging from the best to the worst, based on their suitability for cropland production (See Table I).

For Champaign County, the soils were ranked according to three criteria: land capability classification, important farmland identification, and soil productivity. A relative value has been determined for each group; the best group was assigned a relative value of 100 with all other groups being assigned lower relative values. Table II shows the breakdown of the soils groups by three criteria and the relative value for each agricultural group.

The Land Evaluation procedure will help responsible planners and decision makers determine the importance of the County's soil resources in terms of their importance to the agricultural base. In addition, the Land Evaluation portion of the LESA System is intended to meet the following objectives:

- (1) It will determine land quality for agricultural uses.
- (2) It will distinguish between classes of land of differing quality to enable decision makers to select lands to be protected for agricultural uses.
- (3) It will be stable and consistently applicable with national land classification systems.
- (4) It will be technically sound and compatible with national land classification systems.
- (5) It will be flexible to accommodate differences among areas.

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3

TABLE I
List of Soil Series and Evaluations
Champaign County, Illinois

1	2	3	4	5	6	7	8	9
<u>Map Symbol</u>	<u>Soil Series</u>	<u>Slope</u>	<u>Land Capability Class & Subclass</u>	<u>Important Farmland Determination</u>	<u>Productivity Index Local</u>	<u>Acres No</u>	<u>%</u>	<u>Agricultural Value Group</u>
23A	Blount	0-2	IIw	Prime	105	1,005	.2	6
23B	Blount	2-5	IIe	Prime	105	624	.1	6
27B	Miami	2-5	IIe	Prime	110	267	*	6
27C2	Miami	5-10	IIIe	Statewide Importance	95	755	.1	7
27D2	Miami	10-15	IVe	Statewide Importance	80	429	.1	7
27E2	Miami	15-20	VIe	Non-Prime	60**	406	.1	8
568	Dana	2-5	IIe	Prime	135	23,839	3.7	3
67	Harpster	0-2	IIw	Prime	135	2,252	.4	4
73	Ross	0-2	IIw	Prime	130	1,001	.2	4
918	Swygert	1-5	IIe	Prime	115	3,448	.5	6
102A	La Hogue	0-3	I	Prime	130	1,476	.2	3
125	Selma	0-2	IIw	Prime	135	2,703	.4	4
131B	Alvin	1-5	IIe	Prime	100	212	*	6
134B	Caaden	1-5	IIe	Prime	120	1,244	.2	5
146B	Elliott	1-5	IIe	Prime	130	31,039	4.8	5
148B	Proctor	1-5	IIe	Prime	135	8,881	1.4	3
149A	Brenton	0-3	I	Prime	150	16,183	2.5	1
150B	Onarga	1-5	IIe	Prime	110	268	*	6
152	Drummer	0-2	IIw	Prime	155	248,094	38.8	2
153	Pella	0-2	IIw	Prime	130	6,368	1.0	4
154A	Flanagan	0-3	I	Prime	160	99,607	15.6	1

*Less than .1%

**Best Estimate

4.

1	2	3	4	5	6	7	8	9
Map Symbol	Soil Series	Slope	Land Capability Class & Subclass	Important Farmland Determination	Productivity Index Local	Acres No	%	Agricultural Value Group
171B	Catlin	2-7	Ile	Prime	145	16,069	2.5	3
194B	Morley	2-5	Ile	Prime	105	738	.1	6
194C2	Morley	5-12	IIIe	Statewide Importance	100	890	.1	7
194D2	Morley	12-20	IVe	Non-Prime	90**	251	*	8
198A	Elburn	0-3	I	Prime	155	17,048	2.7	1
199B	Plano	1-5	Ile	Prime	140	5,330	.8	3
206	Thorp	0-2	IIw	Prime	105	2,736	.4	6
219	Millbrook	0-2	I	Prime	135	1,426	.2	3
221B	Parr	2-5	Ile	Prime	120	7,708	1.2	5
221C2	Parr	5-10	IIIe	Statewide Importance	105	5,821	.9	7
221D3	Parr	10-15	IVe	Statewide Importance	90**	330	.1	7
223B2	Varna	2-5	Ile	Prime	120	11,142	1.7	5
223C3	Varna	5-12	IVe	Statewide Importance	105	3,044	.5	7
232	Ashkum	0-2	IIw	Prime	135	28,281	4.4	4
233B	Birkbeck	1-5	Ile	Prime	120	2,735	.4	5
234A	Sunbury	0-3	I	Prime	140	1,797	.3	3
235	Bryce	0-2	IIw	Prime	125	1,489	.2	5
236A	Sabina	0-3	IIw	Prime	130	2,760	.4	4
241D3	Chatsworth	7-15	VIIe	Non-Prime	50**	288	*	8
242A	Kendall	0-3	IIw	Prime	130	1,545	.2	4
243B	St. Charles	1-5	Ile	Prime	120	1,842	.3	5
291B	Xenia	2-5	Ile	Prime	120	5,299	.8	5
302	Ambraw	0-2	IIw	Prime	110	2,687	.4	6
322C2	Russell	4-11	IIIe	Statewide Importance	105	1,867	.3	7

*Less than .1%

**Best Estimate.

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1	2	3	4	5	6	7	8	9
Map Symbol	Soil Series	Slope	Land Capability Class & Subclass	Important Farmland Determination	Productivity Index Local	Acres No	%	Agricultural Value Group
330	Peotone	0-2	IIw	Prime	125	3,678	.6	5
387B	Ockley	1-5	IIe	Prime	110	1,174	.2	6
387C3	Ockley	5-12	IVe	Statewide Importance	90	278	*	7
398A	Wea	0-3	I	Prime	120	3,213	.5	3
402	Colo	0-2	IIw	Prime	110**	10,643	1.7	6
440B	Jasper	1-5	IIe	Prime	125	2,410	.4	5
440C2	Jasper	5-10	IIIe	Statewide Importance	120	778	.1	7
448B	Mona	2-7	IIe	Prime	110	297	*	6
481A	Raub	0-3	I	Prime	140	22,269	3.5	3
490A	Odell	0-3	I	Prime	135	1,319	.2	3
570B	Martinsville	2-5	IIe	Prime	120	778	.1	5
570C2	Martinsville	5-10	IIIe	Statewide Importance	105	1,054	.2	7
570D2	Martinsville	10-18	IVe	Statewide Importance	90	275	*	7
637	Muskego	0-2	IIIw	Statewide Importance	125**	44	*	7
533	Urban land	--	None	Non-Prime	0	1,235	.2	9
802	Orthents, Loam	--	None	Non-Prime	0	3,554	.6	9
865	Pits, gravel	--	None	Non-Prime	0	313	*	9
2027C	Miami-Urban land complex	2-10	None	Non-Prime	0	384	.1	9
2152	Drummer-Urban land complex	0-2	None	Non-Prime	0	4,300	.7	9
2154A	Flanagan-Urban land complex	0-3	None	Non-Prime	0	3,695	.6	9

*Less than .1%
 **Best Estimate.

6

1	2	3	4	5	6	7	8	9
<u>Map Symbol</u>	<u>Soil Series</u>	<u>Slope</u>	<u>Land Capability Class & Subclass</u>	<u>Important Farmland Determination</u>	<u>Productivity Index Local</u>	<u>Acres No</u>	<u>%</u>	<u>Agricultural Value Group</u>
21718	Catlin-Urban land complex	2-7	None	Non-Prime	0	1,662	.3	9
2198A	Elburn-Urban land complex	0-3	None	Non-Prime	0	766	.1	9
2236A	Sabina-Urban land complex	0-3	None	Non-Prime	0	232	*	9
2481A	Raub-Urban land complex	0-3	None	Non-Prime	0	1,163	.2	9
W	Water	--	None	Non-Prime	0	1,262	.2	9

*Less than .1%

**Best Estimate

SOURCE: Soil Survey of Champaign County, Illinois, prepared by U.S. Department of Agriculture, Soil Conservation Service in cooperation with Illinois Agricultural Experiment Station.

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TABLE 2
SOIL GROUPS FOR
CHAMPAIGN COUNTY, Illinois

1	2	3	4	5	6	7
<u>Agricultural Group</u>	<u>Land Capability Class & Subclass</u>	<u>Important Farmland Classification</u>	<u>Productivity Index</u>	<u>Acres</u>	<u>Percent</u>	<u>Relative¹ Value</u>
1	I	Prime	150-160	132,838	20.8	100
2	IIw	Prime	155	248,094	38.8	98
3	I, IIe	Prime	120-145	85,619	13.4	87
4	IIw	Prime	130-135	44,910	7.0	85
5	IIe, IIw	Prime	120-130	69,364	10.8	79
6	IIe, IIw	Prime	100-115	24,099	3.8	70
7	IIIe, IIIw, IVe	Statewide Importance	80-125	15,565	2.4	65
8	IVe, VIe, VIIe	Non-Prime	Below 90	945	.1	41
9	None	Non-Prime	0	18,566	2.9	0

¹ Appendix shows how Relative Value is determined.

III. Site Assessment

Agricultural economic viability of a site cannot be measured in isolation from existing and impending land use needs of Champaign County. The Site Assessment process provides a system for identifying important factors, other than soils, that affect the economic viability of a site for agricultural uses.

This section describes each of 21 Site Assessment factors to be considered when a change to another land use is proposed in an area zoned AG-1, Agriculture, AG-2, Agriculture, or CR, Conservation-Recreation. The 21 Site Assessment factors are grouped into the following six major areas of consideration:

- A. Agricultural Land Uses
- B. Zoning and Prior Governmental Actions
- C. Compatibility and Impact of Uses
- D. Land Use Feasibility
- E. Existence of Infrastructure
- F. Environmental Impact

Based upon current land use data, land use regulations, site inspection and other pertinent information, a point value is determined by analyzing each site assessment factor and selecting a number value that best reflects the quality of the property in question.

SITE ASSESSMENT FACTORS, VALUES, AND DESCRIPTIONS OF FACTORS

A. Agricultural Land Uses

1. Percentage of Area in Agricultural Uses within one and one-half (1½) miles of Site.

90% or more	18
75% to 89%	16
50% to 74%	12
25% to 49%	8
Less than 25%	0

This factor is a major indicator of the agricultural character of an area. Areas in the County that are dominated by agricultural uses are generally more viable for farm purposes. The definition of "agricultural land uses" should be interpreted to mean all agricultural and related uses that can be considered to be part of the farm operation. This would include farmland (cropland), pasture lands, or timberlands whether or not in current production and farm residences, barns, and out-buildings. For a more extensive definition of "agriculture" see Section V Definitions.

The 1.5 mile area of consideration for this factor was selected for two reasons: First, in Champaign County, a 1.5 mile radius is a reasonable and manageable area when analyzing the land use and overall characteristics of the area. Second, the State of Illinois has set one and one-half miles as the jurisdictional boundary for municipal planning.

Since this factor is a major indicator of the agricultural character of an area, it has a maximum value of 18.

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2. Land Use Adjacent to Site.

All Sides in Agricultural Uses	18
1 Side in Non-Agricultural Uses	16
2 Sides in Non-Agricultural Uses	12
3 Sides in Non-Agricultural Uses	8
All Sides in Non-Agricultural Uses	0

In order to limit potential nuisance complaints and other forms of conflict, pre-existing adjacent land uses shall be evaluated in all cases.

The term "agricultural uses" is defined as all uses related to the farm operation, as in Factor 1 above.

Since this factor is again a major indicator of the agricultural character of an area, it therefore has a maximum value of 18.

3. Percentage of Site in or Suitable for Agricultural Uses.

75% to 100%	10
50% to 74%	8
25% to 49%	6
10% to 24%	4
0 to 9%	0

This factor is to be utilized to assess the site's current use. Additionally, this factor may indicate the potential viability of the site for agricultural purposes.

Again, the term "agricultural uses" will mean the same as in Factors 1 and 2 above.

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 the Site.

90% or more	10
75% to 89%	8
50% to 74%	6
25% to 49%	4
Less than 25%	0

This factor is important since zoning regulations derive from police power. When land is zoned other than AG-1, AG-2 or CR, the potential exists for non-agricultural uses which may be incompatible with agriculture.

The 1.5 mile area of consideration was selected for the same reason as in Factor A.1.

2. Percentage of Site zoned AG-1, Agriculture, AG-2, Agriculture or CR, Conservation-Recreation.

90% to 100%	10
75% to 89%	8
50% to 74%	6
25% to 49%	4
24% or less	0

This factor is to be utilized to assess the site's current zoning. If the site is to be zoned other than AG-1, AG-2, or CR, the potential for non-agricultural uses which may not be compatible exists.

3. Have prior governmental actions committed site to development?

No	10
Partially	6
Yes	0

Frequently, actions by local government can commit a site for development. The major consideration under this factor is the existence of a comprehensive plan. This factor also recognizes that some communities do not have an adopted comprehensive plan. In addition, this factor recognizes that an adopted comprehensive plan does not necessarily mean the public infrastructure, such as utilities, streets, and other public services, is in place to support a particular development. Therefore, other governmental actions (such as the public infrastructure, the provisions of a capital improvements program and/or adopted resolution by a governmental body scheduling public improvements on or near the site) should be considered in conjunction with what a comprehensive plan shows land use to be.

If no comprehensive plan exists or the comprehensive plan shows land use as agriculture and no other governmental actions have committed the site for development, assign a high point value. If a comprehensive plan exists and shows land use other than for agriculture, but no other public governmental actions have committed the site for development, assign a partial value. Also, if no comprehensive plan has been adopted, but other governmental actions have committed the site for development, assign a partial value. Finally, if a comprehensive plan exists showing land use other than for agricultural uses and public improvements and services are available and support the development, assign a low value.

Prior Federal, State or local governmental financial support for conservation practices is an action by a government body which would commit a site to continue in agriculture, and therefore, the land should receive a high value.

C. Compatibility/Impact of Uses.

1. Distance from City or Village Corporate Limits.

More than 1.5 miles	10
1 to 1.49 miles	8
.5 to .99 miles	6
.25 to .49 miles	4
0 to .24 miles	2
Adjacent	0

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A site adjacent to a city or village is more viable for urban development than a site located many miles from the nearest urban areas. Because urban uses are generally considered to be incompatible with agricultural pursuits, the impact on agricultural and rural areas will be minimized when development occurs close to established urban areas.

2. Compatibility of proposed use and zoning change with surrounding Agricultural Uses.

Incompatible	10
Somewhat Incompatible	6
Compatible	0

As in any land use change, compatibility with surrounding land uses must be determined. This factor more than any other deals with the problems encountered when agricultural and non-agricultural uses are permitted to mix. It becomes difficult to determine whether some uses are totally compatible. Also the density or intensity of similar uses become a gray area in terms of compatibility. Clearly a subdivision next to an animal confinement operation is incompatible and can be predicted to result in conflict. However, a large lot residential development located adjacent to row crop farming might result in less conflict. An agricultural supplier (seed dealer, fertilizer dealer, farm implement sales) could be considered compatible with agriculture. For these reasons, a point value for "somewhat incompatible" is included in this factor.

The term "surrounding" area in this instance will depend on the size of the parcel for which a land use change is proposed. The area that would be directly influenced by the proposed land use change will be considered "surrounding" area. Each land use change will have a different area of influence based on the size and intensity of the proposed use.

The Champaign County Zoning Ordinance provides for a range of uses permitted in each zoning district. Refer to the Champaign County Zoning Ordinance for the range of uses in the proposed zoning district.

D. Land Use Feasibility

1. Size of Site Feasible for Farming.

100 Acres or More	8
40 to 99 acres	6
20 to 39 acres	4
5 to 19 acres	2
under 5 acres	0

This factor recognizes that the size of a parcel of land has an impact on a site's viability for agricultural purposes. Also, it is a recognition that modern agriculture may require large tracts of land for efficiency purposes. A truck farm or animal confinement operation would be an exception.

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2. Soil Limitations for Proposed Use and Proposed Zoning Change.

Severe	10
Moderate to Severe	8
Moderate	6
Slight to Moderate	4
Slight	0

Frequently, projects are proposed for sites where the soils present limitations for development. These limitations can and usually do increase the cost of the proposed development. This factor recognizes the need to select alternative sites which do not possess severe limitations for the proposed use. Refer to the Champaign County Zoning Ordinance for the range of permitted uses in the proposed zoning district.

Sources of information for this factor can be obtained from the Natural Resource Report prepared by the Champaign County Soil and Water Conservation District and Soil Survey of Champaign County, Illinois issued March 1982.

3. Depending on the proposed use or project, either factor 3.a. or factor 3.b., but not both, will be used. Factor 3.a. recognizes efforts to select sites on the least productive farmland when it is necessary to convert some agricultural land to a non-agricultural use. Factor 3.b. considers whether there is a need to rezone additional agricultural land for urban uses.

a. Alternative Sites proposed on less productive land.

Yes	8
No	0

This factor can be used for site comparison where it is essential to convert some agricultural land to a non-agricultural use. Many times with a little investigation, sites for development on less productive agricultural land can be proposed as alternatives. The total points assigned to one site can be compared with the total points determined for any number of other sites. All other things being equal, converting the site with the lowest total point value would have the least adverse impact on the agricultural base. The site with the highest value should receive more protection than those with the lowest values. Any proposed conversion should consider the impact on adjacent agricultural areas and the local agricultural base.

b. Need for additional land.

Vacant buildable land available	8
Little buildable land remaining	0

If large amounts of appropriately zoned land within the area are vacant and available for urban use, assign a high value. If there is little or no appropriately zoned land vacant, assign a low value. Availability of vacant land depends on a number of factors including but not limited to: zoning, available land on the market, size of parcel, location, access to transportation modes. Vacant land refers to both land with no structures or buildings or land with structures or buildings which could be utilized or removed by the proposed user. This factor promotes the concept of infilling, an objective specified in Champaign County's Land Use Goals and Policies.

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E. Existence of Infrastructure

1. Availability of Central Sewage System.

More than 1.5 miles	10
.75 to 1.49 miles	8
.5 to .74	6
.25 to .49 miles	4
200 feet to .24 miles	2
200 feet or less or on-site	0

The availability to a site of a central sewer system with sufficient capacity encourages growth and reduces the long-term viability of a site for agriculture. The term "on site" is intended to include a sewer system which exists on the site with no extension necessary. According to the Illinois Private Sewage Disposal Act and Code, "new or renovated private sewage disposal systems shall not be approved where a public sanitary sewer is located within 200 feet of the property and is available for connection".

2. Availability of Central Water System.

More than 1.5 miles	10
.75 to 1.49 miles	8
.5 to .74 miles	6
.25 to .49 miles	4
200 feet to .24 miles	2
200 feet or less or on-site	0

This factor recognizes that the existence of a central water system encourages growth and reduces the long-term viability of a site for agriculture. As a central water system is extended into an agricultural area, the character of the area may change and more non-agricultural development occur. The term "on site" is intended to include water systems which currently exist or which will be constructed on the site with no need for extension.

3. Transportation.

Inadequate for Planned Use and Proposed Rezoning ¹ site beyond 1.5 miles from City or Village Corporate Limits	10
Inadequate for Planned Use and Proposed Rezoning, Some minor improvements required - ¹ site beyond 1.5 miles from City or Village Corporate Limits	8
Adequate for Planned Use and Proposed Rezoning ¹ site beyond 1.5 miles of City or Village Corporate Limits	6
Inadequate for Planned Use and Proposed Rezoning - site within 1.5 miles of City or Village Corporate Limits	4
Inadequate for Planned Use and Proposed Rezoning, Some minor improvements required - ¹ site within 1.5 miles of City or Village Corporate Limits	2
Adequate for Planned Use and Proposed Rezoning ¹ site within 1.5 miles of City or Village Corporate Limits	0

¹Use actual road miles to nearest corporate limits.

Access to transportation is a consideration in the location of all types of uses. The location of industrial, commercial, and residential uses within 1.5 miles of existing municipalities results in a more efficient movement of goods and people. The location of non-agricultural uses along rural roads may necessitate the upgrading and widening of rural roads, which results in a further loss of farmland. High volume/high speed traffic may not be compatible with agricultural uses.

The type of road providing access to a site whether existing or to be provided by a developer, and the availability of transportation modes are major factors in determining suitability of the planned use or proposed rezoning. Determining adequacy of the transportation infrastructure to the site depends on a number of factors such as loading (weight of vehicles and number of vehicles), roadway capacity to handle traffic volumes, traffic control devices (traffic signals, regulatory and guide signs, pavement markings, etc.), and availability of transportation modes (bus, rail, major highway). Since the type of transportation infrastructure to support the planned use or proposed rezoning may vary among governmental jurisdictions there may be a need to determine adequacy for a specific transportation component (pavement structure, intersection geometrics, number of lanes, etc). Sources for determining adequacy of the existing transportation infrastructure would be the appropriate government body having jurisdiction. This factor recognizes plans by the developer to provide transportation improvements as well as any existing plans for improvements by a government body.

4. Distance of site from fire protection service.

Not in fire protection district (FPD)	10
In a FPD, but more than 5 miles from fire protection service	8
2½ to 5 miles - volunteer	6
0 to 2.49 miles - volunteer	4
2½ to 5 miles - paid	2
0 to 2.49 miles - paid	0

Fire protection requires a combination of equipment, manpower, and availability and supply of water. This factor is also related to distance between fire station and proposed development. Distance should be calculated by actual road miles from fire protection service to the site.

F. Environmental Impact of Proposed Use and Zoning Change

1. Impact on Flooding/Drainage

Negative Impact	6
Some Impact	4
Little or none with special design or protective measures provided or required	2
None	0

This factor addresses whether the proposed use or zoning change will have impact on neighboring properties from surface runoff; this factor is also concerned with environmentally sensitive areas such as floodplains and wetlands. This factor takes into account whether reasonable provisions have been made to collect and divert surface runoff in order to reduce the likelihood of damage to adjoining properties. The selection and design of measures will depend on

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varying local conditions such as soils, topography, physical features and the extent of impervious surface. Refer to Champaign County Zoning Ordinance for the range of permitted uses in the proposed zoning district.

2. Impact on historic, cultural, unique or important vegetation areas, or other areas of ecological importance.

Negative impact	6
Some impact	4
No impact	0

Situations may arise when a land use change will adversely affect unique historical, cultural or vegetation areas. These include unusual or locally important wildlife or vegetation, and areas of historic significance such as (1) a site or structure where an important historic event occurred (landmark), (2) a building or an area or district which is either architecturally unique or significant in local or broader traditions, and, (3) an area or site which may yield significant archeologic data or evidence. Refer to Champaign County Zoning Ordinance for the range of uses in the proposed zoning district.

3. Impact on recreation and open spaces.

Negative impact	6
Some impact	4
No impact	0

Limiting development in environmentally sensitive areas may provide opportunity for recreational open space and protect natural areas. Also, a land use change may result in conflicting uses and prevent or reduce public access for recreational purposes. This factor includes the physical space, services and facilities. Refer to the Champaign County Zoning Ordinance for the range of uses in the proposed zoning district.

4. Impact on Water Quality

Severe	10
Moderate to Severe	8
Moderate	6
Slight to Moderate	4
Slight	0

This factor reflects impacts on the quality of surface water and ground water. Surface water refers to streams or surface depressions such as lakes and reservoirs (natural or man-made). Groundwater begins as precipitation seeps downward into the ground through the soils, some serving the important needs of vegetation as soil moisture and some percolating deeper into the ground becoming our groundwater resources. Residential, commercial and industrial developments will have varying degrees of impact on surface and ground water quality. Design features may compensate for impacts on water quality. Refer to Champaign County Zoning Ordinance for the range of uses in the proposed zoning district.

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5. Impact on Water Supply

Severe	10
Moderate to Severe	8
Moderate	6
Slight to Moderate	4
Slight	0

Although water use as a domestic supply may have first priority, it is only one of the multiple uses. Much water must be available for agricultural crops and animals, commercial and industrial development, waste treatment, fire protection, recreation, and fish and wildlife. This factor also reflects impacts on both ground and surface water. However, most of the water use for residential, commercial and industrial developments in the County comes from ground water. While Champaign County is blessed with abundant ground water resources, these water resources are finite and are not distributed uniformly. The term water supply or water use implies water withdrawals. The principal requisite for withdrawal use is that water must be taken from a groundwater or surface water source and conveyed to the place of use. Residential, commercial and industrial developments will have varying degrees of water withdrawals. Refer to the Champaign County Zoning Ordinance for the range of permitted uses in the proposed zoning district. Also refer to Water Use Act of 1983 when withdrawals can reasonably be expected to occur in excess of 100,000 gallons on any day from any new point at which underground water is diverted from its natural state.

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IV. Instructions for Calculating the Total Land Evaluation and Site Assessment Value for a Site.

The following are instructions to determine the total Land Evaluation and Site Assessment value for the parcel in question. The Land Evaluation part and Site Assessment part each require separate calculations.

A. Land Evaluation Value

The Land Evaluation value will be provided by the Champaign Soil and Water Conservation District office to the Champaign County Zoning office when a petition is filed for a map amendment (rezoning). Otherwise, the Land Evaluation value can be calculated by working through the following steps:

1. Outline tract of land to be rezoned on a soils map. Soil maps can be found in the Soil Survey of Champaign County and are also available at the Champaign County Soil and Water Conservation District office.
2. Acreage of individual soil types within area of concern can be obtained by using a planimeter or other appropriate method or can be obtained from the Champaign County Soil and Water Conservation District.
3. From Column 9 of Table 1, select the appropriate Agricultural Value Group for each soil type and list them in a column to the right of the soil type.
4. From Column 7 of Table 2, select the relative value for each corresponding agricultural group.
5. Multiply the number of acres by the relative value for each soil type.
6. Total the product (acre x relative value) of each soil type and divide this number by the total number of acres in area of concern. This figure is the value of the Land Evaluation part of the LESA system. The maximum number of points possible for any given parcel is 100.
7. Example: an 80 acre tract of land has three soil types: 154A - Flanagan, 152 - Drummer and 56B - Dana. Based on the following calculations, the Value for the Land Evaluation part would be 93.

Soils	AG Group ¹	Relative Value ²	Acres ³	Product (Relative Value X Acres)
154A	1	100	20	2,000
152	2	98	20	1,960
56B	3	87	40	3,480
			80	7,440

¹Agricultural Group - Obtained from Table 1.

²Relative Value - Obtained from Table 2.

³Acres - use a planimeter or can be obtained from the Champaign County Soil and Water Conservation District.

$$\begin{aligned} \text{Land Evaluation} &= \text{Total of Product} \div \text{Total number of acres in parcel.} \\ &= 7440 \div 80 \\ &= 93 \end{aligned}$$

B. Site Assessment Value

To establish the Site Assessment point value of the given parcel, work through the following steps:

1. Based upon local land use information, site inspection, and other pertinent data, assess the site for each factor shown in Section III.

2. A point value for each factor is determined by analyzing each Site Assessment factor and choosing the category that best suits the property in question.
3. Add all factor values to arrive at a Site Assessment subtotal. The maximum number of possible points for any given parcel is 200.

C. Assessing a Site for its Agricultural Viability

Once the value for the Land Evaluation part and Site Assessment part are obtained, add both values for the total points for each site.

The total maximum points possible for any site are 300. The Land Evaluation may be assigned a maximum of 100 points, and the Site Assessment may be assigned a maximum of 200 points.

The following breakdown should be used in evaluating a rezoning from AG-1, Agriculture, AG-2, Agriculture, and/or CR, Conservation-Recreation to another zoning district for protection of Agriculture:

220 - 300	-	Very High Rating for Protection
200 - 219	-	High Rating for Protection
180 - 199	-	Moderate Rating for Protection
179 or below	-	Low Rating for Protection

The higher the total points accrued for a site, the more agriculturally viable the given site will be. When considering a number of sites for a non-agricultural use, selection of the site with the lowest point score will usually result in protection of the best agricultural land in the most viable locations.

V. Glossary

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.

AG-1, AGRICULTURE: The AG-1, Agriculture District is intended to protect the areas of the County where soil and topographic conditions are best adapted to the pursuit of agricultural uses and to prevent the admixture of urban and rural uses which would contribute to the premature termination of agricultural pursuits. Source: Champaign County Zoning Ordinance.

AG-2, AGRICULTURE: The AG-2, Agriculture District is intended to prevent scattered indiscriminate urban development and to preserve the agricultural nature within areas which are predominantly vacant and which presently do not demonstrate any significant potential for development. This district is intended generally for application to areas within one and one-half (1½) miles of existing communities in the County. Source: Champaign County Zoning Ordinance.

AGRICULTURAL LAND: Land in farms regularly used for agricultural production. The term includes all land devoted to crop or livestock enterprises, for example, the farmstead lands, drainage ditches, water supply, cropland, pasture land, or timberland (whether or not in current production), and grazing land of every kind in farms.

CAPABILITY CLASS: Capability classes are broad groupings of soil mapping units that have similar potentials and/or limitations and hazards. These classes are useful as a means of introducing the map users to more detailed information on a soils map. The classes show the location, amount and general suitability of the soils for agricultural use.

The national capability classification shows soils groupings in eight classes:

- CLASS I - soils have few limitations that restrict their use.
- CLASS II - soils have some limitations that reduce the choice of plants or require moderate conservation practices.
- CLASS III - soils have severe limitations that reduce the choice of plants or require special conservation practices, or both.
- CLASS IV - soils have very severe limitations that reduce the choice of plants, require very careful management, or both.
- CLASS V - soils have little or no erosion hazard but have other limitations impractical to remove that limit their use largely to pasture, range, woodland, or wildlife food and cover.
- CLASS VI - soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture, range, woodland, or wildlife food and cover.

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- CLASS VII - soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife.
- CLASS VIII - soils and landforms have limitations that preclude their use for commercial plant production and restrict their use to recreation, wildlife, or water supply, or to aesthetic purposes.

The soils in Champaign County fall into capability classes I thru IV, VI, and VII.

CAPABILITY SUBCLASS: Subclasses are groups of capability units within classes that have the same kinds of dominant limitations for agricultural use as a result of soil and climate. The subclass provides information about both the degree and kind of limitation. There are two subclasses that are used with the soils in Champaign County:

Subclass (e) erosion - applies to soils where the susceptibility to erosion is the dominant problem or hazard in their use. Erosion susceptibility and past erosion damage are the major soil factors for placing soils in this subclass.

Subclass (w) excess water - applies to soils where excess water is the dominant hazard or limitation in their use. Poor soil drainage, wetness, high water table, and overflow are the criteria for determining which soils belong in this subclass.

Capability CLASS I has no subclass.

CAPITAL IMPROVEMENTS PROGRAM: A proposed timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project.

COMPREHENSIVE PLAN: A plan intended to guide the growth and development of a community or region and one that includes analysis, recommendations and proposals for the community's land use, population, economy, housing transportation, and community facilities.

CONSERVATION: The preservation, protection, and restoration of natural resources and ecosystems.

CR, CONSERVATION-RECREATION: The CR, Conservation-Recreation District is intended to protect the public health by restricting development in areas subject to frequent or periodic floods and to conserve the natural and scenic areas generally along the major stream networks of the County. Source: Champaign County Zoning Ordinance.

DISTRICT: A section of the County/City/Village in which zoning regulations and standards are uniform. Source: Champaign County Zoning Ordinance. See Champaign County Zoning Ordinance for General Intent of all Zoning Districts.

FARMLAND OF STATEWIDE IMPORTANCE: This land is of statewide importance for the production of food, feed, fiber, forage and oilseed crops. Generally, additional farmlands of statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce as high a yield as prime farmlands if conditions are favorable.

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INFRASTRUCTURE: The basic installations and facilities on which the continuance and growth of a community depends such as: roads, schools, utilities, transportation and communication systems.

LOT: A designated parcel, tract or area of land established by plat, subdivision or as otherwise permitted by law, to be used, developed or built upon as a unit. SOURCE: Champaign County Zoning Ordinance.

PRIME FARMLAND: Prime farmland is land that is best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well managed soil economically to produce a sustained high yield of crops. Prime farmland produces the highest yields with minimum inputs of energy and economic resources, and farming it results in the least damage to the environment.

Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent.

PRODUCTIVITY INDEX: Productivity indexes for grain crops express the estimated yields of the major grain crops as a percentage of the average yields obtained under basic management. Soil productivity is strongly influenced by the capacity of a soil to supply the nutrient and soil-stored water needs of a growing crop in a given climate. "Source: Soil Productivity in Illinois, Circular 1156, University of Illinois, College of Agriculture, Cooperative Extension Office.

VI. APPENDIX

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DETERMINING RELATIVE VALUE
CHAMPAIGN COUNTY

1	2	3	4	5
AGRICULTURAL GROUP	ADJUSTED PRODUCTIVITY INDEX FOR THE GROUP DIVIDED BY THE HIGHEST ADJUSTED PRODUCTIVITY INDEX	PRODUCT OF RELATIVE PRODUC- TIVITY INDEX	TIMES 100	RELATIVE VALUE
1	158/158	1.00	100	100
2	155/158	0.98	100	98
3	138/158	0.87	100	87
4	134/158	0.85	100	85
5	125/158	0.79	100	79
6	110/158	0.70	100	70
7	103/158	0.65	100	65
8	65/158	0.41	100	41
9	0/158	0.00	100	0

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WORKSHEETS FOR DETERMINING RELATIVE VALUES

GROUP I

<u>Map Symbol</u>	<u>Productivity Index</u>	X	<u>Acres</u>	=	<u>Product</u>
149A	150		16,183		2,427,450
154A	160		99,607		15,937,120
198A	155		<u>17,048</u>		<u>2,642,440</u>
		Total:	132,838		21,007,010

Total product ÷ total acres = weighted average.
 21,007,010 ÷ 132,838 = 158.14 (Round to 158)

Weighted average ÷ highest weighted average of all groups (158) X 100 = Relative Value
 158 ÷ 158 X 100 = 100

GROUP II

<u>Map Symbol</u>	<u>Productivity Index</u>	X	<u>Acres</u>	=	<u>Product</u>
152	155		248,094		38,454,570

38,454,570 ÷ 248,094 = 155
 155 ÷ 158 X 100 = 98.1 (Round to 98)

GROUP III

<u>Map Symbol</u>	<u>Productivity Index</u>	X	<u>Acres</u>	=	<u>Product</u>
56B	135		23,839		3,218,265
102A	130		1,476		191,880
148B	135		8,881		1,198,935
171B	145		16,069		2,330,005
199B	140		5,330		746,200
219	135		1,426		192,510
234A	140		1,797		251,580
398A	120		3,213		385,560
481A	140		22,269		3,117,660
490A	135		<u>1,319</u>		<u>178,065</u>
		Total:	85,619		11,810,660

11,810,660 ÷ 85,619 = 137.94 (Round to 138)
 138 ÷ 158 X 100 = 87.3 (Round to 87)

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GROUP IV

<u>Map Symbol</u>	<u>Productivity Index</u>	X	<u>Acres</u>	<u>Product</u>
67	135		2,252	304,020
73	130		1,001	130,130
125	135		2,703	364,905
153	130		6,368	827,840
232	135		28,281	3,817,935
236A	130		2,760	358,800
242A	130		<u>1,545</u>	<u>200,850</u>
		Total:	44,910	6,004,480

$$6,004,480 \div 44,910 = 133.7 \text{ (Round to 134)}$$

$$134 \div 158 \times 100 = 84.81 \text{ (Round to 84)}$$

GROUP V

<u>Map Symbol</u>	<u>Productivity Index</u>	X	<u>Acres</u>	<u>Product</u>
134B	120		1,244	149,280
146B	130		31,039	4,035,070
221B	120		7,708	924,960
223B2	120		11,142	1,337,040
2338	120		2,735	328,200
235	125		1,489	186,125
2438	120		1,842	221,040
2918	120		5,299	635,880
330	125		3,678	459,750
440B	125		2,410	301,250
570B	120		<u>778</u>	<u>93,360</u>
		Total:	69,364	8,671,955

$$8,671,955 \div 69,364 = 125.02 \text{ (Round to 125)}$$

$$125 \div 158 \times 100 = 79.11 \text{ (Round to 79)}$$

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GROUP VI

<u>Map Symbol</u>	<u>Productivity Index</u>	X	<u>Acres</u>	=	<u>Product</u>
23A	105		1,005		105,525
23B	105		624		65,520
27B	110		267		29,370
91B	115		3,448		396,520
131B	100		212		21,200
150B	110		268		29,480
194B	105		738		77,490
206	105		2,736		287,280
302	110		2,687		295,570
387B	110		1,174		129,140
402	110		10,643		1,170,730
448B	110		<u>297</u>		<u>32,670</u>
			Total:		2,640,495

$2,640,495 \div 24,099 = 109.56$ (Round to 110)
 $110 \div 158 \times 100 = 69.62$ (Round to 70)

GROUP VII

<u>Map Symbol</u>	<u>Productivity Index</u>	X	<u>Acres</u>	=	<u>Product</u>
27C2	95		755		71,725
27D2	80		429		34,320
194C2	100		890		89,000
221C2	105		5,821		611,205
221D3	90 estimated		330		29,700
223C3	105		3,044		319,620
322C2	105		1,867		196,035
387C3	90		278		25,020
440C2	120		778		93,360
570C2	105		1,054		110,670
570D2	90		275		24,750
637	125		<u>44</u>		<u>5,500</u>
			Total:		1,610,905

$1,610,905 \div 15,565 = 103.495$ (Round to 103)
 $103 \div 158 \times 100 = 65.2$ (Round to 65)

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GROUP VIII

<u>Map Symbol</u>	<u>Productivity Index</u>	X	<u>Acres</u>	-	<u>Product</u>
27E2	60 estimated		406		24,360
194D2	90		251		22,590
241D3	50 estimated		<u>288</u>		<u>14,400</u>
		Total:	945		61,350

$$61,350 \div 945 = 64.92 \text{ (Round to 65)}$$

$$65 \div 158 \times 100 = 41.14 \text{ (Round to 41)}$$

GROUP IX

Map Symbols for Group IX are urban built-up areas or water.

Productivity indices and product would be zero.

Relative Value is 0.

Date:
Case #:

**LAND EVALUATION AND SITE ASSESSMENT
WORKSHEET**

Worksheet for calculating the total point value for the Land Evaluation and Site Assessment System. Refer to the Champaign County Land Evaluation and Site Assessment System manual for specific instructions and definitions.

I. Land Evaluation Value	
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II. Site Assessment

A. Agricultural Uses:

<p>1. Percentage of Area in Agricultural Uses within one and one half (1 ½) miles of Site</p> <table style="width: 100%;"> <tr><td>90% or more</td><td style="text-align: right;">18</td></tr> <tr><td>75% to 89%</td><td style="text-align: right;">16</td></tr> <tr><td>50% to 74%</td><td style="text-align: right;">12</td></tr> <tr><td>25% to 49%</td><td style="text-align: right;">8</td></tr> <tr><td>Less than 25%</td><td style="text-align: right;">0</td></tr> </table>	90% or more	18	75% to 89%	16	50% to 74%	12	25% to 49%	8	Less than 25%	0	
90% or more	18										
75% to 89%	16										
50% to 74%	12										
25% to 49%	8										
Less than 25%	0										
<p>2. Land Use Adjacent to Site</p> <table style="width: 100%;"> <tr><td>All sides in Agricultural Use</td><td style="text-align: right;">18</td></tr> <tr><td>1 Side in Non-Agricultural Uses</td><td style="text-align: right;">16</td></tr> <tr><td>2 Sides in Non-Agricultural Uses</td><td style="text-align: right;">12</td></tr> <tr><td>3 Sides in Non-Agricultural Uses</td><td style="text-align: right;">8</td></tr> <tr><td>All Sides in Non-Agricultural Uses</td><td style="text-align: right;">0</td></tr> </table>	All sides in Agricultural Use	18	1 Side in Non-Agricultural Uses	16	2 Sides in Non-Agricultural Uses	12	3 Sides in Non-Agricultural Uses	8	All Sides in Non-Agricultural Uses	0	
All sides in Agricultural Use	18										
1 Side in Non-Agricultural Uses	16										
2 Sides in Non-Agricultural Uses	12										
3 Sides in Non-Agricultural Uses	8										
All Sides in Non-Agricultural Uses	0										
<p>3. Percentage of Site in or Suitable for Agricultural Uses</p> <table style="width: 100%;"> <tr><td>75% to 100%</td><td style="text-align: right;">10</td></tr> <tr><td>59% to 74%</td><td style="text-align: right;">8</td></tr> <tr><td>25% to 49%</td><td style="text-align: right;">6</td></tr> <tr><td>10% to 24%</td><td style="text-align: right;">4</td></tr> <tr><td>0% to 9%</td><td style="text-align: right;">0</td></tr> </table>	75% to 100%	10	59% to 74%	8	25% to 49%	6	10% to 24%	4	0% to 9%	0	
75% to 100%	10										
59% to 74%	8										
25% to 49%	6										
10% to 24%	4										
0% to 9%	0										

B. Zoning and Prior Governmental Actions:

<p>1. Percentage of land zoned AG-1, Agriculture, AG-2, Agriculture and /or CR, Conservation-Recreation within one-half (1/2) miles of Site</p> <table style="width: 100%;"> <tr><td>90% or more</td><td style="text-align: right;">10</td></tr> <tr><td>75% to 89%</td><td style="text-align: right;">8</td></tr> <tr><td>50% to 74%</td><td style="text-align: right;">6</td></tr> <tr><td>25% to 49%</td><td style="text-align: right;">4</td></tr> <tr><td>Less than 25%</td><td style="text-align: right;">0</td></tr> </table>	90% or more	10	75% to 89%	8	50% to 74%	6	25% to 49%	4	Less than 25%	0	
90% or more	10										
75% to 89%	8										
50% to 74%	6										
25% to 49%	4										
Less than 25%	0										
<p>2. Percentage of Site zoned AG-1, Agriculture, AG-2, Agriculture or CR, Conservation-Recreation</p> <table style="width: 100%;"> <tr><td>90% to 100%</td><td style="text-align: right;">10</td></tr> <tr><td>75% to 89%</td><td style="text-align: right;">8</td></tr> <tr><td>50% to 74%</td><td style="text-align: right;">6</td></tr> <tr><td>25% to 49%</td><td style="text-align: right;">4</td></tr> <tr><td>24% or less</td><td style="text-align: right;">0</td></tr> </table>	90% to 100%	10	75% to 89%	8	50% to 74%	6	25% to 49%	4	24% or less	0	
90% to 100%	10										
75% to 89%	8										
50% to 74%	6										
25% to 49%	4										
24% or less	0										
<p>3. Have prior governmental actions committed site to development</p> <table style="width: 100%;"> <tr><td>No</td><td style="text-align: right;">10</td></tr> <tr><td>Partially</td><td style="text-align: right;">6</td></tr> <tr><td>Yes</td><td style="text-align: right;">0</td></tr> </table>	No	10	Partially	6	Yes	0					
No	10										
Partially	6										
Yes	0										

1.5 (1 ½) miles of City or Village Corporate Limits		
*Inadequate for Planned Use & Proposed Rezoning, Some minor improvements required - site within 1.5 (1 ½) miles of City/Village Corporate Limits	2	
*Adequate for Planned Use & Proposed Rezoning - site within 1.5 (1 ½) miles of City/Village Corporate Limits	0	
4. Distance of site from fire protection service		
Not in fire protection district (FPD)	10	
In a FPD, but more than 5 miles from fire protection service	8	
2 ½ to 5 miles - volunteer	6	
0 to 2.49 miles - volunteer	4	
2 ½ to 5 miles - paid	2	
0 to 2.49 miles - paid	0	

F. Environment Impact of Proposed Use and Zoning Change:

1. Impact on Flooding/Drainage		
Negative Impact	6	
Some Impact	4	
Little or none with special design or protective measures provided or required	2	
None	0	
2. Impact on historic, cultural, unique or important vegetation areas, or other areas of ecological importance		
Negative impact	6	
Some impact	4	
No Impact	0	
3. Impact on Recreation and open spaces		
Negative impact	6	
Some impact	4	
No Impact	0	
4. Impact on Water Quality		
Severe	10	
Moderate to Severe	8	
Moderate	6	
Slight to Moderate	4	
Slight	0	
5. Impact on Water Supply		
Severe	10	
Moderate to Severe	8	
Moderate	6	
Slight to Moderate	4	
Slight	0	

Land Evaluation Total:	
Site Assessment Total:	
Total Land Evaluation and Site Assessment Point Value	

(3)

Assessing a Site Where Proposed Agricultural Uses are to be Converted:

- 220 - 300 **Very High Rating for Protection**
- 200 - 219 **High Rating for Protection**
- 180 - 199 **Moderate Rating for Protection**
- 179 or below **Low Rating for Protection**



Date: January 4, 2011

To: Champaign County Board Committee of the Whole

From: Susan Monte, CCRPC Planner

Re: Direction to CCRPC Planner Regarding Proposed Champaign County Building Code Feasibility Study Consistent with County Board Resolution No. 7482 and the Approved Energy Efficiency and Conservation Block Grant

Request: Authorization to Proceed

Summary: This memorandum includes background information, project description and proposed timeline for completion of a Feasibility Study regarding a Champaign County Building Code.

Background Champaign County Department of Planning and Zoning Director John Hall was notified in September, 2010 regarding the award of an \$8,325 Energy Efficiency and Conservation Block Grant (EECBG) for the development of a report entitled:

“Champaign County Building Code with Energy Efficient Building Design Standards: Implementation Strategy and Feasibility Study.”

This project is included in the approved FY2011 County Planning Contract Work Plan as per County Board Resolution No. 7482 dated September 23, 2010. The EECBG contract period is 18 months beginning October, 1, 2010 through March 31, 2012. We request that this project start in January, 2011 with work on the report to be completed by October, 2011, with an anticipated completion time of 10 months.

Project Description *(Excerpt from EECBG Application)*

Develop this report for consideration of the Committee: *“Champaign County Building Code with Energy Efficient Building Design Standards: Implementation Strategy and Feasibility Study.”*

‘Energy Conservation’ is one of 10 goals of the [LRMP], and directly relevant to the proposed project.

LRMP Energy Conservation Goal 9	Champaign County will encourage energy conservation, efficiency, and the use of renewable energy sources.
LRMP Objective 9.1	Champaign County will seek to reduce the discharge of greenhouse gases.
LRMP Policy 9.1.2	The County will promote energy efficient building design standards.
LRMP Objective 9.2	Champaign County will encourage energy efficient building design standards.
LRMP Policy 9.2.1	The County will enforce the Illinois Energy Efficient Commercial Building Act.

continued

One other LRMP goal directly relevant to the proposed project is ‘Public Health and Safety’, .. [as follows]:

LRMP Public Health and Safety Goal 6	Champaign County will ensure protection of the public health and public safety in land resource management decisions.
LRMP Objective 6.2	Champaign County will seek to ensure that public assembly, dependent population, and multifamily land uses provide safe and secure environments for their occupants.
LRMP Policy 6.2.1	The County will require public assembly, dependent population, and multi-family premises built, significantly renovated, or established after 2010 to comply with the Office of State Fire Marshal life safety regulations or equivalent.
LRMP Policy 6.2.2	The County will require CC Liquor Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.
LRMP Policy 6.2.3	The County will require Champaign County Recreation and Entertainment Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.
LRMP Objective 6.3	Champaign County will seek to ensure that all new non-agricultural construction in the unincorporated area will comply with a building code by 2015.

The proposed report will provide critical preliminary information to the County Board for review, so that Board members may understand the financial implications and other identifiable cost-benefit implications of the County implementation and enforcement of a building code with energy efficient building design standards. It is only following County Board review of the proposed report, and at the direction of the Committee of the Whole at such time, that an opportunity for additional public input regarding County Board implementation and enforcement of a building code with energy efficient building design standards would be sought.

Measurable Goals and Objectives of Project (Excerpt from EECBG Application)

Provides needed information to County Board .. for its consideration of implementation and enforcement of a building code with energy efficient building design standards. Report to include:

- Review of relevant case studies of counties which have adopted a building code with energy efficient building design standards and best management practices in administration of such a building code;
- Cost-benefit study of Champaign County implementation and enforcement of a building code with energy efficient building design standards; and
- Recommendations regarding Champaign County implementation and enforcement of a building code with energy efficient building design standards.

Statement of Work (Excerpt from EECBG Application)

The report will be developed by the planning staff of the Champaign County Regional Planning Commission, in consultation with John Hall, Champaign County Department of Planning and Zoning, and with review or input from Champaign County Administrator Deb Busey.

Work Plan Tasks

1. Report on relevant case studies and best management practices of counties which have adopted a building code with energy efficient building design standards.
2. Identify building code implementation and enforcement strategy options specific to Champaign County. (Consult with CCDPZ Director and CC Administrator.)
3. Conduct a cost-benefit study specific to Champaign County identified for implementation and enforcement of a building code with energy efficient building design standards. (Consult with CCDPZ Director and CC Administrator.)
4. Develop recommendations to Committee of the Whole Committee based on the above three [Work Plan Task] feasibility study components. (Consult with Champaign County Department of Planning and Zoning Director and Champaign County Administrator.)
5. Provide a review copy of the Feasibility Study report to the Champaign County Committee of the Whole. Present major findings of the report and recommendations to the Committee.

End Product (Excerpt from EECBG Application)

The end product of all project tasks will be a report entitled: Champaign County Building Code with Energy Efficient Building Design Standards: Implementation Strategy and Feasibility Study.

The report will contain recommendations for County Board consideration with regard to Champaign County implementation and enforcement of a building plan with energy efficient building design standards.

Budget Estimate Summary (Excerpt from EECBG Application)

Estimated Total Cost: 11,100

Applicant (County) share: 25% of total: \$2,775

Note: Mr. Hall plans to submit a separate budget amendment request at the January 18, 2011 Committee of the Whole meeting for transfer of the awarded EECBG funds to the general fund.