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MINUTES AS APPROVED

Land Evaluation and Site Assessment (LESA) Update Committee

DATE: Wednesday, August 10, 2011
TIME: 6:40 p.m.
PLACE: Brookens Administrative Center
John Dimit Conference Room
1776 E. Washington St.
Urbana, Illinois

Voting Members Present: Debra Griest, Liz Jones, Kyle Krapf, Steve Moser, Pattsy Petrie, Steve Stierwalt, Bruce Stickers

Voting Members Absent: Kevin Donoho, Kyle Krapf

Non-Voting Member Present: John Hall

Others Present: Hal Barnhart, Jon Schroeder, Norm Stenzel

CCRPC Facilitator: Susan Monte

Minutes

1. Call to Order and Roll Call

Ms. Monte called the meeting to order at 6:40 p.m. The roll was taken by written record and a quorum was declared present.

2. Approval of Agenda

Ms. Petrie introduced a motion to permanently relocate the Public Participation section of the meeting to appear immediately following Approval of the Agenda. Ms. Griest seconded the motion. Ms. Petrie said that she believes it is preferable to allow members of the public who attend the meeting with comments to share these comments earlier in the meeting so that Committee members have the benefit of these comments and are able to have a discussion at the same meeting. Ms. Griest asked for a friendly amendment to add a timeframe on the public participation to avoid the potential for the meeting to be fully consumed by public participation. Mr. Stickers suggested 5 minutes as a limit. Ms. Petrie accepted the friendly amendment. **Upon vote, the motion carried unanimously.**

Ms. Jones moved to add an item to the Agenda to discuss scheduling of the August 24 meeting. Ms. Petrie seconded the motion. Upon vote, the motion carried unanimously.

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1 Ms. Griest moved to approve the agenda as modified. Ms. Jones seconded the motion. Upon
2 vote, the motion carried unanimously.
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5 **3. Public Participation**

6 Mr. Norman Stenzel said that he has a two-part handout for the Committee: the first part is 'Possibilities
7 for Site Assessment Factors' which includes a rationale for the second part which includes factors that
8 address some of his ideas (e.g., community agriculture) especially regarding the breadth of agriculture
9 mentioned at the last meeting. He said a number of items included that are under the heading
10 'conversion attribute' support the preservation of agriculture. He said sometimes conversion itself will
11 support agriculture so he tried to give a number of items to show that this: items 7-10. He said that this
12 is a way of giving those items some weight that they would not get in the original LESA format which
13 ends in zero is used, and that the items he proposes give conversion some weight by using a negative
14 number, taking away points allocated in support of preservation and viability of agriculture. As
15 examples, he said that conversion that is compact and tangent to communities should be encouraged, or
16 if a site has direct access to a community's services of sewage and water, conversion at that site could be
17 encouraged.
18

19 **4. New Business**

20 Ms. Monte said the draft update of the LE portion was distributed in the packet for this meeting and she
21 encouraged members to comment or ask questions about the draft. She said LE related questions could
22 be forwarded to Mr. Donoho for his comment. She described the draft LE update as including two
23 versions: one modeled after the LE portion of the DeKalb County LESA where slope was used as one
24 classification criteria, and the other version based on the three classification systems more commonly
25 used.
26

27 Mr. Hall said that currently he is at a loss as how he would choose between draft Versions A and B. He
28 gave two examples of soils that have higher relative values under draft Version A (than under the current
29 LE scoring system and he asked why some soils end up with a better relative value than they have under
30 the existing LE. Mr. Moser pointed out that one soil mentioned by John occurs over only a very small
31 area of the County. Mr. Hall said then it is probably not that important of a soil then. He said he was not
32 sure what the community reaction to the adjustments will be. Ms. Petrie said that Mr. Hall's question
33 hasn't been answered.
34

35 Mr. Hall said the updated LE draft leads to the issue of whether the relative value of 85 will remain as the
36 defining LE of best prime farmland, since the LE of 85 is based on a different way of calculating LE. He
37 said that the County Board will need to consider this.
38

39 Ms. Petrie asked Mr. Moser to describe more of his ideas regarding increasing the relative value of the
40 best prime farmland. Mr. Moser said that there are really four soils in this County that are dominant:
41 Drummer, Flanagan, Elburn, and Brenton, with the acreage for each of these soils listed in the draft LE
42 versions. Ms. Petrie asked how the LE should be updated to put a lot of weight on those four, and what
43 would be the means to do this. Mr. Hall said that those four soils are always going to be the top soils and
44 that everyone understands that to be true. He said that the issue comes in two or three levels below
45 that.
46

47 Ms. Griest said that includes parcels with mixed soils. Mr. Stickers said the weighted averages of these
48 soils would be considered. Ms. Griest said the current methodology for the weighting does not provide
49 the best protection to the largest parcels of the best prime farmland and move the development away
50 from them. It protects those that have just a little bit of best prime and raises the rating of the whole
51 parcel, where, in fact, maybe the predominance in the parcel is not Drummer or Flanagan.

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1 Ms. Monte reiterated that the draft LE versions represent a different system of calculating the LE and the
2 Committee may want to make a recommendation to the County Board regarding an LE score on which to
3 base the definition of best prime farmland. Ms. Monte encouraged further input regarding the draft LE
4 versions to be considered, as the Committee continues toward a recommendation.
5

6 Ms. Petrie questioned the Committee's goal as maintaining as much of the farmland as possible as
7 farmland as opposed to another goal the Committee may identify.
8

9 Ms. Monte said that, based on materials she's read about the LESA development in Wisconsin, one
10 common obstacle encountered by LESA committees occurs when policy discussions and policies are
11 questions. She recommended that the Committee use the County's adopted LRMP goals, objectives and
12 policies as a guide. She said LRMP Goal 4 is clear and states "Champaign County will protect the long
13 term viability of agriculture in Champaign County and its land resource base."
14

15 Mr. Hall said the purpose of LESA remains unchanged as he understands it. He said the Committee
16 discussed that, with the LESA purpose remaining the same, do we want to consider a different mix of
17 factors which he thinks was a great decision. He has observed that if the site assessment factors being
18 considered by this Committee are grouped as to whether they relate to productivity, plan consistency,
19 development suitability or other considerations, this Committee has selected factors that relate to
20 Productivity, compatibility and plan consistency, which I think makes the update to the LESA that you are
21 working on potentially one of the strongest that I've seen. Because everybody else puts most of their
22 points on development suitability which is just not related to productivity, not at all. Sure it gives them
23 high values. He said that personally he would not want to try to defend those values as they relate to
24 farmland, because they are a function of development suitability. The purpose of LESA is the same:
25 unchanged. What the Committee really has to be comfortable with is the focus, and right now the
26 Committee is heading toward productivity, compatibility and plan consistency.
27

28 Ms. Petrie said it is good to realize that the LRMP is the basis of guidance for the LESA update. She said
29 she would like the Committee to consider how much weight to place on the 'optimum soil productivity
30 index.'
31

32 Ms. Griest said she thought or assumed that the optimum productivity index was based upon the larger
33 population of all of the productivity on those types of soils—from a sampling of all those—not just a
34 single parcel that may or may not have a good steward who's managing the land well and is either highly
35 productive or highly non-productive based upon their farming technique. So this was based on a broader
36 based sample. Ms. Petrie said that was correct, and that a sub-issue is that we are using that index
37 overall but it may not really apply overall. Ms. Griest said that is where she was confused. Ms. Petrie
38 said if in fact the index is X but the same type of soil has not been well maintained, then that index of X
39 would not apply to that site.
40

41 Mr. Stierwalt said the potential is what the productivity index is telling you. He said that it doesn't
42 really tell you what it's going to make or not make, but that a type of soil has a potential and that
43 potential is relative to the potential of other soils. He said it's not an absolute value but a relative value
44 as he understands it.
45

46 Ms. Jones said a parcel may have different farmers over the years so it's necessary to look at averages.
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1 Mr. Stickers said that the optimum productivity index score shouldn't depend on a good farmer versus a
2 poor farmer. He said this is based on a state-wide basis, so that there may be some variability between
3 certain areas of the state. He said he thinks it is by far the closest to a reasonable thing we could work
4 with and that it's not perfect but close.
5

6 **6. Old Business**

7 Ms. Monte said the Committee started to review the 11 selected draft site assessment factors at the last
8 meeting and made some additional comments regarding the initial five of the draft factors. She said that
9 she and Mr. Hall considered that a working draft of the site assessment factors would serve to better
10 facilitate the Committee in their review. She distributed a handout to facilitate committee discussion
11 today. Ms. Monte said the definitions provided for 'agriculture' and 'agricultural production' are
12 provided since these are referenced in several factors. She suggested the Committee settle on a
13 definition of these terms, as the factors are further defined. Regarding the working draft, she said that:
14 Factor 10 seemed nearly identical to Factor 2 and that is why it is shown as shaded at present;
15 Factor 3 is adjusted to measure the suitability of a site modeled on a site assessment factor included in
16 the Kendall County LESA which focuses on the recent usage of a site; and Factor 7 is shown with options
17 for increasing the livestock management facility size to 400, 500 or 1,000 animal units and with fewer
18 points. She said that factors for density of non-farm dwellings and public assembly sites have been
19 separated out.
20

21 Ms. Petrie said in looking at Penn State's website and we are not covering a number of things that we
22 talked about in previous conversations that they seem to include in theirs. She said it might be
23 interesting to discuss the ideas that Mr. Stenzel has proposed regarding using some negative points to
24 get to where we'd like to get regarding where development occurs in the County. Regarding the Penn
25 State site, she said that the Committee talked about agricultural or woodland uses, and streams, and we
26 don't have any factor about that. She said that Penn State considers 'century farms,' and that
27 Champaign County has the highest number of registered 'centennial farms' in the state and that is an
28 aspect that the Committee has not talked about yet. She said that her understanding of Mr. Stenzel's
29 proposal is that negative points would encourage development to occur in areas better suited to it.
30

31 Ms. Monte asked for Committee feedback regarding the idea of building in a negative point system to
32 the County's LESA.
33

34 Mr. Stierwalt said he would need additional time outside of the discussion forum to more carefully
35 consider that proposal. Ms. Griest concurred and said based on her initial review of Mr. Stenzel's
36 proposal, she feels that although the points he raises are important points, she thinks the factors that the
37 Committee already selected capture the essence of those factors and some of them quite strongly. She
38 said the language proposed to introduce negatives into a process might serve to further confuse the
39 general population who is generally trying to digest this information. She thinks the information that the
40 Committee needs to produce needs to be crisp, clear, concise, non-subjective, and easily digested by any
41 citizen, whether from an agricultural background or from a municipality since this will be considered
42 from both perspectives. She said that in her husband's family there is a Centennial Farm and she doesn't
43 think the LESA protection is a valid tool for protecting Centennial Farms nor does she think it belongs in
44 the LESA document because the Centennial Farm is about the ownership within the same family, and if
45 it's important to a family to have declared it as a centennial Farm, it's going to be equally as important to
46 that family to protect it and they're not going to be offering it for development. So I don't think those
47 are parcels that are at risk, unless they genuinely need to convert that agricultural ground into some type
48 of retirement nest egg or they have no other options. She said that she is not in favor of adding negative
49 scores to the LESA document, and that based on her initial blush, she believes the points are captured
50 within the essence of the factors that we already have in play.
51

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1 Ms. Petrie said that her understanding of a reason to include a factor regarding centennial farms would
2 be to protect the sites that are adjacent to the centennial farm. Mr. Moser observed that several
3 centennial farm sites along Staley Road in Champaign have been developed and he thinks that once a
4 property is within the 1-1/2 mile of Champaign, a landowner could find it too difficult to put up with the
5 development in the area.

6
7 Mr. Hall said he thought the Committee had put both draft Factor 4 and 5 on hold. Ms. Petrie said she
8 thought that the distance shown in draft Factor 5 was to be changed based on the DeKalb County
9 example.

10
11 Ms. Monte said that draft Factor 4 was on hold with a note to consider reducing the scope from 1-1/2 to
12 1 or possibly adjacent.

13
14 Ms. Petrie said that she recalled the Committee discussion regarding draft Factor 5 was that we should
15 change from 1-1/2 mile to 1 mile in the rating portion of that draft factor, and not be bound by that
16 particular parameter.

17
18 Ms. Petrie said another Penn State LESA factor is included regarding conservation easements, under the
19 'clustering' heading. She said the Penn State LESA is set up in three categories: development, farmland,
20 and clustering.

21
22 Mr. Stickers said there are different groups that provide easements, so it would be necessary to define
23 who the easement authority is since that is variable.

24
25 Mr. Stierwalt said that if the Committee's charge was to protect fragile areas, then he would agree that
26 points should be allocated to conservation easements. He said that he thinks that prime farmland is
27 what should be protected by the LESA and that is what the focus of this Committee and he does not think
28 conservation easements should be protected. Mr. Stickers concurred.

29
30 Ms. Petrie said that in previous conversations the Committee had related prime farmland to the streams
31 and woodlands. She said that this has been lost and the Committee is not addressing any of this in the
32 selected draft factors.

33
34 Mr. Stickers said the Committee had set that aside and still has not been reincorporated back into the
35 draft. Ms. Petrie said the Committee previously discussed that a potential approach might be that a
36 streams and woodlands rating system would become a second tier of LESA for what is being considered
37 on the land as a decision model.

38
39 Mr. Stierwalt asked whether specifics such as the amounts suggested for draft Factor 7 should be
40 discussed.

41
42 Ms. Monte said any part of the draft site assessment factors are open for discussion, that her concern is
43 being able to consistently measure each of the draft factors. She said the suggested framework of points
44 should be reviewed. She said that Patti has brought up a topic previously considered by the Committee--
45 developing a second tier of LESA review--which would involve examining the definition of 'agriculture'
46 and figuring out a new system and that this might be a spin-off for another task to update the LESA, and
47 may be beyond the scope of this update.

48
49 Ms. Petrie asked if there is a better way to handle the livestock management facility aspect, because one
50 thing confirmed recently on a farm tour visit is that the chance of actually knowing how much livestock is
51 at any one site is probably very difficult and that type of measurement is likely to be inaccurate. She said

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1 she cannot consider this as having measurable criteria and she asked why 'livestock' has its own factor if
2 it is already included in the definition of agriculture.

3
4 Ms. Monte restated that Ms. Petrie is concerned about the accuracy of measuring a livestock
5 management facility with regard to the ongoing number of animal units there at any particular time. She
6 said that the data available from the USDA and IEPA relates to the permitted facility capacity and so that
7 speaks to the maximum capacity of what each facility is built for. She said that is the best available
8 indicator and that the data will probably be updated each year. She said she's been told that IEPA would
9 release this database for planning purposes this fall and that now it is available via a FOIA request.

10
11 Mr. Hall asked to confirm whether the number listed for each livestock management facility is to be
12 based on a notice of intent filed with the Illinois Department of Agriculture. He said he thinks that is fair
13 because that is what a landowner has gone on record with a filed notice of intent. He said he would
14 think the County would want to take that into account. He said that livestock is even more
15 incompatible with non-agricultural development than row crop production. He said that if the purpose
16 here is to find a way to protect farmland, I think the actual presence of livestock should merit some extra
17 points and 10 points is a relatively minor amount of points and will not leave a lot of points on the table if
18 there are no livestock. He said that every 10 points is helpful.

19
20 Mr. Stierwalt said this factor might also consider whether the facility is actually used as opposed to it
21 maybe being used in the last five years, or as opposed to someone building a facility and maybe never
22 intending to use it and having it just to scare away neighbors.

23
24 Mr. Stickers said some facilities could be abandoned because there might be some landowners who get
25 out of the livestock business with no plans to have livestock may for financial reasons decide not to tear
26 down the facility. He said there would have to be some way to find out whether the facility was
27 abandoned or not.

28
29 Ms. Griest asked whether every farmstead that has livestock have a permit as a livestock management
30 facility. Committee members answered 'no'. Ms. Griest asked what is the animal unit threshold for
31 needing a livestock management facilities permit. She said, as an example, if someone has 50 hogs in a
32 barnyard area and somebody wants to build a subdivision next to that property, we need a factor that
33 captures that because it's going to be a really big deal. She said that those hogs need to be protected
34 since that operation is vital to that farm and that farm's economic well-being. To subject them to
35 development next door or within a quarter mile is substantial. She said having sat on the ZBA for 10
36 years, she thinks this is a really important factor. She said that not only does this factor give you points,
37 it also discloses that information in a manner that may not otherwise get disclosed. She said that she is
38 advocating for this factor and that the Committee has to include a livestock factor. She leans to the
39 lower end of the threshold for counting animal units, and not for putting the threshold at 1,000. She said
40 400 seems high and that she would like a lower number than that.

41
42 Mr. Stickers said that it would not take very many hogs adjacent to a subdivision to cause a built-in
43 problem. Ms. Griest concurred that would be a recurring, major problem.

44
45 Ms. Jones said that just living on the farmstead next to the pigs, you know where you live. Ms. Griest
46 said that quite frankly city folks don't belong right next to the pigs. Mr. Moser said that with chickens,
47 it's worse. Ms. Jones said that she thinks regarding the number of animal units, if the Committee is
48 thinking of preserving the agricultural value of the land, then in reality, the number should really be
49 nominal amount.

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1 Mr. Hall said that he agrees with Ms. Griest and that he believes that it is not real difficult to buy 50 hogs
2 just to spite your neighbor's planned subdivision. Ms. Griest said that is why she asked the permitting
3 question--at what point is state permitting required. Mr. Hall said that he understands that if we
4 measure this based only on those who have gone through the permitting process the way the law
5 anticipates, then that's a minority of livestock operations he believes. He said that he has seen cases at
6 the ZBA with people with livestock operations who did not even know about Livestock Facilities
7 Management Act separation requirements. He said he would encourage this to be based on the
8 Champaign County values, as established by the County Board. Ms. Griest requested clarification. Mr.
9 Hall said that this Committee does not know what the County Board thinks about livestock facilities.

10
11 Ms. Monte said that staff could provide the answers to the Committee to questions raised by Ms. Griest
12 regarding the State livestock permitting requirements.

13
14 Ms. Griest said she believes this tool is one piece in the development matrix, but that this Committee
15 should focus on the agricultural protection, not the development side. She said having one of these
16 factors included, regardless of the weighting, gives the ZBA and the County Board an invaluable tool that
17 they may not otherwise have in their toolbox to assess those development questions. So she said that
18 she needs a livestock question to be included.

19
20 Ms. Petrie said that she still cannot understand why we don't accomplish this by the definition of
21 agriculture that we accept and why we don't raise points for the other criteria included. The point is to
22 preserve the agricultural aspects within the county and agricultural aspects are being defined by a whole
23 plethora of possibilities in the definition—one of which is livestock. Ms. Griest said that, for herself, that
24 all agricultural uses are not equal, with some of them being more onerous or needing more separation
25 from development than others. She said for example that pigs need more separation than corn. Ms.
26 Jones added, 'or than a sod farm.' Ms. Jones said, as an example, the Pinetree Subdivision, of 60 to 80
27 homes, is built around a horse stable and there are horses maintained and the pastures are scenic areas
28 to live around. She said that everybody wants to live around that and that if pigs were there instead of
29 horses, that would change drastically. She said that just because you have development, does that
30 mean that the farmer cannot have pigs next door.

31
32 Mr. Stierwalt said he liked Deb's point regarding disclosure and that in addition to listing whether a
33 livestock management facility exists, that whatever the livestock is ought to be noted.

34
35 Ms. Griest said, as another example, she and her husband visited a landowner of a field of wheat stubble
36 ground, and that farmer had a hog facility, and the common practice is to inject the manure into the
37 field, into the wheat stubble. Ms. Griest said this was not a problem for her since she has no sense of
38 smell but that smell was a real issue for her husband. She said it's more than just where the animals are
39 physically located, that the smells associated with maintaining the animals go beyond the fence that
40 contains the animals.

41
42 Ms. Jones said the number should then be 10 or 20, and that 400 is too high since there are not that
43 many and we'd not be giving points to much.

44
45 Ms. Petrie said she thinks the disclosure concept is good and might apply to other factors. She said for
46 example, Factor 1, percentage of area in agricultural use within one mile of the subject site, there is no
47 discussion there as to what the agricultural use is, so how important is it that there is disclosure along the
48 way regarding any of these criteria as to what exactly is the agricultural use based on the descriptors
49 being laid out in relationship to livestock. She said that if we could solve it that way, then the weight of
50 points could be changed to 30 or 25 and 25 which would capture it and also capture exactly what type of
51 agriculture use is happening within these areas and then, maybe if it's appropriate, these agricultural

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1 uses could be grouped based on degree of less onerous, more onerous, etc. She said one could make
2 arguments regarding what is onerous about working with farm machinery and it's huge and it has to
3 move a lot, are the roads wide enough, and other things.
4

5 She said that maybe what we can do is capture these concerns and do it in ways that relate to other
6 criteria and really strengthen the weighting of those—not what the points should be—but the weighting
7 of them.
8

9 Ms. Griest said to recap briefly, you would propose an item that would define row crop, livestock,
10 orchards, something along that line, with different point values for protection.
11

12 Ms. Petrie agreed and said that this would be based on what Steve said about disclosure. She said the
13 Committee has not talked about disclosure for any of the other criteria, but have zeroed in on livestock.
14 She said maybe the Committee should look at the whole umbrella of agricultural uses, no matter which
15 definition is settled on, she said there is such a wide variety of agricultural uses and this may be a way of
16 capturing that and getting to the effect of what people are expressing concerns about.
17

18 Mr. Stierwalt said he understands Patti's point, and that he thinks his point was that the preponderance
19 of the County is thought of as being row crop agriculture. The reason he was thinking that, in this
20 County, that having a livestock facility is against the norm. Everybody thinks of row crop agriculture, and
21 livestock facilities add another dimension that most people wouldn't necessarily think of.
22

23 Ms. Petrie agreed and said that it took 20 plus years to update the LESA this time and that 20 years ahead
24 there is no guarantee that row crop will be predominant 10 years down the line. She said that if this is a
25 document that will not be updated again for another decade, then we might want to think about those
26 aspects as they might be applicable down the line.
27

28 Mr. Hall said this is a fascinating discussion because reading the LESA right now, you wouldn't know that
29 there is a base line of row crop and that is what the people who live here expect in the rural area. He
30 said there is one single LESA number, and you don't know what it means about the agriculture that is
31 actually occurring, whether there is any livestock, how much livestock, or if there is a nationally known
32 local producer of cheese within ½ mile of the property. He said he is not for making LESA so complicated
33 and cumbersome so that it is more difficult to use than it currently is. He said right now he thinks the
34 County gets a tremendous value for the LESA effort. He said he believes they might get more value if it
35 what you were just discussing could be disclosed in a way that does not require a lot of staff time, is easy
36 to do and yet adds a lot of value to that one single number that right now nobody knows what it means.
37 He said that is something that he would like to work on—a way to disclose the kinds of things you two
38 were discussing. He said that in the write up for the revised LESA it might be good to make it clear that
39 when there is a rating on agriculture that it is assumed to be row crop, and when not row crop, then to
40 identify the level at which something else needs to be called out. He said this may be too difficult, he still
41 believes that if there is a nationally known producer of cheese, or a regional orchard, or something
42 similar, that should be disclosed in some manner. For practical purposes, in a zoning case, this would be
43 disclosed. He said that since LESA is the flagship for the protection of agriculture, that we should find an
44 easy way to somehow make this clear, and so a new planner applying LESA would know that if row crop
45 is present, then no special treatment, if livestock present, that's unique, or a large local food production
46 related to that, then that's also unique.
47

48 Ms. Monte said that meeting end time is approaching and encouraged members to forward review
49 comments regarding the handout distributed, including comments regarding weighting factors, or
50 revising point allocation. She said that among the tasks ahead are testing the draft factors on a sample of
51 four known sites and then randomly selecting up to 10 sites for additional testing by the Committee.

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Ms. Petrie requested that the draft site assessment factor list be expanded to include some other variables reviewed during the meeting today to find out how some of these might work or not work. She said that some Pennsylvania county examples may include factor types that could be considered, such as a farm’s contribution to the community, or with regard to serving as a source of local food.

Ms. Monte requested the Committee consider Ms. Petrie’s request to start the next Committee meeting at 6:00 pm instead of 6:30 pm. Committee members agreed to the proposed one-time change in scheduling and agreed to a starting time of 6:00 pm for the August 24 Committee meeting.

7. Adjournment

There being no further business, Ms. Monte adjourned the meeting at 8:05 p.m.

Defined Terms:

Agriculture [Agricultural Uses] as defined in CC Zoning Ordinance and CC LRMP

“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 agriculture operations, but to exclude therefrom industrial operations such as a grain elevator, canning or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed. Agricultural purposes include, without limitation, the growing, developing, processing, conditioning, or selling of hybrid seed corn, seed beans, seed oats, or other farm seeds.”

Example: Kendall County defined terms:

Agricultural Production:

An operation involving production of crops (including but not limited to grains, row crops, seed crops, vegetables, fruits, nuts, hay, forage, sod or pasture, orchards or vineyards, plant materials and timber) and/or production, growing, raising or reproducing livestock or livestock products (including but not limited to dairy cattle, beef cattle, poultry, turkeys, swine, sheep or goats.) In addition, land enrolled in a conservation program, with an installed agricultural best management practice (grassed waterway, filter strip, water and sediment control basin, grade stabilization structures, etc.), a farm pond and associated farmstead structures, shall also be considered as part of an agricultural operation.

1	Percentage of area in agricultural uses within 1 mile of subject site.	75% or more 50% to 74% 25% to 49% Less than 25%	20 points 10 points 5 points 0 points
2	Area adjacent to subject site that is being used for production agriculture.	All sides in production agriculture 3 sides in production agriculture 2 sides in production agriculture 1 sides in production agriculture All sides in non-agricultural use	20 points 15 points 10 points 5 points 0 points
3	Percentage of subject site in or suitable for agricultural uses. <u>Percentage of site in agricultural production in any of the last 5 years.</u>	80% to 100% 60% to 79% 40% to 59% 20% to 39% Less than 20%	10 points 8 points 6 points 2 points 0 points
4	Percentage of land zoned AG-1 Agriculture, AG-2 Agriculture, or CR Conservation-Recreation within 1 mile of subject site.	75% or more 50% to 74% 25% to 49% 10% to 24% Less than 24%	10 points 8 points 6 points 4 points 0 points
5	Distance from the subject site to the nearest city or village limits.	Greater than 1.5 miles 0.75 mile to 1.5 miles Less than 0.75 mile	20 points 10 points 0 points
6	Is the subject site located within the 'Contiguous Urban Growth Area' of the Champaign County Land Resource Management Plan?	located outside of the Contiguous Urban Growth Area located within the Contiguous Urban Growth Area	50 points 0 points
7	How close is the subject site to livestock management facilities of { 400, 500, or 1,000 } or more animal units?	Adjacent 0.25 mile to less than adjacent 0.26 to 0.50 mile 0.51 to 0.74 mile 0.75 to 1.0 mile More than 1.0 mile	10 points 8 points 6 points 4 points 2 points 0 points
8	What is the distance from the subject site to the nearest public assembly land use (e.g., a church or school)?	More than 1.0 mile 0.75 to 1.0 mile 0.51 to 0.74 mile 0.26 to 0.50 mile 0.25 mile to less than adjacent Adjacent	10 points 8 points 6 points 4 points 2 points 0 points
9	What is the distance from the subject site to the nearest 10 or more 'non-farm' dwellings?	More than 1.0 mile 0.75 to 1.0 mile 0.51 to 0.74 mile 0.26 to 0.50 mile 0.25 mile to less than adjacent Adjacent	10 points 8 points 6 points 4 points 2 points 0 points
10	Is the land use adjacent to subject site in agricultural or non-agricultural use? <i>Nearly identical to site assignment Factor #3</i>	All sides of subject site in agricultural use 1% to 25% of the perimeter in non-agricultural use 26% to 50% of the perimeter in non-agricultural use 51% to 75% of the perimeter in non-agricultural use 76% or more of the perimeter in non-agricultural use	20 points 16 points 13 points 10 points 0 points
11	What size is the subject site?	40 acres or more 30 to 39.9 acres 20 to 29.9 acres 10 to 19.9 acres 5 to 9.9 acres Less than 5 acres	20 points 16 points 12 points 8 points 4 points 0 points
12	Is the subject site best prime farmland (presently defined as having an LE = 85 or greater)?	Yes No	20 points 0 points
		Draft TOTAL:	200



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MINUTES, AS AMENDED AND APPROVED

Land Evaluation and Site Assessment (LESA) Update Committee

DATE: Wednesday, September 7, 2011
TIME: 6:32 p.m.
PLACE: Brookens Administrative Center
John Dimit Conference Room
1776 E. Washington St., Urbana, Illinois

Voting Members Present: Kevin Donoho, Debra Griest, Liz Jones, Kyle Krapf, Steve Moser, Patsi Petrie, Bruce Stickers

Voting Members Absent: Steve Stierwalt

Non-Voting Member Present: John Hall

Others Present: Pius Weibel, Jon Schroeder, Norm Stenzel

CCRPC Facilitator: Susan Monte

Minutes

1. Call to Order and Roll Call

Ms. Monte called the meeting to order at 6:32 p.m. The roll was taken by written record and a quorum was declared present.

2. Approval of Agenda

Ms. Petrie introduced a motion to approve the agenda and Ms. Jones seconded the motion. Upon vote, the motion carried unanimously.

3. Public Participation

Mr. Norman Stenzel acknowledged the Committee's hard work and encouraged members to consider how the updated LESA will fit into the decision-making of the County. He believes the Site Assessment portion is key and just as important as the Land Evaluation portion.

3. Approval of Minutes

Ms. Petrie introduced a motion to approve the minutes of the July 27, 2011 meeting and Mr. Krapf seconded the motion. Ms. Griest requested a correction to page 3, line 51 to add the word 'year' to describe 25. Mr. Donoho said on page 6, line 26, the word 'be' should be removed. Mr. Hall said on page 3, line 46 he suggested a correction as follows "Champaign County is considered similar to DeKalb County with regard to soils." Mr. Donoho said that he believed this was a statement he made and that the suggested correction is okay with him. Upon vote, the motion to make these corrections carried unanimously. Upon vote, the motion to approve the minutes, as amended, carried unanimously.

1 Ms. Jones introduced a motion to approve the minutes of the August 10, 2011 meeting and Ms. Griest
2 seconded the motion. Upon vote, the motion to approve the minutes carried unanimously.
3

4 **4. New Business**

5 Mr. Krapf introduced a motion to approve assigning a chair to the LESA Update Committee and Ms.
6 Jones seconded the motion. Ms. Monte explained the rationale for the request was essentially to
7 provide guidance as necessary to keep the Committee on track. Mr. Moser said he thinks Deb Griest,
8 with her knowledge of the zoning ordinance and all of the zoning cases she has presided over in her 10
9 years on the ZBA, would be the logical person to chair this Committee. Mr. Moser nominated Deb Griest
10 as chair, and Mr. Krapf seconded the nomination.
11

12 Mr. Stickers would agree with Mr. Moser and he believes Deb has the talent to keep the meetings
13 moving. He thinks that a chair would help the Committee achieve its objective in a timely and orderly
14 fashion.
15

16 Ms. Griest said that if the Committee so desired, she would be honored to accept the role of chair.
17

18 Upon vote, the motion to approve the nomination of Deb Griest as chair of the LESA Update
19 Committee carried unanimously. Upon vote, the motion to approve assigning Deb Griest as chair of
20 the LESA Update Committee carried unanimously.
21

22 Ms. Griest assumed running the meeting, and our target for completion of the meeting is 8:00 p.m.
23

24 **5. Unfinished Business**

25 With regard to the Land Evaluation update, Ms. Monte said that a Version A and Version B of LE update
26 has already been distributed to the Committee, and now staff is in process of developing other LE update
27 versions that are weighted, for the Committee's review. Ms. Monte said that those additional versions
28 were not available to distribute this evening, as their development was interrupted with other projects.
29 She requested that members comment regarding the possible usefulness of these additional weighted
30 LE update versions.
31

32 Mr. Moser asked what the difference is between the "Important Farmland Classification" and the
33 "Optimum Soils Productivity Index". Ms. Monte said that there are four types of soils classification
34 systems that are most typically used to develop the Land Evaluation score. She said that the versions of
35 the proposed LE update that the Committee has reviewed so far (Version A and Version B) included three
36 of these four soils classifications systems. She said that some Land Evaluation scoring systems that she
37 has seen are based on only one soil classification system (e.g., the 'soils productivity index'), but that it
38 seems the majority of the updated Illinois County LESA systems that she has reviewed have included
39 three types of soils classification systems as the basis for the LE scoring portion.
40

41 Ms. Griest asked about how the planned weighting of the 2nd and third soils classifications systems of the
42 additional LE versions would be specifically applied, and Ms. Monte indicated she hadn't yet worked that
43 out.
44

45 Mr. Donoho suggested that if the basis for the LE portion will be the Optimum Soils Productivity Index,
46 that a sliding scale of weighted percentages be applied to the other two soils classification systems.
47

48 Mr. Moser said that in the 1970's and 1980's there was a soils association system that divided all County
49 soils into three classes.
50

1 Mr. Moser said that the County Tax Assessor office assesses farmland taxes based on the soils series,
2 soils productivity index, by the percentage of the different soil types on a parcel, and different
3 classifications, and provides average 'productivity index' for soils on a particular parcel. He said the
4 Committee should consider doing the LE calculation based on the same mapping data used by the Tax
5 Assessor office.
6

7 Ms. Monte said that the CCGIS Consortium is the originator of the databases used by both the County
8 Tax Assessor and by the Regional Planning Commission.
9

10 Mr. Krapf said that he is able to obtain Soils Productivity index for a particular soil at a website, where he
11 can also separate out a portion of a parcel and get average Soils Productivity Index.
12

13 Mr. Stickers said that the Soil and Water Conservation District could refer to either the Bulletin 810 or
14 Bulletin 811 soil productivity index information for the LE calculation, which is a weighted average based
15 on the acres of soil types.
16

17 Ms. Griest said she would assume the records for tax assessment would be most current and accurate,
18 since the landowner would be aware of those records in order to be sure that they are being
19 appropriately taxed.
20

21 Ms. Monte said she would followup regarding the option of using the same database used by the
22 Assessor's office for calculating the LE score.
23

24 Ms. Petrie said regarding the original question regarding asking for direction, she said this LE update
25 seems to have gotten complex and she would like to see it simplified. She would like the Committee to
26 consider whether a more simplified approach, as indicated in the attachments she provided, or whether
27 the suggested approach by Brad Uken has merit, if using the same LE scoring system used by McLean
28 County, or using what is morphing through our conversations, and bracketing what we are trying to
29 accomplish here. Ms. Petrie clarified that she would like the LE scoring to be easy to understand and not
30 overly complicated.
31

32 Ms. Griest asked whether the Committee is of the singular objective that we end up with a single number
33 for the LE in a manner that is as easy and straight forward to understand as possible for all users.
34 Additional discussion regarding this objective occurred. She said that the action item for staff is to report
35 back regarding use of the same database and tools used by the Assessors office.
36

37 Mr. Moser said he would like to see a break between B and C. He said there is a big difference between
38 Elliot and Bryce and Swygart soils. He said there is not enough Bryce/Swygart in this County to be
39 concerned about it.
40

41 Ms. Griest said we had previously talked about, that once we determine the tool, then there needs to be
42 a better method than what we currently use to differentiate those best soils that deserve protection and
43 those others that would afford some opportunities for development.
44

45 Ms. Jones asked how the LE score is calculated in the current LESA. Discussion about how the current LE
46 scores are calculated occurred.
47

48 Mr. Moser said that Best Prime Farmland will need to be redefined with the update to the LE portion of
49 LESA. He said he thinks that very little of the soils in the CR District are prime farmland. He thinks the
50 LE for identifying Best Prime Farmland will need to be higher than it is now.
51

1 Ms. Petrie said that the LE scoring should be simplified if possible. Mr. Hall said that it may not be
2 possible to further simplify the method for scoring LE any more than it currently is. He said that using the
3 same database on which taxes are calculated could serve to simplify the LE scoring. Discussion about the
4 need to re-define Best Prime Farmland occurred.
5

6 Mr. Moser suggested townships and general moraine areas within the County to consider for LESA
7 testing.
8

9 With regard to the site assessment factor update, Ms. Monte reviewed the outstanding concerns
10 regarding the group of 12 draft site assessment factors.
11

12 Regarding draft site assessment factor #1, percentage of agricultural uses within either 1 mile or within
13 1-1/2 miles of the subject site, Ms. Monte agrees with the Committee's comments that considering
14 agricultural uses within 1 mile of the subject site is sufficient.
15

16 Regarding draft site assessment factor #2, Ms. Monte noted that to measure the proportion of adjacent
17 land use in non-agricultural use makes much more sense than to indicate whether 1, 2,3 or all sides of a
18 subject site is in production agriculture, especially when more than one parcel or land use is adjacent to
19 one side of a subject site.
20

21 Regarding draft site assessment factor #3, Ms. Monte noted the Committee had considered a factor used
22 by DeKalb County to assess the features that exist on a subject site to make it suitable for farming (e.g.,
23 trees, slope, and internal barriers such as drainage ditches or rocks, buried foundations). Ms. Monte said
24 that in order to find a way to consistently measure this type of factor, the definition of 'suitable' would
25 need to be made less subjective and that scoring this factor would be difficult and would likely require a
26 site visit or more. She said that at the August meeting, the Committee had discussed an alternate
27 version of this type of factor, based on a Kendall County LESA site assessment factor, which could be
28 easier to apply. She said that factor #3 is modeled based on that Kendall County factor. She said that the
29 draft factor #3 presently is to measure the percentage of a site in agricultural production in any of the
30 past 5 years, which potentially could be measurable based on available digital aerial photography.
31

32 Mr. Donoho said he likes the simplicity of draft factor #3. He said that it allows for considering possible
33 recent changes in land use while still giving weight to preservation of farmland even that has changed its
34 current land use, making that window 5 years. Ms. Griest said that this factor could capture changes
35 from row crop to forestry type production, and Mr. Donoho agreed that this could apply regardless of
36 what the current land use is.
37

38 Mr. Hall said that he cannot rationalize this because this could be a free pass to a lower LE if a property
39 owner leaves a site out of production for 5 years.
40

41 Mr. Moser said this cannot be rationalized because if you have a FSA number and you are assessed as
42 farmland, that land will be farmed. He said that there are lots of 5 acre tracts with 3 acres being farmed
43 on it and only the house part of the site not assessed as farmland. He said those landowners are
44 completing what they have to do to keep their FSA number and have that land assessed as farmland.
45

46 Ms. Jones asked whether the County has access to annual aerial photography for the whole County.
47 Ms. Petrie asked how often the aerial photography is updated. Ms. Monte said that the Champaign
48 County GIS Consortium obtains digital aerial photography every 3 years. Mr. Stickers said the Champaign
49 County Soil and Water Conservation District has access to annually updated digital aerial photography
50 and that annually updates are available through a FSA website for a cost. Discussion regarding this
51 factor occurred.

1 Regarding draft site assessment factor #4, Ms. Monte said that the Committee had considered this factor
 2 as ineffective as previously drafted. She said the factor now reads as measuring the percentage of land
 3 zoned AG-1 Agriculture or AG-2 Agriculture within 1 mile of subject site. Mr. Moser noted that the
 4 zoning map was drawn in 1972 and is out of date. Ms. Griest requested clarification regarding whether a
 5 rural residential overlay land use could be zoned as AG-1 or AG-2 and whether any differentiation exists.
 6

7 Mr. Hall said that that CR district needs to be included in draft factor #4 since it is as much an agriculture
 8 district as the AG-1 and AG-2 districts, and that the rural residential overlay areas should not be excluded
 9 since their underlying zoning remains AG-1, AG-2 or CR. He said that much of the CR district is wooded
 10 but that most of it is not wooded. He said the CR district includes best prime farmland areas. He said
 11 the LRMP rural agricultural land use policies apply to the CR district. He requested that CR be added
 12 back into draft factor #4. Discussion regarding re-adding CR and retaining the RRO areas followed.
 13

14 Regarding draft site assessment factor #5 , Ms. Monte said the Committee had previously considered
 15 modifying the distance measured to 1 mile outward from the subject site. Ms. Petrie asked whether the
 16 area of the land considered in the two options of measuring outward 1 mile verses 1-1/2 mile could be
 17 provided so as to better understand the effect of changing from 1-1/2 miles to 1 mile outward. Ms.
 18 Monte said that the question related more to draft factor #1 and agreed to provide the requested
 19 information.
 20

21 Regarding draft site assessment factor #6, Ms. Monte described the correction made to draft factor #6
 22 based on previous feedback received regarding the inadequacy of the factor as drafted. She said the
 23 factor now includes a component that accounts for public sanitary facilities outside of municipal limits of
 24 towns with no adopted comprehensive land use plan. The Committee considered revising the added
 25 portion of this factor from 'served by' to 'could be served by'.
 26

27 Mr. Hall asked whether places exist for which the added component would apply to today.
 28 Discussion occurred regarding annexation agreements and how a development can access public sewer.
 29

30 Regarding draft site assessment factor #7, Ms. Petrie said that she has concerns regarding the
 31 measurability of this factor and questioned its value.
 32

33 Mr. Donoho asked how 50 was selected. He said that he reviewed the information he found on the
 34 USEPA website regarding how many animal units it takes to be considered a confined animal facility. The
 35 animal units are similar, however the actual number of animals varied a lot by species. He said that
 36 'confined' is basically defined as animals in an area for a period of 45 days or more during the growing
 37 season when there is no vegetation in the area. Mr. Weibel noted that the potential impacts of a
 38 confined animal facility would likely be less on a larger site than on a smaller site.
 39

40 Ms. Petrie said that her concerns were regarding counting of the animal units since often the presence of
 41 animals may not be apparent. Ms. Monte said the number of animal units would be based on the animal
 42 capacity noted on the permit for a facility.
 43

44 Mr. Krapf noted that permit and maximum capacity information is not available for smaller animal
 45 operations.
 46

47 Ms. Petrie said that if we don't have sufficient data , then this factor should be dropped.
 48

49 Mr. Moser said he did not think this factor is relevant to this county, since it would be so difficult and
 50 nearly impossible to approve a permit.

1 Ms. Griest acknowledged that there are many smaller operations that are not permitted. She said that
2 our goal here should be to protect their livestock operation from the intrusion of residential
3 development adjacent to their parcels. She said that if we don't have a mechanism for it, then at least
4 identifying their location or letting the Zoning Board know that they need to do get more information
5 regarding nearby or adjacent facilities, or else we are underserving that portion of the farming
6 community with animals. Discussion regarding this factor occurred.
7

8 Ms. Jones said that this question is about acknowledging livestock operations as a part of agricultural
9 activity. Mr. Stickers agreed this is a difficult factor to measure.
10

11 Ms. Griest requested that staff review this factor and recommend any possible improvements to it.
12

13 Regarding draft site assessment factor #8, Ms. Griest said she does not think township offices are
14 intended as a regular public assembly land use. They are used for voting and hold public assemblies that
15 are necessary in rural areas, and they should not result in lessening farmland preservation.
16

17 With regard to draft site assessment factor #11, Ms. Petrie said GIS maps provided that indicated the
18 relative numbers of different sized parcels were helpful. She would like to have a discussion regarding
19 changing the top scoring of factor #11 to be more inclusive and to be "35 acres or more" instead of "40
20 acres or more". Ms. Monte pointed out the 'non-farm dwellings' are based on 35 acres, so that this
21 request makes sense. No member disagreed with the proposed change.
22

23 With regard to draft site assessment factor #12, Mr. Hall said that since we now understand that
24 referring to an LE of 85 will not be useful, so that this factor should just refer to best prime farmland.
25 Ms. Griest added that if the definition of best prime farmland would happen to change over time, then
26 this factor would be less likely to require revision. Discussion followed and no member disagreed with
27 the proposed change.
28

29 With regard to the next meeting, Ms. Griest said that we will tentatively set the next meeting as
30 September 28, with the time to be determined.
31

32 **6. Adjournment**

33 **There being no further business, Ms. Griest adjourned the meeting at 8:12 p.m.**
34

MEETING 6 - REVIEW OF DRAFT SA FACTORS

Requested Information

Census of Agriculture Data Members requested information regarding the number and sizes of farms in Champaign County based on the Illinois Department of Agriculture Census of Agriculture. The 2007 Census of Agriculture County Profile for Champaign County is attached (at the end of Attachment A).

Selected Parcel Size Data A member requested information regarding parcel size in Champaign County. A year-old overview of relative parcel sizes in the County is attached (at the end of Attachment A).

Illinois Livestock Management Facilities Act A member requested additional information about the permit requirements of the *Illinois Livestock Management Facilities Act* (510ILCS 77). The Act governs where larger livestock facilities (those with 50 or more animal units) can be located in relation to non-farm residences and public assembly uses. The Act was adopted on May 21, 1996, and facilities in existence on the date of adoption are exempt from the requirements of the Act provided that the fixed capital cost of new components constructed within a 2-year period does not exceed 50% of the fixed capital cost of a comparable entirely new facility.

Revisions to Draft SA Factors

Draft Factor 1:

July 27 - Some members preferred 1 mile distance measure instead. Try both the 1-1/2 mile distance and the 1 mile distance and then compare outcomes. Provide a map with an overlay of both measurements for comparison.

Aug 10 – Members discussed looking at whole umbrella of agricultural uses, disclosing the exact agricultural use, possibly grouping the use type based on degree of less onerous, more onerous, etc. When there is a rating on agricultural that it is assumed to be row crop, and when not row crop, then to identify the level at which something else needs to be called out.

Which agricultural uses should be afforded more points and therefore more protection? Staff has not been able to develop a draft factor that values some types of agricultural production over others.

Revisions to Draft Factor 3

July 27 – Members discussed whether ‘suitable’ could be measured in this factor. Reference made to similar DeKalb Co SA factor and request made to consider to expand this Factor’s narrative and then to measure each component in order to strengthen the LESA. The narrative for the referenced DeKalb Co SA factor is as follows:

“ This factor assesses the features that exist on the site that can function to make it suitable for farming. Features include trees and other vegetation, slope, internal barriers such as drainage ditches or rocks, configuration resulting in excessive point rows or too few row, buried foundations, etc.”

Aug 10 – Members reviewed an alternative Draft Factor 3, adjusted to measure the suitability of a site and modeled on a SA factor in Kendall County LESA regarding recent use of a site. The narrative for the referenced Kendall Co SA factor is as follows:

“This factor is utilized to assess the site’s current use. Additionally this factor can indicate the viability of the site for agricultural production....”

Revisions to Draft Factor 4

July 27 – Members considered that draft Factor 1 captures useful info more effectively than Factor 4, since it pertains to ‘use’ and not ‘zoning’ and because ‘use’ seems more relevant and effective. Members discussed the problems associated with assigning more points for parcel being further away since no differentiation made between AG-1 and AG-2 or CR. The Committee moved toward consensus that this draft SA Factor is ineffective, as drafted.

Based on the comments made, Draft Factor 4 is modified to measure only areas of AG-1 and AG-2 zoning within 1 mile of the subject site.

Revisions to Draft Factor 5

July 27- Suggest to consider lowering distance to 1 mile for communities other than Champaign or Urbana. Or more simply just to lower it to 1 mile so as to provide greater protection to land that is farther out than 1 mile. So if its 1 mile or greater or within the 1 mile—this becomes more similar to a yes/no question.

Revisions to Draft Factor 6

Draft Factor 6 is modified to add a component to account for public sanitary facilities outside of municipal limits for towns with no adopted comprehensive land use plan.

Draft Factor 9

A non-farm dwelling proposed to be defined as:

Dwellings located on a lot less than 35 acres, except when information is available to Zoning Board of Appeals to indicate that a dwelling is part of on-site agricultural operation or otherwise qualifying as a farm dwelling.

Draft Factor 10

Aug 10 –Draft Factor 10 (shown below) was noted as being very similar to Draft Factor 2 and therefore considered for removal. At present, it is included as one of two versions of Draft Factor 2:

10	Is the land use adjacent to subject site in agricultural or non-agricultural use? <i>Nearly identical to site assessment Factor #2</i>	All sides of subject site in agricultural use	20 points
		1% to 25% of the perimeter in non-agricultural use	16 points
		26% to 50% of the perimeter in non-agricultural use	13 points
		51% to 75% of the perimeter in non-agricultural use	10 points
		76% or more of the perimeter in non-agricultural use	0 points

Modified Draft SA Factors, Based on Committee Review Comments

OR	1a	Percentage of area in agricultural uses within 1 mile of subject site.	75% or more 50% to 74% 25% to 49% Less than 25%	20 points 10 points 5 points 0 points
	1b	Percentage of area in agricultural uses within 1.5 mile of subject site.	75% or more 50% to 74% 25% to 49% Less than 25%	20 points 10 points 5 points 0 points

OR	2a	Area adjacent to subject site that is being used for production agriculture.	All sides in production agriculture 3 sides in production agriculture 2 sides in production agriculture 1 sides in production agriculture All sides in non-agricultural use	20 points 15 points 10 points 5 points 0 points
	2b	Is the land use adjacent to subject site in agricultural or non-agricultural use?	All sides of subject site in agricultural use 1% to 25% of the perimeter in non-agricultural use 26% to 50% of the perimeter in non-agricultural use 51% to 75% of the perimeter in non-agricultural use 76% or more of the perimeter in non-agricultural use	20 points 16 points 13 points 10 points 0 points

3	Percentage of site in agricultural production in any of the last 5 years.	80% to 100% 60% to 79% 40% to 59% 20% to 39% Less than 20%	20 points 15 points 10 points 5 points 0 points
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4	Percentage of land zoned AG-1 Agriculture or AG-2 Agriculture within 1 mile of subject site.	75% or more 50% to 74% 25% to 49 % 10% to 24% Less than 24%	20 points 15 points 10 points 5 points 0 points
---	--	---	---

5	Distance from the subject site to the nearest city or village limits.	Greater than 1 mile 1/2 mile to 1 mile Less than 1/2 mile	15 points 10 points 0 points
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continued

Meeting 6 LESA Update Committee

Modified Draft SA Factors, Based on Committee Review Comments: (continued)

6	Is the subject site located within <u>either</u> of the following areas? <ul style="list-style-type: none"> the 'Contiguous Urban Growth Area' of the Champaign County Land Resource Management Plan an area served by a municipal public sewer system 	No	40 points
		Yes	0 points

7	How close is the subject site to livestock management facilities of 50 or more animal units?	Adjacent	10 points
		0.25 mile to less than adjacent	8 points
		0.26 to 0.50 mile	6 points
		0.51 to 0.74 mile	4 points
		0.75 to 1 mile	2 points
		More than 1 mile	0 points

8	What is the distance from the subject site to the nearest public assembly land use (e.g., a church or school)?	More than 1 mile	10 points
		0.75 to 1 mile	8 points
		0.51 to 0.74 mile	6 points
		0.26 to 0.50 mile	4 points
		0.25 mile to less than adjacent	2 points
		Adjacent	0 points

9	What is the distance from the subject site to the nearest 10 or more 'non-farm' dwellings?	More than 1 mile	10 points
		0.75 to 1 mile	8 points
		0.51 to 0.74 mile	6 points
		0.26 to 0.50 mile	4 points
		0.25 mile to less than adjacent	2 points
		Adjacent	0 points

[Note: Draft Factor 10 is presently being considered as an alternate version of Draft Factor 2.]

11	What size is the subject site?	40 acres or more	15 points
		25 to 39.9 acres	11 points
		10 to 24.9 acres	7 points
		5 to 9.9 acres	3 points
		Less than 5 acres	0 points

12	Is the subject site best prime farmland (presently defined as having an LE = 85 or greater)?	Yes	20 points
		No	0 points

POTENTIAL POINTS: 200 Points

Scoring of Four Test Sites using Modified Draft SA Factors, Based on Committee Review Comments

Four test sites were selected from relatively recent Zoning Cases that involved a zoning map amendment request to add the Rural Residential Overlay District. The test sites were selected to represent different scenarios. A brief description of the four test sites is provided below:

Test Site 1	Size: 5.3 acres Location: Section 27, Crittenden Township	Subject of Zoning Case 690-AM-11
Test Site 2	Size: 27.7 acres Location: Section 36, Newcomb Township	Subject of Zoning Case 459-AM-04
Test Site 3	Size: 76 acres Location: Section 35, Stanton Township	Subject of Zoning Case 445-AM-04
Test Site 4	Size: 81.5 acres Location: Section 22, Newcomb Township	Subject of Zoning Case 542-AM-08

Aerial images of each test site are provided on Pages 7 – 10 of this Attachment.

Staff scored each test site using the Modified Draft SA Factors that are shown on pages 3 and 4 above. The total SA scores were summed and are provided in the following table:

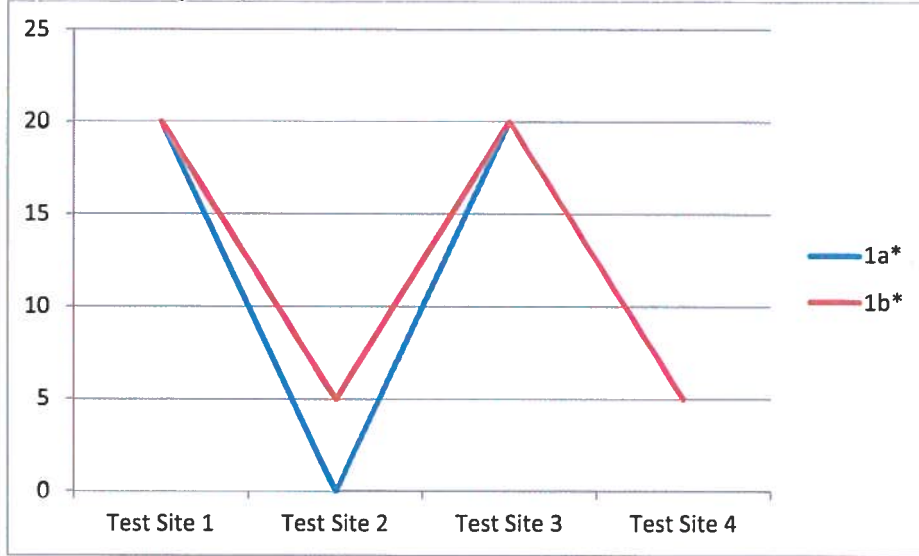
	Draft Factor	Test Site 1	Test Site 2	Test Site 3	Test Site 4
or	1a* (See Note 1 below)	20	0	20	5
	1b* (See Note 1 below)	20	5	20	5
or	2a* (See Note 1 below)	5	10	20	10
	2b* (See Note 1 below)	0	10	16	13
	3*	20	20	20	20
	4*	10	10	20	15
	5	15	10	15	15
	6	40	40	40	40
	7	0	0	0	10
	8	10	10	10	10
	9	4	4	6	2
	11	3	11	15	15
	12	0	0	20	0
	Sum using 1a and 2a:	127	115	186	142
	Sum using 1b and 2a:	127	120	186	142
	Sum using 1a and 2b:	122	115	182	145
	Sum using 1b and 2b:	122	120	182	145

* based on visual estimate of aerial digital ortho map

Note 1. Ultimately, either 1a or 1b will be retained as an SA Factor—but not both.

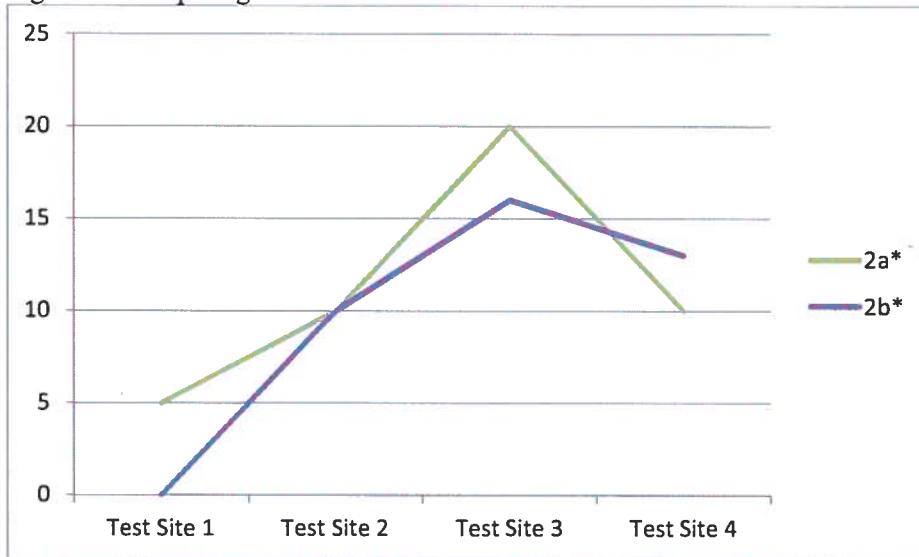
Note 2. Ultimately, either 2a or 2b will be retained as an SA Factor—but not both.

Figure 1. Comparing Draft SA Factors 1a and 1b



The spread of points was greater for Test Site 2 using Draft SA Factor 1a.

Figure 2. Comparing Draft SA Factors 2a and 2b:



The use of Draft SA Factor 2b was easier and seemed more meaningful than use of Draft SA Factor 2a.

This is because all four of the Test Sites had 'sides' that were different sizes and comparing the number of sides in production agriculture does not seem meaningful. Additionally, when a site is located adjacent to more than one parcel with different land uses (eg., Test Site 4), measuring one 'side' of the site does not capture that variability.

Test Site 1



Size of Site: 5.3 Acres

Location: Section 27 of Crittenden Township
approx. 1/2 mile west of intersection of
County Highway 18 and Illinois Route 130

Subject of RRO
Zoning Case 680-AM-11



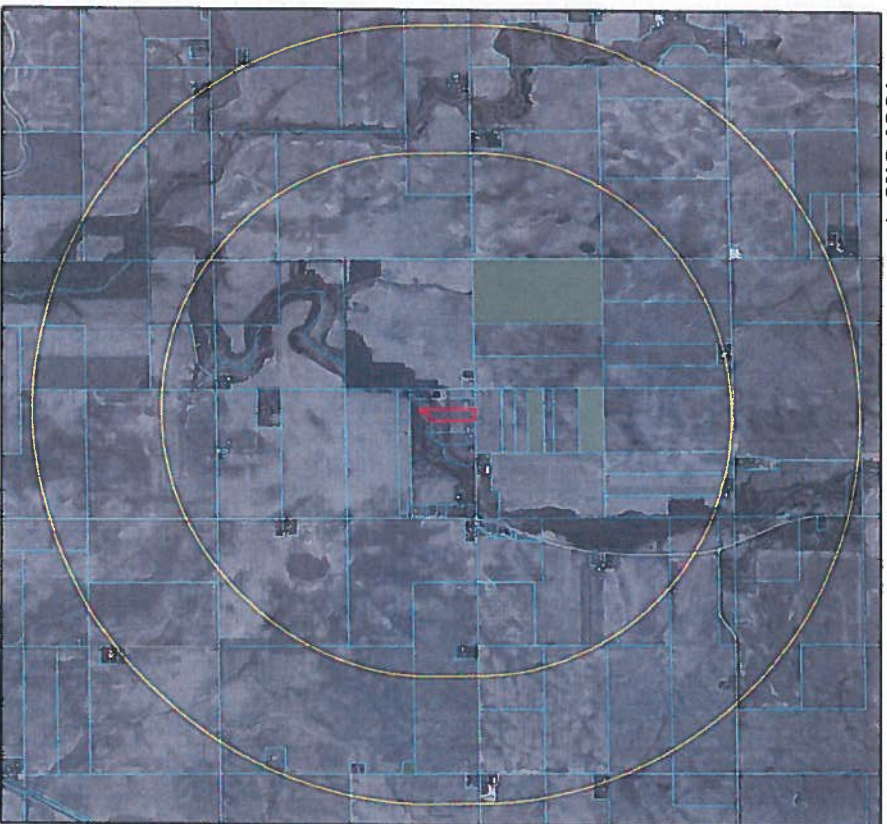
Legend

TEST SITE 1

Map preparation date: 08/30/2011



Test Site 1



Legend

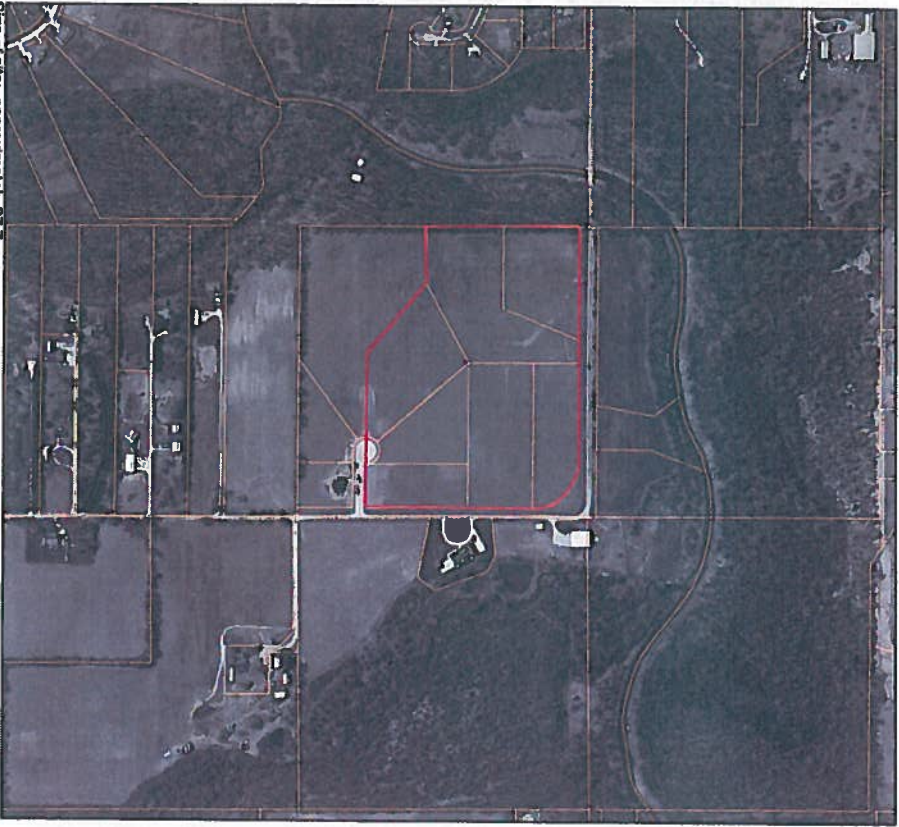
Test_Site_1 Buffer

TEST SITE 1

Map preparation date: 08/30/2011



Test Site 2



Size of site: approximately 27.7 acres

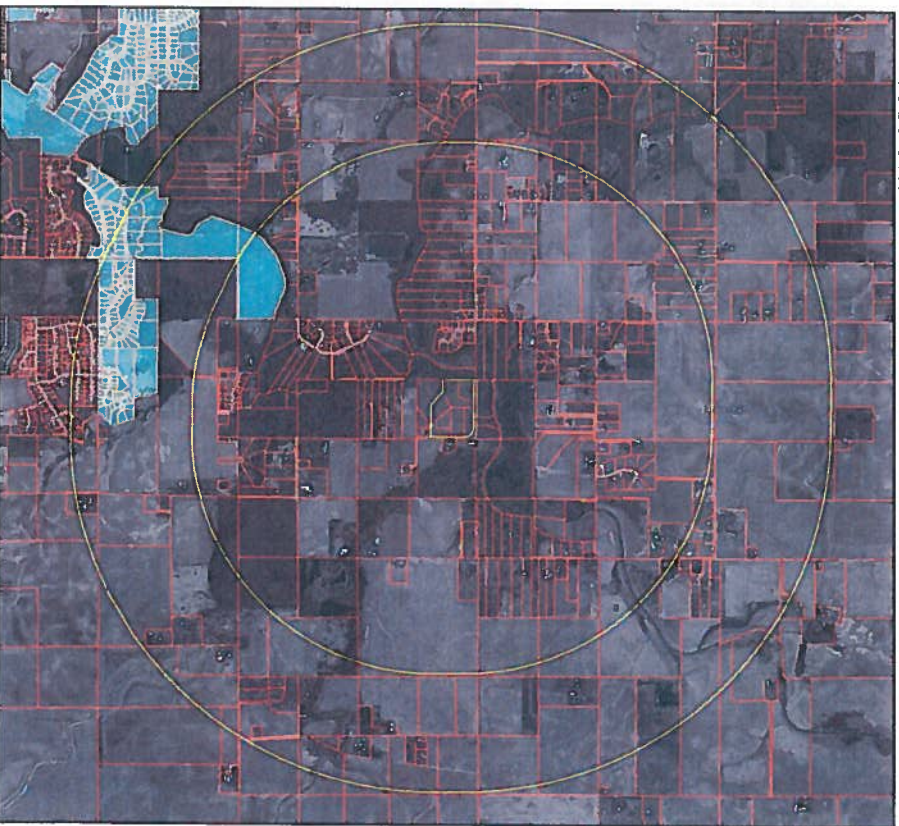
Location: Section 36 of Newcomb Township at intersection of CR2500N and CR550E

Subject of PFO
Zoning Case 499-AM-04

Map preparation date: 08/30/2011



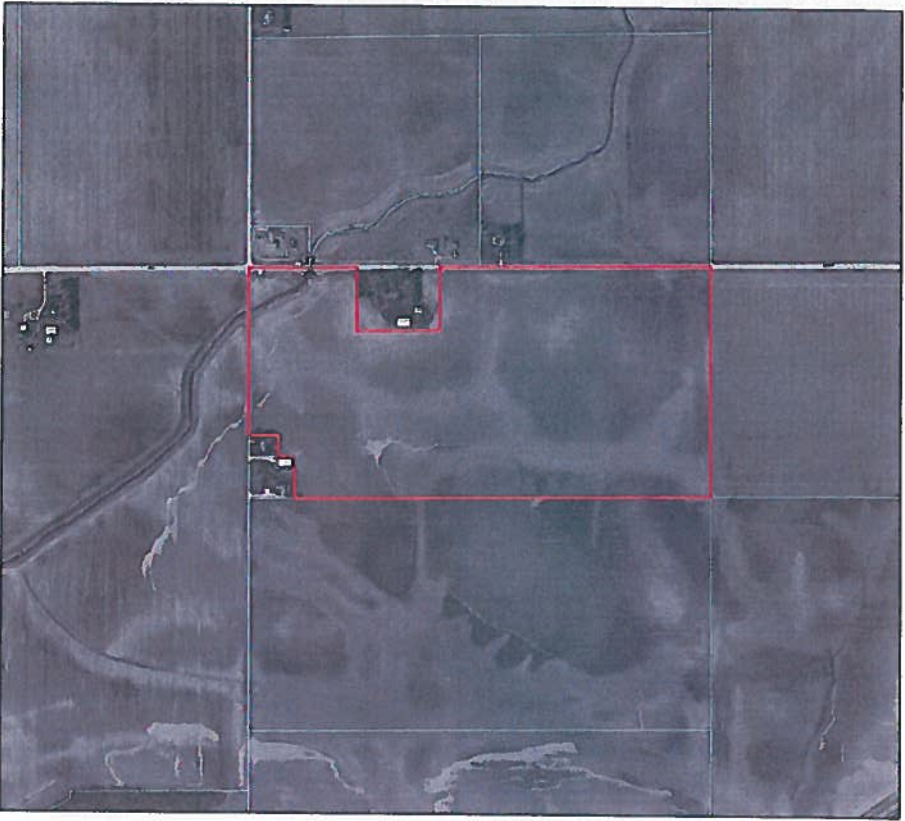
Test Site 2



Map preparation date: 08/30/2011



Test Site 3



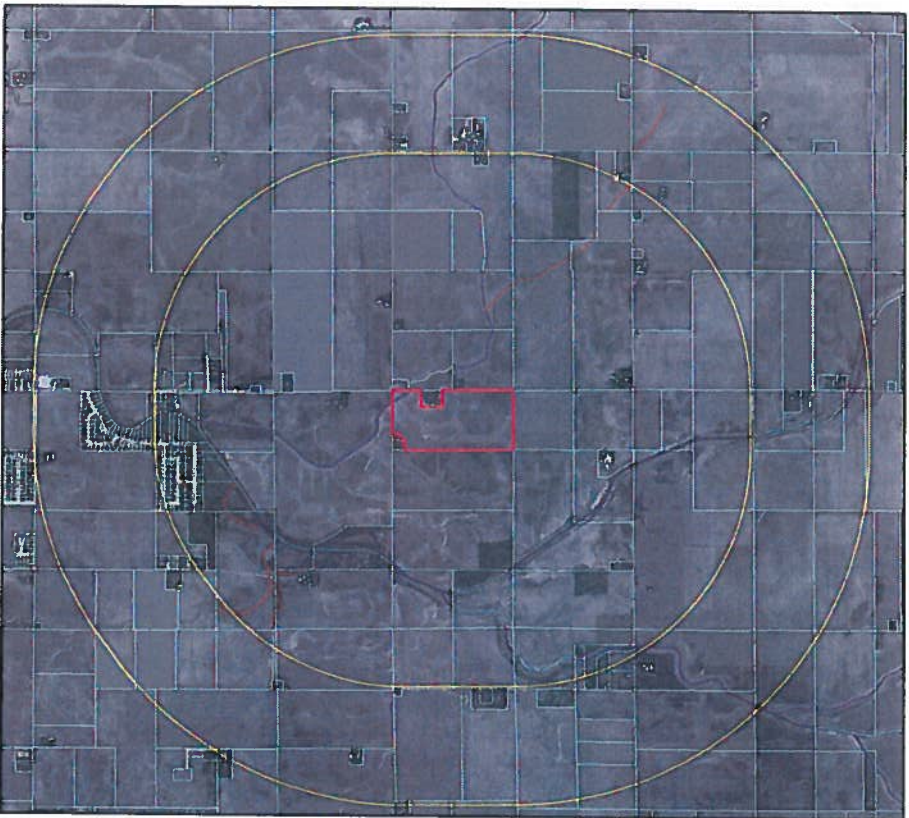
Size of Site: approximately 76 acres
Location: Section 35 of Stanton Township
Intersection of CR1850N and CR2200
Subject of PRR
Zoning Case 445-AM-04



Map preparation date: 08/30/2011



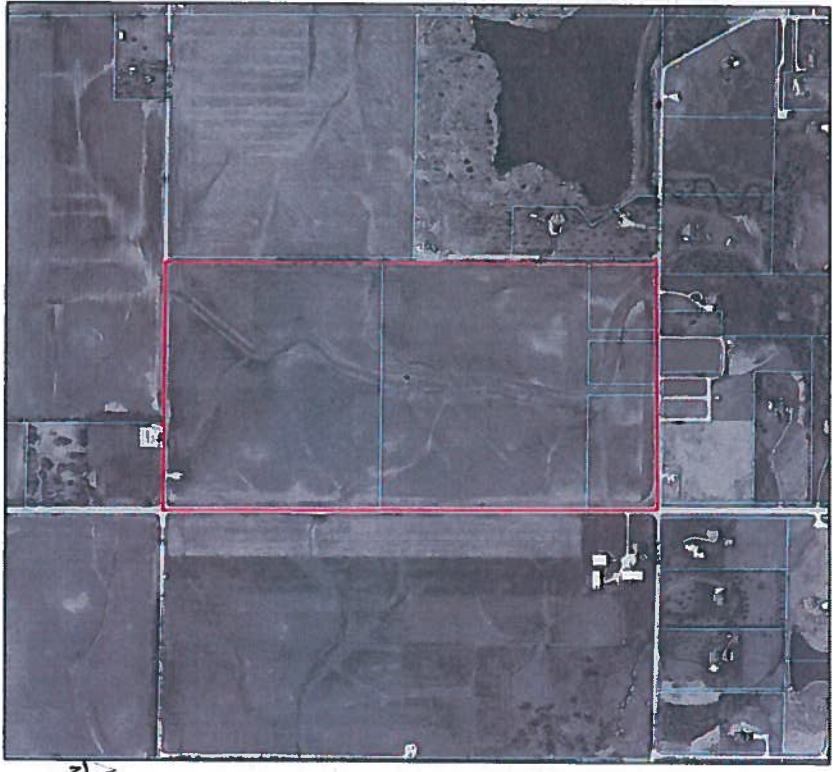
Test Site 3



Map preparation date: 08/30/2011



Test Site 4



Size of Site: approximately 81.5 acres

Location: Section 22 of Newcomb Township west of IL Route 47 between CR2600N and CR2650N

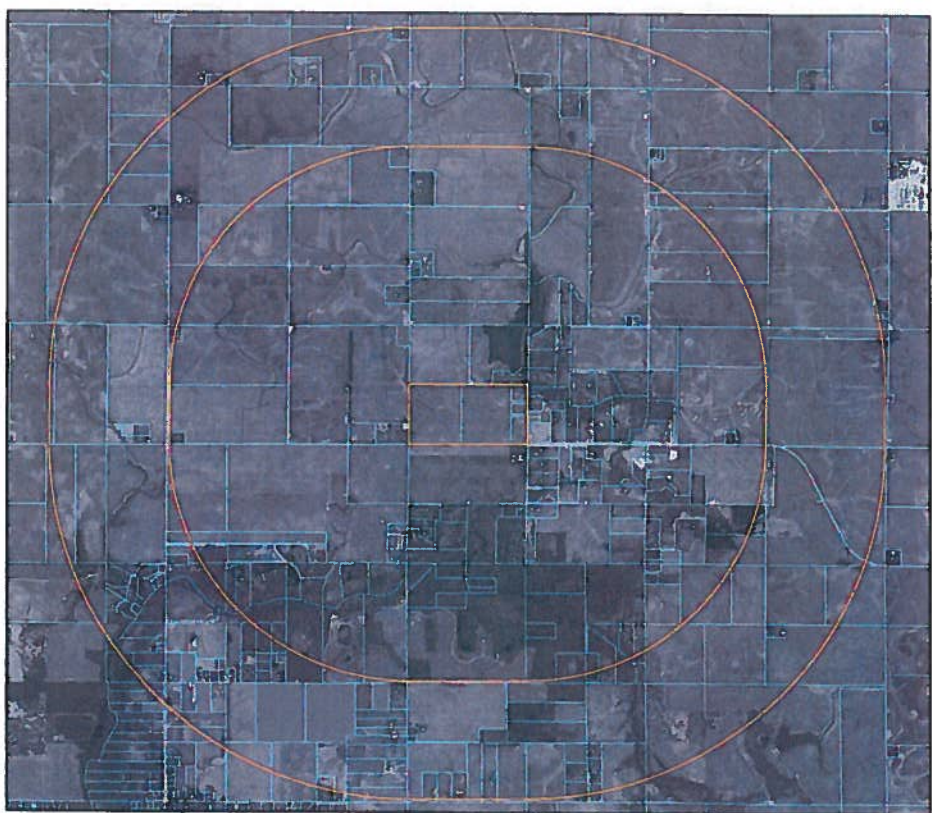
Subject of RRO
Zoning Case 542-AA-06



Map preparation date: 08/30/2011



Test Site 4



Legend

Test_Site_4_Buffer

Map preparation date: 08/30/2011





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MINUTES AS APPROVED

Land Evaluation and Site Assessment (LESA) Update Committee

DATE: Wednesday, October 12, 2011
TIME: 6:30 p.m.
PLACE: Brookens Administrative Center
John Dimit Conference Room
1776 E. Washington St.
Urbana, Illinois

Voting Members Present: Kevin Donoho, Debra Griest, Liz Jones, Kyle Krapf, Steve Moser, Bruce Stickers

Voting Members Absent: Patti Petrie, Steve Stierwalt

Non-Voting Member Present: John Hall

Others Present: Norman Stenzel; Andrew Kass

CCRPC Facilitator: Susan Monte

Call to Order and Roll Call

Griest called the meeting to order at 6:38 p.m. Donoho, Griest, Jones, Krapf, Moser, Stickers and Hall were present at the time of roll call, establishing the presence of a quorum.

Approval of Agenda

Motion by Donoho to approve the agenda; seconded by Krapf. Motion carried with unanimous support.

Public Participation

Norman Stenzel, 545A CR 1900 N, Champaign, expressed his concerns that the Committee has no systematic way of looking at alternatives, which he believes are worthwhile to consider as the Committee reflects on what it is doing. Stenzel said that change for the sake of change is not necessary either--that there are some things that have worked in the past. Stenzel said that the LESA should be as simple and straightforward as possible, such as various alternatives that were proposed and he urged members to consider these as they move forward.

Griest asked Stenzel what, in his view, is the primary use of the LESA scoring system. Stenzel said the legal basis is that it should be designed to preserve farmland and to help assure the viability of the professional farmer. It seems to him the Committee is focused too much on simply row crop agriculture and that there are other versions of agriculture that can use small bits of land, for example. The 30 or 40-acre standard isn't necessarily appropriate with respect to other crops, for example miscanthus, which can grow in some

MINUTES – AS APPROVED

1 very marginal places, on less than prime farmland. Griest asked whether it is his opinion that LESA is the
2 only or primary tool for farmland protection, or is it one piece of many tools for farmland protection. Stenzel
3 said whether it is one or one of many is up to the system the County puts in place. If it is the sole program
4 for the protection of farmland, it may lose strength and potency and could be discounted and set aside.
5 If there are other components, it needs to fit in and receive appropriate weighting consideration, which up
6 to now it has not.

7
8 Andrew Kass, Associate Planner with the Champaign County Department of Planning and Zoning, introduced
9 himself.

10 Approval of Minutes

11
12
13 Griest requested staff review a list of editorial corrections and some re-wording to the draft minutes for the
14 September 7, 2011 meeting. Hall said that on page 3, lines 13 and 14 he noticed a missing portion of text.

15 Land Evaluation Update

16
17
18 Monte reviewed information regarding how the County assesses farmland, as described in the meeting
19 packet, and explained the data used in each of the four different proposed options for calculating land
20 evaluation. She reviewed the comparison of the four land evaluation options on four test sites.

21
22 Members discussed their impressions of each of the options. Moser reviewed various soil series placements
23 in the agriculture value groups of the proposed Option 1 based on Bulletin 810. Members discussed
24 timberland soils. Members discussed the presence of drainage tile as a potential SA factor. Hall shared
25 observations regarding the distribution of the average relative LE values for the agricultural value groups of
26 each option. Griest observed that the LE score ideally would be both dramatic and protect the best soils.
27 Hall said Option 4 rates Kendal, Ashkum, or Sabina soils are rated lower than the first three options and that
28 is meaningful to him, based on feedback he has received from landowners over the years. Moser observed
29 that the slope of a soils series is a key input in assessing farmland.

30
31 Members discussed selecting the option that is most understandable to the general public.

32
33 Hall said that some of the factors considered by the Assessor's office such as considering wooded areas as
34 wasteland are not consistent with the County's land use policies. Members compared the placement of the
35 Sawmill soils series in the four options. Donoho observed that Sawmill will likely not be developed and
36 questioned whether it deserved a higher LE relative value as shown in Option 1; in other words, that Sawmill
37 is a soil that needs less protection to remain as it is. Members considered that development proposals will
38 occur even in areas that are flood prone. Griest recalled zoning cases where mitigation measures were
39 proposed to allow for development in floodplain areas, and noted that the higher the protection for a soil
40 like Sawmill, then that may serve to discourage development in the floodplain.

41
42 Members compared the agricultural value groups of the existing LESA and the proposed four options. Monte
43 explained that Attachment D details the composition of each agricultural value group.

44
45 Hall said differences between Drummer and Flanagan are significant and Option 4 captures that. He noticed
46 that, in Option 4, Dana 56B and Dana 56B2 fall within different agriculture value groups. Donoho talked
47 about soil lines as not absolute and continuously changing, and that prior management is generally highly
48 related to soil erosion. Members discussed timber ground areas that are eroded.

49
50 Members reviewed how the LE score of a particular parcel is determined.
51

MINUTES – AS APPROVED

1 Griest suggested that a group of members consider a recommendation for an LE option with justification to
2 bring back to our next meeting. Monte and Donoho volunteered to work toward an LE option to
3 recommend to the Committee.

4 5 Site Assessment Factors Update

6
7 Griest mentioned that Petrie emailed comments earlier in the day which will be considered under this
8 agenda item. Monte provided an overview of the adjustments made to the eleven site assessment factors
9 based on discussion at the September 7 meeting. Draft site assessment factor 1 now shows a 1-mile
10 distance. Draft site assessment factor 2 was carried forward, keeping the proposed measurement of
11 perimeter length. Monte said that the five consecutive years of USDA NRCS NAIP digital ortho photos will be
12 available for a review of the draft site assessment factor 3, and that no adjustments to this factor are yet
13 proposed. Monte said the CCGIS Consortium will make the USDA NRCS NAIP digital ortho photos available
14 to County staff and will explore the possibility of placing the digital ortho photos online, provided the space
15 exists on their server. Monte said that draft site assessment factor 4 now includes the CR zoning district, in
16 addition to the AG-1 and AG-2 zoning districts, as discussed. Griest noted that this will include the rural
17 residential overlay districts (RRO's) that the County has approved. Monte noted no changes to draft site
18 assessment factor 5. Monte noted that draft site assessment factor 6 has been adjusted to include the
19 possibility of connection to existing public sanitary sewer systems of smaller communities to a parcel located
20 at the edge of those communities. These smaller communities that are outside of the LRMP's Contiguous
21 Urban Growth Area (CUGA) include communities such as Fisher, Thomasboro, Tolono. The parcel would
22 have to be within 200 feet of an existing public sanitary sewer system, otherwise the connection would not
23 be considered as practically available.

24
25 Monte described the revisions to draft site assessment factor 7, made to clarify two levels of livestock
26 management facility: those with 400 animal units or more, and those with less than 400 animal units.

27
28 Hall noted his concern that parts a and b of draft site assessment factor 7 need to be mutually exclusive, and
29 members discussed their interpretation of this factor and how it is proposed to be scored. Jones observed
30 that if two livestock management facilities were present within a one mile distance from a subject site, that
31 there could be potential for more points than 10. Griest suggested converting this factor to a single
32 question with three levels. Krapf noted it would be important to retain the distance component of this
33 factor. Members requested that the wording of this factor be adjusted to limit the number of points to only
34 10.

35
36 Monte said no revisions have been made to draft site assessment factor 8, based on the September 7 review
37 of site assessment factors, and discussed the significance of a public assembly of 50 or more versus a public
38 assembly of 1,000, for example. Members considered that somewhat larger public assembly threshold
39 would allow for the smaller churches that exist in the rural areas. Griest suggested 200 as a public assembly
40 number to use for this factor.

41
42 Stickers described possibly adding site assessment factors that assess existing agricultural infrastructure,
43 such as 1) drainage improvements, 2) on-site storage such as grain bins, barns, and sheds; or 3) proximity to
44 local point of harvest sale for a farm. Members discussed the drainage improvements suggestion, and how
45 such a factor could be weighted, and how modern drainage could be defined. For example, a patterned tile
46 system would receive more points than a clay tile line. Members considered that the on-site storage would
47 not be a consistent value.

48
49 Monte provided an overview of the concern's stated in Petrie's email. Monte said that Petrie stressed the
50 importance of field testing the draft version and indicated her intention to additionally field test one or
51 more alternative versions of a draft LESA. Members discussed their decision early on to include draft site

MINUTES – AS APPROVED

1 assessment factors that relate to agriculture and that the alternatives mentioned are counter to that
2 approach. Monte said the Committee will be involved in field testing and that this will be described in more
3 detail at the next Committee meeting.

4
5 Griest said the Committee should try to have a final draft before the end of November. She suggested that an
6 objective for the next meeting should be that we have a draft that is ready for field testing.

7
8 Next Meeting Date

9 Members agreed to hold the next Committee meeting on Wednesday, November 2, at 6:30 p.m.

10
11 Adjournment

12
13 Griest adjourned the meeting at 8:18 p.m.

14
15 Respectfully submitted,

16
17 Susan Monte, LESA Update Committee Facilitator



Date: October 5, 2011
 To: LESA Update Committee
 From: Susan Monte, Committee Facilitator
 Regarding: Site Assessment Factor Update

This memorandum describes the revisions made to the draft site assessment factors, as requested at the September 7 meeting. Attachment A is an updated copy of the revised Draft Site Assessment Factors .

Staff will distribute a 'Meeting 7 Addendum' to Committee members (and post the same online) on Friday, October 7. The Meeting 7 Addendum will contain as much of the following information as possible:

Draft Factor #1	Response to inquiry regarding the impact of considering one mile versus 1-1/2 miles surrounding a subject site
Draft Factor #3	Information regarding access to, cost estimate, and resolution of annually updated aerial orthophotography for Champaign County
Draft Factor #7	Map of livestock management facilities with 400 or more animal units, and Zoning Administrator comment regarding the proposed Part b
Draft Factor #8	Detail regarding specific public assembly land uses to be considered
Draft Factor #12	Information regarding a newly proposed site assessment factor that considers two related variables used by the Champaign County Assessor in farmland assessment: 'Property Code' and 'Land Use Type', and a suggested re-allocation of points to accommodate this proposed factor
Test Site Results	Revised draft factors as applied to the four test sites

Description of Revisions to the Draft Site Assessment Factors

Draft Site Assessment Factor #1 Committee members indicated a preference to consider the area one mile from the subject site. No further revision to this draft factor was requested.

Draft Site Assessment Factor #2 The Committee preferred the shown version of Factor #2. No further revision to this draft factor was requested.

Draft Site Assessment Factor #3 In response to the questions regarding availability of annually updated digital aerial orthophotography for Champaign County, USDA NRCS staff recently informed staff that annually updated digital aerial orthophotography is available online at the USDA NRCS Geospatial Data Gateway website at <http://datagateway.nrcs.usda.gov/GDGOrder.aspx>.

The scoring points for draft factor #3 is proposed to be reduced from 20 to 15. Staff reallocated five points from this draft factor to accommodate a proposed revision to draft factor #7.

Draft Site Assessment Factor #4 As requested, a change was made to include the CR District.

Meeting 7 LESA Update Committee

Description of Revisions to the Draft Site Assessment Factors (continued)

Draft Site Assessment Factor #5 No revision to this draft factor was considered.

Draft Site Assessment Factor #6 For consistency with the first part of this draft factor, staff revised the second portion to read 'could be served by'.

Draft Site Assessment Factor #7 Staff suggests that the Committee consider breaking out the 'unmappable' portion of this draft factor into a separate "Part b". 'Known' has been added to describe the livestock management facility in both the Part a and Part b questions.

The revised draft factor is:

<p>a) How close is the subject site to a known livestock management facility of 400 or more animal units?</p> <p><i>This information is likely to be available based on permit data and local knowledge.</i></p>	<p>Scored 10 – 0 points</p>
<p>b) How close is the subject site to a known livestock management facility of 50 or more (and less than 400) animal units?</p> <p><i>This information may become available at such time that Department of Planning and Zoning staff obtains information via a field visit or during course of zoning case preparation. Or, public testimony may be submitted at the ZBA regarding the existence of such facility.</i></p>	<p>Scored 5 – 0 points</p>

Draft Site Assessment Factor #8 No revisions to the text of the factor was considered; however, additional information regarding how 'public assembly use' is defined was requested.

Draft Site Assessment Factor #9 No revision to this draft factor was considered.

Draft Site Assessment Factor #10 The numbering of this draft factor changed from #11 to #10. The top threshold of '40 acres or more' was revised to be '35 acres or more' which is consistent with how 'non-farm' dwellings will be identified.

Draft Site Assessment Factor #11 -- The numbering of this draft factor changed from #12 to #11. The text was simplified to eliminate the reference to LE = 85 (acknowledging that the update to the LE portion will result in the need to redefine Best Prime Farmland).

Attachment

A Draft Site Assessment Factors revised 10/5/2011

1	Percentage of area in agricultural uses within 1 mile of subject site.	75% or more 50% to 74% 25% to 49% Less than 25%	20 points 10 points 5 points 0 points
2	Is the land use adjacent to subject site in agricultural or non-agricultural use?	All sides of subject site in agricultural use 1% to 25% of the perimeter in non-agricultural use 26% to 50% of the perimeter in non-agricultural use 51% to 75% of the perimeter in non-agricultural use 76% or more of the perimeter in non-agricultural use	20 points 16 points 13 points 10 points 0 points
3	Percentage of site in agricultural production in any of the last 5 years.	80% to 100% 60% to 79% 40% to 59% 20% to 39% Less than 20%	15 points 11 points 7 points 3 points 0 points
4	Percentage of land zoned AG-1 Agriculture, AG-2 Agriculture or CR Conservation-Recreation within 1 mile of subject site.	75% or more 50% to 74% 25% to 49 % 10% to 24% Less than 24%	20 points 15 points 10 points 5 points 0 points
5	Distance from the subject site to the nearest city or village limits.	Greater than 1 mile 1/2 mile to 1 mile Less than 1/2 mile	15 points 10 points 0 points
6	Is the subject site located within <u>either</u> of the following areas? <ul style="list-style-type: none"> • the 'Contiguous Urban Growth Area' of the Champaign County Land Resource Management Plan • an area that could be served by a municipal public sewer system 	No Yes	40 points 0 points

continued

7	a) How close is the subject site to a known livestock management facility of 400 or more animal units?	Adjacent 0.25 mile to less than adjacent 0.26 to 0.50 mile 0.51 to 0.74 mile 0.75 to 1 mile More than 1 mile	10 points 8 points 6 points 4 points 2 points 0 points
	b) How close is the subject site to a known livestock management facility of 50 or more animal units?	Adjacent 0.25 mile to less than adjacent 0.26 to 0.50 mile 0.51 to 0.74 mile 0.75 to 1 mile More than 1 mile	5 points 4 points 3 points 2 points 1 point 0 points

8	What is the distance from the subject site to the nearest public assembly land use (e.g., a school)?	More than 1 mile 0.75 to 1 mile 0.51 to 0.74 mile 0.26 to 0.50 mile 0.25 mile to less than adjacent Adjacent	10 points 8 points 6 points 4 points 2 points 0 points
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9	What is the distance from the subject site to the nearest 10 or more 'non-farm' dwellings?	More than 1 mile 0.75 to 1 mile 0.51 to 0.74 mile 0.26 to 0.50 mile 0.25 mile to less than adjacent Adjacent	10 points 8 points 6 points 4 points 2 points 0 points
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10	What size is the subject site?	35 acres or more 25 to 34.9 acres 10 to 24.9 acres 5 to 9.9 acres Less than 5 acres	15 points 11 points 7 points 3 points 0 points
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11	Is the subject site best prime farmland ?	Yes No	20 points 0 points
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POTENTIAL POINTS: 200 Points



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MINUTES – AS APPROVED

Land Evaluation and Site Assessment (LESA) Update Committee

DATE: Wednesday, November 2, 2011

TIME: 6:30 p.m.

PLACE: Brookens Administrative Center
John Dimit Conference Room
1776 E. Washington St.
Urbana, Illinois

Voting Members Present: Kevin Donoho, Debra Griest, Liz Jones, Kyle Krapf, Steve Moser, Steve Stierwalt, Pattsie Petrie, Bruce Stickers

Non-Voting Member Present: John Hall

Members Absent: None

Others Present: None

CCRPC Facilitator: Susan Monte

Call to Order and Roll Call

Griest called the meeting to order at 6:35 p.m. Donoho, Griest, Krapf, Moser, Stierwalt, Petrie, Stickers, and Hall were present at the time of roll call, establishing the presence of a quorum.

Approval of Agenda

Motion by Petrie to approve the agenda; seconded by Krapf. Motion carried with unanimous support.

Public Participation

There was no public participation.

Approval of Minutes

Draft minutes were not yet available for Committee review, and will be made available at a later date on the LESA Update Committee website.

Jones entered the meeting at approximately 6:40 p.m.

MINUTES – AS APPROVED

1 LE Recommendation

2
3 The committee reviewed Donoho’s recommendation to utilize the proposed LE Option 4. Donoho discussed
4 reasons for recommending this option, and added that he had consulted with the NRCS area soil scientist with
5 regard to the LE options under review, and that the soil scientist concurred with Donoho’s recommendation
6 regarding Option 4.
7

8 Petrie asked about data that could be available to support a selection of LE Option 4. Petrie’s concern was with
9 narrowing down LE options to one option for field testing. Monte said the purpose of the planned field testing is
10 to gauge consistency in actual scoring of factors. Petrie said that at least two separate options are needed for
11 field testing to see which option will be most effective. Hall noted limited value of reviewing the LE score of
12 individual properties, and his belief that the best insights regarding LE are available from the four committee
13 members who are farmers, and from those actually working the land.
14

15 Griest clarified that the recommendation does not include identifying an LE value that could be used to define
16 Best Prime Farmland. Moser agreed with the recommendation by Donoho to use LE Option 4 in the LESA update.
17

18 **Griest polled the Committee regarding those in favor of the recommendation to utilize LE Option 4 in the LESA**
19 **update. Committee members favored the recommendation to use LE Option 4, with Petrie on record as**
20 **opposing the recommendation.**
21

22 Draft Site Assessment Factors

23
24 The Committee continued its review of the draft site assessment factors, now with a 12th SA factor added.
25 Whether or not to weight scores for each SA factor was discussed. Members noted that the spread between
26 points of certain SA factors are presently uneven (e.g., with 8-point and 4-point differential between response
27 options in the same SA factor).
28

29 Members noted that some SA factors had consistent spread of score points and others are weighted. Donoho
30 indicated spread of scores should be based on what members decide is most appropriate for each SA factor.
31 Members considered Terry Savko’s earlier advice to include yes/no questions, as possible, in the mix of SA
32 factors.
33

34 Petrie requested that the rationale for varying the scoring for each SA factor be documented in the LESA Update
35 report. Jones said final determination regarding weighting of SA factors will be easier to consider once field test
36 results are available. Jones recommended beginning field testing with the present Draft LESA update, seeing
37 what plays out in reality, and adjusting from that point. Committee members agreed to field test the present
38 Draft LESA update.
39

40 Concerns regarding the ability to consistently measure draft SA Factor 3 based on five years of digital ortho
41 photos taken in early spring of each year were discussed. Hall questioned why wooded land cover that appears to
42 be more or less natural needs to be considered as agricultural, for the purpose of this SA factor. Stierwalt
43 suggested draft SA Factor 3 be revised to assess agricultural land other than timberland that appears to not be
44 managed. Petrie questioned how this draft SA factor would assess conservation areas or set-aside land.
45

46 Members reviewed use of consistent, easy-to-understand, defined terms of ‘agriculture’, ‘agricultural land’ and
47 ‘agricultural production’ or what should be excluded from agriculture, as it related to this and other SA factors.
48

49 The purpose of draft SA Factor 3 is to identify farmland as important if it lies fallow for a period of up to five
50 years. Members noted that it is not typical to let farm ground sit idle for several years.
51

MINUTES – AS APPROVED

1 Staff noted no changes were proposed to draft SA Factors 4, 5, and 6 since the October 12 meeting.

2
3 Members discussed draft SA Factor 7, with Petrie questioning its value. Jones noted the variability of animal
4 production given the variability of markets. Griest noted that an important reason for this factor is that it
5 discloses that an animal facility is nearby.

6
7 Members discussed the increase in threshold from 50 to 200 persons for a public assembly use to be tracked in
8 draft SA factor 8. How the population of an assembly was considered, and members agreed to add explanation
9 to the scoring section of SA Factor 8, as to how the public assembly use is identified.

10
11 Staff noted that no changes were proposed to draft SA factor 9 or 10 since the October 12 meeting. Petrie
12 questioned whether awarding more points to a site of 35 acres or larger would work counter to economic
13 development objectives of the County. Griest asked for clarification regarding the minimum required size for a
14 rural lot in the County.

15
16 Members discussed how parcels are typically strategically proposed to be developed, i.e., as parts of a larger
17 parcel or groups of parcels. Hall requested, and members agreed that 'subject site' should be a defined term to
18 refer to the portion of a parcel or the area proposed for development.

19
20 Members reviewed how to field test the Draft SA Factor 11 if no relative LE value is identified as defining Best
21 Prime Farmland. Members shared their views on a preferred means of identifying a relative LE value to define
22 Best Prime Farmland. Griest noted if LE = 85 is used then most all rural parcels will be classified as Best Prime
23 Farmland, as has been the case with the existing LESA. Members considered which weighted average LE score
24 would be meaningful. Hall encouraged members not to be limited to the Option 4 Agricultural Value Groups
25 relative LE values (i.e., '93' or '87' or '84'). Griest proposed and members generally agreed that draft SA Factor
26 11 should remain unscored for the field test, and members should think about a recommendation for which LE to
27 use to identify Best Prime Farmland.

28
29 Members considered the proposed draft SA Factor 12 regarding drainage improvements to a subject site. Krapf
30 and Petrie questioned the rationale of this factor. Donoho noted that upstream development will impact
31 drainage on a subject site. Hall questioned whether all farmland in the County would be better if tiled, and if so,
32 then the proposed SA Factor is a fair factor. Discussion occurred regarding how all farmland in the County would
33 be better if tiled. Griest proposed that members field test this factor and then revisit it.

34 35 Draft of LESA Update dated October 27, 2011

36 Monte requested that members provide feedback and corrections to staff, as they review the draft.

37 38 Field Testing Draft LESA

39 Petrie said she is very interested in field testing an alternate version of a LESA update, so that the Board will have
40 the benefit of a proposed draft LESA update that has been tested alongside an alternate version.

41
42 Monte described the 18 field test sites randomly selected from a random sample of six types of sites: 1) on a
43 moraine; 2) within CUGA; 3) within 1 mile of CUGA; 4) over 2 miles from CUGA; 5) crossing 100-year floodplain;
44 and 6) crossing a riparian, wooded area. Monte said she will provide test site data to members that would
45 typically be obtained by the planner who completes the LESA as soon as possible, and that members should try
46 to provide their field test site assessments or feedback to staff on November 11th.

47 48 Next Meeting Date

49
50 Members agreed to hold the next Committee meeting on Wednesday, November 16, at 6:30 p.m., with Petrie to
51 join the meeting in progress and Jones to be absent. Three members (Stierwalt, Donoho and Stickers) discussed

MINUTES – AS APPROVED

1 a conflict with the remaining November 30 meeting date. Members considered tentatively meeting on
2 November 28 or 29.

3

4 Adjournment

5

6 Griest adjourned the meeting at 8:14 p.m.

7

8 Respectfully submitted,

9

10 Susan Monte, LESA Update Committee Facilitator



Date: October 27, 2011
To: LESA Update Committee
From: Susan Monte, Committee Facilitator
Regarding: Review at Meeting 8 on Wednesday November 2

This memo contains a review of agenda items to be considered at the LESA Update Committee meeting on Wednesday, November 2.

Draft Minutes

Draft minutes for September 7 and October 14 meetings are expected to be available online at the LESA Update webpage at http://www.ccrpc.org/planning/LESA_Update.php beginning Tuesday, November 1. (Paper copies of each will be available at the November 2 meeting.)

Land Evaluation Recommendation

Committee member Kevin Donoho's recommendation regarding a preferred option to use for LE calculations is provided as Attachment A.

Site Assessment Factors Update and Test Applications

Staff made adjustments to the following draft Site Assessment factors based on members' discussion of desired adjustments at the October 12 meeting.

Draft SA Factor #2. John Hall noted a discrepancy in the consistency of the spread of points for this factor, and the point options now include: 20, 16, 12, 8 and 0.

Draft SA Factor #3. Staff, and John Hall, are concerned that this factor will be difficult to consistently apply. We think it will be difficult to consistently measure or determine the percentage of a site in agricultural production solely based on the visual inspection of the past five years of digital ortho photos.

Draft SA Factor #7. Staff made adjustments for clarity. The Factor #7 format discussed at the last meeting was not possible, however, without eliminating the allocation of points based on distance to a livestock management facility.

Draft SA Factor #8. Based on discussion at the last meeting and afterwards, the public assembly factor is adjusted to include public assembly uses where more than 200 persons congregate or assemble.

Draft SA Factor #12. This factor is newly proposed based on discussion at the last meeting.

Staff will re-apply the current draft version of the SA factors to the four previously reviewed test sites, and will, if possible, share observations with the Committee on November 2.

Meeting 8 LESA Update Committee

Updated LESA Draft

The Updated Version Draft dated October 27, 2011 is distributed for your review. Suggestions and comments are welcome during this open review period.

A separate attachment named "Appendix C" is shared as information that will likely be included [in some form] to further explain the LESA Update Committee's recommendation regarding the LESA Update.

Field Testing LESA

The project scope includes field testing of the Draft LESA. Based on discussions at previous meetings, and as noted by some members, it makes the most sense to identify and field test the draft LESA on a 'stratified sample' of site types (e.g., on a moraine, within the CUGA, nearby the CUGA, riparian or wooded, etc.).

Staff is reviewing options to field test the Draft LESA. A handout is being prepared to distribute at the November 2 meeting with staff recommendations regarding a field test procedure. The handout will include a proposed list of field test sites.

Attachments

Land Evaluation Recommendation by Kevin Donoho dated October 26, 2011

Updated LESA Draft dated October 27, 2011

'Appendix C' Champaign County Review of Site Suitability Factors in Rezoning Cases

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

**Updated Version
Draft, October 27, 2011**

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

ACKNOWLEDGEMENTS

LESA Update Committee Members

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

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APPENDICES

- A Table 1: Soil Series Classifications and Land Evaluation Groups
- B Agricultural Value Groups and LE Data Description

INTRODUCTION

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

Intended Use of LESA

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

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

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

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

About the LESA Score

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

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

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

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

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

LAND EVALUTION

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

- ***Land Capability Classification***

A system of grouping soils developed by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS). Soils are grouped primarily on the basis of their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time. A detailed explanation of the Land Capability Classification system is provided in the USDA NRCS National Soil Survey Handbook, Part 622.02, available at <http://soils.usda.gov/technical/handbook/contents/part622.html>

- ***Farmland Classification***

A soils classification system developed by the USDA NRCS to better manage and maintain the soils resource base of land most suitable for producing food, feed, fiber, forage, and oilseed crops. The farmland classification identifies the soils series map units as: prime farmland; farmland of statewide importance; or farmland of local Importance. A detailed explanation of the Farmland Classification soils classification system and the USDA NRCS definition of 'prime farmland' is provided in the USDA NRCS National Soil Survey Handbook, Parts 622.03-622.04, at <http://soils.usda.gov/technical/handbook/contents/part622.html>

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

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

Agricultural Value Group

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

Appendix A contains 'Table 1. Soil Series Classifications and Land Evaluation Groups.'

Appendix B contains a description of Agricultural Value Groups and LE data.

Calculating a Land Evaluation Score

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

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

The 'LE Worksheet' is provided on the following page. The LE score for a subject site or parcel can be calculated by working through the following steps:

1. Use Geographic Information Systems (GIS) software to outline the subject site or parcel(s) of land to be rezoned, and overlay with a Champaign County soils map unit layer. Soils data produced by the National Cooperative Soil Survey is available at the NRCS operated 'Web Soil Survey', online at <http://websoilsurvey.nrcs.usda.gov/>.

Soils data produced by the National Cooperative Soil Survey, and Champaign County parcel data, is available at the Champaign County GIS Consortium website 'GIS Web Map – Public Interface for Champaign County, Illinois' at <http://www.maps.ccgisc.org/public/>.

2. In Column 1, list individual Soil Types within the outlined area of concern, indicating both the 'Soil Map Unit' and 'Soil Series' (e.g., '154A Flanagan').
3. From Table 1 (in Appendix A), record the Agricultural Value Group for each Soil Type in Column 2.
4. From Table 1 (in Appendix A), record the Relative Value for each corresponding Agricultural Value Group in Column 3.
5. Use GIS to calculate the acreage of for each Soil Type within the outlined area of concern. Record the number of acres for each Soil Type in Column 4.
6. For each Soil Type, multiply the Relative Value (from Column 3) by the number of Acres (from Column 4). Record the product in Column 5.
7. Sum up the Column 4 values (Acres for each Soil Type) and record this total as Item (a).
Sum up the products shown in Column 5 and record this total as Item (b).
8. Divide Item (b) by Item (a). The result is the LE Score for the subject site or parcel.

The maximum number of LE points possible for any given parcel is 100.

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

LE WORKSHEET

1 Soil Type	2 Agricultural Value Group	3 Relative Value	4 Acres	5 Product of (a) and (b)
Total:			a	b
			LE Calculation:	b / a
			LE Score:	

Example

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

1 Soil Type	2 Agricultural Value Group	3 Relative Value	4 Acres	5 Product of (a) and (b)
242A Kendall	4	87	0.20	17.40
152A Drummer	2	100	0.83	83
570C2 Martinsville	6	75	0.01	0.75
134B Camden	5	83	1.64	136.12
3107A Sawmill	4	87	2.63	228.81
Total:			5.31 (a)	466.08 (b)
			LE Calculation:	b/a = 87.77
			LE Score:	88

SITE ASSESSMENT

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

SA Factors

Primary criteria used to select the SA factors was that the each factor be relevant to the continued agricultural use of a rural site or parcel in Champaign County and measurable.

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

- Champaign County GIS Consortium parcel, corporate limit, zoning district, ortho photo data layers
- *Champaign County Land Resource Management Plan 'Land Use Management Map'*
- site inspection
- landowner interview

The maximum number of possible SA score for a subject site or parcel is 200. The 12 SA factors are assigned points that collectively total the maximum possible SA score of 200.

Each of the SA factors has categories ranked on a 'best-to-worst' scale.

The 'SA Worksheet' used to calculate the SA score is provided on the following pages. To calculate the SA score of a subject site or parcel, the following procedure

1. Select the most appropriate point value category for each SA factor, based on an assessment of the site or parcel, or the surrounding area as it relates to the SA factor in question.
2. Add the points of all SA factors to arrive at a total SA score for the subject site or parcel.

SA WORKSHEET

1	Percentage of area in agricultural uses within 1 mile of subject site.	75% or more	20 points	
		50% to 74%	10 points	
		25% to 49%	5 points	
		Less than 25%	0 points	

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

Scoring: Measure outward from the property lines of the subject site. Estimate the percentage of area may be based on visual inspection of most currently available CCGIS Consortium digital ortho photography.

2	Is the land use adjacent to subject site in agricultural or non-agricultural use?	All sides of subject site in agricultural use	20 points	
		1% to 25% of the perimeter in non-agricultural use	16 points	
		26% to 50% of the perimeter in non-agricultural use	12 points	
		51% to 75% of the perimeter in non-agricultural use	8 points	
		76% or more of the perimeter in non-agricultural use	0 points	

Description: This factor assesses pre-existing land uses adjacent to the subject site, with more points assigned to sites surrounded by other agricultural land uses.

Scoring: Obtain a linear measure of the perimeter of a subject site adjacent to non-agricultural use, based on visual inspection of most currently available CCGIS Consortium digital ortho photography. Divide this measure by the total linear measure of the subject site to obtain a percentage.

3	Percentage of site in agricultural production in any of the last 5 years.	80% to 100%	15 points	
		60% to 79%	11 points	
		40% to 59%	7 points	
		20% to 39%	3 points	
		Less than 20%	0 points	

Description: This factor assesses agricultural use of the subject site over the past five years, assigning more points to sites mostly used for agricultural production.

Scoring: Estimate the area of the subject site in agricultural production, based on visual inspection of 2011 - 2006 digital ortho photography. Select the highest percentage of area of the site in agricultural production over the past five years.

4	Percentage of land zoned AG-1 Agriculture, AG-2 Agriculture or CR Conservation-Recreation within 1 mile of subject site.	75% or more 50% to 74% 25% to 49 % 10% to 24% Less than 24%	20 points 15 points 10 points 5 points 0 points	<input style="width: 100px; height: 20px;" type="text"/>
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Description: This factor measures the amount of land in the one-mile area surrounding the subject site which zoned either AG-1, AG-2, or CR. Land within these rural zoning districts is subject to land use restrictions and limits on the density and location of non-agricultural land uses.

Scoring: Estimate the area outward one mile from the property lines of the subject site. An estimate the percentage of area may be based on visual inspection of the Champaign County Zoning Map.

5	Distance from the subject site to the nearest city or village limits.	Greater than 1 mile 1/2 mile to 1 mile Less than 1/2 mile	15 points 10 points 0 points	<input style="width: 100px; height: 20px;" type="text"/>
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Description: It is generally assumed that the further the subject site is from a municipality, the less chance of nearby land uses or developments that would conflict with the agricultural use of that subject site.

Scoring: Obtain a linear measurement outward from the property lines of the subject site to the nearest corporate limits of a municipality, based on most currently available corporate limits CCGIS Consortium map layer.

6	Is the subject site located within <u>either</u> of the following areas? <ul style="list-style-type: none"> • the 'Contiguous Urban Growth Area' of the Champaign County Land Resource Management Plan • an area that could be served by a municipal public sewer system 	No	40 points	
		Yes	0 points	

Description: This factor is a general measure of development pressures which tend to support the conversion of agricultural sites to urban uses. The factor is based on the 'Land Use Management Areas Map' of the Champaign County Land Resource Management Plan.

The Land Use Management Areas Map indicates 'agriculture' as the predominant planned land use of the majority of the unincorporated area. Land designated for non-agricultural land use is shown as being within the 'Contiguous Urban Growth Area' (CUGA). The CUGA consists of:

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

Scoring: The response should be based on the most current version of the *Champaign County Land Resource Management Plan "Land Use Management Map"*. If the subject site is located outside of the CUGA, the response should also take into consideration the most currently available data regarding the location of public sewer systems that serve smaller communities in the County.

7	a) How close is the subject site to a known livestock management facility of 400 or more animal units? <i>Answer Part b) <u>only</u> if the subject site is more than 1 mile from a known livestock management facility of 400 or more animal units.</i>	Adjacent 10 points 0.25 mile to less than adjacent 8 points 0.26 to 0.50 mile 6 points 0.51 to 0.74 mile 4 points 0.75 to 1 mile 2 points More than 1 mile <i>proceed to Part b</i>	_____
	b) How close is the subject site to a known livestock management facility of 50 or more animal units?	Adjacent 5 points 0.25 mile to less than adjacent 4 points 0.26 to 0.50 mile 3 points 0.51 to 0.74 mile 2 points 0.75 to 1 mile 1 point More than 1 mile 0 points	

Description: This factor is a measure of the compatibility of a site for continued agricultural use based on its proximity to an existing nearby livestock management facility.

Scoring: The maximum points possible for this factor is 10 points.

This is a two-part factor. Part a) is a measure of the proximity of a subject site to a larger category of livestock management facility. If the subject site is located more than 1 mile from such facility, then Part b) should be answered instead.

Responses to this factor may be based on data available from the Livestock Management Facilities Program, Illinois Department of Agriculture, site inspection, and/or landowner interview.

8	What is the distance from the subject site to the nearest public assembly land use (e.g., a school)?	More than 1 mile 10 points 0.75 to 1 mile 8 points 0.51 to 0.74 mile 6 points 0.26 to 0.50 mile 4 points 0.25 mile to less than adjacent 2 points Adjacent 0 points	_____
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Description: This factor is a measure of the compatibility of the subject site for continued agricultural use based on its proximity to a public assembly use. For the purposes of this factor, a 'public assembly land use' is defined as an ongoing (as opposed to temporary) permitted land use where more than 200 persons congregate or assemble for any purpose. Examples of public assembly land uses are schools, churches, or hospitals.

Scoring: All measurements are from the closest point on the property line of the subject site to the façade of the public assembly structure in question. Information will be most typically available from CCGIS Consortium parcel data, site inspection, or phone interview.

9	What is the distance from the subject site to the nearest 10 or more 'non-farm' dwellings?	More than 1 mile 0.75 to 1 mile 0.51 to 0.74 mile 0.26 to 0.50 mile 0.25 mile to less than adjacent Adjacent	10 points 8 points 6 points 4 points 2 points 0 points	<input style="width: 100px; height: 20px;" type="text"/>
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Description: For the purposes of this factor, a non-farm dwelling is defined as a dwelling located on a lot less than 35 acres. An exception to this standard would be when information is provided to the Zoning Board of Appeals to indicate that a dwelling is part of on-site agricultural operations or otherwise qualifying as a farm dwelling.

Scoring: Measure the linear distance outward from the closest point on the property line of the subject site to the façade of the nearest 10 non-farm dwellings. The response is the linear distance to the furthest façade of the 10 nearest dwelling structures.

10	What size is the subject site?	35 acres or more 25 to 34.9 acres 10 to 24.9 acres 5 to 9.9 acres 2 to 4.99 acres Less than 2 acres	10 points 8 points 6 points 4 points 2 points 0 points	<input style="width: 100px; height: 20px;" type="text"/>
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Description: This factor considers that the size of the subject site or parcel has an impact on its long-term viability for agricultural purposes. The factor recognizes that the predominant row crop form of agriculture is generally more efficiently farmed on larger sites.

Scoring: Respond based on the area of the subject site or parcel.

11	Is the subject site Best Prime Farmland ?	Yes No	20 points 0 points	<input style="width: 100px; height: 20px;" type="text"/>
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Description: This factor values the Best Prime Farmland designation of a subject site or parcel, consistent with the Champaign County Land Resource Management Plan goals, objectives and policies, and because County land use regulations place higher restrictions on the use of Best Prime Farmland for non-agricultural land uses.

Scoring: Respond based on whether the subject site or parcel is designated as Best Prime Farmland.

12	a) Have drainage improvements been made to the site to support agricultural production? <i>Answer Part b) <u>only</u> if the drainage improvements have been made to the site to support agricultural production.</i>	Yes <i>Proceed to Part b)</i> No 0 points	_____
	b) What type of drainage improvements exist on the subject site?	a modern, patterned tile system (e.g., a Herringbone patterned tile system) 10 points a linear tile system (e.g., a single clay tile line) 5 points	_____

Description: This factor generally assesses the presence and type of drainage improvements made to the subject site that support agricultural production on the subject site.

Modern pattern-tiled drainage improvement systems have a higher point value than a single linear type drainage tile system.

Scoring: Responses to this factor may be based on data available from information provided by the landowner of the subject site, or a site inspection.

SA Total Score	_____
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CALCULATING THE TOTAL LESA SCORE

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

LE Total	_____
SA Total	_____
Total LESA Score	_____

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

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

DEFINED TERMS

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

AGRICULTURAL LAND: 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.

AGRICULTURAL USES: All agricultural and related uses that can be considered to be part of a farm operation. This would include farmland (cropland), pasture lands, raising livestock, or timberlands whether or not in current production, farm residences, barns and outbuildings. In addition, land enrolled in a conservation program shall also be considered as part of an agricultural land use.

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

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

Source: <http://www.agr.state.il.us/Environment/LMFA/index.html>

Table Note: * depends on type of livestock waste handling facility provided

BEST PRIME FARMLAND: The Soil Survey of Champaign County identifies 94.6% of Champaign County as 'Prime Farmland.' A complete definition of 'Prime Farmland' is provided in the Appendix B excerpt of the NRCS NSSH Part 622, Prime Farmland Soils (622.04). Due to the great proportion of soils that are considered Prime Farmland, almost any development in Champaign County is likely to be on Prime Farmland.

Based on the LE portion of LESA, the County identifies 'Best Prime Farmland' as a specified range of Agricultural Value Groups which have the highest ranking LE scores. (Refer to Table 1 in Appendix A.)

The *Champaign County Land Resource and Management Plan* contains land use policies that call for higher development standards intended to preserve farmland designated as Best Prime Farmland.

The *Champaign County Zoning Ordinance* contains maximum lot size limits that apply to new development on Best Prime Farmland. The *Champaign County Subdivision Regulations* requires, for new developments, that the amount of Best Prime Farmland occupied by a lot be minimized as much as possible.

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

Champaign County Review of Site Suitability Factors in Rezoning Cases

The initial version of the Champaign County LESA, adopted in 1984, contained several site assessment factors that addressed the suitability of a site or parcel for a proposed development. Since adopting the initial LESA, the County has subsequently amended its zoning ordinance to require a rigorous review process for new residential developments proposed in rural areas of the County. The *Champaign County Zoning Ordinance* 'Rural Residential Overlay' rezoning and special use permit review process includes the detailed assessment of the following site suitability factors for the proposed development:

- 1) The adequacy and safety of roads providing access to the site and infrastructure (e.g., drainage systems, culverts, bridges) to support the proposed development;
- 2) Effects on nearby farmland and farm operations;
- 3) Effects of nearby farm operations on the proposed residential development;
- 4) The LESA score of the subject site;
- 5) Effects on drainage both upstream and downstream including road drainage facilities;
- 6) The suitability of the site for onsite subsurface soil absorption or surface discharge wastewater systems;
- 7) The availability of water supply to this site;
- 8) The availability of public (i.e., police protection, fire protection, and emergency ambulance service) to support the proposed development;
- 9) The flood hazard status of the site;
- 10) The amount of disturbance to wetlands, historic or archeological sites, natural or scenic areas or wildlife habitat;
- 11) The presence of nearby natural or man-made hazards; and
- 12) The amount of land to be converted from agricultural uses versus the number of dwelling units to be accommodated.

continued

Champaign County Review of Site Suitability Factors in Rezoning Cases (continued)

For the proposed rezoning of a site or parcel to a non-residential land use, it is standard practice of the Zoning Board of Appeals to conduct a review of the 'LaSalle Factors,' which are site suitability factors identified by the Illinois Supreme Court in 1957 and widely used by local planning commissions and zoning boards of appeals. The LaSalle factors include consideration of:

- 1) the uses and zoning of nearby properties;
- 2) the extent to which property values are diminished by the particular zoning restrictions;
- 3) the extent to which the destruction of property values of the developer promotes the health, safety, morals and general welfare of the public;
- 4) the relative gain to the public as compared to the hardship imposed upon the developer;
- 5) the suitability of the property for the zoned purposes; and
- 6) the length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the subject property.

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- 1) The adequacy and safety of roads providing access to the site and infrastructure (e.g., drainage systems, culverts, bridges) to support the proposed development;
- 2) Effects on nearby farmland and farm operations;
- 3) Effects of nearby farm operations on the proposed residential development;
- 4) The LESA score of the subject site;
- 5) Effects on drainage both upstream and downstream including road drainage facilities;
- 6) The suitability of the site for onsite subsurface soil absorption or surface discharge wastewater systems;
- 7) The availability of water supply to this site;
- 8) The availability of public (i.e., police protection, fire protection, and emergency ambulance service) to support the proposed development;
- 9) The flood hazard status of the site;
- 10) The amount of disturbance to wetlands, historic or archeological sites, natural or scenic areas or wildlife habitat;
- 11) The presence of nearby natural or man-made hazards; and
- 12) The amount of land to be converted from agricultural uses versus the number of dwelling units to be accommodated.

continued

Champaign County Review of Site Suitability Factors in Rezoning Cases (continued)

For the proposed rezoning of a site or parcel to a non-residential land use, it is standard practice of the Zoning Board of Appeals to conduct a review of the 'LaSalle Factors,' which are site suitability factors identified by the Illinois Supreme Court in 1957 and widely used by local planning commissions and zoning boards of appeals. The LaSalle factors include consideration of:

- 1) the uses and zoning of nearby properties;
- 2) the extent to which property values are diminished by the particular zoning restrictions;
- 3) the extent to which the destruction of property values of the developer promotes the health, safety, morals and general welfare of the public;
- 4) the relative gain to the public as compared to the hardship imposed upon the developer;
- 5) the suitability of the property for the zoned purposes; and
- 6) the length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the subject property.