

CASE NO. 710-AT-12

SUPPLEMENTAL MEMORANDUM

September 19, 2012

Petitioner: **Zoning Administrator**

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

Champaign
County
Department of

**PLANNING &
ZONING**

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

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

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

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

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

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

Part D. Revise the general text and reformat.

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

STATUS

Evidence is proposed to be added to the Finding of Fact and is included below.

PROPOSED NEW EVIDENCE

Add the following evidence as Item 9.E. to the Finding of Fact as follows:

- E. Regarding locally grown foods and LESA:

- (1) Resolution No. 2012-1 was passed by the Champaign County Local Foods Policy Council on August 22, 2012, and is summarized as follows:
 - (a) Sites for farms that produce locally grown food may easily be less than 25 acres and it can be an advantage for them to be close to populous or urbanized areas for easy access to markets.
 - (b) The Champaign County Local Foods Policy Council encourages the protection of not only large agricultural land parcels generally used for growing row crops, but also to protect agricultural land parcels that could be best suited for local food production.

- (2) Accommodating for locally grown foods in the Site Assessment portion of the Draft LESA was not undertaken for the following reasons:
 - (a) A definition of local foods would need to be drafted and adopted by the County.
 - (b) A formal list of known local food producers would need to be identified in order to conduct any assessment.
 - (c) Local foods Site Assessment (SA) factors should focus on the land surrounding a subject site rather than the subject site itself.
 - (d) It would not be feasible to make any local foods SA factors worth a large amount of points (more than 10 points or about 5% of total Site Assessment) because points would have to be subtracted from other factors and would potentially sacrifice levels of protection of prime farmland. Nonetheless, local foods production may be worth consideration as a Site Assessment factor.
 - (e) Changes to accommodate locally grown foods in LESA need to be carefully scrutinized to determine the effects of those changes on the protection ratings of prime farmland in general because the Draft SA factors were prepared to provide adequate levels of protection to both prime farmland and best prime farmland.
 - (f) The Champaign County LESA should only be amended with local foods Site Assessment factors after the Local Foods Policy Council has had an opportunity to define "local foods" and has prepared a list of local food producers.