

## **CASE NO. 824-AM-15**

SUPPLEMENTAL MEMORANDUM #1

MARCH 10, 2016

- Petitioner:** Dustin Ehler d.b.a. Ehler Bros Co.
- Request:** Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture District to the B-1 Rural Trade Center District in order to expand operations of a Farm Chemicals and Fertilizer Sales business including incidental storage and mixing of blended fertilizer.
- Location:** A tract in the Northeast Quarter of the Northwest Quarter of Section 19, Township 20N Range 11E of the Third Principal Meridian in Ogden Township located immediately east of the existing Ehler Brothers facility with an address of 2475 E CR 2100 N (CH 20), Thomasboro.
- Site Area:** 1.4 acres
- Time Schedule for Development:** As soon as possible
- Prepared by:** **Susan Chavarria**  
Senior Planner
- John Hall**  
Zoning Administrator

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### ***STATUS***

There are several new items of information for the Ehler Bros. rezoning:

1. Email from Jeff Blue, County Highway Engineer received March 4, 2016 regarding impacts on access to subject property on CH 20 (CR 2100 N) – *Attachment A*
2. Site Assessment worksheet for determining Land Evaluation and Site Assessment (LESA) score for the subject property – *Attachment B*
3. Spoon River Illinois Natural Areas Inventory (INAI) Site information – *Attachments C & D*
4. Letter of Support from the Ogden #10 Drainage District– *Attachment E*
5. Call from Doug Bluhm received March 10, 2016
6. Site Plan – more information needed

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### **EMAIL FROM JEFF BLUE**

Staff consulted Jeff Blue for evidence regarding access impacts to the adjacent roadway from the proposed rezoning and use. Jeff stated that as long as the Ehler Bros. has only 2 accesses on CR 2100 N (CH 20), he is fine with that. He stated that Dustin Ehler agreed to two access, although the current east access may be moved further east in the future.

### **LESA SCORE**

John Hall calculated the Site Assessment portion of the LESA score (Attachment B). With the LE portion of the score provided in the Natural Resources Report by the Champaign County Soil and Water Conservation District, staff could provide a complete picture of the subject property's compliance with LRMP Policy 4.1.8,

which states, “The County will consider the LESA rating for farmland protection when making land use decisions regarding a discretionary development.”

Staff recommends that the proposed amendment WILL HELP ACHIEVE Policy 4.1.8 because the complete LESA evaluation was completed and has the following results:

- The Land Evaluation (LE) portion of the analysis scored 100 out of 100 points.
- The Site Assessment (SA) portion of the analysis scored 154 out of 200 points.
- The total LESA Score of 254 fell in the highest protection rating “very high rating for protection.”

Even though the LESA score indicates a “very high rating for protection” this facility is an important agricultural support facility and the LESA score should not guide the County Board in this instance.

### **SPOON RIVER INAI SITE**

Attachment C is a map showing the approximate location of the Spoon River INAI Site. Staff has been unable to confirm any additional background about the significance of a Category VI INAI Site, other than the State of Illinois monitors it but does not protect it.

In addition, Attachment D is an email string between John Hall and Jonathon Manuel, Resource Conservationist with the Champaign County Soil and Water Conservation District. Mr. Manuel suggests keeping as much grass between the drainage ditch and gravel on the site, and says that because the tributary running along the site is a dredged ditch, he thinks the chances are very minimal that there are ecological concerns at this location.

Staff has not received a response from the IDNR request for information emailed on 3/2/16 or from the Illinois Natural History Survey (Champaign Office) emailed today.

### **SUPPORT FOR EHLER BROS. EXPANSION PROJECT**

Staff received a letter today signed by Ogden #10 Drainage District Trustees in support of the rezoning and permitting for the Ehler Bros expansion.

Staff received a call today from former ZBA member Doug Bluhm, who also support the project.

### **SITE PLAN – MORE INFORMATION NEEDED**

The Site Plan received February 29, 2016 needs some clarification in order to verify compliance with the *Zoning Ordinance* and the *Storm Water Management and Erosion Control Ordinance*. Revisions need to include: which structures are existing and which are proposed; an exact property line; distance from the proposed building(s) to the nearest edge of the drainage ditch; identification of the centerline of CR 2100 N (CH 20); and perhaps other elements.

### **ATTACHMENTS**

- A Email from Jeff Blue, County Highway Engineer received March 4, 2016
- B Site Assessment worksheet for determining Land Evaluation and Site Assessment (LESA) score for the subject property
- C Spoon River INAI Site Location Map
- D Email from Jonathon Manuel, Resource Conservationist with the Champaign County Soil and Water Conservation District received March 10, 2016
- E Letter of support from Ogden #10 Drainage District received March 10, 2016

**Susan Chavarria**

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**From:** Jeff Blue  
**Sent:** Friday, March 04, 2016 9:01 AM  
**To:** Susan Chavarria  
**Subject:** RE: upcoming Zoning Case

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I just talked to Dustin. He said that they plan to use the existing entrance for the near future, but that someday they may want to move the entrance further to the east. I told him I would be fine with that, but we didn't want to have three entrances into the site and if he moved the entrance further east they would need to eliminate the current east entrance. He agreed to that scenario.

Jeff

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**From:** Jeff Blue  
**Sent:** Friday, March 04, 2016 8:47 AM  
**To:** Susan Chavarria  
**Subject:** RE: upcoming Zoning Case

I have not received a request for an additional driveway. It appears as though their east driveway would be utilized for this expansion. I have a call into Dustin Ehler to inquire on the access. I'll let you know when he gets back to me.

Jeff

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**From:** Susan Chavarria  
**Sent:** Thursday, March 03, 2016 2:29 PM  
**To:** Jeff Blue  
**Subject:** upcoming Zoning Case

Hi Jeff,

The attached map amendment case for Ehler Bros. expansion on CH 20 west of Royal is going to hearing on March 10. They purchased 1.4 acres just east of the existing facility and will put a 80 x 160 building there for expanded operations if this amendment is approved. I don't have information on access, whether they would just keep the 2 they have or if they intend to add another.

Could you please let me know if you have any concerns about the case?

Thanks,  
Susan

**RECEIVED**  
MAR 04 2016  
CHAMPAIGN CO. P & Z DEPARTMENT

SA WORKSHEET - CASE 824-AM-15

1	What size is the subject site?	More than 25 acres	10 points	0
		20.1 to 25 acres	8 points	
		15.1 to 20 acres	6 points	
		10.1 to 15 acres	4 points	
		5.01 to 10 acres	2 points	
		<u>5 acres or less</u>	0 points	

**Factor 1** considers that the size of the subject site has an impact on its long-term viability for agricultural purposes. The factor recognizes that the predominant row crop form of agriculture is generally more efficiently farmed on larger sites.

**Scoring Factor 1:** Determine the area of the subject site based on current Champaign County Assessor Office tax parcel size data or on a legal description of the subject site.

2a	Is the subject site Best Prime Farmland ?	<u>Yes</u> No	30 points 0 points	<u>30</u>
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**Factor 2a** assigns value to a subject site if it is designated as Best Prime Farmland, consistent with the *Champaign County Land Resource Management Plan* goals, objectives and policies.

An estimated 96.6% of the County consists of Prime Farmland soils. "Best Prime Farmland" is a subset of Prime Farmland soils identified by Champaign County in order to differentiate among Prime Farmland soils. The definition of "Best Prime Farmland" is provided in the *Champaign County Zoning Ordinance*.

**Scoring Factor 2a:** Refer to the LE score of the subject site and to the "Best Prime Farmland" definition in the *Champaign County Zoning Ordinance*.

2b	<p>If the subject site is Best Prime Farmland, which one of the following statements is correct:</p> <p>(1) The subject site is 15% or less of a larger real estate tax parcel (or multiple parcels) that existed on January 1, 2004. (Yes 0 points)</p> <p>(2) The subject site is larger than 15% of a larger real estate tax parcel (or multiple parcels) that existed on January 1, 2004. (Yes 10 points)</p> <p>(3) The subject site was not part of a larger tax parcel or parcels on January 1, 2004, and is 25 acres or less. (Yes 0 points)</p> <p>(4) The subject site was not part of a larger tax parcel or parcels on January 1, 2004, and is larger than 25 acres. (Yes 10 points)</p>	10 points	<u>0</u>
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**Factor 2b** assigns value to a subject site if it exceeds the lot size and configuration limits noted. The 15% limit and 25-acre lot size limit featured are arbitrary values selected to represent the general

**Factor 2b (continued) B24-AM-15**

concern about the conversion and loss of best prime farmland. The *Champaign County Zoning Ordinance* has included a maximum lot size limit on Best Prime Farmland since July, 2004.

**Scoring Factor 2b:** Review subject site size and configuration based on Champaign County parcel identification tax maps for the year 2004 (also referred to as the 27<sup>th</sup> Edition of the Champaign County tax map atlas).

<b>2c</b>	<p>If the subject site is not Best Prime Farmland and is at least 51% Prime Farmland,</p> <p>which one of the following statements is correct:</p> <p>(1) The subject site is larger than 25 acres. (Yes 10 points)</p> <p>(2) All of the following statements are true:</p> <ul style="list-style-type: none"> <li>i. The subject site is part of a larger parcel that existed on April 12, 2011.</li> <li>ii. Since April 12, 2011, a separate portion or portions of that larger parcel have been converted to a non-agricultural use as the result of a rezoning or special use.</li> <li>iii. In total, the area of the subject site and those areas converted to a non-agricultural use (as identified in item ii. above) is larger than 25 acres.</li> </ul> <p>(Yes 10 points)</p> <p>(3) Neither (1) or (2) above apply to the subject site. (Yes 0 points)</p>		
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**Factor 2c** assigns value to a subject site which is not Best Prime Farmland but which consists of at least 51% Prime Farmland and exceeds a 25-acre lot size and configuration as of April 12, 2011. The 25-acre size threshold is an arbitrary value selected to represent the general concern about the conversion and loss of Prime Farmland.

This factor awards 10 points to a subject site if it would result in conversion of more than 25 acres of Prime Farmland, or if the subject site would cumulatively contribute to the conversion of more than 25 acres of Prime Farmland on a larger parcel existing as of April 12, 2011.

**Scoring Factor 2c:** Assess whether the soils on the subject site are comprised of at least 51% Prime Farmland based on the 'Farmland Classification' column of Table A in Appendix A.

Review the lot size and configuration based on Champaign County parcel identification tax maps and digital orthophotography as of April 12, 2011. (April 12, 2011 is the date of the annual digital orthophotography available for the year 2011.)



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

**Factor 3** is a general measure of development pressures which tend to support the conversion of agricultural sites to urban uses.

The 'Land Use Management Areas Map' of the *Champaign County Land Resource Management Plan* specifies the location of the 'Contiguous Urban Growth Area' (CUGA). CUGA is land designated for non-agricultural land use, and consists of:

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

**Scoring Factor 3:** Review the CUGA boundaries of the current *Champaign County Land Resource Management Plan* "Land Use Management Map".

**If the subject site is located within the CUGA, skip the remaining SA Factor questions and indicate a total SA score for only SA Factors 1, 2 and 3 at the end of the SA Worksheet.**

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Continue to answer the following SA Factor questions only if the subject site is located outside the CUGA ...

4	Amount of the perimeter of a subject site that is adjacent to parcels with a principal use of agriculture.	91 to 100% of perimeter	20 points	14
		81 to 90% of perimeter	18 points	
	71 to 80% of perimeter	16 points		
	61 to 70% of perimeter	14 points		
a)	If the subject site is Best Prime Farmland and/or at least 51% Prime Farmland, the amount of the perimeter of the subject site that is adjacent to parcels with a principal use of agriculture that existed on April 12, 2011.	51 to 60% of perimeter	12 points	
		41 to 50% of perimeter	10 points	
		31 to 40% of perimeter	8 points	
		21 to 30% of perimeter	6 points	
		11 to 20% of perimeter	4 points	
		1 to 10% of perimeter	2 points	
		none	0 points	
b)	If the subject site is less than 51% Prime Farmland, the amount of the perimeter of the subject site that is adjacent to parcels with a principal use of agriculture.			

**Factor 4** assesses the amount of the perimeter of the subject site that is adjacent to parcels that have the principal use of agriculture. The assessment is made based on principal use of each parcel that is adjacent to the subject site. The principal use of a parcel (as used in the *Champaign County Zoning Ordinance*) represents the main use for which a lot is intended.

Additionally, for a subject site that is Best Prime Farmland and/or at least 51% Prime Farmland, Factor 4 includes the provision to not recognize any adjacent non-agricultural principal use established after a set date of April 12, 2011. (April 12, 2011 is the date of the annual digital orthophotography available for the year 2011.) This measure is intended to partially address the problem referred to as 'creeping effect' whereby case-by-case land use decisions may lower LESA scores on nearby sites, thereby justifying more land conversion decisions.

More points are assigned to a subject site that is surrounded by parcels with the principal use of agriculture.

**Scoring Factor 4:** Measure the perimeter of the subject site adjacent to parcels with a principal use of agriculture.

Defined terms relevant to the scoring of this factor include:

**AGRICULTURE:** The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture, mushroom growing, orchards, forestry and the keeping, raising and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for

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**Scoring Factor 4 (continued)**

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.

**FARM DWELLING:** A dwelling occupied by a farm owner or operator, tenant farm worker, or hired farm worker. (In Champaign County, it is generally assumed that a dwelling located on a lot that is 35 acres or larger is a farm dwelling, unless information provided as part of the public record to the Zoning Board of Appeals indicates otherwise.)

**PRINCIPAL USE:** As used in the *Champaign County Zoning Ordinance*, the main purpose for which land is designed, arranged, intended, or for which it is or may be occupied or maintained. (The primary purpose of a lot may not necessarily be the largest use on the lot in terms of the area of the lot that is occupied by that use and it may not necessarily be the use that generates the most income for the person who owns or resides on the lot.)

***Guidelines for measuring perimeter of subject site adjacent to parcels with principal use of agriculture:***

Adjacent property is property that touches or that is directly across a street, highway or interstate right-of-way or a rail road right-of-way from a subject site.

Measure the perimeter of the subject site that is adjacent to parcels that have a principal use of agriculture. Parcels with a principal use of agriculture are generally as follows:

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



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<b>5</b>	Distance from the subject site to the nearest city or village limits.	more than 3 miles 1.51 to 3 miles <u>within 1.5 miles</u> adjacent	15 points 10 points 5 points 0 points	<u>5</u>
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**Factor 5** awards higher points the further a subject site is from a city or village. Factor 5 is based on the general assumption that the further the subject site is from a municipality, the less chance there is of a nearby land use or development that would conflict with the agricultural land use of that subject site.

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

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

Factor 6 is intended to serve as a general indicator of the agricultural viability of a subject site.

**Scoring Factor 6:** Based on the most recent five years of annual digital orthophotography, estimate the highest percentage of area of the subject site in agricultural production. To obtain accurate information, the scoring of Factor 6 may additionally require a field site inspection, windshield survey of the subject site, or landowner interview.

Defined terms relevant to the scoring of this factor include:

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

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

**FARM DWELLING:** A dwelling occupied by a farm owner or operator, tenant farm worker, or hired farm worker. (In Champaign County, it is generally assumed that a dwelling located on a lot that is 35 acres or larger is a farm dwelling, unless information provided as part of the public record to the Zoning Board of Appeals indicates otherwise.)

***Guidelines for estimating percentage of subject site in agricultural production in any of the last 5 years***

Based on review of digital orthophotography of the subject site for the most recent five years,

- a. If there is no structure on the subject site and the subject site appears to be in crop land, then count the entire subject site as in agricultural production.
- b. If only a street or road improvement is present on the subject site, and no wooded area is present on the subject site, then count the entire subject site as in agricultural production.
- c. Unless information is available to indicate otherwise,
  - (1) If the subject site is 35 acres or larger and has both a dwelling and what appears to be crop land, then count the entire site as agricultural production.
  - (2) If the subject site is less than 35 acres and has both a dwelling and what appears to be crop land, then count all of the subject site-- except for one acre, inclusive of the dwelling -- as in agricultural production. The one acre will be assumed to contain the well, septic, system, and any non-agricultural outbuildings.
- d. A part of the subject site that appears not to be crop land may be counted as in agricultural production only provided the landowner indicates that part of the subject site was or is not in production due to participation in a government-sponsored agricultural program, or due to implementation of a crop management plan.

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<b>7</b>	Percentage of land zoned AG-1 Agriculture, AG-2 Agriculture or CR Conservation-Recreation within 1 mile of subject site.	91 to 100%	10 points	10
		81 to 90%	9 points	
		71 to 80%	8 points	
		61 to 70%	7 points	
		51 to 60%	6 points	
		41 to 50%	5 points	
		31 to 40%	4 points	
		21 to 30%	3 points	
		11 to 20%	2 points	
		1 to 10%	1 points	
		none	0 points	

**Factor 7** measures the amount of land in the one-mile area surrounding the subject site zoned AG-1 Agriculture, AG-2 Agriculture, or CR Conservation-Recreation. These are the rural zoning districts within the County.

More points are assigned to a higher percentage of land zoned AG-1, AG-2, or CR within one mile of the subject site because:

- rural zoning districts are intended for agricultural land uses, and
- land within these districts is subject to use restrictions and limits on the density and location of non-agricultural land uses.

**Scoring Factor 7:** Measure the area zoned AG-1, AG-2, and CR outward one mile from the property lines of the subject site.

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8	Percentage of area within 1 mile of a subject site which consists of parcels with a principal use of agriculture.  a) If the subject site is Best Prime Farmland and/or at least 51% Prime Farmland,  the percentage of area within one mile of the subject site which consists of parcels with a principal use of agriculture that existed on April 12, 2011.  b) If the subject site is less than 51% Prime Farmland,  the percentage of area within one mile of the subject site which consists of parcels with a principal use of agriculture.	91 to 100%	20 points	20
		81 to 90%	18 points	
		71 to 80%	16 points	
		61 to 70%	14 points	
		51 to 60%	12 points	
		41 to 50%	10 points	
		31 to 40%	8 points	
		21 to 30%	6 points	
		11 to 20%	4 points	
		1 to 10%	2 points	
		none	0 points	

**Factor 8** is a major indicator of the agricultural character of the general area, based on the assumption that areas in the County dominated by agriculture are generally more viable for farm purposes. The assessment is made based on the principal use of parcels located within one mile of the subject site. The principal use of a parcel (as used in the *Champaign County Zoning Ordinance*) represents the main use for which a lot is intended.

Additionally, for a subject site that is Best Prime Farmland and/or at least 51% Prime Farmland, Factor 8 includes the provision to not recognize any non-agricultural principal use established after a set date of April 12, 2011 within one mile of the subject site except for development that has been annexed by a municipality. (April 12, 2011 is the date of the annual digital orthophotography available for the year 2011.) This measure is intended to partially address the problem referred to as 'creeping effect' whereby case-by-case land use decisions may lower LESA scores on nearby sites, thereby justifying more land conversion decisions.

More points are assigned to a subject site with a greater percentage of area within one mile consisting of parcels with the principal use of agriculture.

**Scoring Factor 8:** Estimate the area of land within a one-mile distance outward from the property lines of the subject site that consists of parcels with the principal use of agriculture.

The defined terms shown below generally form the basis on which this factor is scored:

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

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**Scoring Factor 8 (continued)**

**FARM DWELLING:** A dwelling occupied by a farm owner or operator, tenant farm worker, or hired farm worker. (In Champaign County, it is generally assumed that a dwelling located on a lot that is 35 acres or larger is a farm dwelling, unless information provided as part of the public record to the Zoning Board of Appeals indicates otherwise.)

**PRINCIPAL USE:** As used in the *Champaign County Zoning Ordinance*, the main purpose for which land is designed, arranged, intended, or for which it is or may be occupied or maintained. (The primary purpose of a lot may not necessarily be the largest use on the lot in terms of the area of the lot that is occupied by that use and it may not necessarily be the use that generates the most income for the person who owns or resides on the lot.)

***Guidelines for estimating area within one mile of subject site consisting of parcels with principal use of agriculture:***

Generally identify parcels with a principal use of agriculture as follows:

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



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<b>9</b>	What is the distance from the subject site to the nearest 10 non-farm dwellings?	more than 1 mile	20 points	<u>20</u>
		0.76 to 1 mile	18 points	
		0.51 to 0.75 mile	16 points	
		0.26 to 0.50 mile	14 points	
		0.01 to 0.25 mile	12 points	
		adjacent	0 points	

**Factor 9** considers the proximity of the nearest 10 non-farm dwellings as a general indicator of an existing land use incompatibility with production agriculture and an incompatibility with livestock facilities vis-a-vis the *Illinois Livestock Management Facilities Act (510 ILCS 77/ et seq.)*

In Champaign County, it is generally assumed that a dwelling located on a lot less than 35 acres is a non-farm dwelling, unless information provided as part of the public record to the Zoning Board of Appeals indicates that a dwelling is part of on-site agricultural operations or otherwise qualifying as a farm dwelling.

The defined term for Non-Farm Dwelling is shown below:

**NON-FARM DWELLING:** A dwelling that is not occupied by a farm owner or operator, tenant farm worker, or hired farm worker.

**Scoring Factor 9:** Measure the linear distance outward from the closest point on the property line of the subject site to the façade of the tenth nearest non-farm dwelling.

**824-AM-15****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	<u>100</u>
SA Total	<u>154</u>
Total LESA Score	<u>254</u>

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:

251 – 300	very high rating for protection
226 – 250	high rating for protection
151 – 225	moderate rating for protection
150 or below	low rating for protection

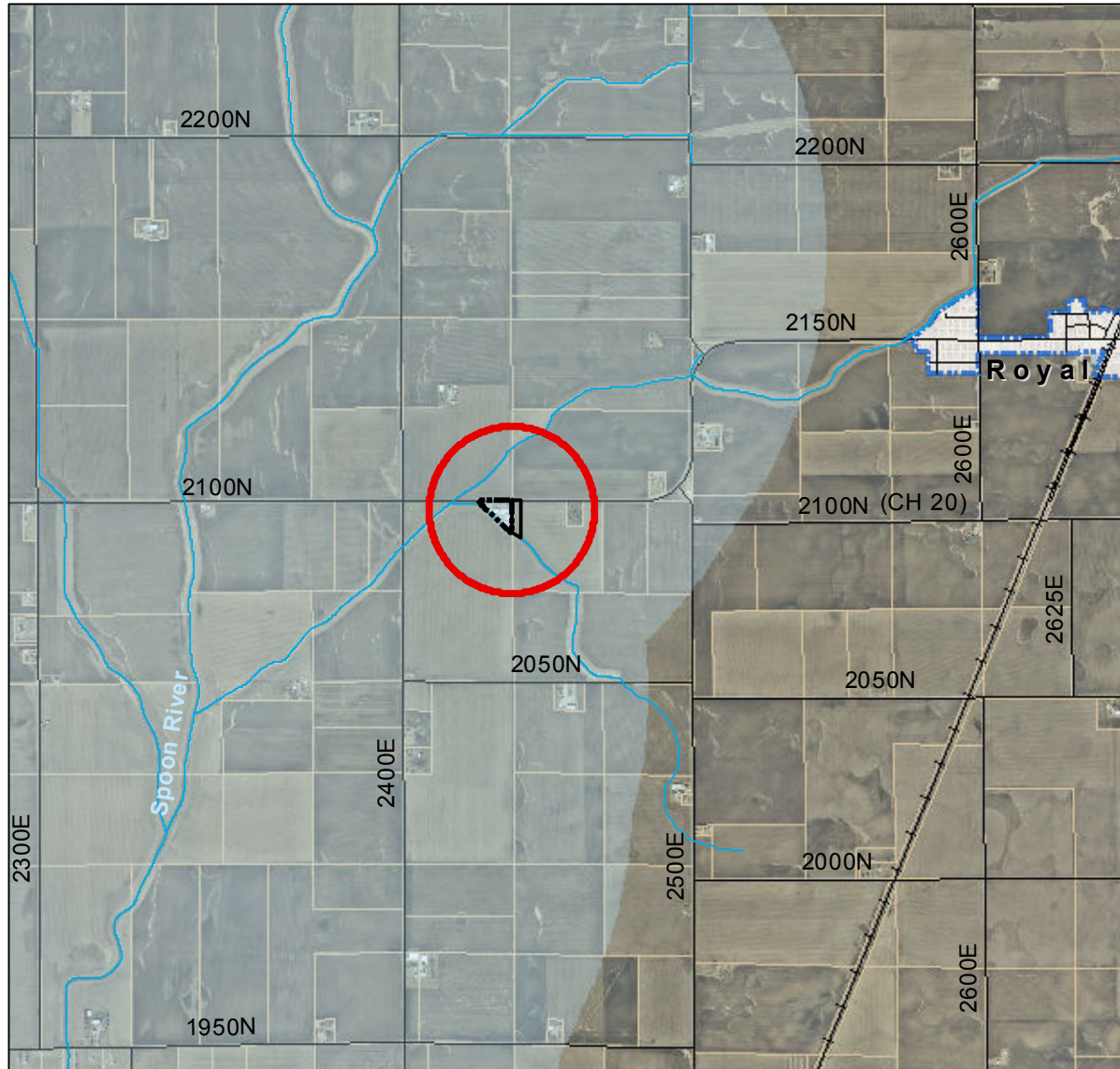
- \* The maximum LE score possible for a site is 100 points.  
The maximum SA score possible for a site is 200 points.








The Spoon River INAI Site shown here is not an official GIS layer. It is an approximation of the Site based on Figure 11 of the 1997 Headwaters Area Assessment, Volume 3 by IDNR.

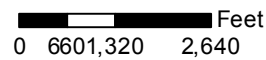
# Spoon River INAI Site

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March 10, 2016

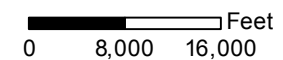
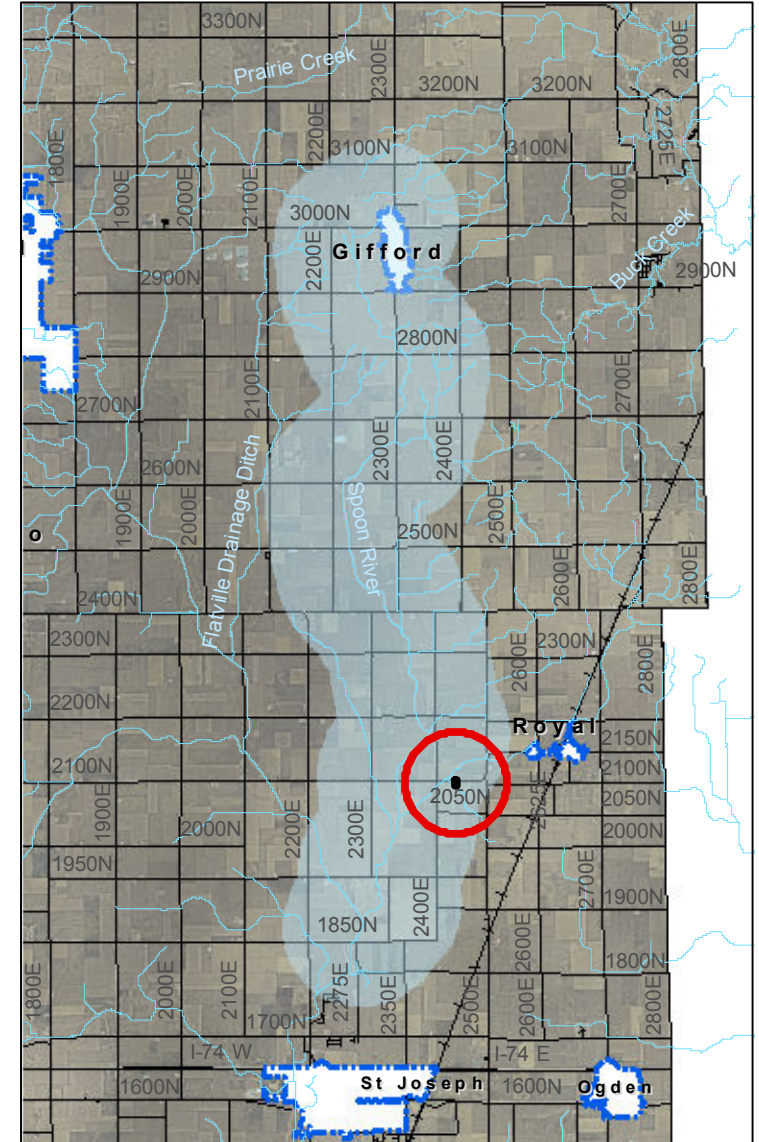
Subject Property



-  Subject Property
-  Municipal Boundary
-  Existing Ehler Bros facility
-  Streams
-  Parcels
-  Spoon River INAI Site (approximate)
-  Streets



Property location in Champaign County



Champaign County  
Department of  
PLANNING &  
ZONING



From: Manuel, Jonathon - NRCS-CD, Champaign, IL [mailto:Jonathon.Manuel@il.nacdnet.net]  
Sent: Thursday, March 10, 2016 12:35 PM  
To: John Hall  
Subject: RE: LESA score for Case 824-AM-15 (Ehler Brothers fertilizer rezoning)

Being a dredged ditch. I would think the chances very minimal.  
Plus no shade on the stream reduces aquatic life. The shade helps reduce the big Oxygen swings each day. I think keeping your 50 ft. would be the best thing for the area.

Great to see you are on top of these things, thank you!

Jonathon Manuel CPESC-IT  
Resource Conservationist  
Champaign County Soil and Water Conservation District

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From: John Hall [mailto:jhall@co.champaign.il.us]  
Sent: Thursday, March 10, 2016 12:28 PM  
To: Manuel, Jonathon - NRCS-CD, Champaign, IL <Jonathon.Manuel@il.nacdnet.net>  
Subject: RE: LESA score for Case 824-AM-15 (Ehler Brothers fertilizer rezoning)

It is in the mapped Special Flood Hazard Area (100-year floodplain) and the topography is about 1 foot below the Base Flood Elevation (BFE) but construction within the floodplain is permissible. The new Storm Water Management and Erosion Control Ordinance will require any new land disturbance to be a minimum of 50 feet from the top of the bank but it will allow conservation plantings within that 50 feet. I mentioned that to Dustin and he said he was inclined just to keep mown sod.

We are trying to determine if there really are any ecological concerns at this location.

Thanks, Jon.

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From: Manuel, Jonathon - NRCS-CD, Champaign, IL [mailto:Jonathon.Manuel@il.nacdnet.net]  
Sent: Thursday, March 10, 2016 12:21 PM  
To: John Hall  
Subject: RE: LESA score for Case 824-AM-15 (Ehler Brothers fertilizer rezoning)

HI,  
For some reason your website is not working for me at this time.  
I will check back again tomorrow.

I know the site, I think the best thing that could happen if possible would be to keep as much grass between the drainage ditch and gravel. Even a mowed lawn would help with a reduction of all kinds of run off from gravel dust to extra nutrients.

Again, I know that this site ranks high for protection, however if it is out of the flood area, I feel that it would fit with modern day agriculture.

Jonathon Manuel CPESC-IT  
Resource Conservationist  
Champaign County Soil and Water Conservation District

**RECEIVED**  
MAR 10 2016  
CHAMPAIGN CO. P & Z DEPARTMENT

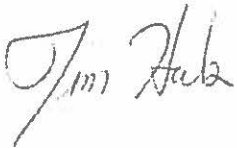
3-7-2016

To whom it may concern:

The Ogden 10 drainage district sees no reason for concern regarding Ehler Bros. Fertilizer's proposed construction project at their Royal location. The area in question currently has no known drainage issues. We recommend your approval for change in zoning and permitting in matters regarding this project.

Sincerely,

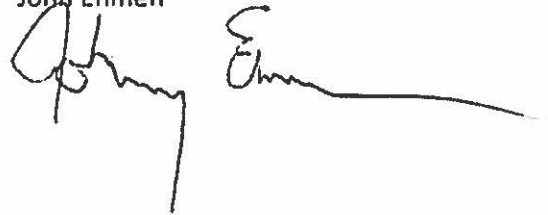
Tim Huls



Leon Bluhm



John Ehmen



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MAR 10 2016

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