

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

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

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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 several '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 LE value is determined for each Agricultural Value Group; the best group was assigned a relative value of 100 and all other groups assigned lower relative values.

Table 1 describes the composition of the Agricultural Value Groups.

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Table 1 Composition of Agricultural Value Groups

Agriculture Value Group	Agriculture Value Group LE	Land Capability Classification	Farmland Classification	Adjusted Soil Productivity Index Range	Map Unit Symbol and Soil Series
1	100	1	Prime	98 - 100	154A Flanagan 198A Elburn 149A Brenton
2	100	2e, 2w	Prime, Prime1	98 - 100	152A Drummer 679B Blackberry
3	94	1, 2e, 2w	Prime, Prime1	93 - 95	171B Catlin 153A Pella 623A Kishwaukee 481A Raub
4	91	1, 2e, 2w	Prime, Prime1	90 - 92	663B Clare 67A Harpster 234A Sunbury 56B Dana 219A Millbrook 490A Odell 687B Penfield 125A Selma
5	88	2e, 2w	Prime, Prime1	87 - 89	148B2 Proctor 232A Ashkum 206A Thorp 146A Elliot 242A Kendall
6	87	3w	Prime2	87	3107A Sawmill
7	85	1, 2e, 2w	Prime, Prime1	83 - 86	56B2 Dana 330A Peotone 236A Sabina 102A La Hogue 233B Birbeck 235A Bryce 134A Camden
8	84	3e, 3w	Not Prime	89 - 84	637A+ Muskego 687C2 Penfield
9	83	2e, 2w, 3w	Prime, Prime3	81 - 83	146B2 Elliott 622B Wyanet 134B Camdem 680B Campton 91A Swygert 146C2 Elliott 291B Xenia 448B Mona 3473A Rossburg

continued

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Table 1 Composition of Agricultural Value Groups (continued)

Agriculture Value Group	Agriculture Value Group LE	Land Capability Classification	Farmland Classification	Adjusted Soil Productivity Index Range	Map Unit Symbol and Soil Series
10	79	2e	Prime	78 - 79	387B Ockley 570B Martinsville
11	78	3e	Statewide Importance	78	622C2 Wyanet
12	76	2e, 3e	Prime	74 - 76	131B Alvin 223B2 Varna 91B2 Swygert 150B Onarga 223C2 Varna 91C2 Swygert 530B Ozaukee 618B Senachwine
13	75	3e	Statewide Importance	74 - 75	322C2 Russell 570C2 Martinsville
14	71	2e, 2w, 3w	Prime, Prime1, Prime2	68 - 73	23A Blount 530C2 Ozaukee 3302A Ambraw 23B2 Blount
15	69	3e	Statewide Importance	69	530D2 Ozaukee 618C2 Senachwine
16	66	4e	Statewide Importance, Not Prime	62 - 69	387C3 Ockley 570D2 Martinsville 223D3 Varna 622D3 Wyanet 618D2 Senachwine 530E2 Ozaukee
17	50	6e, 7e	Not Prime	37 - 57	618E2 Senachwine 618F Senachwine 241C3 Chatsworth 241D3 Chatsworth
18	n/a	n/a	Not Prime	n/a	533 Urban Land 802B Orthents 830 Landfill 865 Gravel Pit W Water

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 subject site.

LE Worksheet

The LE Worksheet provided on the following page can be used as a handy reference in calculating the LE score for a subject site. The steps below describe how to calculate an LE score:

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 both the 'soil map unit' and 'soil series' (e.g., '154A Flanagan') for each soil located on the subject site.
3. From Table 1, record the Agricultural Value Group for each soil in Column 2.
4. From Table 1, record the LE for each Agricultural Value Group in Column 3.
5. Use GIS to calculate the acreage of each soil within the subject site. Record the number of acres for each soil in Column 4.
6. For each soil, multiply the LE indicated in Column 3 by the number of acres indicated in Column 4. Record the product in Column 5.
7. Add up the Column 4 acres and record the total. Add up the products shown in Column 5 and record the total.
8. Divide the Column 5 total by the Column 4 total. The result is the LE Score for the subject site.

The maximum number of LE points possible for any subject site 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.

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LE WORKSHEET

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
Map Unit Symbol and Soil Series	Agricultural Value Group	Agricultural Value Group LE	Acres	Product of Column 3 and Column 4
			Totals:	
				Column 5 total divided by Column 4 total :
				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.

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
Map Unit Symbol and Soil Series	Agricultural Value Group	Agricultural Value Group LE	Acres	Product of Column 3 and Column 4
242A Kendall	5	88	0.20	17.60
152A Drummer	2	100	0.83	83
570C2 Martinsville	13	75	0.01	0.75
134B Camden	9	83	1.64	136.12
3107A Sawmill	6	87	2.63	228.81
			Totals:	5.31
				Column 5 total divided by Column 4 total:
				LE Score:

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

The primary criteria used to identify SA factors are that each factor: 1) be relevant to continued agricultural use of a subject site within the rural areas of Champaign County; and 2) be measurable.

There are 11 SA Factors. Table 2 lists SA Factors that apply in all rural areas of the County, and SA Factors that apply only outside the Contiguous Urbana Growth Area (CUGA). CUGA is identified in the 'Land Use Management Areas Map' of the *Champaign County Land Resource Management Plan* as land designated for non-agricultural land use. The CUGA is updated annually to reflect accurate municipal boundaries and adjustments as necessary.

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.

Calculating the SA Score

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 data regarding parcels, corporate limits, zoning districts, digital ortho photo, etc.
- 'Land Use Management Map' of *Champaign County Land Resource Management Plan*
- site inspection
- landowner interview

Each of the SA factors has point values, ranked on a 'best-to-worst' scale. The maximum number of possible SA score for a subject site or parcel is 200.

The SA Worksheet for calculating the SA score is provided on Pages 9 - 13. Calculating the SA Score of a subject site simply involves: 1) selecting the most appropriate point value response to each SA factor; and 2) adding SA factor points for a total SA score.

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Table 2. Overview of Champaign County SA Factors and Potential SA Points

SA Factors that apply only outside CUGA:		<i>Potential Points</i>	<i>Potential Points Subtotal</i>	<i>Potential Points Total</i>
1	Size of property	10	115	200
2	Best Prime Farmland	30		
3	Adjacent land use	20		
4	Distance to nearest city limits	15		
5	Within CUGA	40		
SA Factors that apply only outside CUGA:				
6	Percentage of site in agricultural land use in last 5 years	15	85	
7	Percentage of land zoned rural within 1 mile	10		
8	Percentage of agricultural land use within 1 mile	20		
9	Distance to 10 non-farm dwellings	20		
10	Proximity to livestock operation	10		
11	Proximity to assembly use	10		

SA WORKSHEET

1	What size is the subject site?	More than 25 acres	10 points	
		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	
		Less than 5 acres	0 points	

Description: This factor 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: Determine the area of the subject site.

2	Is the subject site Best Prime Farmland ?	Yes	30 points	
		No	0 points	

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: Refer to the LE score of the subject site and to Best Prime Farmland as defined in the *Champaign County Zoning Ordinance*.

3	How much of the subject site is adjacent to agricultural land use?	91 to 100% of perimeter	20 points	
		81 to 90% of perimeter	18 points	
		71 to 80% of perimeter	16 points	
		61 to 70% of perimeter	14 points	
		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	

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: Based on current CCGIS Consortium data, measure the perimeter of the subject site adjacent to agricultural land use. Interpolation of points can occur at every 5% (e.g., if 87 percent of a perimeter is adjacent to agricultural land use, then the score is 19.)

Adjacent property is property that touches or that is directly across a right-of-way (other than an interstate highway, federal highway, or state highway) from a subject site. (e.g., If a subject site is adjacent to a federal highway (e.g., US Route 45) then the perimeter of the subject site

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adjacent to US Route 45 is considered non-agricultural.)

4	Distance from the subject site to the nearest city or village limits.	more than 3 miles	15 points	
		1.51 to 3 miles	10 points	
		within 1.5 miles	5 points	
		adjacent	0 points	

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 land use of that subject site.

Scoring: Based on current CCGIS Consortium data, measure outward from the property lines of the subject site to the nearest municipal boundary.

5	Is the subject site located within the Contiguous Urban Growth Area?	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 '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: Based on the current *Champaign County Land Resource Management Plan* "Land Use Management Map".

If the subject site is located within CUGA, skip the remaining SA Factor questions and indicate a total SA score for only SA Factors 1 through 5 at the end of the SA Worksheet.

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

6	The highest percentage of the subject site in agricultural land use in any of the last 5 years, excluding wooded areas or timberland on the subject site that appear undisturbed and not in harvest.	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 the highest percentage of agricultural land use of the subject site over the past five years, disallowing wooded areas or timberland on the subject site that appears undisturbed and not in harvest.

Scoring: This factor is based on the recent five years of annual digital ortho photography from the USDA/FSA - Aerial Photography Field Office. Estimate the highest percentage of area of the subject site in that is in agricultural land use, not including wooded areas or timberland on the subject site that appear undisturbed and not in harvest.

7	Percentage of land zoned AG-1 Agriculture, AG-2 Agriculture or CR Conservation-Recreation within 1 mile of subject site.	91 to 100%	20 points	
		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			

Description: This factor measures the amount of land in the one-mile area surrounding the subject site which zoned 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: Based on current CCGIS Consortium County zoning data, measure the area zoned AG-1, AG-2, and/or CR outward one mile from the property lines of the subject site.

Interpolation of points can occur at every 5% (e.g., if 87 percent of the area is zoned AG-1, then the points for this SA Factor is 19.)

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8	Percentage of area in agricultural land use within 1 mile of subject site.	91 to 100%	20 points	
		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		

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 land use are generally more viable for farm purpose.

Scoring: Based on current CCGIS Consortium data, select the area of land within a one-mile distance outward from the property lines of the subject site. Select parcels with Champaign County Assessor Property Codes of 8100 and 8150 and, if the parcel size is 35 acres or more, select parcels with Champaign County Assessor Property Codes of 1100, 1150, 1200, and 1250. Remaining parcels, other than the subject site, are those that may be assumed to be non-agricultural land use.

Interpolation of points can occur at every 5% (e.g., if 87 percent of the area is agricultural land use, then the points for this SA Factor is 19.)

9	What is the distance from the subject site to the nearest 10 or more non-farm dwellings?	more than 1 mile	10 points	
		0.76 to 1 mile	8 points	
		0.51 to 0.75 mile	6 points	
		0.26 to 0.50 mile	4 points	
		0.1 to .25 mile	2 points	
		adjacent	0 points	

Description: 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: For purposes of this factor, 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, and indicate the distance to the façade of the 10th nearest non-farm dwelling structure.

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10	a) How close is the subject site to a known livestock management facility of 400 or more animal units? <i>Answer Parts b or c) only if the subject site is more than 1 mile from a known livestock management facility of 400 or more animal units.</i>	adjacent 0.1 to 0.25 mile 0.26 to 0.5 mile 0.51 to 0.75 mile 0.76 to 1 mile more than 1 mile	10 points 8 points 6 points 4 points 2 points n/a	_____
	b) How close is the subject site to a known livestock management facility of 200 - 399 animal units? <i>Answer Part c) only if the subject site is more than 1 mile from a known livestock management facility of 200-399 animal units.</i>	adjacent 0.25 to 0.33 mile 0.34 to 0.66 mile 0.66 to 1 mile more than 1 mile	7 points 5 points 3 points 1 point n/a	
	c) How close is the subject site to a known livestock management facility of 50 – 199 animal units?	adjacent 0.1 to 0.5 mile 0.51 to 0.75 mile 0.76 to 1 mile more than 1 mile	4 points 3 points 2 points 1 point 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. A response may be based on data available from the Livestock Management Facilities Program, Illinois Department of Agriculture, site inspection, and/or landowner interview.

This is a 3-part factor. Part a) measures proximity of a subject site to a livestock management facility of 400 or more animal units. If the subject site is located more than 1 mile from such facility, then respond to Part b). Part b) measures proximity of a subject site to a livestock management facility of 200 - 399 animal units. If the subject site is located more than 1 mile from such facility, then respond to Part c).

11	What is the distance from the subject site to the nearest public assembly land use (e.g., a school)?	more than 1 mile 0.76 to 1 mile 0.51 to 0.75 mile 0.26 to 0.5 mile 0.1 to .25 mile adjacent	10 points 8 points 6 points 4 points 2 points 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.

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 USE: All agricultural and related uses that can be considered to be part of a farm operation, including: farmland (cropland), pasture lands, raising livestock, timberlands whether or not in current production, land enrolled in a conservation program, barns, outbuildings, and farm dwellings.

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 County defines 'Best Prime Farmland' as a specified range of Agricultural Value Groups which have the highest ranking LE scores, based on the Champaign County Land Evaluation and Site Assessment (LESA) System.

FARM DWELLING: A farm dwelling is a dwelling located on a lot 35 acres or larger in area. An exception to this standard would be when information is provided as part of the public record to the Zoning Board of Appeals to indicate that such a dwelling is not occupied by a farm owner, operator, tenant farm worker, or seasonal or year-round hired farm worker.

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.)

NON-FARM DWELLING: A non-farm dwelling is a dwelling located on a lot less than 35 acres.
An exception to this standard would be when information is provided as part of the public record to the Zoning Board of Appeals to indicate that such a dwelling is occupied by a farm owner, operator, tenant farm worker, or seasonal or year-round hired farm worker.

SUBJECT SITE: The area of a parcel that is proposed for development.
As an example, for a zoning case to request a rezoning, the subject site will be the area of the parcel or parcels that is proposed to be rezoned.

