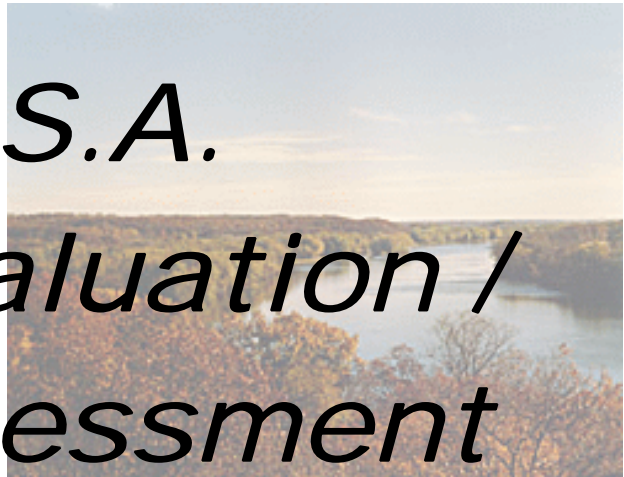




Ogle County, Illinois



*L.E.S.A.
Land Evaluation /
Site Assessment*



Revised May 20, 2008 and July 20, 2010

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**OGLE COUNTY, ILLINOIS
LAND EVALUATION AND SITE ASSESSMENT (L.E.S.A.) SYSTEM**

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The following committees and organizations prepared this *Land Evaluation and Site Assessment System* for Ogle County, Illinois.

Ogle County Regional Planning Commission
Ogle County Zoning Board of Appeals
Ogle County Zoning Department
Ogle County Planning, Assessment and Zoning Committee
Ogle County Health Department
United States Department of Agriculture, Soil Conservation Service
Ogle County Soil and Water Conservation District

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INTRODUCTION

The purpose of this handbook is to explain the preparation and use of the Ogle County agricultural Land Evaluation and Site Assessment (L.E.S.A.) system developed by two specially appointed committees in conjunction with the Soil and Water Conservation District, the U.S. Soil Conservation Service and the Ogle County Regional Planning Commission and Zoning Board of Appeals. The L.E.S.A. system is designed to determine the quality of land for agricultural uses and to assess sites or land areas for their value for agriculture. This system can be used to make decision making easier and equitable for state and local governing officials, land holders, developers and planners.

The L.E.S.A. system consists of two parts:

- 1) Land Evaluation. In agricultural land evaluation, soils of Ogle County were rated and placed into groups ranging from the best to the worst suited for cropland. A relative value was determined for each group. The best was assigned a value of 100 and all other groups were assigned lower values. The land evaluation is based on data from the Ogle County Soil Survey.
- 2) Site Assessment. The site assessment identifies important factors other than soils that contribute to the quality of a site for agricultural use. Each factor selected was stratified into a range of possible values in accordance with the Ogle County needs and objectives. This process provides a rational, consistent, sound basis for making land use decisions.

To use the L.E.S.A. system, a value for land evaluation is combined with a value for site assessment to determine the total value of a given site for agriculture. The higher the total value for a site, the higher the agricultural economic viability.

The L.E.S.A. system assists local units of government by encouraging the identification and protection of important agricultural land by landowners, developers, state and local planners, and governing officials. The system further supports state and local government officials in implementing farmland protection policies.

Ogle County will use its L.E.S.A. system to evaluate special use permit and map amendment (rezoning) petitions. It may also use it in a modified way to survey agricultural land to determine which should be planned for agriculture and protected as such by the County Zoning Ordinance and other Ogle County regulations and actions. Special consideration will be given to requests for campgrounds and other recreational enterprises with detailed review as required by site.

The U.S. Government has committed itself via the Farmland Protection Act to evaluate all federal and state projects involving prime agricultural land by the use of locally adopted L.E.S.A. systems.

INSTRUCTIONS FOR LAND EVALUATION AND SITE ASSESSMENT FACTORS

- 1) LAND EVALUATION VALUES:
 - A) Utilizing the Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov>), follow the instructions for defining the particular area of interest. Click the "Soil Map" tab to view the soil map and area of each soil in the defined area of interest.

Staff of the Ogle County Planning & Zoning Department or Soil & Water Conservation District may also be consulted for assistance in determining the area of individual soils within a particular parcel of land.
 - B) Using the soils information obtained above, complete the Land Evaluation Work Sheet and Summary Sheet - Ogle County, Illinois "L.E.S.A." (page 4) as follows:
 - 1) List each soil type in column 1 of the work sheet; list the acreage of each soil type in column 4 of the work sheet.

- 2) From Table 1 (page 5), select the corresponding Agricultural Group for each soil type from the column with the heading "Agricultural Group", and list them in column 2 of the work sheet.
- 3) From Table 2 (page 8), select the corresponding Relative Value for each soil type from the "Relative Value" column, and list them in column 3 of the work sheet.
- 4) Multiply the relative value of each soil type (column 3) by the number of acres of each soil type (column 4), and list the product in column 5 of the work sheet.
- 5) Total the product (acres x relative value) of each soil type and divide this number by the total number of acres in the area of interest. This figure is the value of the Land Evaluation part of the L.E.S.A. System. The maximum number of points possible for any given parcel is 100.

Example: An 80 acre tract of land has three soils: 61A Atterberry, 152A Drummer, and 242A Kendall.

1 Soil Types	2 AG Group	3 Relative Value	4 Acres	5 Relative Value x Acres
61A	1	100	20	2000
152A	2	98	20	1960
242A	3	87	40	3480
Total	-----	-----	80	7440

Sum of Column 5 (7440) / Sum of Column 4 (80) = 93.00 (Land Evaluation Sub-Total Score)

2) SITE ASSESSMENT FACTORS:

Based on local land use or other plans, planning or zoning maps, land use information, and site inspections, assess the site for each factor. The point value is determined by establishing the category of each factor that best suits the property in question. Each property must be assigned to one of the categories listed and one of the values listed. For example, under factor 8 (Distance from Fire/Ambulance Protection), a property being evaluated must only be given a value of either 11, 5 or 0. The maximum number of points for site assessment is 200.

In most cases the site should be protected for agriculture when the total points exceed 200. The following can be used:

- 0 - 199 = Low rating for protection
- 200 - 210 = Medium rating for protection
- 211 - 300 = High rating for protection

The higher the total points accrued for a site, the more agriculturally viable the site will be.

When considering a number of sites for nonagricultural use, selection of the site with the lowest total points will usually protect the best farmland located in the most viable areas.

SITE ASSESSMENT WORK SHEET - OGLE COUNTY, IL "L.E.S.A."

<u>Site Assessment Factors</u>	<u>Maximum Points per Factor</u>	<u>Score Assigned</u>
<i>Agricultural Land Use</i>		
1. Percent of land in agriculture within 1.5 mile of site	16	_____
2. Percent of land in agriculture adjacent to site	16	_____
3. Percent of site suitable for agricultural use	16	_____
<i>Zoning</i>		
4. Number of non-farm dwellings within 0.5 mile of site	12	_____
5. Percent of land zoned AG-1 within 1.5 miles of site	16	_____
6. Availability of zoned land for proposed use	10	_____
7. Number of similar map amendments and/or special use permits approved within 1.5 miles of site within last ten years	12	_____
<i>Compatibility/Impact of Use(s)</i>		
8. Distance from fire/ambulance protection	11	_____
9. Distance from school (high school)	11	_____
10. Impact on the environment and unique historical/cultural factors	10	_____
11. Compatibility with surrounding area	10	_____
<i>Urban Infrastructure</i>		
12. Degree to which the affected transportation routes can bear the traffic that the proposed use may generate	10	_____
13. Availability of central sewer	8	_____
14. Availability of public water	8	_____
<i>Land Use Feasibility</i>		
15. Soil suitability for on-site disposal	10	_____
16. Size of site	10	_____
17. Future need for more land	5	_____
<i>Adopted Plans</i>		
18. a) Consistency with County "Comprehensive Plan"; or b) consistency with city/village plan if within 1.5 miles of city/village limits	9	_____
SITE ASSESSMENT SUB-TOTAL	200	_____

LAND EVALUATION WORK SHEET AND L.E.S.A. SUMMARY SHEET - OGLE COUNTY, IL "L.E.S.A."

<u>1</u> Soil Type	<u>2</u> Agricultural Group	<u>3</u> Relative Value	<u>4</u> Acres	<u>5</u> Product (Relative Value x Acres)
TOTAL	-----	-----		

Note:

"Agricultural Group" is obtained from Table 1.

"Relative Value" is obtained from Table 2.

To calculate # acres, use a planimeter or dot grid on a soil survey map or consult with the Ogle county Soil and Water Conservation District or Ogle County Planning & Zoning Department.

$$\frac{\text{Total of Column 5}}{\text{Total of Column 4}} = \frac{\text{Land Evaluation Sub-Total}}{\text{(Maximum 100 points possible)}}$$

Site Assessment Sub-Total (Max. 200 pts.) = _____

Total Points Accrued (Max. 300 pts.) = _____ (L.E.S.A. Score)

In most cases, the site should be protected for agriculture when the points exceed 200.

The following point scale should be observed:

- 0 - 199 = Low rating for protection**
- 200 - 210 = Medium rating for protection**
- 211 - 300 = High rating for protection**

Petitioner: _____

File No.: _____

Date: _____ Prepared By: _____

**Table #1
List of Ogle County Soil Series and Evaluations**

Map Symbol	Soil Series	Slope	Land Cap. Class & sub.	Imp. Farmland Determination	Relative Value	Prod. Index	Acres in County	Percent in County	Agricultural Group	Map Symbol
21B	Pecatonica	2-5	2e	Prime	75	112	529	0.1	4	21B
21C2	Pecatonica	5-10	3e	Important	74	105	3,659	0.7	6	21C2
21D2	Pecatonica	10-18	3e	Important	74	101	541	0.1	6	21D2
22C2	Westville	5-10	3e	Important	74	105	711	0.1	6	22C2
22D2	Westville	10-18	4e	Important	57	101	425	*	7	22D2
24B	Dodge	2-5	2e	Prime	75	121	753	0.2	4	24B
24C2	Dodge	5-10	3e	Important	74	113	1,263	0.3	6	24C2
29D2	Dubuque	7-15	4e	Important	50	81	744	0.2	7	29D2
51A	Muscatune	0-2	1	Prime	100	147	9,838	2	1	51A
55B	Sidell	2-5	2e	Prime	87	131	1,288	0.3	3	55B
60C2	La Rose	5-10	3e	Important	74	110	722	0.1	6	60C2
61A	Atterberry	0-2	1	Prime 2	100	132	1,484	0.3	1	61A
68A	Sable	0-2	2w	Prime 2	87	143	2,100	0.4	3	68A
86A	Oscos	0-2	1	Prime	100	141	7,040	1.4	1	86A
86B	Oscos	2-5	2e	Prime	98	140	54,983	11.3	2	86B
86C2	Oscos	5-10	3e	Important	74	131	14,078	2.9	6	86C2
87B	Dickinson	2-5	2e	Prime	75	103	2,623	0.5	4	87B
87C	Dickinson	5-10	3e	Prime	75	101	519	0.1	4	87C
88B	Sparta	1-6	4s	Important	50	91	701	0.1	7	88B
88B2	Sparta	2-6	4s	Important	50	87	8	*	7	88B2
93E	Rodman	12-20	6s	None	44	71	6	*	8	93
102A	La Hogue	0-2	1	Prime	98	121	6,851	1.4	2	102A
103A	Houghton	0-2	3w	Important	74	130	39	*	6	103A
105B	Batavia	2-5	2e	Prime	87	128	710	0.1	3	105B
106B	Hitt	2-5	2e	Prime	75	112	574	0.1	4	106B
106C2	Hitt	5-10	3e	Important	74	105	255	*	6	106C2
119C2	Elco	5-10	3e	Important	74	104	717	0.1	6	119C2
125A	Selma	0-2	2w	Prime 2	87	129	9,228	1.9	3	125A
145B	Saybrook	2-5	2e	Prime	87	131	6,739	1.4	3	145B
145B2	Saybrook	2-5	2e	Prime	87	125	156	*	3	145B2
145C2	Saybrook	5-10	3e	Important	74	123	5,212	1.1	6	145C2
152A	Drummer	0-2	2w	Prime 2	98	144	19,010	3.9	2	152A
154A	Flanagan	0-2	1	Prime	100	144	3,032	0.6	1	154A
171A	Catlin	0-2	1	Prime	100	138	1,370	0.3	1	171A
171B	Catlin	2-5	2e	Prime	98	137	10,152	2.1	2	171B
171C2	Catlin	5-10	3e	Important	74	128	1,641	0.3	6	171C2
175B	Lamont	2-5	3e	Prime	75	97	893	0.2	4	175B
175C	Lamont	5-10	3e	Important	74	95	526	0.1	6	175C
198A	Elburn	0-2	1	Prime	100	143	13,777	2.8	1	198A
199A	Plano	0-2	1	Prime	100	142	7,140	1.5	1	199A
199B	Plano	2-5	2e	Prime	98	141	10,925	2.2	2	199B
199C2	Plano	5-10	3e	Important	74	132	3,166	0.6	6	199C2
219A	Millbrook	0-2	1	Prime 2	100	129	1,128	0.2	1	219A
223B	Varna	2-4	2e	Prime	75	115	705	0.1	4	223B
223D2	Varna	6-12	4e	Important	74	108	297	*	6	223D2
233B	Birkbeck	2-5	2e	Prime	75	121	2,416	0.5	4	233B

Map Symbol	Soil Series	Slope	Land Cap. Class & sub.	Imp. Farmland Determination	Relative Value	Prod. Index	Acres in County	Percent in County	Agricultural Group	Map Symbol
233C2	Birkbeck	5-10	3e	Important	74	113	3,205	0.7	6	233C2
242A	Kendall	0-2	2w	Prime 2	87	125	958	0.2	3	242A
243A	St. Charles	0-2	1	Prime	98	122	556	0.1	2	243A
243B	St. Charles	2-5	2e	Prime	75	121	3,190	0.7	4	243B
243C2	St. Charles	5-10	3e	Important	74	113	1,823	0.4	6	243C2
259B	Assumption	2-5	2e	Prime	75	118	463	*	4	259B
259C2	Assumption	5-10	3e	Important	74	111	2,462	0.5	6	259C2
278A	Stronghurst	0-2	2w	Prime 2	87	125	875	0.2	3	278A
279A	Rozetta	0-2	1	Prime	98	120	1,264	0.3	2	279A
280B	Fayette	2-5	2e	Prime	75	121	12,580	2.6	4	280B
280C2	Fayette	5-10	3e	Important	74	113	7,140	1.5	6	280C2
280D2	Fayette	10-18	3e	Important	74	109	374	*	6	280D2
290A	Warsaw	0-2	2s	Prime	75	119	7	*	4	290A
290B	Warsaw	2-5	2e	Prime	75	118	1,073	0.2	4	290B
290B2	Warsaw	2-5	2e	Prime	75	113	49	*	4	290B2
324B	Ripon	2-5	2e	Prime	75	110	395	*	4	324B
324C2	Ripon	5-10	3e	Important	74	103	870	0.2	6	324C2
327B	Fox	2-5	2e	Prime	75	108	191	*	4	327B
355A	Binghampton	0-2	2s	Prime	75	105	21	*	4	355A
356A	Elpaso	0-2	2w	Prime 2	98	144	1,905	0.4	2	356A
361B	Kidder	2-4	2e	Prime	75	101	589	0.1	4	361B
361D2	Kidder	6-12	3e	Important	74	95	3,905	0.8	6	361D2
363B	Griswold	2-4	2e	Prime	75	116	1,976	0.4	4	363B
363D2	Griswold	6-12	3e	Important	74	109	3,777	0.8	6	363D2
387A	Ockley	0-2	1	Prime	98	115	346	*	2	387A
387B	Ockley	2-5	2e	Prime	75	114	416	*	4	387B
397B	Boone	2-7	4s	None	44	68	235	*	8	397B
397D	Boone	7-15	6s	None	44	63	810	0.2	8	397D
397F	Boone	15-35	7s	None	44	50	2,725	0.6	8	397F
403D	Elizabeth	10-18	6s	None	45	56	3,726	0.8	8	403D
403F	Elizabeth	18-35	7s	None	44	41	3,299	0.7	8	403F
410B	Woodbine	2-5	2e	Prime	75	97	153	*	4	410B
410C2	Woodbine	5-10	3e	Important	74	91	639	0.1	6	410C2
411B	Ashdale	2-5	2e	Prime	75	124	6,239	1.3	4	411B
411C2	Ashdale	5-10	3e	Important	74	116	3,649	0.7	6	411C2
412B	Ogle	2-5	2e	Prime	87	130	12,180	2.5	3	412B
412C2	Ogle	5-10	3e	Important	74	122	5,820	1.2	6	412C2
414B	Myrtle	2-5	2e	Prime	75	124	2,323	0.5	4	414B
416B	Durand	2-5	2e	Prime	87	126	531	0.1	3	416B
416C2	Durand	5-10	3e	Important	74	118	1,361	0.3	6	416C2
419B	Flagg	2-5	2e	Prime	75	118	4,606	0.9	4	419B
419C2	Flagg	5-10	3e	Important	74	111	2,723	0.6	6	419C2
429B	Palsgrove	2-5	2e	Prime	75	104	1,950	0.4	4	429B
429C2	Palsgrove	5-10	3e	Important	74	98	2,414	0.5	6	429C2
440A	Jasper	0-2	1	Prime	98	130	6,517	1.3	2	440A
440B	Jasper	2-5	2e	Prime	87	129	16,891	3.5	3	440B
440C2	Jasper	5-10	3e	Important	74	121	2,401	0.5	6	440C2
488A	Hoopole	0-2	2w	Prime 2	87	121	3,783	0.8	3	488A

Map Symbol	Soil Series	Slope	Land Cap. Class & sub.	Imp. Farmland Determination	Relative Value	Prod. Index	Acres in County	Percent in County	Agricultural Group	Map Symbol
490A	Odell	0-2	1	Prime	100	129	2,785	0.6	1	490A
503B	Rockton	2-5	2e	Prime	75	100	2,259	0.5	4	503B
503C2	Rockton	5-10	3e	Important	74	94	3,356	0.7	6	503C2
505D2	Dunbarton	6-12	4e	Important	45	69	309	*	7	505D2
505E2	Dunbarton	12-20	6e	None	44	61	264	*	8	505 E2
506B	Hitt	2-5	2e	Prime	75	117	54	*	4	506B
506C2	Hitt	5-10	3e	Important	74	110	382	*	6	506C2
509B	Whalan	2-5	2e	Prime	75	89	574	0.1	4	509B
509C2	Whalan	5-10	3e	Important	57	84	4,702	1	7	509C2
509D	Whalan	10-18	3e	Important	57	84	2	*	7	509D
509D2	Whalan	10-18	4e	Important	57	80	2,145	0.4	7	509D2
509E2	Whalan	18-25	6e	None	44	68	1,319	0.3	8	509E2
512A	Danabrook	0-2	1	Prime	100	138	3	*	1	512A
512B	Danabrook	2-5	2e	Prime	87	137	370	*	3	512B
512C2	Danabrook	5-10	3e	Important	74	128	54	*	6	512C2
570A	Martinsville	0-2	1	Prime	87	114	1,273	0.3	3	570A
570B	Martinsville	2-5	2e	Prime	75	113	6,384	1.3	4	570B
570C2	Martinsville	5-10	3e	Important	74	106	3,479	0.7	6	570C2
570D2	Martinsville	10-18	4e	Important	74	101	1,157	0.2	6	570D2
618B	Senachwine	2-5	2e	Prime	75	106	894	0.2	4	618B
618C2	Senachwine	5-10	3e	Important	74	100	6,216	1.3	6	618C2
618D2	Senachwine	10-18	4e	Important	74	95	2,781	0.6	6	618D2
622B	Wyanet	2-5	2e	Prime	87	119	6,813	1.4	3	622B
622C2	Wyanet	5-10	3e	Important	74	112	7,171	1.5	6	622C2
623A	Kishwaukee	0-2	1	Prime	100	135	1,078	0.2	1	623A
623B	Kishwaukee	2-5	2e	Prime	87	134	737	0.2	3	623B
661B	Atkinson	2-5	2e	Prime	75	112	1,052	0.2	4	661B
661C2	Atkinson	5-10	3e	Important	74	105	271	*	6	661C2
663A	Clare	0-2	1	Prime	98	134	1	*	2	663A
663B	Clare	2-5	2e	Prime	87	133	32	*	3	663B
675A	Greenbush	0-2	1	Prime	100	134	715	0.1	1	675A
675B	Greenbush	2-5	2e	Prime	87	133	14,340	2.9	3	675B
679A	Blackberry	0-2	1	Prime	100	142	240	*	1	679A
679B	Blackberry	2-5	2e	Prime	98	141	8	*	2	679B
686B	Parkway	2-5	2e	Prime	98	137	3,671	0.8	2	686B
686C2	Parkway	5-10	3e	Important	74	128	4,924	1	6	686C2
689B	Coloma	1-7	4s	Important	45	75	703	0.1	7	689B
689D	Coloma	7-15	6s	Important	45	71	1,122	0.2	7	689D
727A	Waukee	0-2	2s	Prime	75	109	39	*	4	727A
727B	Waukee	2-5	2e	Prime	75	108	945	0.2	4	727B
728C2	Winnebago	5-10	3e	Important	74	113	356	*	6	728C2
742B	Dickinson	1-5	2e	Prime	75	107	2,224	0.5	4	742B
742B2	Dickinson	2-5	2e	Prime	75	103	4	*	4	742B2
742C	Dickinson	5-10	3e	Prime	75	105	416	*	4	742C
761B	Eleva	2-7	3s	Prime	75	85	540	0.1	4	761B
761D	Eleva	7-15	4e	Important	45	78	1,177	0.2	7	761D
761F	Eleva	15-35	6e	None	44	62	610	0.1	8	761F
802A	Orthents, loamy	-	2e	None	0	0	1,661	0.3	9	802B

Map Symbol	Soil Series	Slope	Land Cap. Class & sub.	Imp. Farmland Determination	Relative Value	Prod. Index	Acres in County	Percent in County	Agricultural Group	Map Symbol
864	Pits, quarries	-	-	None	0	0	686	0.1	9	864
865	Pits, gravel	-	-	None	0	0	473	*	9	865
919D	Rodman-Fox	6-12	4s	Important	45	90	662	0.1	7	919D
919	Rodman-Fox	12-20	6s	None	44	80	656	0.1	8	919
939D	Rodman-Warsaw	6-12	4s	Important	44	81	1,209	0.2	7	939D
939	Rodman-Warsaw	40166	6s	None	44	71	353	*	8	939
1776A	Comfrey	0-2	5w	None	0	0	553	0.1	9	1776A
3074A	Radford	0-2	3w	Prime 3	75	122	6,543	1.3	5	3074A
3082A	Millington	0-2	3w	Prime 5	75	113	504	0.1	5	3082A
3103A	Houghton	0-2	8w	None	0	0	251	*	9	3103A
3107A	Sawmill	0-2	3w	Prime 5	75	125	3,143	0.6	5	3107A
3321A	Du Page	0-2	2w	Prime 3	75	125	1,299	0.3	5	3321A
3415A	Orion	0-2	3w	Prime 3	75	118	2,331	0.5	5	3415A
3451A	Lawson	0-2	3w	Prime 3	75	126	16,277	3.3	5	3451A
3776A	Comfrey	0-2	3w	Prime 5	75	124	9,550	2	5	3776A
3800A	Psammets	0-2	4s	None	0	0	322	*	9	3800A
8073A	Ross	0-2	2w	Prime	98	134	1,132	0.2	2	8073A
8077A	Huntsville	0-2	1	Prime	100	143	1,475	0.3	1	8077A
M-W	misc water	-					106	*		M-W
W	water	-					3,324	0.7		W
							488,520	98		

Productivity Index Source: Olson, K.R. and Lang, J.M. 2000. *Optimum Crop Productivity Ratings for Illinois Soil*, University of Illinois, College of Agricultural, Consumer and Environmental Sciences, Bulletin 811.

Relative Values Source: Natural Resources Conservation Service. U.S. Department of Agriculture. *Illinois Prime Farmland 1999*.

Table #2
Soil Groupings for Ogle County

Agricultural Group	Land Capability	Important Farmland	Potential or Productivity	Percent	Acres	Relative Value
1	1	Prime	142	10.3	51,105	100
2	1, 2e, 2w	Prime	138	24	117,321	98
3	1,2e,2w	Prime	129	16.2	79,004	87
4	2e,3e,3s	Prime	115	12	60,618	75
5	3w	Prime	124	8.1	39,647	75
6	3e,3w	Important	114	21.2	105,537	74
7	3e,4e,4s,6s	Important	82	2.5	13,909	50
8	4s,6s,6e,6s	None	55	2.8	14,003	44
9	2e,5w,8w,4s	None	0	1.2	7,376	0

SITE ASSESSMENT FACTORS AND SCORING SYSTEM - OGLE COUNTY, ILLINOIS "L.E.S.A."

1. PERCENT OF LAND IN AGRICULTURE WITHIN 1.5 MILES OF THE SITE

90% or more	= 16
89% - 75%	= 14
74% - 50%	= 10
49% - 25%	= 5
under 25%	= 0

Land in agriculture includes cultivated land and farm residences; farm lots with buildings, storage, feedlots; land associated with cultivated land used for water runoff control; pasture land, woodland, and undeveloped land.

This factor increases in value as the amount of land in agricultural uses increases. Areas that are entirely agricultural in nature are more viable for agricultural use than areas that are 50 percent urban and 50 percent agricultural.

2. PERCENT OF LAND IN AGRICULTURE ADJACENT TO SITE

90% or more	= 16
89 - 75%	= 14
74 - 50%	= 10
49 - 25%	= 5
under 25%	= 0

This factor assesses the short-term viability of the site's agricultural capacity by recognizing that adjacent uses can effectively render agriculture non-productive. Non-compatible uses primarily consist of residential subdivisions but can include large transportation facilities that have disrupted access to or drainage of the subject property, recreation areas that overflow with patrons, and successful commercial and industrial concerns.

3. PERCENT OF SITE SUITABLE FOR AGRICULTURAL USE

75% or more	= 16
74% - 50%	= 8
40% - 25%	= 4
under 25%	= 0

This factor assesses the use and suitability of the site for farming. There may be features on the site which make parts of it impossible or unsuitable to farm. Such features might be woods, steep slopes, buildings, old foundations, drainage ditches or an awkward shape resulting in excessive point rows or too few rows. A site not used for farming may indicate that it is not economically feasible or otherwise practical to farm that site. Any land on the site that has been farmed in any of the last five years is included.

4. NUMBER OF NON-FARM DWELLINGS WITHIN 0.5 MILES OF THE SITE

0	=	12
1-5	=	10
5-10	=	5
10+	=	0

This factor indicates how many non-farm dwellings are in the area, which may be indicative of a general trend toward non-farm uses. The more non-farm residential uses in an area, the more compatible a site may be for residential use.

5. PERCENT OF LAND ZONED AGRICULTURAL WITHIN 1.5 MILES OF THE SITE

90% or more	=	16
89% - 75%	=	14
74% - 50%	=	10
49% - 25%	=	5
under 25%	=	0

This factor shows the potential for future land use and what the community's development intentions are for the area. If much of the surrounding area has zoning designations which allow residential, commercial or industrial development, then it will be more difficult for a site to remain in agricultural use. Ogle County does not have a zoning district for "exclusive agricultural use." Its agricultural district allows low density residential development, but not commercial or industrial development.

6. AVAILABILITY OF ZONED LAND FOR PROPOSED USE

Many other adequate sites available	=	10
Some other adequate sites available	=	5
No other adequate sites available	=	0

When there is a large amount of suitable land already zoned and platted for the proposed use within five (5) miles of the site, there is no need to rezone additional land which may be valuable for agricultural use. Adequacy of alternative sites will depend on the proposed use. An industrial plant has much different requirements than those for an office building complex.

7. NUMBER OF SIMILAR MAP AMENDMENTS AND/OR SPECIAL USE PERMITS APPROVED WITHIN 1.5 MILES OF THE SITE WITHIN LAST 10 YEARS

0	=	12
1	=	10
2-5	=	5
5+	=	0

This factor assesses the number of land use changes occurring in an area. A large number of map amendments (rezonings) in an area is indicative of a trend toward non-agricultural uses.

8. DISTANCE FROM FIRE/AMBULANCE PROTECTION

More than 5 miles from responding fire station = 11
2.6 - 5 miles from responding fire station = 5
0-2.5 miles from responding fire station = 0

9. DISTANCE FROM SCHOOL (HIGH SCHOOL)

Over 20 minutes = 11
10 - 20 minutes = 5
Less than 10 minutes = 0

10. IMPACT ON THE ENVIRONMENT AND UNIQUE HISTORICAL/CULTURAL FEATURES

Negative impact = 10
Little or none with special design or protective measure = 6
Little or none = 0

This factor is used to assesses the impact of the proposed use on wetlands, flooding, unique vegetation, erosion, and water quality. Urban development is best suited to land where there is little destructive impact on these resources. Agriculture, in many cases, does not have as large an impact on the environment as urban development does.

Occasionally, a land use change will adversely affect unique and valuable historical or cultural areas which were not so adversely affected by present agricultural use.

11. COMPATIBILITY WITH THE SURROUNDING AREA

Not compatible = 10
Somewhat compatible = 4
Totally compatible = 0

If the proposed use of the site is not compatible with the existing agricultural or other uses of the surrounding area, assign a value of 10. A land use is incompatible if the characteristics of the use may create negative consequences on adjacent uses. These types of consequences might include noise, dust, odors, traffic, smoke, chemicals, necessity for inconvenient or costly changes in operations, damage to property, loss of property value and loss of peace of mind. An example of an incompatible use would be the construction of a residence next to a poultry farm.

Decrease the value as compatibility increases. A compatible use of a site would be the construction of a food-processing plant in the center of a large vegetable growing area.

12. DEGREE TO WHICH THE AFFECTED TRANSPORTATION ROUTES CAN BEAR THE TRAFFIC THAT THE PROPOSED USE MAY GENERATE

Earthen	= 10
Private Road	= 9
Aggregate	= 8
Sealcoat Bituminous	= 4
Hot Mix Bituminous	= 1
Traffic/Access Controlled	= 0

This factor assesses the impact that the proposed use may have on the roads accessing the site. Access to transportation is an important consideration in the location of all types of land uses. The location of industrial, commercial and residential uses around existing major roads results in a more efficient movement of goods and people as well as more efficient use of local government funds. Traffic on rural roads leads may result in transportation access problems for agricultural purposes. The location of urban uses along rural roads may necessitate additional maintenance or the upgrading and widening of rural roads which results in a further loss of farmland and additional expenditures of tax dollars. Ideally, the proposed use will generate a fair share of the costs of maintaining or improving the access roads. However, there will be instances when this does not occur, and these instances should be evaluated for their impact on those who must pay for the roads, but are not benefitted by their contribution.

13. AVAILABILITY OF CENTRAL SEWER

No public sewer available	= 8
Public sewer line within 1.5 miles available	= 7
Public sewer line within 0.5 miles available	= 6
Public sewer line within 0.25 miles available	= 5
Public sewer hookup proposed	= 0

The availability of a public sewer system indicates a good possibility of development. If a sanitary sewer line of sufficient capacity is available at a site, the site is less viable for agriculture than a site located several miles from the line. The range of points gives strong encouragement for development to occur within a quarter of a mile of sewer lines.

14. AVAILABILITY OF PUBLIC WATER

No public water line available	= 8
Public water line within 1.5 miles available	= 7
Public water line within 0.5 miles available	= 6
Public water line within 0.25 miles available	= 5
Public water system proposed	= 0

A site with a public water supply nearby in sufficient quantity is less viable for agriculture than a site far removed from municipal water supply. As with the preceding factor, this one is strongly favorable toward development within a quarter of a mile of the public facility.

15. SOIL SUITABILITY FOR ON-SITE WASTE DISPOSAL

50% or more of site contains Category 3 ⁺ and/or 4 ⁺ soil types	= 10
More than 25% of site contains Category 3 ⁺ and/or 4 ⁺ soil types	= 5
75% or more of site contains Category 1 ⁺ , 1A ⁺ and/or 2 ⁺ soil types, or public sewer available	= 0

Development in unincorporated areas of Ogle County will generally use on-site waste disposal systems. Conventional sewage disposal systems (septic tank/seepage field) are both a cost effective and environmentally safe method of treating sewage if the system is installed properly and properly maintained throughout its effective life (generally, 20+ years). When soil conditions are not conducive to conventional sewage disposal, other methods of sewage disposal utilizing engineered and/or mechanical components are generally more expensive to install and are more expensive to maintain. Also, engineered sewage disposal systems demand much a disproportional amount of work from the County Health Department staff in permitting, inspecting and tracking maintenance performance throughout the life of the system.

*The U.S.D.A. Ogle County, Illinois Soil Survey will be used to determine suitability. For soil categories, refer to the Ogle County Private Sewage Disposal Code.

16. SIZE OF SITE (FEASIBILITY FOR FARMING)

100 acres or more	= 10
99 - 40 acres	= 9
39 - 20 acres	= 5
19 - 5 acres	= 3
under 5 acres	= 0

Larger parcels are necessary for contemporary farming methods. Forty acres is about the minimum and that fact is reflected in the point jump at 40 acres. Ogle County does have a good many small parcels due to the topography of some areas. Accordingly, less points are assigned to smaller pieces. This factor will also discourage the development of unnecessarily large parcels. The number of acres used to rate a site should include only that part of a site on which crops can be raised.

17. NEED FOR ADDITIONAL URBAN LAND FOR FUTURE USE

Development of area is very unlikely within ten years	= 5
Development of area is possible within ten years	= 3
Development of area is highly probable within ten years	= 0

Just as some land uses can disrupt the adjacent land uses, they can also provide a "foot-in-the-door" for disruption of land uses in an area. One newly allowed conversion can lead to more requests for other uses which become harder and harder to turn down. As more uses are allowed, more disruption can occur within an even larger area.

18a. CONSISTENCY OF PROPOSED USE WITH THE COUNTY COMPREHENSIVE PLAN

Incompatible with plan	= 9
Compatible with intent of plan, but not with plan map	= 5
Totally compatible	= 0

This factor is one of the most important considerations because it is the one factor which involves a comprehensive analysis of the entire county. The adopted plan has both a text that states official policy and a map that interprets the policy in graphic form. Consistency with the intent of the plan should be determined when a land use change is proposed. The land use map does not always reflect every possible use that would be consistent with the policy in the plan.

(or)

18b. CONSISTENCY WITH MUNICIPAL PLAN

Inconsistent with plan, or parcel
is more than 1.5 miles from city/village = 9
Within 1.5 miles but plan not recorded = 5
Consistent with municipal plan and
within 1.5 miles from city/village = 0

Municipalities have the right to plan for the area 1.5 miles out from their boundaries. This factor supports the previous factor and also encourages new development near municipalities. If the parcel is within two municipal planning areas, the plan from the nearest municipality shall be considered.

GLOSSARY

CAPABILITY CLASS:

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

The national capability classification shows soils grouping in eight classes.

- | | |
|---------|--|
| CLASS 1 | Soils have few limitations that restrict their use. |
| CLASS 2 | Soils have some limitations that reduce the choice of plants and/or require moderate conservation practices. |
| CLASS 3 | Soils have severe limitations that reduce the choice of plants and/or require special conservation practices. |
| CLASS 4 | Soils have very severe limitations that reduce the choice of plants and/or require very careful management. |
| CLASS 5 | Soils have little or no erosion hazard but have other limitations impractical to remove that limit their use largely to pasture, range, woodland or wildlife food and cover. |
| CLASS 6 | Soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture, range, woodland or wildlife food and cover. |

CAPABILITY SUBCLASS:

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

- | | |
|---------------------------|---|
| SUBCLASS (e) Erosion | Applies to soils where the susceptibility to erosion is the dominant problem or hazard in their use. Erosion susceptibility and past erosion damage are the major soil factors for placing soils in this subclass. |
| SUBCLASS (s) Soil | Soil limitation within the rooting zone includes, as the name implies, soils that have such limitations as shallowness of rooting zones, stones, low moisture holding capacity, low fertility, difficult to correct salinity or sodium. |
| SUBCLASS (w) Excess Water | Applies to soils where excess water is the dominant hazard or limitation in their use. Poor soil drainage, wetness, high water table and overflow are the criteria for determining which soils belong in this subclass. |

FARMLAND OF STATEWIDE IMPORTANCE:

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

LAND IN AGRICULTURE includes:

- cultivated land
- farm residence
- farm lots with buildings, storage, feedlots
- land associated with cultivated land used for water run off control
- pasture land
- woodland
- undeveloped land

PRIME FARMLAND:

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

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

Prime farmland qualifiers:

P2 - where drained.

P3 - where protected from flooding or flooding is less often than once in two years during the growing season.

P5 - where drained and protected from flooding, or flooding occurs less often than once in two years during the growing season.

PRODUCTIVITY INDEX:

Productivity indexes for grain crops express the estimated yields of the major grain crops as percentage of the average yields obtained under basic management. Soil productivity is strongly influenced by the capacity of a soil to supply the nutrient and soil-stored water needs of a growing crop in a given climate. Sources: Optimum Crop Productivity Ratings for Illinois Soil, University of Illinois, College of Agricultural, Consumer and Environmental Sciences, Bulletin 811.