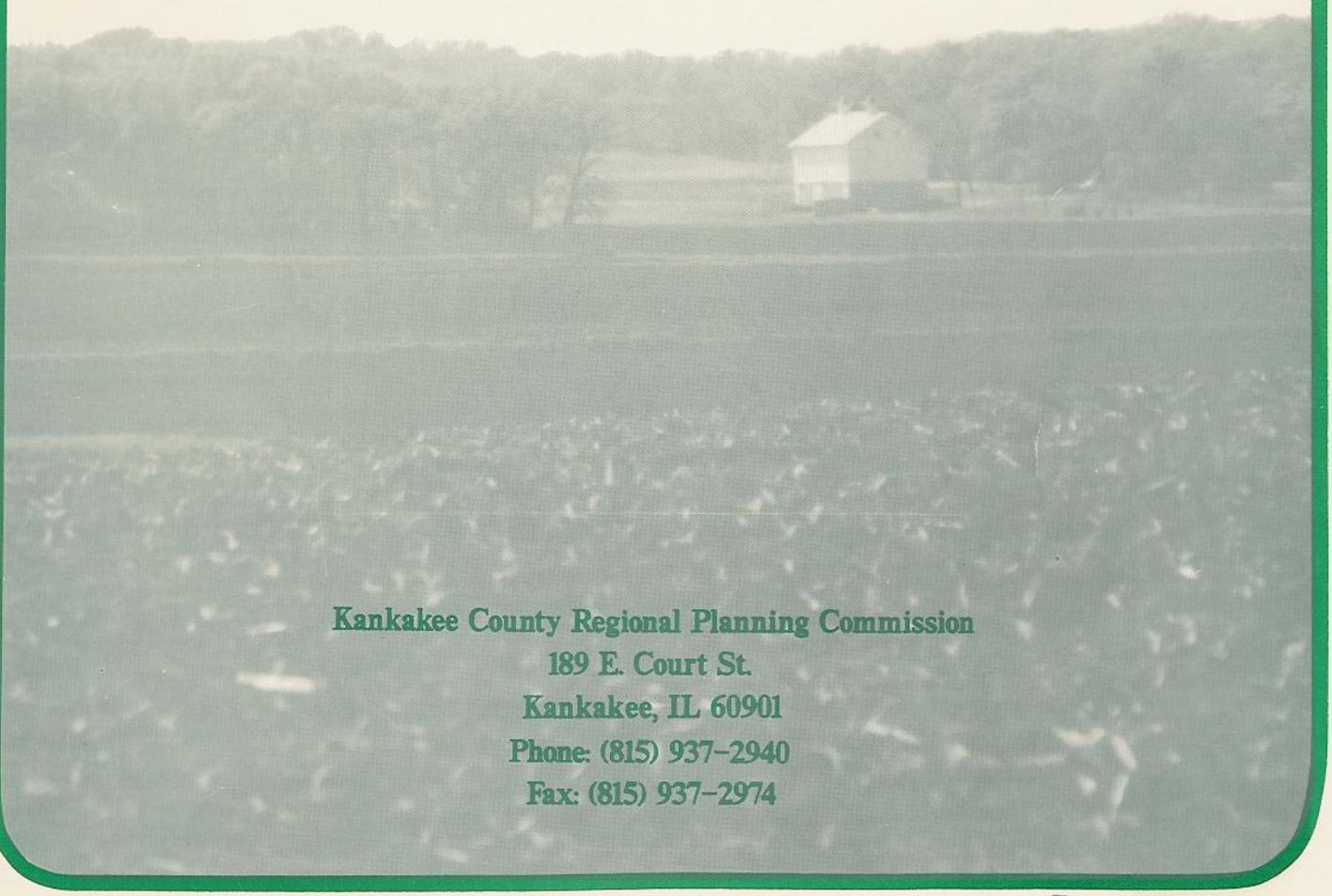
KANKAKEE COUNTY L.E.S.A. PROGRAM



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I. INTRODUCTION

The Land Evaluation and Site Assessment (LESA) system was developed by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), LESA is designed to determine the quality of land for agricultural uses, asses sites for their agricultural economic viability, and protect land against premature rural development. The LESA system is designed to be an advisory tool to State and local planners, landholders, developers and governing officials when evaluating a site for development potential.

The LESA system consists of two parts:

1. LAND EVALUATION	In agricultural land evaluation, soils of a given area are rated and placed into groups ranging from the best to the worst suited for a states agricultural use, cropland or forestland. A relative value is determined for each soils group: the best group is assigned a value of 100 and all other groups are assigned lower values. The land evaluation is based on data from the National Cooperative Soil Survey and the Kankakee County Soil Survey.
2. SITE ASSESSMENT	The site assessment identifies important factors other than soil productivity that contributes to the quality of a site for agricultural use. Each factor selected is stratified into a range of possible values in accordance with local needs and objectives. This process provides a rational, consistent, sound basis for making land use decisions.

Application of LESA combines a value for land evaluation with a value for site assessment to determine the total value of a given site for agriculture. The higher the total value of a site, the higher the agricultural economic viability.

The LESA system was designed to be based on existing knowledge. LESA utilizes soil survey information and interpretations that are widely available. It also uses planning concepts and principles easily understood and regularly used by planners.

USING THE LESA SYSTEM

To assess sites where farmland is being proposed for conversion to non-agricultural uses, the steps below should be followed:

Step 1 Determine the average relative value of the land by using the Land Evaluation section of the LESA system.

Step 2 Based on local plans, land use information and site inspections, assess the site for each factor shown in the Site Assessment section LESA.

Step 3 Add the agricultural Land Evaluation subtotal to the Site Assessment subtotal to get the total points for the site. A maximum total of 300 points is possible for any site, with a maximum of 100 points available for the Land Evaluation and a maximum of 200 points for the Site Assessment factors.

In most cases, the site should be protected for agriculture when the points exceed 200. From zero to 200 points, the site has a low rating for protection; from 200 to 225 points, it has a medium rating for protection; from 225 to 300 points, the site has a high rating for protection. Selecting the site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kankakee County.

II. GLOSSARY OF TERMS

AGRICULTURE: Land, buildings, structures, the principal use or uses of which is growing of farm or truck garden crops, dairying, pasturage, agricultural, horticulture, floriculture, hydroponics, viticulture, or animal or poultry husbandry, and accessory uses customarily incidental to agricultural activities including but not limited to the farm dwelling, dwellings for tenants and full-time hired farm workers and the dwellings or lodging rooms for seasonal workers. Source: Kankakee County Zoning Ordinance

AGRICULTURAL AREAS CONSERVATION AND PROTECTION ACT: It is the policy of the State of Illinois to conserve, protect and to encourage the development and improvement of its agricultural lands for the production of food and other agricultural products. It is also the policy of this State to conserve and protect agricultural lands as valued natural and ecological resources which provide needed open spaces for clean air sheds, as well as the aesthetic purposes.

APICULTURE: The raising and care of bees; beekeeping.

AQUACULTURE: The regulation and cultivation of water plants and animals for human use or consumption.

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 the location, amount and general suitability of the soils for agricultural use.

The national capability classification shows soils grouping in eight classes:

CLASS I - Soils have few limitations that restrict their use.

CLASS II - Soils have some limitations that reduce the choice of plants or require moderate conservation practices.

CLASS III - Soils have severe limitations that reduce the choice of plants or require special conservation practices or both.

CLASS IV - Soils have very severe limitations that reduce the choice of plants, require very careful management, or both.

CLASS V - Soils have little or no erosion hazard but have other limitations impractical to remove, that limit their use largely to pasture, woodland, or wildlife food and cover.

CLASS VI - 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.

CLASS VII - Soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife.

CLASS VIII - Soils and landforms have limitations that preclude their use for commercial plant production and restrict their use to recreation, wildlife, or water supply, or to aesthetic purposes.

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 the degree and kind of limitation. There are three subclasses that are used with the soils in Kankakee 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 the subclass.

SUBCLASS (S) LIMITING LAYER - Identifies limitations within the rooting zone such as low available water capacity and/or limiting amount of stones.

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.

Capability CLASS I has no subclass.

COMPREHENSIVE PLAN (GENERAL PLAN, CITY PLAN, MASTER PLAN): An official document or documents that comply with State Statutes, are officially adopted by a county, city or village and officially recorded, which set forth in general policies regarding the long term physical development of the jurisdiction.

HORTICULTURE: The science and art of growing fruits, vegetables, flowers, or ornamental plants.

HYDROPONICS: Soilless agriculture; the raising of plants in nutrient mineral solutions without earth around the roots.

INFRASTRUCTURE: The basic installations and facilities of which the continuance and growth of a community depends; such as, roads, schools, utilities, transportation, communication systems, etc.

LAND USE PLAN: A community plan outlining proposed future land uses and their distribution.

MUNICIPALITY: A city, town, etc., having its own incorporated government for local affairs.

PRODUCTIVITY INDEX: Expresses the estimated yields of the major grain crops as a percentage of the average yields obtained under high level management.

SILVICULTURE: The management or cultivation of forest trees; forestry.

SOIL MAPPING UNIT: A kind of soil, a combination of kinds of soil, or miscellaneous land type or types, that can be shown at the scale of mapping for the defined purposes and objectives of the survey. Soil mapping units are the basis for the delineations of a soil survey map. A soil survey legend lists all mapping units for the survey of an area.

SOIL PRODUCTIVITY: The capacity of a soil in its normal environment for producing a specified under a specified system of management.

SOIL SURVEY: A general term for the systematic examination of soils in the field; their description and classifications; the mapping of kinds of soil and their interpretation according to their adaptability for various crops, grasses, and trees and their productivity under different management systems.

SPECIALTY CROPS: Fruit, vegetable, nursery and green house crops, except for those crops considered as traditional agriculture.

TRADITIONAL AGRICULTURE: The growing of feed corn, soy beans, wheat, oats, or hay.

III. LAND EVALUATION

List of Soil Series and Evaluation
Kankakee County, Illinois

Map Symbol	Soil Series	Slope	Land Capability Class & Subclass	Important Farmland Determination	Productivity Index Local	# of Acres	%	Agriculture Value Group
49	Watseka	0-2	3s	State Import.	95	9,330	2.1	4
69	Milford	0-2	2w	Prime (1)	135	14,558	3.4	1
88B	Sparta	1-5	4s	State Import.	84	3,762	0.9	4
89	Maumee	0-2	3w	State Import.	105	12,581	2.9	4
98B	Ade	1-5	3s	State Import.	89	15,713	3.6	4
100	Palms	0-2	3w	State Import.	110	1,105	0.3	4
107	Sawmill	0-2	2w	Prime (2)	140	4,783	1.1	1
125	Selma	0-2	2w	Prime (1)	135	16,364	3.8	1
R125	Selma, bedrock Sub-stratum	0-2	2w	Prime (1)	125	8,444	1.9	2
131B	Alvin	1-4	2e	Prime	104	1,444	0.3	3
131C2	Alvin, eroded	4-10	3e	Prime	99	825	0.2	3
131F	Alvin	12-30	6e	Other	83	321	0.1	5
146A	Elliott	0-2	2w	Prime	130	15,223	3.5	2
146B	Elliott	2-4	2e	Prime	129	10,047	2.3	2
150A	Onarga	0-2	2s	Prime	110	1,285	0.3	3
150B	Onarga	2-4	2e	Prime	109	1,286	0.3	3
172	Hoopeston	0-2	2s	Prime	105	20,980	4.8	3
188	Beardstown	0-2	2w	Prime (1)	115	5,160	1.2	2
189	Martinton	0-2	2w	Prime	135	1,916	0.4	1
194B	Morley	2-4	2e	Prime	104	862	0.2	3
194C	Morley	4-10	3e	State Import.	102	311	0.1	4

Map Symbol	Soil Series	Slope	Land Capability Class & Subclass	Important Farmland Determination	Productivity Index Local	# of Acres	%	Agriculture Value Group
194C3	Morley, severely eroded	5-12	4c	State Import.	87	1,032	0.2	4
194E2	Morley, eroded	12-25	6e	Other	83	1,775	0.4	5
201	Gilford	0-2	2w	Prime (1)	115	34,568	8.0	3
W201	Gilford, wet	0-2	5w	Other	0	2,971	0.7	5
210	Lena	0-2	3w	State Import.	120	602	0.1	4
223B	Verna	1-4	2e	Prime	124	8,805	2.0	2
223C3	Verna, severely eroded	4-7	4e	State Import.	110	3,315	0.8	4
232	Ashkum	0-2	2w	Prime (1)	135	12,953	3.0	1
235	Bryce	0-2	2w	Prime (1)	120	2,491	0.6	2
240A	Plattville	0-2	1	Prime	120	8,057	1.9	2
240B	Plattville	2-4	2e	Prime	119	433	0.1	2
293	Andres	0-2	1	Prime	145	41,153	9.5	1
294A	Symerton	0-2	1	Prime	135	6,601	1.5	1
294B	Symerton	2-4	2e	Prime	134	11,957	2.8	2
295	Mokena	0-2	2w	Prime	125	1,473	0.3	2
298A	Beecher	0-2	2w	Prime (1)	115	10,785	2.5	2
298B	Beecher	2-4	2e	Prime	114	3,331	0.8	2
311B	Ritchey	2-6	3e	State Import.	74	754	0.2	4
311D	Ritchey	10-15	6e	State Import.	68	924	0.2	4
315A	Channahon	0-2	3s	State Import.	80	1,176	0.3	4
315B	Channahon	2-4	3e	State Import.	79	631	0.2	4
320A	Frankfort	0-2	3w	Prime (1)	95	802	0.2	3
320B	Frankfort	2-6	3e	Prime	93	593	0.1	3

Map Symbol	Soil Series	Slope	Land Capability Class & Subclass	Important Farmland Determination	Productivity Index Local	# of Acres	%	Agriculture Value Group
330	Peotone	0-2	2w	Prime (1)	120	1,637	0.4	2
380	Fieldon	0-2	2w	Prime (1)	105	3,971	0.9	3
440A	Jasper	0-2	1	Prime	135	3,513	0.8	1
440B	Jasper	2-4	2e	Prime	134	2,240	0.5	2
493	Bonfield	0-2	2s	Prime	120	6,110	1.4	2
494A	Kankakee	0-2	2s	Prime	115	3,199	0.7	2
494B	Kankakee	2-4	2e	Prime	114	1,244	0.3	2
501	Morocco	0-2	4s	State Import.	90	4,321	1.0	4
503A	Rockton	0-2	2s	Prime	105	10,045	2.3	3
503B	Rockton	2-4	2e	Prime	104	1,789	0.4	3
509A	Whalan	0-2	2s	Prime	95	600	0.1	3
509B	Whalan	2-4	2e	Prime	94	902	0.2	3
516	Faxon	0-2	3w	Prime (2)	110	4,968	1.1	3
531B	Markham	1-4	2e	Prime	109	5,163	1.2	3
531C2	Markham,eroded	4-7	3e	State Import.	105	2,285	0.5	4
531C3	Markham, severely eroded	4-7	4e	State Import.	97	1,815	0.4	4
594	Reddick	0-2	2w	Prime (1)	140	38,111	8.8	1
740	Darroch	0-2	2w	Prime	145	7,529	1.7	1
741B	Oakville	1-6	4s	State Import.	64	11,083	2.6	4
741D	Oakville	7-18	6s	State Import.	60	2,649	0.6	4
741F	Oakville	18-40	7s	Other	45	349	0.1	5
776	Comfrey	0-2	2w	Prime (2)	135	2,585	0.6	1
779B	Chelsea	1-6	4s	State Import.	69	6,183	1.4	4
C.F.	Cut & Fill	None	None	None-Prime	0	3,095	0.7	6

Map Symbol	Soil Series	Slope	Land Capability Class & Subclass	Important Farmland Determination	Productivity Index Local	# of Acres	%	Agriculture Value Group
M.L.	Made Land	None	None	Non-Prime	0	105	(3)	6
Qu	Limestone Quarry	None	None	Non-Prime	0	921	0.2	6
S.M.	Strip Mines	None	None	Non-Prime	0	2,056	0.5	6
W	Water	None	None	Non-Prime	0	2,136	0.5	6

(1) Where drained.
(2) Where drained and either protected from flooding or flooding is less often than once in two years during the growing season.
(3) Less than 0.1 percent.

Soil Groups For
Kankakee County, Illinois

Agricultural Group	Land Capability Class & Subclass	Important Farmland Classification	Productivity Index	Acres	Percent	Relative Value
1	1, 2w	Prime	135-145	150,066	34.6	100
2	1, 2e, 2s, 2w	Prime	114-134	100,684	23.2	89
3	2e, 2s, 2w, 3e, 3w	Prime	85-110	90,083	20.7	76
4	3e, 3s, 3w, 4e, 4s, 6e, 6s	Statewide Importance	60-120	79,572	18.3	63
5	5w, 6e, 7s	Other	0-83	5,461	1.3	26
6	None	Non-Prime	0	8,313	1.9	0
		TOTALS		434,176	100%	

IV. SITE ASSESSMENT

Agricultural economic viability of a site cannot be measured in isolation from existing and impending land use needs of Kankakee County. The Site Assessment process provides a system for identifying important factors, other than soil productivity, that affect the economic viability of a site for agricultural uses.

This section describes each of 14 Site Assessment factors to be considered when change to another land use is proposed in the unincorporated areas of Kankakee County. The 14 Site Assessment factors are grouped into the following four major categories of consideration:

A. Agricultural Land Uses
B. Compatibility/Impact on Uses
C. Land Use Feasibility
D. Existence of Infrastructure

Based upon current land use data, land use regulations, site inspection and other pertinent information, a point value is determined by analyzing each site assessment factor and selecting a number value that best reflects the quality of the property in question.

A. AGRICULTURAL LAND USES

1. Percentage of Area in Agricultural Uses within one and one-half (1.5) miles of Site.

90% or more	20 Points
75% to 89%	16 Points
50% to 74%	12 Points
25% to 49%	8 Points
Less than 25%	0 Points

This factor is a major indicator of the agricultural character of the general area. Areas in the County that are dominated by agricultural uses are generally more viable for farm purposes. Agricultural land uses should be interpreted to mean all agricultural and related uses that can be considered to be part of the farm operation. This would include farmland (cropland), pasture lands whether or not in current production, and farm residences, barns, and outbuildings. For a more extensive definition of agriculture, see Section II, Glossary of Terms.

The 1.5 mile area of consideration for this factor was selected for two reasons. First, in Kankakee County, a 1.5 mile radius is a reasonable and manageable area when analyzing the land use and overall characteristics of the area. Second, the State of Illinois has set 1.5 miles as the jurisdictional boundary for municipal planning. Since this factor is a major indicator of the agricultural character of an area, it has a maximum value of 20.

2. *Land Use Adjacent to Site*

All sides in Agricultural Use	20 Points
0 to 25% of the perimeter in Non-Ag Use	16 Points
26 to 60% of the perimeter in Non-Ag Use	12 Points
61 to 80% of the perimeter in Non-Ag Use	8 Points
81 to 100% of the perimeter in Non-Ag Use	0 Points

In order to limit potential nuisance complaints and other forms of conflict, pre-existing adjacent land uses shall be evaluated in all cases. Since this factor is also a major indicator of the agricultural character of an area, it has a maximum value of 20 points.

3. *Percentage of site in Agricultural Production.*

80 to 100%	15 Points
60 to 79%	10 Points
40 to 59%	5 Points
20 to 39%	3 Points
less than 20%	0 Points

This factor is utilized to assess the site's current use. Additionally, this factor can indicate the viability of the site for agricultural purposes. The lower the site's percentage in agricultural production, the lower the degree of viability for agriculture.

4. *Size of Site.*

1. <u>Traditional Agriculture</u>

100 acres or more	15 Points
80 - 99 acres	12 Points
60 - 79 acres	10 Points
40 - 59 acres	8 Points
20 - 39 acres	6 Points
Less than 20 acres	0 Points

2. <u>Specialty Crops</u>

40 acres or more	15 Points
25 - 39 acres	10 Points
10 - 24 acres	8 Points
5 - 9 acres	6 Points
Less than 5 acres	0 Points

This factor considers that the size of a parcel in agricultural production has an impact on its viability for agricultural purposes. Also, the factor recognizes that modern row crop agriculture may require large tracts of land for efficiency purposes and specialty crops (previously defined) generally require smaller acreage for their operations. If the majority of the site under consideration is devoted to specialty crops, use 4.2 in assessing this factor.

In cases in which farmland is uncultivated, Traditional Agriculture criteria shall apply.

If the site has never been or has not been used for agricultural purposes for a period of more than 10 continuous years and has not been in any state or federal Set-Aide Program, the point value for this factor shall be zero.

The above statement recognizes that some rural parcels have no agricultural viability; therefore, consideration shall be given for other non-agricultural uses.

B. COMPATIBILITY/IMPACT OF PROPOSED USES

1. *Distance from City or Village.*

More than 1.5 miles	20 Points
Less than 1.5 miles	0 Points

Generally, the further a proposed project is from a municipality, the greater the risk of creating conflict with agriculture. This factor recognizes that development generally should be promoted to take place within 1.5 miles of a municipal boundary. The closer a development is to a municipality, the greater the likelihood that the development will represent an orderly extension of the urban area. In addition, municipal type services can be provided in a cost efficient manner.

The purpose of choosing 1.5 miles is because the State of Illinois has set 1.5 miles as the jurisdictional boundary for municipal planning. Distance is measured from the nearest pointon the boundary of the site to the corporate limits.

2. *Consistency of Proposed Use with County Land Use Plan or Municipal Plan if Site is within1.5 miles of Municipal Boundary.*

Not consistent	20 Points
Somewhat consistent	10 Points
Consistent	0 Points

This factor addresses the relationship of the parcel's proposed use in comparison to the overall plan of development for the county or municipality. Plans will have a text which states official policy and a map that interprets in graphic form. These plans may be further reinforced by the regional policies. Consistency with the intent of these plans and policies should be examined every time a land use change is proposed. In this way, some reasonable order can be maintained between the various land uses as well as to allow governmental agencies some sound basis for future planning of public works and services to the county.

To ensure the cooperation between municipalities and Kankakee County, this factor recognizes the municipality's interest in development within its 1.5 mile jurisdictional boundary. It also recognizes that, for the most part, municipal plans do not include the agricultural areas. If the parcel is within two municipal planning areas, the plan from the nearest municipality or the on most likely to annex the area shall be considered.

In cases in which a plan is being rewritten, the Site Assessment review shall use the municipal land use plan currently adopted.

3. *Compatibility of Agricultural and Non-Agricultural Uses.*

Not compatible	15 Points
Somewhat compatible	7 Points
Compatible	0 Points

This factor deals with the problems encountered when agricultural uses and non-agricultural uses are permitted to mix. Clearly, a subdivision next to an animal

confinement operation will result in conflict and not compatible. However, a residential development located adjacent to traditional row crop farming is somewhat compatible, due to some conflicts-such as dust, noise, chemical, etc.-may result because of this mix. An agricultural supplier (seed dealer, farmer implement sales, etc) would be considered compatible with agriculture.

C. LAND USE FEASIBILITY

1. *Soil(s) Limitations for Proposed Use.*

100 to 75% severe limitations	15 Points
75 to 50% severe limitations	10 Points
50 to 0% severe limitations	0 Points

Frequently, projects are proposed for sites where the soil(s) present limitations for development. These limitations can and usually do increase the cost of the proposed development. This factor is a recognition of the need to select alternative sites which do not possess severe limitations for development. Soils limitations will be determined utilizing the Kankakee County Soil Survey prepared by the Soil Conservation Service/USDA.

When determining the point value for this factor, the LESA reviewer should evaluate the soil limitations for all components of the proposed project. For instance, if the project is a single family subdivision the Soil Survey provides soil limitations for roadways, septic systems, and basements. For commercial developments, there are other factors. When there are multiple components to a project, the reviewer should weigh all soil limitations in order to determine the site's soil limitations.

The development site as planned and engineered will be measured. In those cases where there are severe soil limitations 10 points will be given when engineering ameliorates the limitations. Zero points will be given in those cases when the severe soil limitations are eliminated by engineering.

2. Impact on the Environment.

a. Average Lot Size of Development

15,000 square feet or less	10 Points	
More than 15,000 square feet, less than 30,000 square feet	5 Points	
30,000 square feet or more	0 Points	_____

This sub-factor recognizes that impact that higher density developments may have on stormwater control and quality. Small lot sizes in a proposed development increase the percentage of impervious serfaces and run-off from the site. If an approved engineering plan adequately addresses stormwater control and quality the value of this sub-factor shall be zero.

b. Distance on Water Impoundment and/or Perennial Stream

One-half (0.5) mile or less	10 Points

More than one-half (0.5), less than one (1) mile	5 Points	
One (1) mile or greater	0 Points	_____

c. Occurrence of Known or Identified Natural Areas

Wetland	10 Points	
Natural heritage registered area	10 Points	
Threatened or endangered species	10 Points	_____
	Final Total	_____

This factor assesses the impact, both short and long range, of the proposed land use(s) on the environment. Emphasis is placed on the natural environment and natural resources. Consideration is given to the environmental impact upon affected areas adjacent to the site. In assessing this factor, standards developed by federal, state and local governmental agencies will be utilized.

To score this factor, divide the sum of the three subtotals by three to reach the final point total. The final total cannot exceed ten (10).

3. Flooding/Storm Water Management

Located within designated floodplain, no storm drainage control plan	10 Points
Located within designated floodplain, with acceptable storm drainage control plan	5 Points
No flood hazard	0 Points

This factor recognizes the need to locate development outside flood plains and drainage ways. Additionally, there is a need to construct storm water retention facilities when development increases the rate of storm water runoff. Flood plain boundaries are established by the Department of Housing and Urban Development, Federal Insurance Administration.

D. EXISTENCE OF INFRASTRUCTURE

1. *Availability of Central Sewage System.*

More than 1.5 miles	10 Points
.5 to 1.49 miles	7 Points
.25 to .49 miles	5 Points
200 feet to .24 miles	3 Points
200 feet or less or on-site	0 Points

The availability to a site of a central sewer system with sufficient capacity encourages growth and reduces the long-term viability of a site for agriculture. The term “on-site” is intended to include a sewer system which exists on the site with no extension necessary. According to the Illinois Private Sewage Disposal Act and Code and the Kankakee County Private Sewage Disposal Ordinance “new or renovated private sewage disposal systems shall not be approved where a public sanitary sewer is located within 200 feet of the property and is available for connection.”

2. *Availability of Central Water System.*

More than 1.5 miles	10 Points
.5 to 1.49 miles	7 Points
.25 to .49 miles	5 Points
200 feet to .24 miles	3 Points
200 feet or less or on-site	0 Points

This factor recognizes that the existence of a central water system encourages growth and reduces the long-term viability of a site for agriculture. As a central water system is extended into an agricultural area, the character of the area may change and more non-agricultural development occur. The term "on-site" is intended to include water systems which currently exist or which will be constructed on the site with no need for extension.

3. *Transportation (Road system servicing the development).*

Inadequate for Planned Use and Proposed Rezoning – site beyond 1.5 miles from City or Village Corporate Limits* 10 Points

Inadequate for Planned Use and Proposed Rezoning, some minor improvements required – site beyond 1.5 miles from City or Village Corporate Limits* 8 Points

Adequate for Planning Use and Proposed Rezoning – site beyond 1.5 miles of City or Village Corporate Limits* 6 Points

Inadequate for Planned Use and Proposed Rezoning – site within 1.5 miles of City or Village Corporate Limits* 4 Points

Inadequate for Planned Use and Proposed Rezoning, some minor improvements required – site within 1.5 miles of City or Village Corporate Limits* 2 Points

Adequate for Planned Use and Proposed Rezoning – site within 1.5 miles of City or Village Corporate Limits* 0 Points

*Use actual road miles to nearest corporate limits.

Access to transportation is a consideration in the location of all types of uses. The location of industrial, commercial, and residential uses within 1.5 miles of existing municipalities results in a more efficient movement of goods and people. The location of non-agricultural uses along rural roads may necessitate the upgrading and widening of rural roads which results in a further loss of farmland and increase expense incurred by the local government. High volume/high speed traffic may not be necessarily compatible with agricultural uses.

The type of road providing access to a site, whether existing or to be provided by a developer, and the availability of transportation modes are major factors in determining suitability of the planned use or proposed zoning. Determining adequacy of the

transportation infrastructure to the site depends on a number of factors such as loading (weight of vehicles and number of vehicles), roadway capacity to handle traffic volumes, traffic control devices (traffic signals, regulatory and guide signs, pavement markings, etc.), and availability of transportation modes (bus, rail, major highway). Since the type of transportation infrastructure to support the planned use may vary among governmental jurisdictions, there may be a need to determine adequacy for a specific transportation component (pavement structure, intersection geometrics, number of lanes, etc.). Sources for determining adequacy of the existing transportation infrastructure would be the appropriate government body having jurisdiction. This factor recognizes plans by the developer to provide transportation improvements as well as any existing plans for improvements by a government body. The County Highway Department and/or Township Road Commissioner shall be advised to the adequacy of the road system.

Generally, "adequacy" shall be determined by comparing projected traffic volumes, following completion of the planned use, against minimum design policies prescribing traffic control, geometrics and surface types for rural roadways and bridges, as published by the Illinois Department of Transportation.

"Adequacy" of the existing pavement structure shall be determined by inserting projected traffic volumes and axle loadings into pavement design formla, as published by the Illinois Department of Transportation, to determine minimum required pavement thickness and then comparing to existing pavement thickness.

Failure to meet the above minimum prescribed design policies shall be sufficient cause to determine the road system inadequate for the planned use.

Interpretation of "minor improvements" shall be restricted to routine maintenance resurfacing and grading.

4. Distance of site from fire protection service

In a FPD, but more than 5 miles from fire protection service	10 Points
2.5 to 5 miles	7 Points
1.5 to 2.5 miles	5 Points
0 to 1.5 miles	2 Points

Fire protection requires a combination of equipment, manpower, and availability and supply of water. This factor is also related to distance between fire station and proposed development. Distance should be calculated by actual road miles from fire protection service to the site.

V. LAND EVALUATION VALUE

The Land Evaluation value will be provided by the Kankakee County Soil and Water Conservation District (SWCD) office to the Kankakee County Planning Department when a petition is filed for a map amendment (rezoning), special use, or other significant development (i.e. subdivision, PUD, etc.) is proposed.

The Land Evaluation value can be calculated by working through the following steps.

1. Outline the subject tract on a soils map. Soil maps can be found in the Soil Survey of Kankakee County and are also available at the Kankakee County SWCD office.

2. Acreage of individual soil types within area of concern can be obtained by using a planimeter or other appropriate method or can be obtained from the Kankakee County SWCD office.

3. From the column titled "Agriculture Value Group" found in Section III., select the appropriate value for each soil type and list them in a column to the right of the soil type.

4. From the column titled "Relative Value" on page 10, select the relative value for each corresponding agriculture group.

5. Multiply the number of acres by the relative value for each soil type.

6. Total the product (acre X relative value) of each soil type and divide this number by the total number of acres in area of concern. This figure is the value of the Land Evaluation part of the LESA system. The maximum number of points possible for any given parcel is 100.

7. Example: an 80 acre tract of land is being proposed for development. The tract contains three soil types: 501 – Morocco, 503B – Rockton, and 69 – Milford.

Soil	AG Group	Relative Value	Acres	Product (Relative Value X Acres)
69	1	100	20	2,000
501	4	63	20	1,260
503B	3	76	40	3,040
			80 acres	6,300

Land Evaluation = Total of Product / Total # of acres
= 6,300/80
= 78.75

Land Evaluation Computation Worksheet

Soil	AG Group	Relative Value	Acres	Product (Relative Value X Acres)
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
		TOTAL:	_____	_____

Land Evaluation = Total of Product/Total Acres

Land Evaluation = _____/_____

Land Evaluation Subtotal = _____

VI. SITE ASSESSMENT FACTORS

To establish the Site Assessment point value of the given parcel, work through the following steps.

1. Based upon local land use information, site inspection, and other pertinent data, assess the site for each factor shown in Section IV.

2. A point value for each factor is determined by analyzing each Site Assessment factor and choosing the category that best suits the property in question.

3. Add all factor values to arrive at a Site Assessment subtotal. The maximum number of possible points for any given parcel is 200.

VII. LESA COMPUTATION WORKSHEET

A. AGRICULTURAL LAND USES

1. Percentage of area in agricultural uses within 1.5 miles of site _____
2. Land use adjacent to site. _____
3. Percentage of site in agricultural production. _____
4. Size of site. _____

B. COMPATIBILITY/IMPACT OF PROPOSED USES

1. Distance from city or village. _____
2. Consistency of proposed use with county land use plan or municipal land use plan. _____
3. Compatibility of agricultural and non-agricultural uses. _____

C LAND USE FEASIBILITY

1. Soil(s) limitations for proposed use. _____
2. Impact on the environment. _____
3. Flooding/storm water management. _____

D. EXISTENCE OF INFRASTRUCTURE

1. Availability of central sewage system. _____
2. Availability of central water system. _____
3. Transportation. _____
4. Distance of site from fire protection service. _____

Subtotal Site Assessment Value _____

Subtotal Land Evaluation Value _____

Total Tract Value _____

APPENDIX

Determining Relative Value
Kankakee County, Illinois

Agriculture Group	Adjusted Productivity Index for the Group Divided by the Highest Adjusted Productivity Index	Product of Relative Productivity Index	Times (*) 100	Relative Value
1	139/139	1.0	100	100
2	124/139	0.89	100	89
3	106/139	0.76	100	76
4	88/139	0.63	100	63
5	36/139	0.26	100	26
6	0/139	0	100	0

Worksheet For Determining Relative Value

GROUP 1

Map Symbol	Productivity Index	X	Acres	=	Product
69	135		14,558		1,965,330
107	140		4,783		669,620
125	135		16,364		2,2209,140
189	135		1,916		258,660
232	135		12,953		1,748,655
294A	135		6,601		891,135
440A	135		3,513		474,225
594	140		38,111		5,335,540
740	145		7,529		1,091,705
776	135		2,585		348,975
		TOTAL:	150,066		20,972,157

Total Product / Total Acres = Weighted Average
20,972,157/150,066=139.75

Weighted Average / Highest Weighted Average of All Groups (139) X 100 = Relative Value
139.75 / 139.75 = 1 X 100 = 100

GROUP 2

Map Symbol	Productivity Index	X	Acres	=	Product
R125	125		8,444		1,055,500
146A	130		15,223		1,978,990
146B	129		10,047		1,296,063
188	115		5,160		593,400
223B	124		8,850		1,097,400
235	120		2,491		298,920
240A	120		8,057		966,840
240B	119		433		51,527
294B	134		11,957		1,602,238
295	125		1,473		184,125
298A	115		10,785		1,240,275
298B	114		3,331		379,734
330	120		1,637		196,440
440B	134		2,240		300,160
493	120		6,110		733,200
494A	115		3,199		367,885
494B	114		1,244		141,816
		TOTAL:	100,684		12,484,513

COMPUTATION: 12,484,513 / 100,684 = 124.00 or 124

(124 / 139) X 100 = 22.73 rounded to 89

GROUP 3

Map Symbol	Productivity Index	X	Acres	=	Product
131B	104		1,444		150,176
131C2	99		825		81,675
150A	110		1,285		141,350
150B	109		1,286		140,174
201	110		34,568		3,802,480
320A	95		802		76,190
320B	93		593		55,149
380	85		3,971		337,535
503A	105		10,045		1,054,725
503B	104		1,789		186,056
509A	95		600		57,000
509B	94		902		84,788
516	110		4,968		546,480
531B	109		5,163		562,767
		TOTAL:	90,083		9,569,093

COMPUTATION: 9,569,093 / 90,083 = 106.23 rounded to 106

(106 / 139) X 100 = 76.01 rounded to 76

GROUP 4

Map Symbol	Productivity Index	X	Acres	=	Product
49	95		9,330		886,350
88B	84		3,762		316,008
89	105		12,581		1,321,005
98B	89		15,713		1,398,457
100	110		1,105		121,550
194C	102		311		31,722
194C3	87		1,032		89,784
210	120		602		72,240
223C3	110		3,315		364,650
311B	74		754		55,796
311D	68		924		62,832
315A	80		1,176		94,080
315B	79		631		49,849
501	90		4,321		388,890
531C2	105		2,285		239,925
531C3	97		1,815		176,055
741B	64		11,083		709,312
741D	60		2,649		158,940
779B	69		6,183		426,627
		TOTAL:	79,572		6,964,072

COMPUTATION: 6,964,072 / 79,572 = 87.52 rounded to 88

88 / 139 = 62.63 rounded to 63

GROUP 5

Map Symbol	Productivity Index		X	Acres	=	Product
131F	83			321		26,643
194E2	83			1,775		147,325
741F	45			394		17,730
W201	0			2,971		2,971
		TOTAL:		5,461		194,669

COMPUTATION: 194,669 / 5,461 = 35.65 rounded to 36

36 / 139 = 25.51 rounded to 26

Map Symbol	Productivity Index		X	Acres
C.F.	0			3,095
M.L.	0			105
Q.M.	0			921
S.M.	0			2,056
W	0			2,136
		TOTAL:		8,313

Productivity Indices and Product would be Zero (0).

Relative Value is 0.