



McLean County SWCD

402 N. Kays Drive Normal, IL 61761

Phone: 309-452-3848 ext. 3

April 16, 2018

McLean County Zoning
115 E. Washington, Room M102
P.O. Box 2400
Bloomington, IL 61702-2400

Dear McLean County Zoning;

In reference to Breezewood Solar, LLC, case number SU-18-10, an application requesting a special use to allow a Solar Power Generating Facility, we have prepared the following information:

Protection of prime farmland in McLean County from irrevocable uses is a priority concern and the McLean County Soil and Water Conservation District advocates its protection. This parcel contains three (3) soils –Sable, Osco and Catlin. The LESA system has been applied to the tract identified above and the evaluation indicates a soil site value of 87.19. Enclosed please find a copy of the Land Evaluation Worksheet. It is suggested that the site assessment portion of the LESA system be reviewed by the planner of the McLean County Department of Building and Zoning to determine total site value for the proposed use.

District assistance is available to help plan and control erosion problems as priorities dictate. Please contact our office at 452-3848 (ext. 3) for assistance.

Sincerely,

McLean County SWCD
McLean County SWCD

Case SU-18-10 Comm. 1

APPENDIX B

AGRICULTURE LAND EVALUATION
DETERMINING RELATIVE VALUE
McLEAN COUNTY, ILLINOIS

Agricultural Group	Adjusted Productivity Index For The Group Divided By The Highest Adjusted Productivity Index	Quotient Relative Yield	Times 100	Relative Value
(1)	(2)	(3)	(4)	(5)
1	159/159	1.00	100	100
2	153/159	.96	100	96
3	150/159	.94	100	94
4	141/159	.87	100	87
5	135/159	.85	100	85
6	128/159	.80	100	80
7	112/159	.70	100	70
8	89/159	.56	100	56
9	0/159	0	100	0

Landowner: Brewer Solar, LLC SU-18-10
 Twp: Bloomington Sec: 21

AGRICULTURAL LAND EVALUATION WORKSHEET
RELATIVE VALUE OF SITE

Agricultural Group	Relative Value For Each Group	Number of Acres In Site For Group	Product of Relative Value And Number of Acres
1	100		
2	96	<u>Sable 7.6</u>	<u>729.6</u>
3	94	<u>Oscro 7.2</u>	<u>676.8</u>
4	87	<u>Catler 13.9</u>	<u>1209.3</u>
5	85		
6	80		
7	70		
8	56		
9	0	<u>Orthen's 1.3</u>	<u>0</u>
Totals		<u>30</u>	<u>2615.7</u>

Total Relative Product points ÷ Total Acres = Total Value
 ÷ 30 = 87.19
 Land Evaluation Factor 87.19

McLean County, Illinois - Department of Building and Zoning

Name: Breezewood ^{Solar} Case No: 54-18-10 Date: 4-23-18

Article 11 –Land Evaluation and Site Assessment (LESA) Report

1104 SITE ASSESSMENT FACTORS, VALUES, AND DESCRIPTIONS OF FACTORS

1. Location and Land Use Considerations

A.	Land area in an agricultural use within one mile of site		Points Assigned
	90% to 100%	15 points	_____
	75% to 89%	12 points	_____
	50% to 74%	9 points	_____
	25% to 49%	6 points	6
	10% to 24%	3 points	_____
	0% to 9%	0 points	_____

B.	Land in agricultural use adjacent to the site (% of total frontage)		Points Assigned
	90% to 100%	20 points	_____
	75% to 89%	16 points	_____
	50% to 74%	12 points	_____
	25% to 49%	8 points	8
	10% to 24%	4 points	_____
	0% to 9%	0 points	_____

C.	Size of the site to be converted		Points Assigned
	20 acres or more	20 points	20
	10 to 20 acres	15 points	_____
	5 to 10 acres	10 points	_____
	3 to 5 acres	5 points	_____
	0 to 3 acres	0 points	_____

2. Public Policy Considerations

A.	Land area zoned for agricultural use within one mile of the site		Points Assigned
	90% to 100%	15 points	_____
	74% to 89%	12 points	_____
	50% to 74%	9 points	_____
	25% to 49%	6 points	6
	10% to 24%	3 points	_____
	0% to 9%	0 points	_____

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LESA Report

B.	Land area zoned for agriculture use adjacent to the site		Points assigned
	90% to 100%	20 points	_____
	74% to 89%	16 points	_____
	50% to 74%	12 points	_____
	25% to 49%	8 points	8
	10% to 24%	4 points	_____
	0% to 9%	0 points	_____

C.	Land area adjacent to the site proposed for Agricultural use on the Land Use Plan		Points Assigned
	90% to 100%	20 points	_____
	74% to 89%	17 points	_____
	50% to 74%	12 points	_____
	25% to 49%	8 points	_____
	10% to 24%	4 points	_____
	0% to 9%	0 points	0

D.	Availability of other development sites in the vicinity of the site		Points Assigned
	Other properly zoned sites available	10 points	_____
	Limited other sites available	6 points	6
	No other sites available	0 points	_____

E.	Environmental considerations (flood hazards, wetlands, aquifer recharge area, wild life habitat and unique community values)		Points Assigned
	Major negative impact	10 points	_____
	Substantial negative impact	6 points	_____
	Minor negative impact	2 points	2
	No negative impact	0 points	_____

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LESA Report

3. Public Service and Community Facility Considerations

A. Access to adequate transportation

1.	frontage on a county highway, a township road, or a city street built to rural standards	Points Assigned
(1)	poor surface condition and pavement width of less than 22 feet	20 points <u>20</u>
(2)	good surface condition and pavement width of less than 22 feet	12 points _____
(3)	poor surface condition and pavement width of more than 22 feet	9 points _____
(4)	good surface condition and pavement width of more than 22 feet	6 points _____
2.	frontage on a city collector street built to urban standards	3 points _____
3.	frontage on a city major street built to urban standards	0 points _____

B. Availability of a public sanitary sewer system

		Points Assigned
	Sewer system not available	10 points _____
	Sewer system more than 1500 feet from site	8 points _____
	Sewer system between 750 and 1500 feet from site	6 points <u>6</u>
	Sewer system over 750 feet from site	4 points _____
	Sewer system less than 750 feet from site	2 points _____
	Sewer system available at site	0 points _____

C. Availability of a public water system

		Points Assigned
	Public system not available	10 points _____
	System more than 1500 ft. from site.	8 points _____
	System between 750 & 1500 ft. from site.	6 points <u>6</u>
	System over 750 ft. from site.	4 points _____
	System less than 750 ft. from site.	2 points _____
	System available at site.	0 points _____

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LESA Report

D.	Public Protection Classification (Fire Insurance Rating)	Points Assigned
	Classifications 9 and 10	10 points <u>10</u>
	Classification 8	8 points _____
	Classification 7	6 points _____
	Classification 6	4 points _____
	Classification 5	2 points _____
	Classifications 1 through 4	0 points _____

E.	Availability of elementary school space	Points Assigned
	Over 30 minutes from site	10 points _____
	15 to 30 minutes from site	6 points _____
	Less than 15 minutes from site	2 points _____
	Walking distance of site	0 points <u>0</u>

F.	Distance to shopping and employment centers	Points Assigned
	5 miles and over	10 points _____
	3 to 5 miles	8 points _____
	2 to 3 miles	6 points _____
	1 to 2 miles	4 points <u>4</u>
	½ to 1 mile	2 points _____
	less than ½ mile	0 points _____

230 points and above	Very high for agricultural land protection
220 thru 229 points	Moderate for agricultural land protection
219 points and below	Low for agricultural land protection

Total Site Assessment 102

Soil Score 87.19

Total Points 189.19

Signature of Person Completing Site Assessment Philip Dink