

RESOLUTION WAS AMENDED AT THE JULY 11, 2006 COUNTY BOARD MEETING BY DELETING EXHIBIT "A" AND INSERTING A NEW EXHIBIT "A", PAGES 4, 5 & 6.

CASE # 2006-36 20-1  
RESOLUTION NUMBER

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
12500 STATE HIGHWAY 104, WAVERLY  
SANGAMON COUNTY, ILLINOIS

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board **grant a zoning amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Jay Johnson**, has petitioned the Sangamon County Board for a **rezoning from "A" Agriculture to "I-2" General Industrial District**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **July 6, 2006**, after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Findings of Fact and Recommendation that the Sangamon County Board **grant the rezoning**; and

WHEREAS, the petitioner, Jay Johnson has indicated his intent to file a petition to rezone the portion of the property not required for the project to "A" Agriculture once the exact site has been selected, reducing the area of the property rezoned to I-2 to approximately 90 acres and to rezoning all the area of I-2 to "A" Agriculture if the project developers determine the proposed ethanol plant is not feasible or if construction has not started within 2 years; and

WHEREAS, the Sangamon County Board shall file said motions to down-zone the property to "A" Agriculture if necessary; and

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

**FILED**

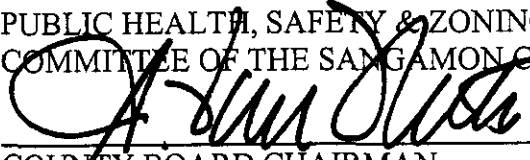
JUL 10 2006

*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 11<sup>th</sup> day of July, 2006 that the request for rezoning the above described property from "A" Agriculture to "I-2" General Industrial District is hereby approved.

Signed and passed by the Sangamon County Board in session on this 11<sup>th</sup> day of July, 2006.

Respectfully submitted,

PUBLIC HEALTH, SAFETY & ZONING  
COMMITTEE OF THE SANGAMON COUNTY BOARD  
  
\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

\_\_\_\_\_  
DAN VAUGHN, CHAIRMAN

\_\_\_\_\_  
ABE FORSYTH

\_\_\_\_\_  
BILL MOSS

\_\_\_\_\_  
TYRONE PACE

\_\_\_\_\_  
TIM MOORE

\_\_\_\_\_  
DON STEPHENS

\_\_\_\_\_  
DAVID MENDENHALL

**ATTEST:**

  
\_\_\_\_\_  
SANGAMON COUNTY CLERK

  
\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT  
► As Amended by the Board of Appeals ◀**

Case #: 2006-36  
Address: 12500 State Highway 104

- (i) Existing uses of property within the general area of the property in question.

The area is very sparsely populated with 2 dwellings 1/2 to 1 mile to the north, 1 residence 1/4 to 1/2 mile to the east, 2 residences 1/4 to 1/2 mile to the south and 1 residence 1/2 to 1/4 mile to the west. There is a grain elevator and fertilizer sales adjacent to the site. The vast majority of surrounding land is in row crop agriculture.

- (ii) The zoning classification of property within the general area of the property in question.

Although all surrounding property is zoned "A" Agriculture, a Conditional Permitted use was granted for the grain elevator which is an industrial use.

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

Due to the proximity of the grain elevator, fertilizer sales and railroad tracks and the fact that the area is sparsely populated, the property is suited to industrial use

- (iv) The trend of development, within the vicinity since the property was originally classified.

**A Conditional Permitted Use was granted for the grain elevator.**

EXHIBIT A  
July 10<sup>th</sup>, 2006

PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

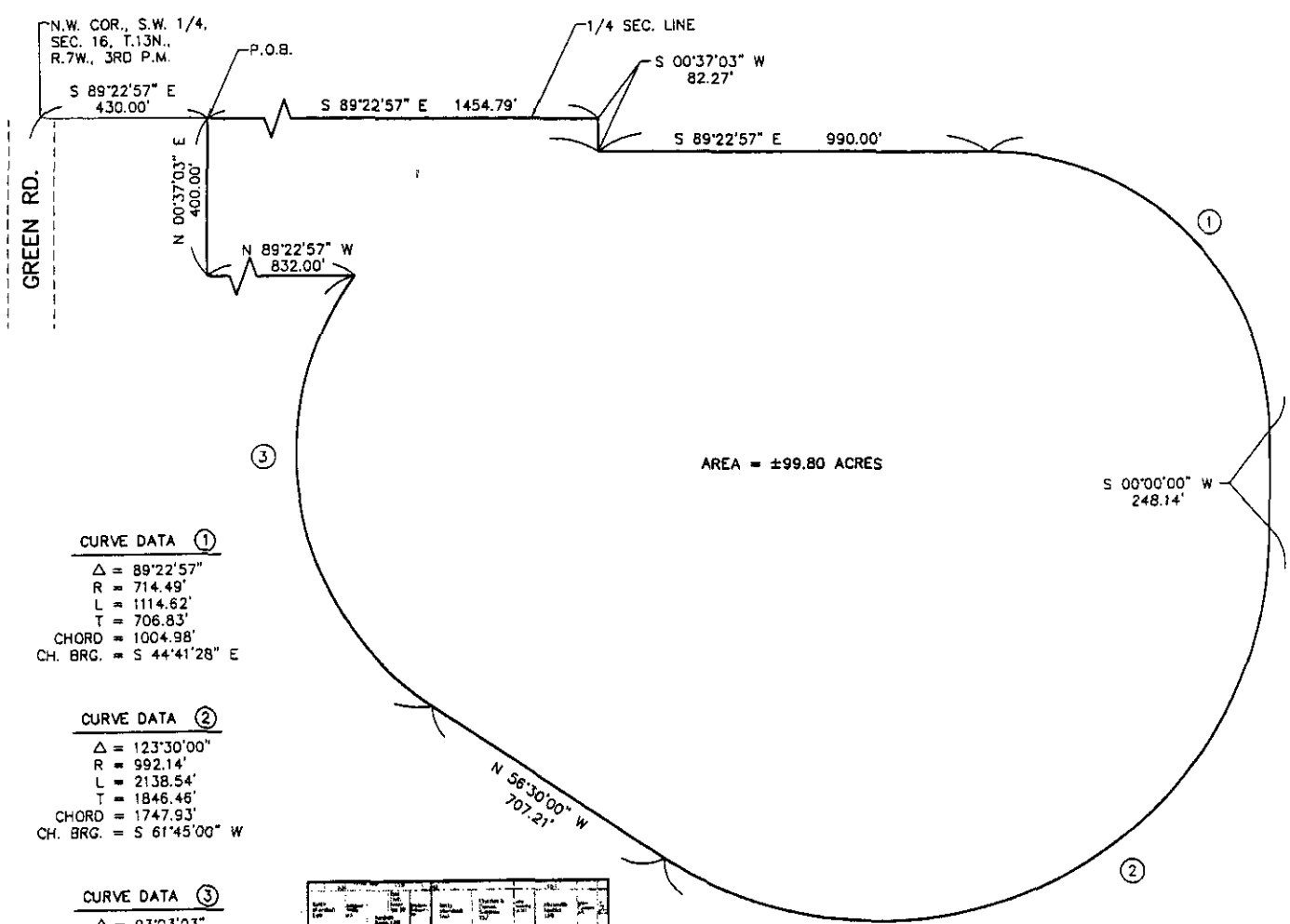
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE AFOREMENTIONED SECTION 16, THENCE SOUTH 89 DEGREES 22 MINUTES 57 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 430.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89 DEGREES 22 MINUTES 57 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1454.79 FEET, THENCE SOUTH 00 DEGREES 37 MINUTES 03 SECONDS WEST A DISTANCE OF 82.27 FEET, THENCE SOUTH 89 DEGREES 22 MINUTES 57 SECONDS EAST A DISTANCE OF 990.00 FEET TO A POINT MARKING THE BEGINNING OF A 714.49 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THENCE SOUTHEASTERLY 1114.62 FEET ALONG SAID CURVE HAVING A LONG CHORD THAT BEARS SOUTH 44 DEGREES 41 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 1004.98 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 248.14 FEET TO A POINT MARKING THE BEGINNING OF A 992.14 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THENCE SOUTHWESTERLY 2138.54 FEET ALONG SAID CURVE HAVING A LONG CHORD THAT BEARS SOUTH 61 DEGREES 45 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 1747.93 FEET, THENCE NORTH 56 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 707.21 FEET TO A POINT MARKING THE BEGINNING OF A 769.02 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THENCE NORTHWESTERLY 1248.92 FEET ALONG SAID CURVE HAVING A LONG CHORD THAT BEARS NORTH 09 DEGREES 58 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 1116.12 FEET, THENCE NORTH 89 DEGREES 22 MINUTES 57 SECONDS WEST A DISTANCE OF 832.11 FEET, THENCE NORTH 00 DEGREES 37 MINUTES 03 SECONDS EAST A DISTANCE OF 400.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 99.80 ACRES, MORE OR LESS, ALL IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS.

### ZONING PLAT

#### LEGAL DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE AFOREMENTIONED SECTION 16, THENCE SOUTH 89 DEGREES 22 MINUTES 57 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 430.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89 DEGREES 22 MINUTES 57 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1454.79 FEET, THENCE SOUTH 00 DEGREES 37 MINUTES 03 SECONDS WEST A DISTANCE OF 82.27 FEET, THENCE SOUTH 89 DEGREES 22 MINUTES 57 SECONDS EAST A DISTANCE OF 990.00 FEET TO A POINT MARKING THE BEGINNING OF A 714.49 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THENCE SOUTHEASTERLY 1114.62 FEET ALONG SAID CURVE HAVING A LONG CHORD THAT BEARS SOUTH 44 DEGREES 41 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 1004.98 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 248.14 FEET TO A POINT MARKING THE BEGINNING OF A 992.14 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THENCE SOUTHWESTERLY 2138.54 FEET ALONG SAID CURVE HAVING A LONG CHORD THAT BEARS SOUTH 61 DEGREES 45 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 1747.93 FEET, THENCE NORTH 56 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 707.21 FEET TO A POINT MARKING THE BEGINNING OF A 769.02 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THENCE NORTHWESTERLY 1248.92 FEET ALONG SAID CURVE HAVING A LONG CHORD THAT BEARS NORTH 09 DEGREES 58 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 1116.12 FEET, THENCE NORTH 89 DEGREES 22 MINUTES 57 SECONDS WEST A DISTANCE OF 832.00 FEET, THENCE NORTH 00 DEGREES 37 MINUTES 03 SECONDS EAST A DISTANCE OF 400.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 99.80 ACRES, MORE OR LESS, ALL IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS.



**CURVE DATA ①**

Δ = 89°22'57"  
 R = 714.49'  
 L = 1114.62'  
 T = 706.83'  
 CHORD = 1004.98'  
 CH. BRG. = S 44°41'28" E

**CURVE DATA ②**

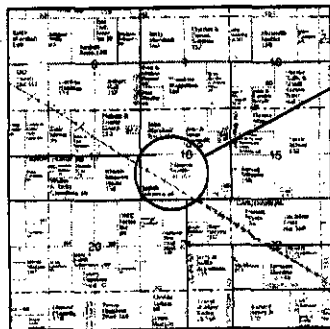
Δ = 123°30'00"  
 R = 992.14'  
 L = 2138.54'  
 T = 1846.46'  
 CHORD = 1747.93'  
 CH. BRG. = S 61°45'00" W

**CURVE DATA ③**

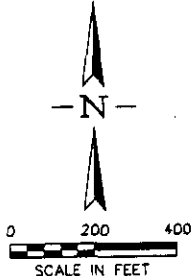
Δ = 93°03'03"  
 R = 769.02'  
 L = 1248.92'  
 T = 811.10'  
 CHORD = 1116.12'  
 CH. BRG. = N 09°58'29" W

**LEGEND**

- STONE
- IRON PIPE
- IRON PIN



PROJECT LOCATION



THE ABOVE DESCRIBED PLAT CORRECTLY REPRESENTS THE PARCEL TO BE REZONED IN THE COUNTY OF SANGAMON, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR # 2590

DATE SIGNED



EXPIRES: 11/30/06

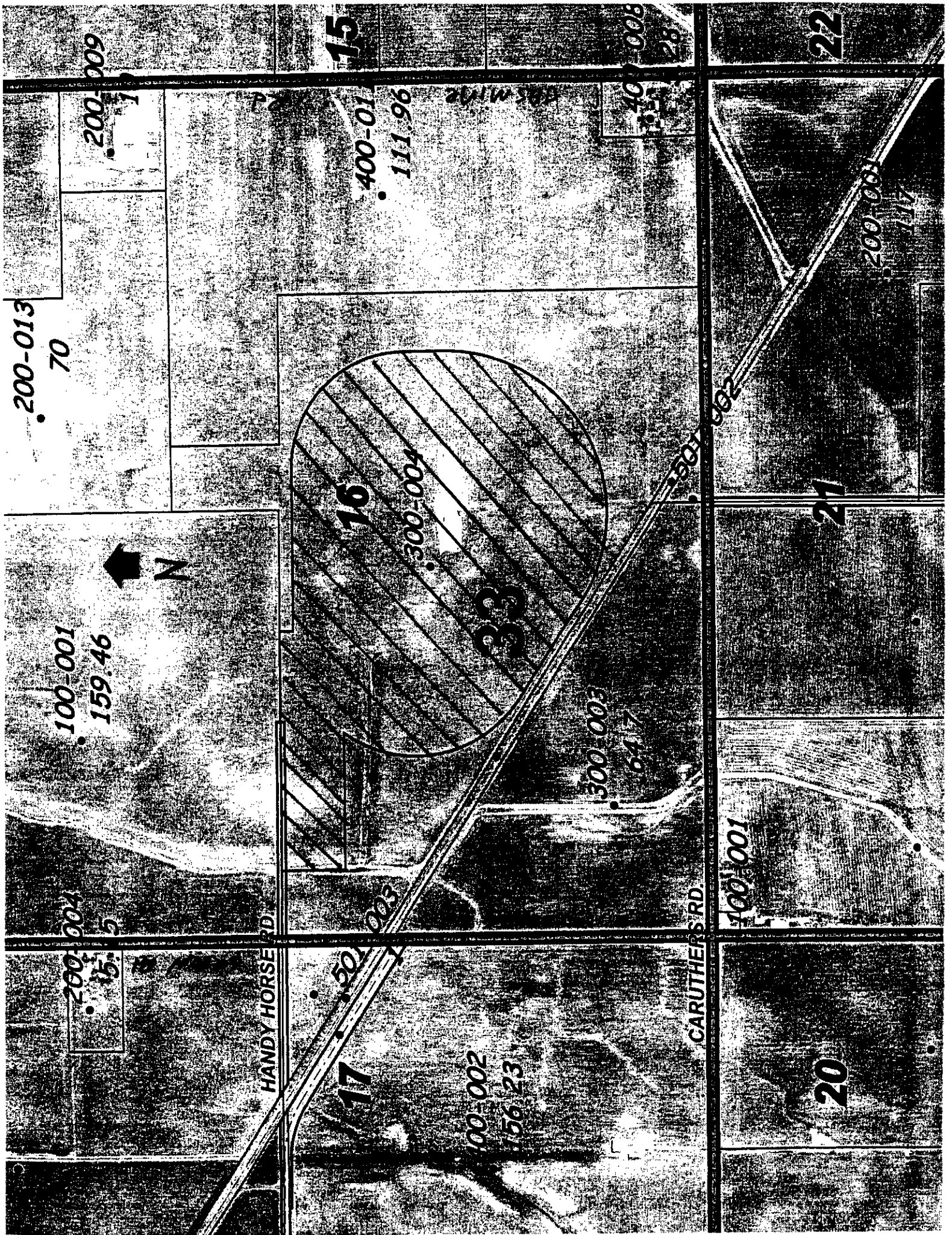
REVISIONS	DATE	BY



**GREENE & BRADFORD, INC.**  
 OF SPRINGFIELD  
 CONSULTING ENGINEERS  
 3501 CONSTITUTION DRIVE  
 SPRINGFIELD, ILLINOIS 62711  
 (217) 793-8844, (217) 793-8227 FAX  
 PROFESSIONAL LAND SURVEYING FIRM NO. 048-000088

DATE	07/10/06
DRAWN	McGAVA
PROJ. NO.	06-154
FIELD BOOK	-
COMPUTER FILE NO.	061547.dwg
PLOT SCALE	1" = 200'

2:161547.dwg 2006/07/10 08:47am  
 2:161547.dwg 2006/07/10 08:47am



RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 7 NAME: **Craig Hall**

DOCKET NUMBER: 2006-36

ADDRESS: 12500 State Highway 104, Waverly, IL 62692

PETITIONER: **Jay Johnson**

PRESENT ZONING CLASSIFICATION: A" Agriculture

REQUESTED ZONING CLASSIFICATION: I-2" General Industrial District

AREA: 424 + acres, amended to 248 acres, to be further reduced to 80 to 90 acres once the exact site has been determined,

COMMENTS:

OBJECTORS: Yes

PLANNING COMMISSION RECOMMENDATION:

**Recommend denial as submitted. The land Evaluation and Site Assessment Score 201 indicates the property is best suited for agricultural zoning. It should be noted however, that the proposed use would likely have a positive impact on agricultural uses in the region by providing an additional market for locally raised corn. Without specific information about wastewater treatment plans there is a particular concern with rezoning over 400 acres of land to industrial with no public sewer available and a question of ability to obtain water in the quantities required.**

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION:

**Approval**

  
\_\_\_\_\_  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )  
Jay Johnson )

DOCKET NO:

PROPERTY LOCATED AT:  
12500 State Highway 104  
Waverly, IL 62692

RECOMMENDATION OF THE BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for an **amendment to** the Zoning Regulations of said County has been filed herein by the above captioned petitioner (s); that legal publication has been made pursuant to law; and that a public hearing was held on **July 6, 2006** pursuant to law; and that said Board took testimony of witnesses, examined the evidence, and otherwise being fully advised in the premises, therefore finds as follows:

1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in or contract to purchase the property commonly known as **12500 State Highway 104, Waverly, IL 62692** and more particularly described as:

**See Exhibit A**



- 3. That the present zoning of said property is **A” Agriculture**
- 4. That the present land use of said property is **Farm land, grain elevator, fertilizer sales, railroad**
- 5. That the proposed land use of said property is to **“I-2” General Industrial District.**
- 6. That the requested **rezoning** of said property is: **allow an Ethanol Plant to be built on 70 to 90 acres**
- 7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit (s).
- 8. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **zoning amendment** is in the public interest and is not solely in the interest of the petitioner (s).

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the requested **rezoning** be **approved**.

Charles Chimento  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member Charles Chimento in accord with the amended findings of fact and recommendation to recommend to the County Board that the petition be approved, which was duly seconded by **Patrick Somers**.

The vote of the Board was as follows:

**YES: Charles Chimento, Donn Malwick, Peggy Egizii, Patrick Somers,**

**NO: Marvin Traylor**

**ABSENT:**

BO Armstrong  
RECORDING SECRETARY

2010

**Parcel 1**

**The west 33 ½ of the southeast quarter of Section 9; The west ½ of the northeast quarter of section 16 except for the west 6 acres of the south ½ of the south ½ of the Northeast Quarter of section 16; all in Township 13 North, Range 7 West of the Third Principal Meridian.**

**Parcel 2**

**The west 33 ½ feet of the southeast quarter of Section 9; the west 33 ½ feet of the northeast Quarter of Section 16; that part of the Southwest quarter of section 16 lying north of the B & N Railroad; the west ½ of the southeast quarter of section 16; the west 6 acres of the south ½ of the south ½ of the Northeast Quarter of Section 16; all in Township 13 North, Range 7 West of the Third Principal Meridian.**



CASE #: 2006-36  
 INDEX #: 33-16-200-013  
 33-16-300-003,004;  
 33-16-400-011,002  
 Pt. 33-09-400-001  
 Date: 6/15/06  
 INSPECTED BY: JH LW

**ZONING AMENDMENT CHECK LIST**

PETITIONER: Johnson, Jay  
 ADDRESS: 12500 State Route 104 TWP. 13 RANGE 7 W SEC. 9 ¼ SEC. 9  
 (OR NEAREST IDENTIFIABLE ROAD) TWP. \_\_\_\_\_ RANGE \_\_\_\_\_ W SEC. \_\_\_\_\_ ¼ SEC. 16  
 CITY OR VILLAGE OR NEAREST ONE: Waverly

EXISTING ZONING: A and CPU PROPOSED ZONING: I-2

LAND AREA:	ROAD FRONTAGE:	Lineal Ft.	ROAD COND:
<u>424 + acres</u>	<u>Rt. 104-33'</u>		<u>good</u>
	<u>Jasmine Rd. - 2700'</u>		<u>poor</u>
	<u>Carathurs Rd. - 4900'</u>		<u>fair</u>
	<u>Green Rd. - 2640'</u>		<u>fair</u>

EXISTING LAND USE: Farmland, grain elevator, fertilizer sales, railroad  
 PROPOSED LAND USE: Ethanol plant, grain elevator, fertilizer sales, railroad

TYPE OF STRUCTURE: Commercial CONDITION OF STRUCTURE: good

EXISTING YARDS: Front varied ft. Side \_\_\_\_\_ ft. Rear \_\_\_\_\_ ft.

SPOT ZONING: X  
 Yes No

- NEARBY LAND USE:
- a. To North Single family residence & cropland
  - b. To South Single family residence & cropland
  - c. To East Grain company, single family residence & cropland
  - d. To West Single family residence & cropland

OTHER COMMENTS: The ethanol refinement process uses large quantities of water requiring treatment. This area is without a public sewer system.

**RECOMMENDATIONS :**

Recommend denial as submitted. The land Evaluation and Site Assessment Score of 201 indicates the property is best suited for agricultural zoning. It should be noted however, that the proposed use would likely have a positive impact on agricultural uses in the region by providing an additional market for locally raised corn. Without specific information about wastewater treatment plans there is a particular concern with rezoning over 400 acres of land to industrial with no public sewer available and a question of ability to obtain water in the quantities required.

Staff Estimate of the Effect of the Amendment on the Area		None	Slight	Mod.	Great
CONTRASTS: CURRENT VS. PROPOSED	land use				X
	appearance				X
	height	X			
	parking spaces		X		
PROBLEMS FORESEEN	drainage			X	
	sewer				X
	traffic flow		X		
WILL USE INCREASE	pop. density	X			
	dwellings, density	X			
	school pop.	X			
	traffic volume		X		

Case #: 2006-36

Address: 12500 State Route 104



Entrance from State Route 104



Entrance from Green Road



From Caruthers Road



From Jasmine Road

# County Zoning Case# 2006-36

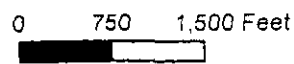


## County Zoning

	R1		B1
	R1a		B2
	R2		B3
	R3		I1
	RM-4		I2
	OFF		A

## City Zoning

	R1		H1		OFF
	R2		H2		PUD
	R3a		H3		B1
	R3b		S1		B2
	R4		S2		I1
	R5		S3		I2





## RECOMMENDED FINDINGS OF FACT

Case #: **2006-36**

Address: **12500 State Highway 104**

- (i) Existing uses of property within the general area of the property in question.

**There is a single family residence and cropland in every direction, with the addition of a grain company to the east.**

- (ii) The zoning classification of property within the general area of the property in question.

**There is agriculture zoning in all directions.**

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

**The Land Evaluation and Site Assessment score of 201 indicates the property is suitable for agricultural use only. Major concerns are the lack of public sewer and ability of the Waverly Water District to provide the large quantities of water required for industrial operations.**

- (iv) The trend of development, within the vicinity since the property was originally classified.

**The area has remained stable except for the CPU to allow a grain elevator facility and railroad loop track for loading grain on the subject property granted in 2003.**

20-1

Parcel # 33-16-200-013  
33-16-300-003,004; pt.33-09-400-001  
33-16-400-011,002

Zoning Case # 2006-36

**LAND EVALUATION AND SITE ASSESSMENT**

**Part 1: Site Assessment**

**Available  
Points      Points**

<u>AGRICULTURAL/RURAL LAND WITHIN .5 MILE</u>		
<b>90% or more</b>	<b>20</b>	
75-89%	10	<b>20</b>
50-74%	5	
Under 50%	0	

<u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u>		
<b>90% or more</b>	<b>20</b>	
75-89%	10	<b>20</b>
50-74%	5	
Under 50%	0	

<u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u>		
<b>75-100%</b>	<b>10</b>	
50-74%	5	<b>10</b>
Under 50%	0	

<u>COUNTY SECTOR</u>		
<b>Rural</b>	<b>20</b>	
0.5 mile from incorporated area	10	<b>20</b>
Incorporated area	0	

<u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u>		
<b>75% or more</b>	<b>20</b>	
50-74%	10	<b>20</b>
25-49%	5	
Less than 25% or sewer available	0	

<u>ENVIRONMENTAL IMPACT OF PROPOSED USE</u>		
Negative impact	15	
Little or none with protective measures	5	<b>0</b>
<b>Little or none</b>	<b>0</b>	

<u>IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES</u>		
Negative impact	10	
<b>No impact</b>	<b>0</b>	<b>0</b>

<u>CONDITION OF ROAD</u>		
unpaved, <40' ROW, or < 16' pavement	20	
16'-18' pavement, 40' ROW	15	<b>0</b>
18'-20' pavement, 40' ROW	10	
> 20' pavement, 40' ROW or County or State Highway	0	

0014

Parcel # 33-16-200-013  
33-16-300-003,004; pt.33-09-400-001  
33-16-400-011,002

Zoning Case # 2006-36

<u>AVAILABILITY OF PUBLIC SEWER</u>		
Not available	15	
Sewer over 600'-1200' away	8	<b>15</b>
Private central sewage system	5	
Sewer 600' or less away and available	0	

<u>AVAILABILITY OF PUBLIC WATER</u>		
Not available	20	
1,000-1,500' away	15	<b>0</b>
Less than 1,000' away	5	
Public water available at site	0	

<u>DISTANCE FROM RESPONDING FIREHOUSE</u>		
Not in fire protection district	20	
More than 5 miles or fire protection by assignment	10	<b>5</b>
2.6-5 miles	5	
0-2.5 miles	0	

<u>DRIVING TIME TO HIGH SCHOOL</u>		
Over 30 minutes	10	
15-30 minutes	5	<b>0</b>
Less than 15 minutes	0	

<b>SITE ASSESSMENT TOTAL</b>		<b>110</b>
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**Part 2: Agricultural Land Evaluation (Based on Sangamon County Soil Survey)**

<u>Soil</u>	<u>Name</u>	<u>Type</u>	<u>%</u>	<u>Relative Value</u>	<u>Points</u>
8D3	Hickory	Important		55	
8E	Hickory	Important		55	
8E3	Hickory	Non-prime		52	
8F	Hickory	Non-prime		0	
17	Keomah	Prime		77	
19C2	Sylvan	Important		72	
19D	Sylvan	Important		72	
19D3	Sylvan	Important		55	
19E3	Sylvan	Non-prime		52	
36A	Tama	Prime		100	
36B	Tama	Prime		95	
36C2	Tama	Prime		90	
36D2	Tama	Important		72	
<b>43</b>	<b>Ipava</b>	<b>Prime</b>	<b>62</b>	<b>100</b>	<b>62</b>
45	Denny	Prime		77	
<b>50</b>	<b>Virden</b>	<b>Prime</b>	<b>27</b>	<b>87</b>	<b>23</b>
67	Harpster	Prime		87	
68	Sable	Prime		95	
73	Ross	Prime		95	



Parcel.#	33-16-200-013		Zoning Case #	2006-36
	33-16-300-003,004;	pt.33-09-400-001		
	33-16-400-011,002			
74	Radford	Prime*		87
77	Huntsville	Prime*		95
107	Sawmill	Prime*		87
112	Cowden	Prime		77
119D	Elco	Important		72
119D3	Elco	Important		55
119E3	Elco	Non-prime		52
131C	Alvin	Prime		77
131D	Alvin	Prime		77
131E2	Alvin	Important		55
134A	Camden	Prime		90
134B	Camden	Prime		77
134C2	Camden	Important		72
<b>134D3</b>	<b>Camden</b>	<b>Important</b>	<b>11</b>	<b>55</b>
138	Shiloh	Prime		87
198	Elburn	Prime		100
199A	Plano	Prime		95
199B	Plano	Prime		90
208	Sexton	Prime		77
212D3	Thebes	Important		55
242	Kendall	Prime		77
244	Hartsburg	Prime		87
249	Edinburg	Prime		77
259C	Assumption	Prime		77
259D2	Assumption	Important		72
280B	Fayette	Prime		77
280C2	Fayette	Important		72
280D2	Fayette	Important		72
280D3	Fayette	Important		55
284	Tice	Prime*		90
451	Lawson	Prime*		95
551F	Gosport	Non-prime		0
567C	Elkhart	Prime		77
567D2	Elkhart	Important		72
684B	Broadwell	Prime		87
684C2	Broadwell	Prime		77
685B	Middletown	Prime		77
685C2	Middletown	Important		72
801	Orthents	Non-prime		0

\*subject to flooding

<b>AGRICULTURAL LAND EVALUATION TOTAL</b>	<b>91</b>
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<b>GRAND TOTAL</b>	<b>201</b>
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Fewer than 150 points shall be deemed acceptable for non-agricultural development.  
 From 150 - 175 points is considered marginal requiring mitigating factors for non-ag development.  
**Greater than 175 points shall be considered suitable for agricultural use only.**