

**GRANTING A REZONING, A CONDITIONAL PERMITTED USE WITH  
CONDITIONS AND VARIANCES, AND DENYING A REZONING AND GRANTING  
A USE VARIANCE  
FOR CERTAIN PROPERTY LOCATED AT  
11000 BUCKHART ROAD ROCHESTER, IL 62563  
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 rezoning, a Conditional Permitted Use with conditions and variances, deny a rezoning but in the alternative recommend a Use Variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioners, **Matthew & Becky Wilson**, have petitioned the Sangamon County Board requesting for **Proposed Parcel 1: pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District; Chapter 17.58 and Section 17.26.020, a Conditional Permitted Use for a tavern including live entertainment and dancing (approximately 2,500 square feet); pursuant to Chapter 17.66, a variance of Section 17.58.080(D)(4) to allow a tavern property line to be approximately seven (7) feet from a residence instead of the required one hundred (100) feet; and, a variance of Section 17.50.060(B) to allow vehicles to back into a street or alley rather than accessing it in a forward manner; and, for Proposed Parcel 2: pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District; and, a variance of Section 17.50.080 to allow off-street parking on a lot that is not the same as the lot served; and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **May 16, 2024** 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 a rezoning, a Conditional Permitted Use with conditions, and variances, deny a rezoning, but in the alternative grant a Use Variance;** and,

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

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this 11<sup>th</sup> Day of June, 2024 that the following requests on the above described property are hereby denied:

**For Proposed Parcel 2:**

- Pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District.

**The following recommendations on the above described property are hereby approved:**

**For Proposed Parcel 1:**

- Pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District;
- Pursuant to Chapter 17.58 and Section 17.26.020, a Conditional Permitted Use for a tavern including live entertainment and dancing (approximately 2,500 square feet) with the following conditions:
  - 1) the tavern is limited to approximately 2,500 square feet as indicated in the petition; and

- **2) the hours of operation are limited to the Sangamon County Liquor Ordinance;**
- **Pursuant to Chapter 17.66, a variance of Section 17.58.080(D)(4) to allow a tavern property line to be approximately seven (7) feet from a residence instead of the required one hundred (100) feet; and,**
- **Pursuant to Chapter 17.66, a variance of Section 17.50.060(B) to allow vehicles to back into a street or alley rather than accessing it in a forward manner; and,**

**For Proposed Parcel 2:**

- **Pursuant to Chapter 17.68.050(D), a Use Variance to allow an off-street parking lot; and,**
- **Pursuant to Chapter 17.66, a variance of Section 17.50.080 to allow off-street parking on a lot that is not the same as the lot served.**

Signed and passed by the Sangamon County Board in session on this 11<sup>th</sup> day of June, 2024.

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

**ATTEST:**

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

## **Exhibit A**

Proposed Parcel 1: Part of the Northwest Quarter of the Southwest Quarter of Section 16, Township 15 North Range 3 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Beginning at an Iron Spindle found at the Northwest Quarter of the Southwest Quarter of Section 16; thence North  $89^{\circ}11'26''$  East, on the North line of said Northwest Quarter of the Southwest Quarter of Section 16, 160.00 feet to a mag nail set; thence South  $00^{\circ}47'07''$  East, parallel with the West line of said Northwest Quarter of the Southwest Quarter of Section 16, 245.52 feet to an iron pin set; thence South  $89^{\circ}11'26''$  West, 160.00 feet to a mag nail set on said West line of the Northwest Quarter of the Southwest Quarter of Section 16, thence North  $00^{\circ}47'07''$  West, on said West line, 245.52 feet to the point of beginning, containing (39,283 S.F.) 0.901 acres, more or less.

PIN #: 24-16.0-301-001, 24-16.0-301-002 and PART 24-16.0-301-022

Proposed Parcel 2: The North 245.52 feet of the East 271.24 feet of the Northeast Quarter of the Southeast Quarter of Section 17. Township 15 North, Range 3 West of the 3<sup>rd</sup> PM. Sangamon County, Illinois.

PART PIN#: 24-17.0-400-015

**RECAP**

(For County Board Use)

COUNTY BOARD MEMBER: # 3 NAME: David Mendenhall

DOCKET NUMBER: 2024-014

ADDRESS: 11000 BUCKHART ROAD ROCHESTER, IL 62563

PETITIONER: Matthew and Becky Wilson

PRESENT ZONING CLASSIFICATION: "A" Agricultural District, "B-2" Retail Business District, & "B-3" General Business District.

REQUESTED ZONING CLASSIFICATION: For Proposed Parcel 1: pursuant to Chapters 17.68 and 17.26, a rezoning from "A" Agricultural District to "B-3" General Business District; pursuant to Chapter 17.58 and Section 17.26.020, a Conditional Permitted Use for a tavern including live entertainment and dancing (approximately 2,500 square feet); pursuant to Chapter 17.66, a variance of Section 17.58.080(D)(4) to allow a tavern property line to be approximately seven (7) feet from a residence instead of the required one hundred (100) feet; and, a variance of Section 17.50.060(B) to allow vehicles to back into a street or alley rather than accessing it in a forward manner; and For Proposed Parcel 2: pursuant to Chapters 17.68 and 17.26, a rezoning from "A" Agricultural District to "B-3" General Business District; and, a variance of Section 17.50.080 to allow off-street parking on a lot that is not the same as the lot served.

AREA: 2.431 acres

COMMENTS: Yes

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: **Proposed Parcel 1:** Recommend approval of the requested B-3 District. The petitioners are proposing to expand the tavern parcel and add a beer garden to the existing tavern. The LESA score of 155 indicates the property is marginal requiring mitigating factors for non-agricultural development. The proposed rezoning to B-3 for Proposed Parcel 1 will allow consistent zoning with what the existing tavern is currently zoned. Recommend approval of the Conditional Permitted Use for a tavern with the following conditions: 1) the tavern is limited to approximately 2,500 square feet as indicated in the petition and 2) the hours of operation are limited to the Sangamon County Liquor Ordinance. Recommend approval of the requested variances. The tavern has been operating prior to the adoption of the Zoning Ordinance, so granting the requested variances will allow the tavern to continue to operate while bringing the tavern into compliance. The Standards for Variation are met.

**Proposed Parcel 2:** Recommend denial of the requested B-3 District. In the alternative, staff recommends approval of a Use Variance for an off-street parking lot to be utilized by the tavern on Proposed Parcel 1. Recommend approval of the requested variance. Negative impacts on the area should diminish with the use of Proposed Parcel 2 as an off-

**street parking lot for the tavern to help alleviate the on-street parking along Young Road.  
The Standards for Variation are met.**

**SANGAMON COUNTY ZONING BOARD OF APPEALS RECOMMENDATION:  
Approval of Staff Recommendation.**

  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: ) DOCKET NO: **2024-014**  
**Matthew and Becky Wilson** )  
)  
) PROPERTY LOCATED AT:  
) **11000 Buckhart Road**  
) **Rochester, IL 62563**

RECOMMENDATION OF THE ZONING 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 a **rezoning, a Conditional Permitted Use, and variances**, of 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 **May 16, 2024** 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, contract to purchase, or is the County Board Member representing the property commonly known as: **11000 Buckhart Road, Rochester, IL 62563** and more particularly described as:

**See Exhibit A**

3. That the present zoning of said property is **“A” Agricultural District, “B-2” Retail Business District, & “B-3” General Business District.**
4. That the present land use of said property is **Proposed Parcel 1: Tavern and Proposed Parcel 2: Parking lot.**
5. That the proposed land use of said property is **for Proposed Parcel 1: Tavern with a beer garden; and, for Proposed Parcel 2: Parking lot.**
6. That the request(s) for the subject property **are for Proposed Parcel 1: pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District; Chapter 17.58 and Section 17.26.020, a Conditional Permitted Use for a tavern including live entertainment and dancing (approximately 2,500 square feet); pursuant to Chapter 17.66, a variance of Section 17.58.080(D)(4) to allow a tavern property line to be approximately seven (7) feet from a residence instead of the required one hundred (100) feet; and, a variance of Section 17.50.060(B) to allow vehicles to back into a street or alley rather than accessing it in a forward manner; and, for Proposed Parcel 2: pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District; and, a variance of Section 17.50.080 to allow off-street parking on a lot that is not the same as the lot served.**
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 not** support the proposition that the adoption of the proposed **rezoning** is in the public interest and is not solely in the interest of the petitioner(s) but, in the alternative **does** support the proposition that the adoption of **a rezoning, and on Proposed Parcel 1 a Conditional Permitted Use, and on Proposed Parcel 2 a Use Variance for an off-street parking lot and variances** 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 following requests **on the above described property are hereby denied:**

**For Proposed Parcel 2:**

- Pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District.

**The following recommendations on the above described property are hereby approved:**

**For Proposed Parcel 1:**

- Pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District;
- Pursuant to Chapter 17.58 and Section 17.26.020, a Conditional Permitted Use for a tavern including live entertainment and dancing (approximately 2,500 square feet); with the following conditions:
  - 1) the tavern is limited to approximately 2,500 square feet as indicated in the petition; and
  - 2) the hours of operation are limited to the Sangamon County Liquor Ordinance;



- Pursuant to Chapter 17.66, a variance of Section 17.58.080(D)(4) to allow a tavern property line to be approximately seven (7) feet from a residence instead of the required one hundred (100) feet; and,
- Pursuant to Chapter 17.66, variance of Section 17.50.060(B) to allow vehicles to back into a street or alley rather than accessing it in a forward manner; and,

For Proposed Parcel 2:

- Pursuant to Chapter 17.68.050(D), a use Variance to allow an off-street parking lot; and,
- Pursuant to Chapter 17.66, a variance of Section 17.50.080 to allow off-street parking on a lot that is not the same as the lot served.

  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Richard Thompson**, which was duly seconded by **Phil Sidles**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following requests **are hereby denied**:

**For Proposed Parcel 2:**

- Pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District.

The following recommendations on the above described property are hereby approved:

**For Proposed Parcel 1:**

- Pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District;
- Pursuant to Chapter 17.58 and Section 17.26.020, a Conditional Permitted Use for a tavern including live entertainment and dancing (approximately 2,500 square feet); with the following conditions:
  - 1) the tavern is limited to approximately 2,500 square feet as indicated in the petition; and
  - 2) the hours of operation are limited to the Sangamon County Liquor Ordinance;
- Pursuant to Chapter 17.66, a variance of Section 17.58.080(D)(4) to allow a tavern property line to be approximately seven (7) feet from a residence instead of the required one hundred (100) feet; and
- Pursuant to Chapter 17.66, a variance of Section 17.50.060(B) to allow vehicles to back into a street or alley rather than accessing it in a forward manner; and,

**For Proposed Parcel 2:**

- Pursuant to Chapter 17. 68.050(D), a use Variance to allow an off-street parking lot; and,
- Pursuant to Chapter 17.66, a variance of Section 17.50.080 to allow off-street parking on a lot that is not the same as the lot served.

The vote of the Board was as follows:

YES:           **Richard Thompson, Phil Sidles, Charlie Chimento, Don Wulf, George Petrilli**

NO:

PRESENT:

ABSENT:      **Tony Mares, JD Sudeth**

  
RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2024-014**

Address: **11000 Buckhart Road, Rochester**

- (i) Existing uses of property within the general area of the property in question.  
**North & East – Residence. South & West – Cropland.**
- (ii) The zoning classification of property within the general area of the property in question.  
**North – R-1 & Agricultural. East, South, & West – Agricultural.**
- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

**The LESA score of 155 indicates the property is marginal requiring mitigating factors for non-agricultural development. The proposed rezoning to B-3 for Proposed Parcel 1 will allow consistent zoning with what the existing tavern is currently zoned. Proposed Parcel 2 may be better suited to remain zoned Agricultural with a Use Variance for the proposed parking lot use.**

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

**The trend of development in the area is rural residential and agricultural. In Zoning Case #1993-041, a portion of the subject property was granted an enlargement of a nonconforming use. In Zoning Case #1985-A-31, a portion of the subject property was granted a rezoning from B-2 to B-3. In 2004, R-1 and a lot-width-depth variance were granted east of the subject property. In 1996, a lot area variance was granted north of the subject property. In 1988, B-3 and a CPU for a tavern were granted north of the subject property. In 1987, variances were granted for the lot area and lot width northwest of the subject property. In 1984, a rezoning was granted from R-1 to Agricultural south of the subject property.**

**SANGAMON COUNTY - RECOMMENDED FINDINGS OF FACT  
FOR CONDITIONAL PERMITTED USES**

Case #: **2024-014**

Address: **11000 Buckhart Road, Rochester**

No conditional permitted uses shall be granted by the County Board unless the conditional permitted use:

- (i) Is so proposed that the proposed location, design and method of operation of such use will minimize the adjacent effects on the character of the surrounding area.

**A tavern has been operating at this location prior to the adoption of the Zoning Ordinance and the addition of the parking lot on Proposed Parcel 2 and the proposed conditions limiting the size and hours of operation should minimize potential adjacent effects.**

- (ii) Is so proposed to be operated, designed and located so that the public health, safety, and welfare will be protected.

**The addition of the parking lot on Proposed Parcel 2 and the proposed conditions limiting the size and hours of operation should help minimize effects to the public health, safety, and welfare.**

- (iii) Will not cause substantial injury to the value of other property in the vicinity in which it is located.

**Negative impacts are unlikely as the subject property has been a tavern prior to the adoption of the Zoning Ordinance and the tavern, with the proposed conditions, will not likely cause substantial injury to property values in the vicinity.**

- (iv) In addition to the above general standards for all conditional permitted uses that may be allowed, no conditional permitted use listed below shall be granted unless the proposed use can meet the standards as noted:

- (a) Fairgrounds, public or private outdoor recreation centers - that the principal vehicle access for such use is located on a major thoroughfare or a secondary thoroughfare or within one-quarter mile of a major thoroughfare, that such use is so located as to draw a minimum of vehicular traffic to and through minor and collector streets in residential areas.

**N/A**

- (b) Manufactured home parks - must meet the requirements of Chapter 17.48 Large Scale Development.

**N/A**

- (c) Tourist home, motels, hotels - that the proposed use must be located on or within 400 feet of a major thoroughfare.

N/A

- (d) Taverns and liquor stores - that the following distances be maintained: (1) schools - 100' from the property line of the school to the property line of the tavern or liquor store; (2) churches - 100' from the church building to the tavern or liquor store building; and (3) residences - 100' from the tavern or liquor store property line to the residential structure or institutional care facility.

**A variance is requested to allow a tavern property line to be approximately seven (7) feet from a residence.**

- (e) Adult-use cannabis business establishments as defined in Chapter 17.04:
- 1) that the following distances be maintained from the principal structure of an adult-use cannabis business establishment to the property line of a use defined in Chapter 17.04 as a "sensitive area":
    - (A) Adult-use cannabis craft grower – 1,500 feet
    - (B) Adult-use cannabis cultivation center – 1,500 feet
    - (C) Adult-use cannabis dispensing organization (dispensary) – 250 feet
    - (D) Adult-use cannabis infuser organization (infuser) – 1,500 feet
    - (E) Adult-use cannabis processing organization (processor) – 1,500 feet
    - (F) Adult-use cannabis transporting organization (transporter) – 1,500 feet
  - 2) On-premise consumption of cannabis at cannabis dispensing organizations and smoking lounges in unincorporated Sangamon County is prohibited.

N/A

**SANGAMON COUNTY  
RECOMMENDED STANDARDS FOR USE VARIATIONS**

Case #: **2024-014**

Address: **11000 Buckhart Road, Rochester**

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of the zoning ordinance be varied as authorized in Section 17.66.010 thereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the variance is justified by a showing of special circumstances demonstrating practical difficulties or particular hardship in the way of carrying out the strict letter of the Zoning Regulations.

**The recommended Use Variance will allow the parking lot use that is needed for the tavern parcel, while ensuring other commercial uses would not be able to develop should the tavern ever close.**

- (ii) that the variance is compatible with the trend of development in the area.

**The trend of development in the area is rural residential and agricultural, so granting a Use Variance for the parking lot will ensure the parcel would not be able to develop with other commercial uses should the tavern ever close.**

- (iii) that the variance will benefit the community and be in harmony with the general purpose and intent of the Zoning Regulations.

**Granting a Use Variance for a parking lot will provide the necessary parking needed for the tavern parcel while still keeping the parcel zoned Agricultural to be in harmony with the agricultural and rural residential trend in the area.**

- (iv) that the variance will not create a negative impact on the area, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

**Negative impacts are not anticipated.**

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2024-014

Address: 11000 Buckhart Road, Rochester

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of this ordinance be varied as authorized in F. (1) hereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the property in question cannot be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations.

**Proposed Parcel 1 Variances:** The tavern has been operating prior to the adoption of the Zoning Ordinance, so granting the requested variances will allow the tavern to continue to operate while bringing the tavern into compliance.

**Proposed Parcel 2 Variance:** The proposed parking lot will help eliminate on-street parking.

- (ii) that the plight of the owner is due to circumstances unique to the property and not generally applicable to other property in the area.

**Proposed Parcel 1 Variances:** There is a unique circumstance in that the tavern has been located on the subject property prior to the adoption of the Zoning Ordinance with the residences located around it and the vehicles backing out into the road and these variances will bring the subject property into compliance.

**Proposed Parcel 2 Variance:** Proposed Parcel 1 is limited in the area that could be used for parking so the addition of the parking lot across the street will provide the necessary parking to help reduce the number of vehicles parking along Young Road.

- (iii) that the variation, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

**Proposed Parcel 1 Variances:** Negative impacts are unlikely as the subject property has been a tavern prior to the adoption of the Zoning Ordinance.

**Proposed Parcel 2 Variance:** Negative impacts on the area should diminish with the use of Proposed Parcel 2 as an off-street parking lot for the tavern to help alleviate the on-street parking along Young Road.

**LAND EVALUATION AND SITE ASSESSMENT**

**Part 1: Site Assessment**

	Available Points	Points
<b><u>AGRICULTURAL/RURAL LAND WITHIN .5 MILE</u></b>		
90% or more	20	
75-89%	10	<b>10</b>
50-74%	5	
Under 50%	0	
<b><u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u></b>		
90% or more	20	
75-89%	10	<b>10</b>
50-74%	5	
Under 50%	0	
<b><u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u></b>		
75-100%	10	
50-74%	5	<b>10</b>
Under 50%	0	
<b><u>COUNTY SECTOR</u></b>		
Rural	20	
0.5 mile from incorporated area	10	<b>20</b>
Incorporated area	0	
<b><u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u></b>		
75% or more	20	
50-74%	10	<b>5</b>
25-49%	5	
Less than 25% or sewer available	0	
<b><u>ENVIRONMENTAL IMPACT OF PROPOSED USE</u></b>		
Negative impact	15	
Little or none with protective measures	5	<b>0</b>
Little or none	0	
<b><u>IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES</u></b>		
Negative impact	10	<b>0</b>
No impact	0	



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

<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>20</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>5</b>
Less than 15 minutes	0	

<b>SITE ASSESSMENT TOTAL</b>		<b>120</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>
198A	Elburn	P		100	
199A	Plano	P		100	
43A	Ipava	P	3	100	3
7148A	Proctor	P		100	
46A	Herrick	P		100	
7037A	Worthen	P	15	100	15
705A	Buckhart	P		98	
199B	Plano	P		98	
36B	Tama	P		98	
244A	Hartsburg	P2		98	
257A	Clarksdale	P2		98	
68A	Sable	P2		87	
679B	Blackberry	P		87	
705B	Buckhart	P		87	
86B	Oscos	P		87	
684B	Broadwell	P		87	
50A	Virden	P2		87	
712A	Spaulding	P2		87	
127B	Harrison	P		87	
3077A	Huntsville	P3		87	
138A	Shiloh	P2		87	
249A	Edinburg	P2		87	
242A	Kendall	P2		87	
7242A	Kendall	P2		87	
134A	Camden	P		87	
17A	Keomah	P2	0	87	
3451A	Lawson	P3		75	
3107A	Sawmill	P5		75	
7075B	Drury	P		75	
8396A	Vesser	P2		75	
3074A	Radford	P3		75	
3073A	Ross	P3		75	
3284A	Tice	P3		75	
279B	Rozetta	P	49	75	37
45A	Denny	P2		75	
134B	Camden	P		75	
112A	Cowden	P2		75	
685B	Middletown	P		75	
3405A	Zook	P5		75	
131C2	Alvin	P		75	
86C2	Oscos	I		74	
36C2	Tama	I		74	
684C2	Broadwell	I		74	
119C2	Elco	I		74	
119D	Elco	I		74	
127C2	Harrison	I		74	
119D2	Elco	I	3	74	2
567C2	Elkhart	I		74	
134C2	Camden	I		74	
259C2	Assumption	I		74	

685C2	Middletown	I	74
280D2	Fayette	I	74
119D3	Elco	N	74
259D2	Assumption	I	74
212C2	Thebes	I	74
630C2	Navlys	I	74
630D2	Navlys	I	74
630D3	Navlys	I	57
131D2	Alvin	I	57
8D	Hickory	I	50
8D2	Hickory	I	50
280D3	Fayette	I	44
8D3	Hickory	I	44
8F	Hickory	N	44
549G	Marseilles	N	0
533	Urban Land	N	
536	Dumps	N	
830	Orthents, Land	N	
862	Pits, Sand	N	
864	Pits, Quarries	N	
801C	Orthents, Silty	N	
W	Water		

Prime/Important Farmlands Designations:

P: Prime farmland

P2: Prime where drained

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

P5: Prime where drained and either protected from flooding or flooding is less often than once in two years during the growing season.

I: Important farmland

N: Not Prime/Important Farmland

<b>AGRICULTURAL LAND EVALUATION TOTAL</b>	<b>57</b>
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<b>GRAND TOTAL</b>	<b>177</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.