

RESOLUTION 4

RESOLUTION AMENDING THE SANGAMON COUNTY CODE BY
AMENDING TITLE 15
BUILDINGS AND CONSTRUCTION

WHEREAS, Sangamon County has the authority to promulgate rules and regulations governing the construction and alteration of all buildings and structures to protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to this authority, the county has adopted Chapter 15.05 of the Sangamon County Code, entitled Building, Construction, Alteration, and Maintenance, which contains permit requirements, fee schedules, and penalty provisions; and

WHEREAS, as the 2018 International Building Code series was adopted by the county in 2021, now amending the provisions of the 2018 IBC to clarify the county's authority to use third-party professionals, and adding additional requirements to address noise, vibration, and will be more protective.

NOW THEREFORE, BE IT RESOLVED by the members of the Sangamon County Board this 12th day of May, 2026, in order to obtain the objectives set forth above, that Title 15 of the Sangamon County Code be revised and amended as set forth in Exhibit A hereto.



ZONING AND LAND USE CHAIRMAN

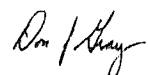
COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

FILED

APR 22 2026


Sangamon County Clerk

4/16/2026

DATED

Memo

TO: Zoning and Land Use Committee

FROM: Trustin Harrison, Zoning Administrator

Date: April 16, 2026

BACKGROUND: You have asked me to review our current building code with respect to Data Centers, in light of any changes made or under consideration by other communities, and in light of suggestions and comments made by members of our community.

HISTORY: In May 2001, the Sangamon County Board adopted the International Code Council Building Code series, and in 2005, the National Electrical Code, and the State of Illinois Plumbing Code. Over the years, adjustments have been made to suit the needs of Sangamon County. The request was based on concerns that the county may not have adequate standards for constructing a data center.

The Zoning and Land Use Committee requested that staff review other communities' ordinances as they may pertain to the building code.

- On May 8, 2001, the Sangamon County Board adopted the 2000 Building Code and the 2000 Residential Code to create consistent construction requirements across the county.
- On March 3, 2001, the ordinance was amended to address fire sprinkler requirements for residential construction.
- On July 12, 2005, the County adopted the 2005 National Electrical Code (NEC) and the 2004 Illinois State Plumbing Code.
- On December 11, 2007, the Sangamon County Board amended its building code from the code cycle 2000 to the 2006 code cycle.
- On August 9, 2011, the County updated its code from 2006 to the 2009 Illinois Energy Code.
- On November 9, 2021, the County updated its Building Code from 2006 to 2018 and its Electrical Code from 2005 to 2017.
- On April 8, 2024, the County adopted the 2018 International Existing Building Code (IEBC); this section had been removed from the IBC to create its own code.
- On December 10, 2024, the County adopted the 2023 NEC 855 Standards for Energy Storage Systems. This provides additional coverage not addressed in the 2017 NEC.

Memo

2018 INTERNATIONAL BUILDING CODE

PART 2-ADMINISTRATION AND ENFORCEMENT

Section 104-Duties and Powers of the Building Official

The current adopted building code addresses the use of third-party inspections and reports. However, I feel to better clarify the proposed language.

Possible change:

Insert: Section 104.1.1

“104.1.1 When unusual, extraordinary or complex technical issues arise relative to building safety, the building official has the authority to seek the opinion and advice of experts. Since this usually involves the expenditure of funds, the approval of the jurisdiction’s chief executive (or similar position) is required. A technical report from an expert requested by the building official can be used to assist in the approval process (also see Section 1704 for special inspection requirements).”

Section 107-Submittal Documents

Section 107 addresses additional documents that may be required during the construction phase. By requiring additional modeling and testing for sound and vibration, the county can be assured that the Illinois Pollution Control Board standards are met.

Proposed change:

Insert: Section 107.2.1.2

“107.2.1.2 Data Center Engineered Modeling details is added to read: The code official will require to be filed, engineers' report(s) and attestation(s) that the proposed permit for a data center has been modeled for sound and vibration. The accompanying reports shall demonstrate compliance with all local, State and Federal regulations.”

Insert: Section 107.3.4.2

“107.3.4.2 Data Center Testing Deferred Submittals is added to read: The code official will require to be filed, engineers' report(s) and attestation(s) that the constructed data center has been tested for sound and vibration. The accompanying testing reports shall demonstrate compliance with all local, State and Federal regulations before requests for a temporary or full certificate of occupancy, where sound and vibration.”

15.05.200 Fee

Based on the possible construction of a Data Center, I feel that we need better clarification for our building permit fees.

Memo

Proposed change: Add Battery Backup and Backup generators to our fee list based on output capacity, and add Fire Sprinklers to the trade permits.

Exhibit A

Amend Chapter 15.05 Building Construction

15.05.050 State And Public Health Laws

These regulations shall not be enforced if any are in conflict with any law of this state or with any rule of the Department of Public Health.

(Res. 12 §1 (part), May 8, 2001).

Article 15.05-II Technical Codes

15.05.060 Purpose

15.05.070 Technical Codes And Public Records Adopted By These Regulations

15.05.080 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Building Code, 2018 Edition

15.05.090 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Residential Code, 2018 Edition

15.05.100 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Mechanical Code, 2018 Edition

15.05.110 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Fire Code, 2018 Edition

15.05.130 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Fuel Gas Code, 2018 Edition

15.05.140 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Property Maintenance Code, 2006 Edition

15.05.150 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The NFPA 70: National Electric Code, 2017 Edition

15.05.080 The International Building Code, 2018 Edition

The following insertions, deletions, additions or changes shall be made to the International Building Code, 2018 Edition:

Section 101.1. Insert: Sangamon County, Illinois.

Section 101.4.3 Substitute: In place of the words, "International Plumbing Code" and "International Private Sewage Disposal Code," substitute the words, "Illinois Plumbing Code" and "Illinois Private Sewage Code."

insert: Section 104.1.1

"104.4.1 When unusual, extraordinary or complex technical issues arise relative to building safety, the building official has the authority to seek the opinion and advice of experts. Since this usually involves the expenditure of funds, the approval of the jurisdiction's chief executive (or similar position) is required. A technical report from an expert requested by the building official can be used to assist in the approval process (also see Section 1704 for special inspection requirements)."

Exhibit A

Section 105.2. Substitute: Delete the first paragraph of this section and insert in its place the following:

"105.2. Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. If located in a 100-year flood plain a flood plain development permit may be required; otherwise, permits shall not be required for the following:"

Insert: Section 107.2.1.2

"107.2.1.2 Data Center Engineered Modeling details is added to read: The code official will require to be filed, engineers' report(s) and attestation(s) that the proposed permit for a data center has been modeled for sound and vibration. The accompanying reports shall demonstrate compliance with all local, State and Federal regulations."

Insert: Section 107.3.4.2

"107.3.4.2 Data Center Testing Deferred Submittals is added to read: The code official will require to be filed, engineers' report(s) and attestation(s) that the constructed data center has been tested for sound and vibration. The accompanying testing reports shall demonstrate compliance with all local, State and Federal regulations before requests for a temporary or full certificate of occupancy, where sound and vibration."

15.05.200 Fee

Commercial Permit Description Fee

Commercial Building/Alterations	\$0.51 ft ²
Commercial Accessory or Cold Storage (Mini-Storage)	\$0.255 ft ²
Electrical, Plumbing, <u>Fire Sprinklers</u> , and HVAC	\$0.1 ft ² each
Commercial Demo	\$150
Commercial Erosion Control	\$250
Commercial Sign Electric included	\$1 ft ² (min \$250)
<u>Commercial Solar Energy Systems, & Battery Energy Storage Systems, Backup Generators, & Battery Backup Systems.</u>	
0-10 kW	\$200
11-50 kW	\$375
51-100 kW	\$750
101-500 kW	\$1,500
501 kW- 1 MW	\$3,000
1 MW-2 MW	\$6,000
2 MW and over	\$6,000 plus \$2,000 per MW
Commercial Wind Energy Systems	\$25 a ft, to the Blade Tip

Exhibit A

Any permit not mentioned	\$150
Commercial Penalty	150% of permit cost

Any types of construction not specifically addressed in the above fee schedule. Fees shall be determined by the Sangamon County Building and Zoning Department using acceptable industry resources to determine fair market values.

(Ord. 12 §1, April 19, 2002; res. 12 §1 (part), May 8, 2001).

(Res. No. 12, § V, Exh. E, 7-11-2017; Res. No. 12-1, Exh. A, 7-10-2018)

**DENYING A REZONING, AND GRANTING A USE VARIANCE WITH A
CONDITION AND VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
6136 BASSE ROAD, NEW BERLIN
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 **deny a rezoning, but in the alternative grant a Use Variance with a condition and variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Macy Morrison**, has petitioned the Sangamon County Board requesting **pursuant to Chapters 17.68 and 17.22, a rezoning from “A” Agricultural District to “B-1” Neighborhood Business District; pursuant to Chapter 17.66, a variance of Chapter 17.04 (lot) to allow two (2) principal uses on one (1) parcel: (1) a single-family residence and (2) a farm stand; a variance of Section 17.22.010 to allow a single-family residence in the “B-1” Neighborhood Business District; and, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock/grass) instead of the required bituminous seal coat; and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **April 16, 2026**, 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

FILED

APR 22 2026

Don J. King
Sangamon County Clerk

Sangamon County Board **deny a rezoning, but in the alternative grant a Use Variance with a condition and 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 12th Day of May, 2026, that the following request on the above described property is hereby denied:

- Pursuant to Chapters 17.68 and 17.22, a rezoning from “A” Agricultural District to “B-1” Neighborhood Business District; and,
- Pursuant to Chapter 17.66, a variance of Section 17.22.010 to allow a single-family residence in the “B-1” Neighborhood Business District.

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

- Pursuant to Chapter 17.68.050(D), a Use Variance to allow farm stand provided that:
 1. All products sold are locally grown and raised from farm products;
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (lot) to allow two (2) principal uses on one (1) parcel: (1) a single-family residence and (2) a farm stand; and,
- Pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat.

Signed and passed by the Sangamon County Board in session on this 12th day of May, 2026.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

Part of the West Half of the Northeast Quarter of the Northeast Quarter of Section 34, Township 15 North, Range 7 West of the Third Principal Meridian, described as follows:

From the Northwest corner of the West Half of the Northeast Quarter of the Northeast Quarter of said Section 34, South 0 degrees 43 minutes 02 seconds East, on the Quarter Quarter Section line 382.84 feet to the point of beginning, thence North 89 degrees 16 minutes 58 seconds East, 21.27 feet; thence North 88 degrees 16 minutes 34 seconds East, 632.29 feet; thence South 0 degrees 47 minutes 34 seconds East 333.23 feet; thence South 87 degrees 14 minutes 42 seconds West, 131.51 feet; thence South 0 degrees 32 minutes 35 seconds East, 214.45 feet; thence South 73 degrees 45 minutes 14 seconds West, 109.93 feet; thence South 66 degrees 30 minutes 43 seconds West, 36.62 feet; thence South 45 degrees 22 minutes 02 seconds West, 43.47 feet; thence South 87 degrees 57 minutes 51 seconds West, 330.52 feet; thence South 89 degrees 16 minutes 58 seconds West, 20.38 feet to a point on the Quarter Quarter Section line; thence North 0 degrees 43 minutes 02 seconds West on said Quarter Quarter Section line 622.61 feet to the point of beginning.

Except any interest in the coal, oil, gas, and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Situated in Sangamon County, Illinois.

Parcel ID: 20-34.0-200-007

Commonly Known As: 6136 Basse Rd New Berlin, IL 62670

RECAP
(For County Board Use)

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

DOCKET NUMBER: **2026-007**

ADDRESS: **6136 Basse Road, New Berlin, IL 62670**

PETITIONER: **Macy Morrison**

PRESENT ZONING CLASSIFICATION: **“A” Agricultural District**

REQUESTED ZONING CLASSIFICATION: **Petitioner requests pursuant to Chapters 17.68 and 17.22, a rezoning from “A” Agricultural District to “B-1” Neighborhood Business District; pursuant to Chapter 17.66, a variance of Chapter 17.04 (lot) to allow two (2) principal uses on one (1) parcel: (1) a single-family residence and (2) a farm stand; a variance to allow a single-family residence in the “B-1” Neighborhood Business District; and, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock/grass) instead of the required bituminous seal coat.**

AREA: **8.35 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend denial of the requested B-1 zoning. The LESA score of 225 indicates the property is considered suitable for agricultural use only. The proposed B-1 zoning represents spot zoning, and some B-1 uses are seen as too intense for the area. As a result of the recommendation to deny the B-1 zoning, the request for a variance to allow a single-family residence in the B-1 district is denied as moot.**

In the alternative, staff recommends a Use Variance in the A District to allow two (2) uses on one (1) parcel (a single-family residence and a farm stand). A farm stand is viewed as a compatible use that makes sense to be located near the residence and farm operations provided that: 1) all products sold are locally grown and raised farm products.

Recommend approval of the paving variance as shown on the site plan. Rocked parking is consistent with the agricultural trend in the area. 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: 2026-007
Macy Morrison)	
)	PROPERTY LOCATED AT:
)	6136 Basse Road
)	New Berlin, IL 62670

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 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 **April 16, 2026** 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: **6136 Basse Road, New Berlin, IL 62670** and more particularly described as:

See Exhibit A

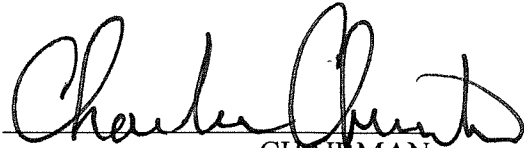
- 3. That the present zoning of said property is **“A” Agricultural District.**
- 4. That the present land use of said property is **Single-family residence and agriculture.**
- 5. That the proposed land use of said property is **Single-family residence, farm stand, and agriculture.**
- 6. That the requests for the subject property are **Pursuant to Chapters 17.68 and 17.22, a rezoning from “A” Agricultural District to “B-1” Neighborhood Business District; pursuant to Chapter 17.66, a variance of Chapter 17.04 (lot) to allow two (2) principal uses on one (1) parcel: (1) a single-family residence and (2) a farm stand; a variance to allow a single-family residence in the “B-1” Neighborhood Business District; and, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock/grass) instead of the required bituminous seal coat.**
- 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) alternative, **does** support the proposition that the adoption of a **Use Variance to allow a farm stand with a condition and variances.**

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the following request is **hereby denied:**

- Pursuant to Chapters 17.68 and 17.22, a rezoning from “A” Agricultural District to “B-1” Neighborhood Business District; and,
- Pursuant to Chapter 17.66, a variance of Section 17.22.010 to allow a single-family residence in the “B-1” Neighborhood Business District.

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

- Pursuant to Chapter 17.68.050(D), a Use Variance to allow farm stand provided that:
 - 1. All products sold are locally grown and raised from farm products;
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (lot) to allow two (2) principal uses on one (1) parcel: (1) a single-family residence and (2) a farm stand; and,
- Pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat.


 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Don Wulf**, which was duly seconded by **Anthony Mares**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request is **hereby denied**:

- Pursuant to Chapters 17.68 and 17.22, a rezoning from “A” Agricultural District to “B-1” Neighborhood Business District; and,
- Pursuant to Chapter 17.66, a variance of Section 17.22.010 to allow a single-family residence in the “B-1” Neighborhood Business District.

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

- Pursuant to Chapter 17.68.050(D), a Use Variance to allow farm stand provided that:
 1. All products sold are locally grown and raised from farm products;
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (lot) to allow two (2) principal uses on one (1) parcel: (1) a single-family residence and (2) a farm stand; and,
- Pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat.

The vote of the Board was as follows:

YES: **Don Wulf, Anthony Mares, George Petrilli, Richard Thompson, Charlie Chimento**

NO:

PRESENT:

ABSENT:


 RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2026-007**

Address: **6136 Basse Road, New Berlin**

- (i) Existing uses of property within the general area of the property in question.
North, South, East, & West – Cropland.
- (ii) The zoning classification of property within the general area of the property in question.
North, South, East, & West – Agricultural.
- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.
The LESA Score of 225 indicates the subject property is suitable for agricultural use only. In this case, the area has remained agricultural, so a spot of B-1 zoning is inappropriate.
- (iv) The trend of development, within the vicinity since the property was originally classified.
The trend of development in the area is agricultural.

**SANGAMON COUNTY
RECOMMENDED STANDARDS FOR USE VARIATIONS
(TWO USES ON ONE PARCEL)**

Case #: **2026-007**

Address: **6136 Basse Road, New Berlin**

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 subject property is 8.35 acres with a single-family residence and proposed farmer's market. A Use Variance for the market with the proposed limitations will have minor impacts on the area. Proximity to the residence will allow for oversight of the operations and its self-serve nature.

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

The variance is compatible with and supports the agricultural district, whose purpose is "to prevent the intrusion of nonagricultural land use which would hinder agricultural pursuits by removing prime farmland from production, causing congestion of public roads and creating conflicts between agricultural and nonagricultural uses."

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

The area is agricultural, so introducing such an agribusiness would be in harmony with the general purpose and intent of the Zoning Regulations.

- (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 unlikely, provided the proposed conditions are accepted.

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2026-007

Address: 6136 Basse Road, New Berlin

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.

The business anticipates customer visits to be brief and intermittent. Paving the drive on an active farm operating heavy equipment would cause additional damage to the pavement, potentially reducing yield and return.

- (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.

This particular property is in an agricultural area. Agricultural uses, by their nature, do not require paving. To some extent, there is a plight related directly to this property because of its location in an agricultural area. The petitioner will provide one paved handicapped space compliant with ADA slope and accessibility requirements, with the remaining spaces and the drive being gravel.

- (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.

No negative impacts are anticipated in granting the requested variance.

LAND EVALUATION AND SITE ASSESSMENT

Part 1: Site Assessment

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

<u>CONDITION OF ROAD</u>		
unpaved, <40' ROW, or < 16' pavement	20	
16'-18' pavement, 40' ROW	15	0
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	15
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	20
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	5
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	0
Less than 15 minutes	0	

SITE ASSESSMENT TOTAL		130
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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	82.8	100	83
7148A	Proctor	P		100	
46A	Herrick	P		100	
7037A	Worthen	P		100	
705A	Buckhart	P		98	
199B	Plano	P		98	
36B	Tama	P		98	
244A	Hartsburg	P2		98	
257A	Clarksdale	P2		98	
68A	Sable	P2	14.2	87	12
679B	Blackberry	P		87	
705B	Buckhart	P		87	
86B	Oско	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		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		75	
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	Oско	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		74	
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

AGRICULTURAL LAND EVALUATION TOTAL	95
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GRAND TOTAL	225
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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.