# CASE# 2017-016 RESOLUTION NUMBER / / \_ /

### **GRANTING A REZONING**

FOR CERTAIN PROPERTY LOCATED AT

BLACK DIAMOND & AMEREN ROAD, PAWNEE

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 an amendment to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

The North Half of the Northeast Quarter of Section Eighteen (18), Township Thirteen (13) North, Range Four (4) West of the Third Principal Meridian. Situated in Sangamon County, Illinois.

WHEREAS, the Petitioner, Ember Clear d/b/a Lincoln Land Energy Center LLC, has petitioned the Sangamon County Board for a rezoning from "A" Agricultural District to "I-2" General Industrial District; and,

WHEREAS, a public hearing was held at the Sangamon County Building on April 20, 2017 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 Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

APR 27 2017

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NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 9<sup>th</sup> Day of May, 2017 that the request for a rezoning from "A" Agricultural District to "I-2" General Industrial District on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 9<sup>th</sup> day of May, 2017.

Respectfully submitted,

PUBLIC HEALTH, SOLID WASTE & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD

GREG STUMPF, CHAIRMAN

DAVID MENDENHALL, VICE CHAIRMAN

CRAIG HALL

SAM SNELL

ABE FORSYTH

JASON RATTS

LINDA DOUGLAS WILLIAMS

ANNETTE FULGENZI

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ROSE RUZIC

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SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

#### **RECAP**

(For County Board Use)

COUNTY BOARD MEMBER: #4 NAME: Jeff Thomas

DOCKET NUMBER: 2017-016

ADDRESS: Black Diamond & Ameren Road, Pawnee, IL 62558

PETITIONER: Ember Clear d/b/a Lincoln Land Energy Center LLC

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: "I-2" General Industrial District.

AREA: 160 acres

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION RECOMMENDATION:

Recommend approval. The property is zoned Agricultural. The LESA score of 181 indicates the property is suitable for only agricultural uses. However, this score presumes that no water or sewer is available at the site. The petition indicates that the Otter Lake Water Commission will provide water and the Village of Pawnee will provide sewer service. Obtaining those services for the development reduces the LESA score to 146 making the site suitable for nonagricultural development. The property adjacent to the subject property contains a sizeable electric substation which is a permitted use in the Agricultural zoning district even though it is considered to be an industrial use. The construction of the substation had the effect of developing a trend of industrial uses in the immediate area. Rezoning the subject property to I-2 would not be considered to be spot zoning as the proposed use of the property is compatible with the electric

substation. Furthermore, locating the highly intense industrial uses close together is seen as good planning principles. The east side of the property also contains a dense tree line along Horse Creek which will help screen the proposed power plant from the residences located along Black Diamond Road.

SANGAMON COUNTY 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	1 OF: )	DOCKET NO: <b>2017-016</b>
Ember Clear d/b/a Lincoln Land	ŕ	
Energy Center LLC	)	
3.	)	PROPERTY LOCATED AT:
	)	Black Diamond & Ameren Road
	)	Pawnee, IL 62558

#### 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** 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 20, 2017** 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: **Black Diamond & Ameren Road, Pawnee, IL 62558** and more particularly described as:

The North Half of the Northeast Quarter of Section Eighteen (18), Township Thirteen (13) North, Range Four (4) West of the Third Principal Meridian. Situated in Sangamon County, Illinois.

#### Page 2

- 3. That the present zoning of said property is "A" Agricultural District.
- 4. That the present land use of said property is **cropland.**
- 5. That the proposed land use of said property is a natural gas power plant.
- 6. That the requested rezoning of said property is for a rezoning from "A" Agricultural District to "I-2" General Industrial District.
- 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 **rezoning** 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**.

CHAIRMAN

(0 - 8)

## MINUTES OF THE SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Andrew Spiro**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition be **approved** which was duly seconded by **Tony Mares**.

The vote of the Board was as follows:

YES:	Charles Chimento, Tony Mares, Don Wulf, Andrew Spiro, Larry Beaty
NO:	
PRESENT:	
ABSENT:	Tuesto Henry

## SANGAMON COUNTY RECOMMENDED - FINDINGS OF FACT

Case #: 2017-016

Address: Black Diamond & Ameren Rd., Pawnee

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

North – Cropland and Village of Pawnee. East – Single-family residences and cropland. South – Cropland. West – Ameren Power Station.

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

North, 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 181 indicates the property is suitable for agricultural uses only. However, this score presumes that no water or sewer is available at the site. The petition indicates that water will be obtained from the Otter Lake Water Commission and sewer service will be provided by the Village of Pawnee. Obtaining those services for the development reduces the LESA score to 146 making it suitable for non-agricultural development.

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

The area has remained agricultural with Pawnee located to the north. Ameren built an electric substation west of the subject property, which is a permitted use in the Agricultural District. The electric substation has an industrial appearance.

No impact	0	
CONDITION OF ROAD		
unpaved, <40' ROW, or < 16' pavement	20	
16'-18' pavement, 40' ROW	15	n
18'-20' pavement, 40' ROW	10	U
> 20' pavement, 40' ROW or County or State Highway	0	
AVAILABILITY OF PUBLIC SEWER		
Not available	15	
Sewer over 600'-1200' away	8	15
Private central sewage system	5	10
Sewer 600' or less away and available	0	

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

0-2.5 miles	0	
2.6-5 miles	5	•
More than 5 miles or fire protection by assignment	10	0
Not in fire protection district	20	
DISTANCE FROM RESPONDING FIREHOUSE		

DRIVING TIME TO HIGH SCHOOL	10 miles (10 mil	
Over 30 minutes	10	u de la companya de l
15-30 minutes	5	0
Less than 15 minutes	0	a de la composition della comp

SITE ASSESSMENT	TOTAL	100
0		

Part 2: Agricultural Land Evaluation (Based on Sangamon County Soil Survey)

				Relative	
<u>Soil</u>	<u>Name</u>	<u>Type</u>	<u>%</u>	<u>Value</u>	<u>Points</u>
198A	Elburn	P		100	
199A	Plano	Р		100	
43A	Ipava	Р		100	
7148A	Proctor	Р		100	
46A	Herrick	Р	18	100	18
7037A	Worthen	P		100	

199B         Plano         P         98           36B         Tama         P         98           244A         Hartsburg         P2         98           257A         Clarksdele         P2         87           68A         Sable         P2         87           679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         87           684B         Broadwell         P         87           50A         Virden         P2         87           712A         Spaulding         P2         87           127B         Harrison         P         19         87         17           3077A         Huntsville         P3         87         17           3077A         Huntsville         P3         87         17           249A         Edinburg         P2         87         242           4 Kendall         P2         87         7           17A         Keomah         P2         87         75           3451A         Lawson         P3         75         75 <th>705A</th> <th>Buckhart</th> <th>Р</th> <th></th> <th>98</th> <th></th>	705A	Buckhart	Р		98	
244A         Hartsburg         P2         98           257A         Clarksdale         P2         98           68A         Sable         P2         87           679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         87           684B         Broadwell         P         87           50A         Virden         P2         87           712A         Spaulding         P2         87           127B         Harrison         P         19         87         17           3077A         Huntsville         P3         87         17         17         3077A         Huntsville         P3         87         17         17         3077A         Huntsville         P3         87         17         17         3077A         Huntsville         P3         87         17         17         3077A         Huntsville         P3         87         17         242A         Kendall         P2         87         242A         Kendall         P2         87         242A         Kendall         P2         87         75         75						
257A         Clarksdale         P2         98           68A         Sable         P2         87           679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         87           684B         Broadwell         P         87           50A         Virden         P2         87           127B         Barrison         P         87           127B         Harrison         P         19         87           127B         Harrison         P         19         87         17           12A         Spaulding         P2         87         17         12         87         17           127B         Harrison         P         P3         87         17         138A         Shiloh         P2         87         17           138A         Shiloh         P2         87         242A         Kendall         P2         87         2422A         Kendall         P2         87         24242A         Kendall         P2         87         3451A         Lawson         37         75         35         36						
68A         Sable         P2         87           679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         87           684B         Broadwell         P         87           50A         Virden         P2         87           712A         Spaulding         P2         87           127B         Harrison         P         19         87           127B         Harrison         P         19         87           127B         Harrison         P         19         87           127A         Huntsville         P3         87         17           3077A         Huntsville         P3         87         287           249A         Edinburg         P2         87         242A         Kendall         P2         87           249A         Edinburg         P2         87         242A         Kendall         P2         87           17A         Keomah         P2         87         87         75           17A         Keomah         P2         87         75						
679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         87           684B         Broadwell         P         87           50A         Virden         P2         87           712A         Spaulding         P2         87           127B         Harrison         P         19         87           138A         Shiloh         P2         87         87           242A         Kendall         P2         87         87           17A         Kendall         P2         87         87           17A         Sawmill         P2         87         87           3451A<						
705B         Buckhart         P         87           86B         Osco         P         87           684B         Broadwell         P         87           50A         Virden         P2         87           712A         Spaulding         P2         87           127B         Harrison         P         19         87           137A         Huntsville         P3         87           138A         Shiloh         P2         87           249A         Edinburg         P2         87           249A         Kendall         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           3396A         Vesser         P2         75           3073A         Ross         P3         75						
86B         Osco         P         87           684B         Broadwell         P         87           50A         Virden         P2         87           712A         Spaulding         P2         87           127B         Harrison         P         19         87         17           3077A         Huntsville         P3         87         17           138A         Shiloh         P2         87         249A         Edinburg         P2         87           249A         Edinburg         P2         87         87         47         48 <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td>		-				
684B         Broadwell         P         87           50A         Virden         P2         87           712A         Spaulding         P2         87           127B         Harrison         P         19         87           127B         Harrison         P         19         87           138A         Shiloh         P2         87           249A         Edinburg         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           3073A         Ross         P3         36         75         27           3073A         Ross         P3         75         75         27           3						
50A         Virden         P2         87           712A         Spaulding         P2         87           127B         Harrison         P         19         87         17           3077A         Huntsville         P3         87         17           138A         Shiloh         P2         87         249A         Edinburg         P2         87           249A         Edinburg         P2         87         242A         Kendall         P2         87           7242A         Kendall         P2         87         7242A         Kendall         P2         87           134A         Camden         P         87         87         87         74           14A         Camden         P         87         75         8396A         Vesser <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td></t<>						
712A         Spaulding         P2         87         17           127B         Harrison         P         19         87         17           3077A         Huntsville         P3         87         138A         Shiloh         P2         87         249A         Edinburg         P2         87         242A         Kendall         P2         87         47         48         <						
127B         Harrison         P         19         87         17           3077A         Huntsville         P3         87         242A         87         242A         87         242A         87         242A         87         242A         87         242A         87         4						
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           3073A         Ross         P3         36         75           3073A         Ross         P3         75           3284A         Tice         P3         75           279B         Rozetta         P         75           45A         Denny         P2         75           134B         Camden         P         75           131C2         Alvin         P         75           86C3         Osco         I         74           19C2 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>						
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         36         75           3074A         Radford         P3         75           3284A         Tice         P3         75           3284A         Tice         P3         75           45A         Denny         P2         75           134B         Camden         P         75           45A         Denny         P2         75           134B         Camden         P         75           45B5B         Middletown         P         75           34				19		17
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         36         75         27           3073A         Ross         P3         75         27           3284A         Tice         P3         75         27           279B         Rozetta         P         75         75           45A         Denny         P2         75         75           134B         Camden         P         75         75           134B         Camden         P         75         75           485B         Middletown         P         75         75           3405A         Zook         P5						
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17A         Keomah         P2         87           3451A         Lawson         P3         75           3107A         Sawmill         P5         75           7075B         Drury         P         75           8396A         Vesser         P2         75           3074A         Radford         P3         36         75         27           3073A         Ross         P3         75         27           3073A         Ross         P3         75         27           3284A         Tice         P3         75         75           3284A         Tice         P3         75         75           45A         Denny         P2         75         75           45A         Denny         P2         75         75           134B         Camden         P         75         75           134B         Camden         P2         75         75           865B         Middletown         P         75         75           3405A         Zook         P5         75         75           86C2         Osco         I         74         74      <	7242A	Kendall				
3451A         Lawson         P3         75           3107A         Sawmill         P5         75           7075B         Drury         P         75           8396A         Vesser         P2         75           3074A         Radford         P3         36         75         27           3073A         Ross         P3         75         27           3284A         Tice         P3         75         27           45A         Denny         P2         75         75           45A         Denny         P2         75         75           134B         Camden         P         75         75           112A         Cowden         P2         75         75           485B         Middletown         P         75         75           3405A         Zook         P5         75         75           311C2         Alvin         P         75         75           86C2         Osco         I         74         74           119C2         Elco         I         74         74           119D2         Elco         I         74         74 <td>134A</td> <td>Camden</td> <td></td> <td></td> <td></td> <td></td>	134A	Camden				
3107A         Sawmill         P5         75           7075B         Drury         P         75           8396A         Vesser         P2         75           3074A         Radford         P3         36         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           112A         Cowden         P2         75           685B         Middletown         P         75           3405A         Zook         P5         75           36C2         Osco         I         74           36C2         Tama         I         74           684C2         Broadwell         I         74           119D         Elco         I         74           119D         Elco         I         74           119D2         Elco         I         7         74 <td< td=""><td>17A</td><td>Keomah</td><td></td><td></td><td></td><td></td></td<>	17A	Keomah				
7075B         Drury         P         75           8396A         Vesser         P2         75           3074A         Radford         P3         36         75         27           3073A         Ross         P3         75         27         3284A         Tice         P3         75         279B         Rozetta         P         75         45A         Denny         P2         75         45A         Denny         P2         75         45A         Denny         P2         75         45A         Denny         P2         75         45A         75         45A         20 enden         P2         75         76         76         76         76         76 <td>3451A</td> <td>Lawson</td> <td>P3</td> <td></td> <td></td> <td></td>	3451A	Lawson	P3			
8396A       Vesser       P2       75         3074A       Radford       P3       36       75       27         3073A       Ross       P3       75       27         3284A       Tice       P3       75       75         279B       Rozetta       P       75       75         45A       Denny       P2       75       75         134B       Camden       P       75       75         112A       Cowden       P2       75       75         685B       Middletown       P       75       75         3405A       Zook       P5       75       75         131C2       Alvin       P       75       75         86C2       Osco       I       74       74         19C2       Elco       I       74       74         119C2       Elco       I       74       74         119D       Elco       I       7       74       5         567C2       Elkhart       I       7       74       5         567C2       Elkhart       I       74       7         259C2       Assumption	3107A	Sawmill				
3074A       Radford       P3       36       75       27         3073A       Ross       P3       75       75         3284A       Tice       P3       75       75         279B       Rozetta       P       75       75         45A       Denny       P2       75       75         134B       Camden       P       75       75         112A       Cowden       P2       75       75         685B       Middletown       P       75       75         3405A       Zook       P5       75       75         131C2       Alvin       P       75       75         86C2       Osco       I       74       74         36C2       Tama       I       74       74         19DC2       Elco       I       74       74         119D       Elco       I       74       7         119D2       Elco       I       7       74       5         567C2       Elkhart       I       74       7         19D2       Elco       I       74       7         259C2       Assumption <td< td=""><td>7075B</td><td>Drury</td><td>Р</td><td></td><td></td><td></td></td<>	7075B	Drury	Р			
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       Osco       I       74         36C2       Tama       I       74         684C2       Broadwell       I       74         119D       Elco       I       74         119D       Elco       I       74         119D       Elco       I       74         127C2       Harrison       I       9       74       7         119D2       Elco       I       7       74       5         567C2       Elkhart       I       74       7         685C2       Middletown       I       74       7         685C2       Middletown       I       74 <td< td=""><td>8396A</td><td>Vesser</td><td></td><td></td><td></td><td></td></td<>	8396A	Vesser				
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       Osco       I       74         36C2       Tama       I       74         684C2       Broadwell       I       74         119C2       Elco       I       74         119D       Elco       I       74         119D       Elco       I       7       74         119D2       Elco       I       7       74       5         567C2       Elkhart       I       74       7         685C2       Middletown       I	3074A	Radford	P3	36		27
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       Osco       I       74         36C2       Tama       I       74         684C2       Broadwell       I       74         119C2       Elco       I       74         119D       Elco       I       74         119D       Elco       I       7       74         119D2       Elco       I       7       74       5         567C2       Elkhart       I       74       7         134C2       Camden       I       74       7         685C2       Middletown	3073A	Ross	P3			
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       Osco       I       74         36C2       Tama       I       74         684C2       Broadwell       I       74         119C2       Elco       I       74         119D       Elco       I       74         127C2       Harrison       I       9       74       7         149D2       Elco       I       7       74       5         567C2       Elkhart       I       74       7         134C2       Camden       I       74       7         259C2       Assumption       I       74       7         19D3       Elco       N       74       74         119D3       Elco       N       74       74         259D2       Assumption       I       74       74         212C2	3284A	Tice				
134B       Camden       P       75         112A       Cowden       P2       75         685B       Middletown       P       75         3405A       Zook       P5       75         131C2       Alvin       P       75         86C2       Osco       I       74         36C2       Tama       I       74         684C2       Broadwell       I       74         119C2       Elco       I       74         119D       Elco       I       74         127C2       Harrison       I       9       74       7         567C2       Elkhart       I       74       5         567C2       Elkhart       I       74       7         134C2       Camden       I       74       7         259C2       Assumption       I       10       74       7         685C2       Middletown       I       74       7         19D3       Elco       N       74       7         259D2       Assumption       I       74       7         212C2       Thebes       I       74       1 <td>279B</td> <td>Rozetta</td> <td>P</td> <td></td> <td></td> <td></td>	279B	Rozetta	P			
112A       Cowden       P2       75         685B       Middletown       P       75         3405A       Zook       P5       75         131C2       Alvin       P       75         86C2       Osco       I       74         36C2       Tama       I       74         684C2       Broadwell       I       74         119C2       Elco       I       74         119D       Elco       I       74         127C2       Harrison       I       9       74       7         19D2       Elco       I       7       74       5         567C2       Elkhart       I       74       5         134C2       Camden       I       74       7         259C2       Assumption       I       10       74       7         685C2       Middletown       I       74       7         280D2       Fayette       I       74       7         19D3       Elco       N       74       7         259D2       Assumption       I       74       7         259D2       Assumption       I       <	45A	Denny	P2		75	
685B       Middletown       P       75         3405A       Zook       P5       75         131C2       Alvin       P       75         86C2       Osco       I       74         36C2       Tama       I       74         684C2       Broadwell       I       74         119C2       Elco       I       74         119D       Elco       I       74         127C2       Harrison       I       9       74       7         19D2       Elco       I       7       74       5         567C2       Elkhart       I       74       7         134C2       Camden       I       74       7         259C2       Assumption       I       10       74       7         685C2       Middletown       I       74       7         19D3       Elco       N       74       7         280D2       Fayette       I       74       7         259D2       Assumption       I       74       7         212C2       Thebes       I       74       7	134B	Camden				
3405A       Zook       P5       75         131C2       Alvin       P       75         86C2       Osco       I       74         36C2       Tama       I       74         684C2       Broadwell       I       74         119C2       Elco       I       74         119D       Elco       I       74         127C2       Harrison       I       9       74       7         19D2       Elco       I       7       74       5         567C2       Elkhart       I       74       5         134C2       Camden       I       74       7         259C2       Assumption       I       10       74       7         685C2       Middletown       I       74       7         280D2       Fayette       I       74       7         19D3       Elco       N       74       7         259D2       Assumption       I       74       7         212C2       Thebes       I       74       7	112A	Cowden				
131C2       Alvin       P       75         86C2       Osco       I       74         36C2       Tama       I       74         684C2       Broadwell       I       74         119C2       Elco       I       74         119D       Elco       I       74         127C2       Harrison       I       9       74       7         119D2       Elco       I       7       74       5         567C2       Elkhart       I       74       5         134C2       Camden       I       74       7         259C2       Assumption       I       10       74       7         685C2       Middletown       I       74       7         19D3       Elco       N       74       74         259D2       Assumption       I       74       7         259D2       Assumption       I       74       7         212C2       Thebes       I       74       74	685B	Middletown				
86C2       Osco       I       74         36C2       Tama       I       74         684C2       Broadwell       I       74         119C2       Elco       I       74         119D       Elco       I       74         127C2       Harrison       I       9       74       7         119D2       Elco       I       7       74       5         567C2       Elkhart       I       74       5         134C2       Camden       I       74       7         259C2       Assumption       I       10       74       7         685C2       Middletown       I       74       7         119D3       Elco       N       74       74         259D2       Assumption       I       74       74         212C2       Thebes       I       74       74	3405A	Zook				
36C2       Tama       I       74         684C2       Broadwell       I       74         119C2       Elco       I       74         119D       Elco       I       74         127C2       Harrison       I       9       74       7         119D2       Elco       I       7       74       5         567C2       Elkhart       I       74       5         134C2       Camden       I       74       7         259C2       Assumption       I       10       74       7         685C2       Middletown       I       74       7         19D3       Elco       N       74       74         19D3       Elco       N       74       74         259D2       Assumption       I       74       74         212C2       Thebes       I       74       74	131C2	Alvin	Р			
684C2       Broadwell       I       74         119C2       Elco       I       74         119D       Elco       I       74         127C2       Harrison       I       9       74       7         119D2       Elco       I       7       74       5         567C2       Elkhart       I       74       7         134C2       Camden       I       74       7         259C2       Assumption       I       10       74       7         685C2       Middletown       I       74       74         19D3       Elco       N       74         259D2       Assumption       I       74         212C2       Thebes       I       74	86C2	Osco	1			
119C2       Elco       I       74         119D       Elco       I       74         127C2       Harrison       I       9       74       7         119D2       Elco       I       7       74       5         567C2       Elkhart       I       74       74       7         134C2       Camden       I       74       7       7         259C2       Assumption       I       10       74       7         685C2       Middletown       I       74       7         280D2       Fayette       I       74       74         119D3       Elco       N       74       74         259D2       Assumption       I       74       74         212C2       Thebes       I       74	36C2	Tama	l			
119D       Elco       I       74         127C2       Harrison       I       9       74       7         119D2       Elco       I       7       74       5         567C2       Elkhart       I       74       74         134C2       Camden       I       74       7         259C2       Assumption       I       10       74       7         685C2       Middletown       I       74       74         280D2       Fayette       I       74       74         119D3       Elco       N       74       74         259D2       Assumption       I       74       74         212C2       Thebes       I       74	684C2	Broadwell	l			
127C2       Harrison       I       9       74       7         119D2       Elco       I       7       74       5         567C2       Elkhart       I       74       74         134C2       Camden       I       74       74         259C2       Assumption       I       10       74       7         685C2       Middletown       I       74       74         280D2       Fayette       I       74       74         119D3       Elco       N       74       74         259D2       Assumption       I       74       74         212C2       Thebes       I       74       74	119C2	Elco	i			
119D2       Elco       I       7       74       5         567C2       Elkhart       I       74       74         134C2       Camden       I       74       74         259C2       Assumption       I       10       74       7         685C2       Middletown       I       74       74         280D2       Fayette       I       74       74         119D3       Elco       N       74       74         259D2       Assumption       I       74       74         212C2       Thebes       I       74	119D	Elco	l			
567C2       Elkhart       I       74         134C2       Camden       I       74         259C2       Assumption       I       10       74       7         685C2       Middletown       I       74       74         280D2       Fayette       I       74       74         119D3       Elco       N       74       74         259D2       Assumption       I       74       74         212C2       Thebes       I       74	127C2	Harrison	Į.	9		
134C2       Camden       I       74         259C2       Assumption       I       10       74       7         685C2       Middletown       I       74       74         280D2       Fayette       I       74       74         119D3       Elco       N       74       74         259D2       Assumption       I       74       74         212C2       Thebes       I       74	119D2	Elco	l	7		5
259C2       Assumption       I       10       74       7         685C2       Middletown       I       74       74         280D2       Fayette       I       74       74         119D3       Elco       N       74       74         259D2       Assumption       I       74       74         212C2       Thebes       I       74	567C2	Elkhart	l		74	
685C2       Middletown       I       74         280D2       Fayette       I       74         119D3       Elco       N       74         259D2       Assumption       I       74         212C2       Thebes       I       74	134C2	Camden	l		74	
280D2       Fayette       I       74         119D3       Elco       N       74         259D2       Assumption       I       74         212C2       Thebes       I       74	259C2	Assumption	l	10		7
119D3       Elco       N       74         259D2       Assumption       I       74         212C2       Thebes       I       74	685C2	Middletown	l		74	
259D2       Assumption       I       74         212C2       Thebes       I       74	280D2	Fayette	l		74	
212C2 Thebes 1 74	119D3	Elco	N			
	259D2	Assumption	l		74	
630C2 Navlys I 74	212C2	Thebes	I		74	
	630C2	Navlys	ſ		74	

(0-13)

630D2	Navlys	1	74
630D3	Navlys	1	57
131D2	Alvin	1	57
8D	Hickory	1	50
8D2	Hickory	1	50
280D3	Fayette	1	44
8D3	Hickory	1	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	AA AAA	81
	GRAND TOTAL	181

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.