

CASE# 2016-036
RESOLUTION NUMBER 3-1

GRANTING A REZONING, CONDITIONAL PERMITTED USE AND VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
6600 & 6711 STATE ROUTE 4, CHATHAM, IL 62629
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, a Conditional Permitted Use and variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioners, **Kirk and Marilyn Jefferis**, have petitioned the Sangamon County Board for a **Conditional Permitted Use for a tavern with a beer garden and live entertainment limited to the Proposed 8.39 acres; a rezoning from “A” Agricultural District to “B-3” General Business District for the additional Proposed 3.39 acres; a variance to allow four (4) uses on one parcel: (1) bed and breakfast, (2) single-family residence to serve as an annex to the bed and breakfast or a watchman’s quarters, (3) tavern with a beer garden and live entertainment, and (4) banquet hall; and, a variance to allow for the tavern and banquet hall uses to have green space parking with grass pavers or similar material subject to approval of the Zoning Administrator instead of the required minimum bituminous seal coat; and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **November 17, 2016** 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,

FILED

DEC 01 2016

Don / May
Sangamon County Clerk

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, Conditional Permitted Use and variances;** 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 13th Day of December, 2016 that the following requests:

1. **A rezoning from “A” Agricultural District to “B-3” General Business District for the additional Proposed 3.39 acres;**
2. **A Conditional Permitted Use (CPU) for a tavern with a beer garden and live entertainment with the following conditions:**
 - a. **the tavern is limited to the existing barn footprint of approximately 2,800 square feet and patio area of 880 square feet as per the floor plan submitted with the petition; and,**
 - b. **the hours of operation of the tavern with a beer garden and all live entertainment including but not limited to any dancing, band, DJ music, or any other noise generating music of any kind, is governed by the Sangamon County Liquor Ordinance.**
3. **A variance to allow four (4) uses on one parcel: (1) bed and breakfast, (2) single-family residence to serve as an annex to the bed and breakfast or a watchman’s quarters, (3) tavern with a beer garden and live entertainment, and (4) banquet hall;**

- 4. A variance to allow for the tavern and banquet hall uses to have green space parking with grass pavers or similar material subject to approval of the Zoning Administrator instead of the required minimum bituminous seal coat;

on the above described property are hereby approved.

Signed and passed by the Sangamon County Board in session on this 13th day of December, 2016.

Respectfully submitted,

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

GREG STUMPF, CHAIRMAN

David Mendenhall

DAVID MENDENHALL, VICE CHAIRMAN

CRAIG HALL

SAM SNELL

ABE FORSYTH

JASON RATTS

LINDA DOUGLAS WILLIAMS

ANNETTE FULGENZI

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

EXHIBIT A

Part of the Southeast Quarter of Section 36, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Beginning at the Southeast corner of said Section 36; thence Westerly along the South line of said Section 36, a distance of 76.13 feet to a point on the West right of way line of Illinois Route 4 extended; thence deflecting to the right 89 degrees 51 minutes 12 seconds along said West right of way line, a distance of 1,446.59 feet to the true point of beginning; thence deflecting to the left 90 degrees 00 minutes 00 seconds, a distance of 496.76 feet; thence deflecting to the right 90 degrees 00 minutes 00 seconds, a distance of 362.50 feet; thence deflecting to the right 90 degrees 00 minutes 00 seconds, a distance of 96.00 feet; thence deflecting to the left 90 degrees 00 minutes 00 seconds, a distance of 95.00 feet; thence deflecting to the right 90 degrees 00 minutes 00 seconds, a distance of 390.00 feet to a point on said West right of way line; thence deflecting to the right 80 degrees 23 minutes 41 seconds along said West right of way line, a distance of 64.50 feet; thence deflecting to the right 9 degrees 36 minutes 19 seconds, along said West right of way line, a distance of 393.90 feet to the true point of beginning.

Together with an easement to use and maintain an existing water well located about 50 feet to the South of the South line of the property herein conveyed, and together with a non-exclusive easement for access purposes only over a strip of land 50 feet in width extending from the East 50 feet of the South line of the above 5.01 acre tract, and running Southerly along the West right of way line of Illinois Route 4 to the township road that runs along the South line of said Southeast Quarter.

And

Part of the Southeast Quarter of Section 36, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Commencing at a metal disk found at the Southeast corner of said Southeast Quarter of Section 36; thence South 89 degrees 12 minutes 08 seconds West, a distance of 76.13 feet to a point on the West right of way line of Illinois Route 4; thence North 00 degrees 54 minutes 47 seconds West on said West right of way line, a distance of 1373.60 feet to an iron pin set at the point of beginning.

From said point of beginning; thence South 89 degrees 11 minutes 30 seconds West, a distance of 525.07 feet to an iron pin set; thence North 00 degrees 48 minutes 49 seconds West, a distance of 707.91 feet to an iron pin set; thence North 89 degrees 12 minutes 00 seconds East, a distance of 479.53 feet to an iron pin set on said West right of way line; thence South 10 degrees 39 minutes 53 seconds East on said West right of way line, a distance of 203.51 feet to an iron pin found; thence South 89 degrees 12 minutes 00 seconds West, a distance of 390.18 feet to an iron pin found; thence South 00 degrees 50 minutes 51 seconds East, a distance of 95.00 feet to iron pin found; thence South 89 degrees 15 minutes 34 seconds West, a distance of 96.00 feet to an iron pint set; thence South 00 degrees 48 minutes 49 seconds East, a distance of 362.50 feet to an iron pin found; thence North 89 degrees 11 minutes 30 seconds East, a distance of 496.76 feet to an iron pin found on said West right of way line; thence South 00 degrees 54 minutes 47

seconds East on said West right of way line, a distance of 50.00 feet to the point of beginning.
Containing 147, 907.51 square feet (3.39 acres), more or less.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #7 NAME: Craig Hall

DOCKET NUMBER: 2016-036

ADDRESS: 6600 & 6711 State Route 4, Chatham, IL 62629

PETITIONER: Kirk & Marilyn Jefferis

PRESENT ZONING CLASSIFICATION: "B-3" General Business District and "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: **B-3 General Business District for the additional proposed 3.39 acres. A Conditional Permitted Use (CPU) for a tavern with a beer garden and live entertainment limited to the Proposed 8.39 acres; a variance to allow four (4) uses on one parcel: (1) bed and breakfast, (2) single-family residence to serve as an annex to the bed and breakfast or a watchman's quarters, (3) tavern with beer garden and live entertainment, and (4) banquet hall; and, a variance to allow for the tavern and banquet hall uses to be green space parking with grass pavers or similar material subject to approval of the Zoning Administrator, instead of the required minimum bituminous seal coat.**

AREA: 8.39 acres

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the requested B-3 zoning. The LESA score of 180 indicates the property is suitable for agricultural use only. However, the 3.39 acres that is proposed to be rezoned contains barns and a grass field with varying topography that is unlikely to be economically converted to cropland.**

Recommend approval of a Conditional Permitted Use (CPU) for a tavern with a beer garden and live entertainment with the following conditions: (1) the tavern is limited to the existing barn footprint of approximately 2,800 square feet and patio area of 880 square feet as per the floor plan submitted with the petition; and, (2) the hours of operation of the tavern with a beer garden and all live entertainment including but not limited to any dancing, band, DJ music, or any other noise generating music of any kind, is governed by the Sangamon County Liquor Ordinance.

The Springfield 2020 Comprehensive Plan calls for this segment of State Route 4 to be commercial. Also, the subject property contains ample area for parking.

Recommend approval of a variance to allow four (4) uses on one parcel: (1) bed and breakfast, (2) single-family residence to serve as an annex to the bed and breakfast or a watchman's quarters, (3) tavern with beer garden and live entertainment, and (4) banquet hall. Assuming the requested CPU for the tavern is granted, the subject property contains ample area for parking and is large enough to support the four (4) proposed uses. The four (4) proposed uses are very compatible with each other and can be operated within the existing structures on the property.

Recommend approval of a variance to allow green space parking with grass pavers or similar material

subject to approval of the Zoning Administrator instead of the required minimum bituminous seal coat. While the property can be used economically if paved with conventional methods, green space paver parking in various forms have been accepted across the country as being an alternative to hard surfaced paving requirements and has been proven to help manage runoff on a site. Green space paver parking may help maintain the historic nature of the site by using grass pavers and keeping the character of the farmstead instead of requiring hard surfaced paving on a historic site. The Standards for Variation are met.

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 OF:)	DOCKET NO: 2016-036
Kirk & Marilyn Jefferis))
)	PROPERTY LOCATED AT:
)	6600 & 6711 State Route 4
)	Chatham, IL 62629

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, 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 **November 17, 2016** 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: **6600 & 6711 State Route 4, Chatham, IL 62629** and more particularly described as:

See Exhibit A

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3. That the present zoning of said property is **“B-3” General Business District and “A” Agricultural District.**
4. That the present land use of said property is **two houses and several outbuildings.**
5. That the proposed land use of said property is **bed and breakfast, single-family residence to serve as an annex to the bed and breakfast or a watchman’s quarters, tavern with a beer garden and live entertainment, and banquet hall.**
6. That the requested **rezoning, Conditional Permitted Use and variances** of said property are a **Conditional Permitted Use for a tavern with a beer garden and live entertainment limited to the Proposed 8.39 acres; a rezoning from “A” Agricultural District to “B-3” General Business District for the additional Proposed 3.39 acres; a variance to allow four (4) uses on one parcel: (1) bed and breakfast, (2) single-family residence to serve as an annex to the bed and breakfast or a watchman’s quarters, (3) tavern with a beer garden and live entertainment, and (4) banquet hall; and a variance to allow for the tavern and banquet hall uses to have green space parking with grass pavers or similar material subject to approval of the Zoning Administrator instead of the required minimum 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** support the proposition that the adoption of the proposed **Conditional Permitted Use with the following conditions:**
 1. **the tavern is limited to the existing barn footprint of approximately 2,800 square feet and patio area of 880 square feet as per the floor plan submitted with the petition; and,**
 2. **the hours of operation of the tavern with a beer garden and all live entertainment including but not limited to any dancing, band, DJ music, or any other noise generating music of any kind, is governed by the Sangamon County Liquor Ordinance;**

rezoning; and variances are 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 **Conditional Permitted Use with the above noted conditions, rezoning and variances** be approved.


 CHAIRMAN

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 with the following conditions to the Conditional Permitted Use:**

1. **the tavern is limited to the existing barn footprint of approximately 2,800 square feet and patio area of 880 square feet as per the floor plan submitted with the petition; and,**
2. **the hours of operation of the tavern with a beer garden and all live entertainment including but not limited to any dancing, band, DJ music, or any other noise generating music of any kind, is governed by the Sangamon County Liquor Ordinance.**

which was duly seconded by **Don Wulf**.

The vote of the Board was as follows:

YES: **Charles Chimento, Anthony Mares, Don Wulf, Andrew Spiro, Merylyn Herbert**

NO:

PRESENT: **John Lucchesi, Janet Dobrinsky**

ABSENT:


 RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2016-036**

Address: **6600 & 6711 State Route 4, Chatham**

- (i) Existing uses of property within the general area of the property in question.
North, South, & West – Cropland. East – Residential.
- (ii) The zoning classification of property within the general area of the property in question.
North, South, & West – Agricultural. East – R-2.
- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.
The LESA score of 180 indicates the property is suitable for agricultural use only. However, the 3.39 acres that is proposed to be rezoned contains barns and a grass field with varying topography that is unlikely to be economically converted to cropland.
- (iv) The trend of development, within the vicinity since the property was originally classified.
In 1984, a rezoning from A to B-3 was granted for the subject parcel -005 for the purposes of a restaurant and tavern, including live entertainment and dancing (Zoning Case #1984-A-014).

SANGAMON COUNTY - RECOMMENDED FINDINGS OF FACT FOR CONDITIONAL PERMITTED USES

Case #: 2016-036

Address: 6600 & 6711 State Route 4, Chatham

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.

Yes, if the suggested conditions are imposed that the method of operation for the tavern be governed by the Sangamon County Liquor Ordinance and limited to the barn structure and proposed patio area per the floor plan submitted with the petition.

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

The suggested conditions limit the hours of operation for the tavern to be governed by the Sangamon County Liquor Ordinance and limited to the barn structure and proposed patio area.

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

State Route 4 acts as a buffer to the east and Mansion Road and cropland acts as a buffer to the south, which could minimize potential injury to property values. The Springfield 2020 Comprehensive Plan calls for this segment of State Route 4 to be commercial.

- (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) Mobile home parks - must meet the requirements of Section III(R) 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.

Yes, the proposed bed and breakfast fronts State Route 4.

- (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.

N/A

**RECOMMENDED STANDARDS FOR USE VARIATIONS
(FOUR USES ON ONE PARCEL: BED & BREAKFAST, SINGLE-FAMILY
RESIDENCE TO SERVE AS AN ANNEX TO B&B OR WATCHMAN'S
QUARTERS, TAVERN WITH A BEER GARDEN AND LIVE ENTERTAINMENT, &
BANQUET HALL)**

Case #: 2016-036

Address: 6600 & 6711 State Route 4, Chatham

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 petitioner is requesting B-3 for the additional 3.39 acres to make the total subject property 8.39 acres. The subject property contains ample area for parking and is large enough to support the four (4) proposed uses. The four (4) proposed uses are very compatible with each other and can be operated within the existing structures on the property.

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

Five (5) acres of the subject property is currently B-3 and the other 3.39 acres is proposed to be rezoned B-3. The proposed uses are compatible uses as one would expect to front a state byway at that location.

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

To the extent the community needs these uses, this appears to be a beneficial site for the proposed uses given its location along a major thoroughfare and within a short distance to both Springfield and Chatham.

- (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 in granting the requested variance.

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2016-036

Address: 6600 & 6711 State Route 4, Chatham

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.

While the property can be used economically if paved with conventional methods, green space paver parking in various forms have been accepted across the country as being an alternative to hard surfaced paving requirements and has been proven to help manage runoff on a site. Additionally, the petitioner proposes the most intense use of the property during a time of year when snow plowing is less likely during the summer.

- (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.

The subject property is referred to as the Caldwell Farmstead and is listed on the National Register of Historic Places. Green space paver parking may help maintain the historic nature of the site by using grass pavers and keeping the character of the farmstead instead of requiring hard surfaced paving on a historic site.

- (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.

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Parcel # pt. 21-36.0-400-004

Zoning Case # 2016-036

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	10
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	10
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	15
Sewer over 600'-1200' away	8	
Private central sewage system	5	
Sewer 600' or less away and available	0	

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

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

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

SITE ASSESSMENT TOTAL	105
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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		100	
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		87	
679B	Blackberry	P		87	
705B	Buckhart	P		87	
86B	Oscos	P	10.5	87	9
684B	Broadwell	P		87	
50A	Viriden	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	12	75	9
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	Oscos	I		74	
36C2	Tama	I		74	
684C2	Broadwell	I		74	
119C2	Elco	I		74	
119D	Elco	I		74	
127C2	Harrison	I	13.5	74	10
119D2	Elco	I	64	74	47
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

75

GRAND TOTAL

180

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.