

**GRANTING A REZONING AND GRANTING VARIANCES (IN PART)
FOR CERTAIN PROPERTY LOCATED AT
5859 W. STATE ROUTE 97, PLEASANT PLAINS
SANGAMON COUNTY, ILLINOIS**

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board **grant a rezoning and grant variances (in part)** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioners, **KinDer Holdings LLC (Michael & Tricia Kinner, Tim & Cynde Kinner, Drew & Amy DeRiemacker)**, has petitioned the Sangamon County Board requesting pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District; pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow six (6) principal uses on one (1) parcel: (1) dog kennel with grooming and obedience school, (2) dog dock diving events, (3) veterinary office, (4) private dog park, (5) commercial storage, and (6) seed cleaning/bagging operation; 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, a variance of Section 17.26.010 to allow agricultural uses (seed cleaning/bagging operation) in the “B-3” General Business District; and,

WHEREAS, a public hearing was held via Zoom on **January 21, 2021** 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

JAN 27 2021

Don Kinner
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 a rezoning and grant variances (in part)**; 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 **9th Day of February, 2021 that**

The following request(s) on the above described property are hereby approved:

- **Pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District;**
- **Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow six (6) principal uses on one (1) parcel: (1) dog kennel with grooming and obedience school, (2) dog dock diving events, (3) veterinary office, (4) private dog park, (5) commercial storage, and (6) seed cleaning/bagging operation;**
- **Pursuant to Chapter 17.66, a variance of Section 17.26.010 to allow agricultural uses (seed cleaning/bagging operation) in the “B-3” General Business District; and,**
- **Pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow all access drives, access areas, and employee parking identified on the site plan submitted at the hearing to remain unpaved, subject to the approval of the Zoning Administrator. Client parking identified on the site plan shall be paved also subject to the approval of the Zoning Administrator.**

Signed and passed by the Sangamon County Board in session on this **9th day of February, 2021.**

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

EXHIBIT A

A.R.C.S. LLC PARCEL

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH OF ILLINOIS ROUTE 97 IN SECTION 15, TOWNSHIP 16 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 16 NORTH RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 01 DEGREES 00 MINUTES 56 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 502.07 FEET TO A FOUND IRON PIN, SAID IRON PIN BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 97 AND BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01 DEGREES 00 MINUTES 56 SECONDS WEST, A DISTANCE OF 550.00 FEET TO A SET IRON PIN; THENCE NORTH 89 DEGREES 31 MINUTES 21 SECONDS EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 500.00 FEET TO A SET IRON PIN; THENCE SOUTH 01 DEGREES 00 MINUTES 56 SECONDS EAST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 479.77 FEET TO A SET IRON PIN; THENCE NORTH 88 DEGREES 59 MINUTES 04 SECONDS EAST, A DISTANCE OF 22.28 FEET TO A SET IRON PIN; THENCE SOUTH 01 DEGREES 00 MINUTES 56 SECONDS EAST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 44.00 FEET TO A SET IRON PIN; THENCE SOUTH 56 DEGREES 20 MINUTES 14 SECONDS WEST, A DISTANCE OF 42.46 FEET TO A SET IRON PIN; THENCE SOUTH 01 DEGREES 00 MINUTES 56 SECONDS EAST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 178.07 FEET TO A SET IRON PIN, SAID IRON PIN BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 97; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID RIGHT-OF-WAY LINE BEING 30 FEET NORTHERLY AND PARALLEL WITH THE CENTERLINE OF ILLINOIS ROUTE 97, NORTH 70 DEGREES 46 MINUTES 11 SECONDS WEST, A DISTANCE OF 518.54 FEET, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 7.313 ACRES MORE OR LESS.

PARCEL NUMBER: 13-15.0-300-012.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 1 NAME: Tom Fraase, Jr.

DOCKET NUMBER: 2021-002

ADDRESS: 5859 W. State Route 97, Pleasant Plains, IL 62677

PETITIONER: KinDer Holdings, LLC

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: Pursuant to Chapters 17.68 and 17.26, a rezoning from "A" Agricultural District to "B-3" General Business District; pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow six (6) principal uses on one (1) parcel: (1) dog kennel with grooming and obedience school, (2) dog dock diving events, (3) veterinary office, (4) private dog park, (5) commercial storage, and (6) seed cleaning/bagging operation; 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, a variance of Section 17.26.010 to allow agricultural uses (seed cleaning/bagging operation) in the "B-3" General Business District.

AREA: 7.313 acres.

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval of the requested B-3 District. The LESA score of 165 indicates the property is marginal requiring mitigating factors for non-agricultural development. In this case, the subject property is a former seed company that operated as an agricultural business since the 1970s making it unlikely the subject property would economically revert back to cropland. In addition, the requested B-3 District will allow for the adaptive reuse of the existing buildings with the proposed uses on the subject property.

Recommend approval of the variance to allow six uses on one parcel and to allow a seed cleaning/bagging operation in the B-3 District. Four of the six proposed uses are related businesses for a pet care facility, which allows the subject property to be adaptively reused with the existing buildings. The petitioners also plan to continue the seed cleaning/bagging service on a smaller scale for specialty crops like the former Stone Seed Company operation. The remaining buildings will be effectively reused for commercial storage.

Recommend denial of a portion of the paving variance. Staff recommends the petitioners be required to pave the west access drive from the road up to the main office with the associated parking lot (approximately 200 feet) as shown on the site plan in the petition. Paving this portion of the subject property could ease internal vehicle traffic circulation for customers dropping off their dogs and exiting the site onto IL-97. Paving a portion of the subject property is also consistent with the paving enforcement with other dog kennels

in previous cases. Recommend approval to allow the other access drive and parking to remain unpaved. The petitioners will continue to use heavy farm equipment that would cause continuous repairs to a paved surface.

AMENDED: Recommend approval of the requested B-3 District. The LESA score of 165 indicates the property is marginal requiring mitigating factors for non-agricultural development. In this case, the subject property is a former seed company that operated as an agricultural business since the 1970s making it unlikely the subject property would economically revert back to cropland. In addition, the requested B-3 District will allow for the adaptive reuse of the existing buildings with the proposed uses on the subject property.

Recommend approval of the variance to allow six uses on one parcel and to allow a seed cleaning/bagging operation in the B-3 District. Four of the six proposed uses are related businesses for a pet care facility, which allows the subject property to be adaptively reused with the existing buildings. The petitioners also plan to continue the seed cleaning/bagging service on a smaller scale for specialty crops like the former Stone Seed Company operation. The remaining buildings will be effectively reused for commercial storage.

Recommend denial of a portion of the paving variance. Staff recommends the petitioners be required to pave the parking areas on the newly submitted site plan marked for client parking subject to the approval of the Zoning Administrator. Recommend approval to allow the access drives and employee parking to remain unpaved. The petitioners will continue to use heavy farm equipment throughout the entire site that would cause continuous repairs to a paved surface.

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


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2021-002
KinDer Holdings, LLC)	
)	PROPERTY LOCATED AT:
)	5859 W. State Route 97
)	Pleasant Plains, IL 62677

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 **January 21, 2021** 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: **5859 W. State Route 97, Pleasant Plains, IL 62677** 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 **former Stone Seed facility.**
5. That the proposed land use of said property is **dog kennel with grooming and obedience school, dog dock diving events, veterinary office, private dog park, commercial storage, and seed cleaning/bagging operation.**
6. That the request(s) for the subject property are **pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District; pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow six (6) principal uses on one (1) parcel: (1) dog kennel with grooming and obedience school, (2) dog dock diving events, (3) veterinary office, (4) private dog park, (5) commercial storage, and (6) seed cleaning/bagging operation; 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, a variance of Section 17.26.010 to allow agricultural uses (seed cleaning/bagging operation) in the “B-3” General Business 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 and variances (in part)** 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:

The following request(s) on the above described property are hereby approved:

- Pursuant to Chapters 17.68 and 17.26, a rezoning from **“A” Agricultural District to “B-3” General Business District;**
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow six (6) principal uses on one (1) parcel: (1) dog kennel with grooming and obedience school, (2) dog dock diving events, (3) veterinary office, (4) private dog park, (5) commercial storage, and (6) seed cleaning/bagging operation;
- Pursuant to Chapter 17.66, a variance of Section 17.26.010 to allow agricultural uses (seed cleaning/bagging operation) in the **“B-3” General Business District; and,**
- Pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow all access drives, access areas, and employee parking identified on the site plan submitted at the hearing to remain unpaved, subject to the approval of the Zoning Administrator. Client parking identified on the site plan shall be paved also subject to the approval of the Zoning Administrator.


 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Tony Mares**, which was duly seconded by **Don Wulf**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board:

The following request(s) on the above described property are hereby approved:

- Pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District;
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow six (6) principal uses on one (1) parcel: (1) dog kennel with grooming and obedience school, (2) dog dock diving events, (3) veterinary office, (4) private dog park, (5) commercial storage, and (6) seed cleaning/bagging operation;
- Pursuant to Chapter 17.66, a variance of Section 17.26.010 to allow agricultural uses (seed cleaning/bagging operation) in the “B-3” General Business District; and,
- Pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow all access drives, access areas, and employee parking identified on the site plan submitted at the hearing to remain unpaved, subject to the approval of the Zoning Administrator. Client parking identified on the site plan shall be paved also subject to the approval of the Zoning Administrator.

The vote of the Board was as follows:

YES: **Charlie Chimento, Tony Mares, Don Wulf, Andrew Spiro, Phil Sidles**

NO:

PRESENT:

ABSENT:



RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2021-002**

Address: **5859 W. State Route 97, Pleasant Plains**

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

North, East, South, & West – Cropland.

(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 165 indicates the property is marginal requiring mitigating factors for non-agricultural development. In this case, the subject property is a former seed company that operated as an agricultural business since the 1970s making it unlikely the subject property would economically revert back to cropland. In addition, the requested B-3 District will allow for the adaptive reuse of the existing buildings with the proposed uses on the subject property.

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

The subject property formerly had a seed company since the 1970s. The trend of development is predominantly agricultural with some rural residences in the area.

**SANGAMON COUNTY
RECOMMENDED STANDARDS FOR USE VARIATIONS
(MULTIPLE USES & AG USE IN B-3)**

Case #: **2021-002**

Address: **5859 W. State Route 97, Pleasant Plains**

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.

Any business which seeks to use the subject property might have an economic hardship while limited to one use. Therefore, variation from the strict letter of the code is justified. The property contains multiple buildings that were previously used for the former Stone Seed Company. The requests in this petition are designed to adapt the property into different uses and utilize the structures and land appropriately.

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

The subject property formerly operated as a seed company since the 1970s and contains several structures that will be adapted to new uses.

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

Four of the six proposed uses are related businesses for a pet care facility, which allows the subject property to be adaptively reused with the existing buildings. The petitioners also plan to continue the seed cleaning/bagging service on a smaller scale for specialty crops like the former Stone Seed Company operation. The remaining buildings will be effectively reused for commercial storage.

- (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.

**AMENDED:
SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2021-002**

Address: **5859 W. State Route 97, Pleasant Plains**

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.

Staff is recommending the petitioners pave the west access drive from the road up to the main office with the associated parking lot (approximately 200 feet) as shown on the site plan in the petition. Paving this portion of the subject property will help with internal vehicle circulation including when customers are exiting the subject property onto IL-97. Paving a portion of the subject property is also consistent with the paving enforcement with other dog kennels in previous cases. Staff does agree that the other areas may remain unpaved as the petitioners will continue to use heavy farm equipment that would cause continuous repairs to a paved surface.

AMENDED: Staff is recommending the petitioners pave the areas marked for client parking on the site plan subject to the approval of the Zoning Administrator. Staff does agree that the access ways and employee parking may remain unpaved as the petitioners will continue to use heavy farm equipment throughout the entire site that would cause continuous repairs to a paved surface.

- (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 has two access drives. Staff is proposing the petitioners pave the west access drive from the road up to the main office with the associated parking lot (approximately 200 feet) where customers would be parking and exiting the site onto IL-97. The other areas may remain unpaved as the petitioners will use farm equipment that would consistently damage paved surfaces.

AMENDED: This is a large property with multiple uses being located to use the property effectively. This results in uniqueness not present on other property in the area.

- (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.

Requiring paving only on the west access drive from the road to the main office area with the associated parking lot could ease internal vehicle traffic circulation for customers dropping off their dogs and exiting the site onto IL-97.

AMENDED: Requiring paving for the customer parking will provide a safe surface for customers dropping off their dogs, and additional negative impacts are not anticipated.

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	0
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	5
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		90
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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>Relative</u>		<u>Points</u>
			<u>%</u>	<u>Value</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	33	87	29
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		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	Oscos	I	59	74	44
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	3	74	2
134C2	Camden	I		74	
259C2	Assumption	I		74	

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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		

4

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
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GRAND TOTAL	165
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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.