

**DENYING A REZONING, AND GRANTING A USE VARIANCE WITH
CONDITIONS AND VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
5037 WESLEY CHAPEL ROAD &
6194 WORKMAN ROAD, NEW BERLIN
SANGAMON COUNTY, ILLINOIS**

FILED

APR 29 2022

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board **deny a rezoning, but in the alternative grant a Use Variance with conditions and variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Brandon Bouthot**, has petitioned the Sangamon County Board requesting for **Proposed Parcel 1: pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District; pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) wholesale establishment and (2) catering establishment; a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat; for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 6 acres); and, for Proposed Parcel 3: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 3.5 acres); and, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **April 21, 2022** 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 **deny a rezoning, but in the alternative grant a Use Variance with conditions 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 **10th Day of May, 2022 that the following request(s) on the above described property are hereby denied:**

For Proposed Parcel 1:

- Pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) wholesale establishment and (2) catering establishment.

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

For Proposed Parcel 1:

- Pursuant to Chapter 17.68.050(D), a Use Variance to allow a wholesale pizza production establishment provided that:
 1. The business is not open to the public, and
 2. The business has no more than nine total employees;

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 6 acres);
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width;
- Pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat; and,

For Proposed Parcel 2

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 6 acres); and,

For Proposed Parcel 3:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 3.5 acres); and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

Signed and passed by the Sangamon County Board in session on this 10th day of May, 2022.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

EXHIBIT A

Part of the Northeast Quarter of Section 28, Township 15 North, Range 6 West of the Third Principal Meridian, described as follows: Beginning at an iron pin in the East line of said Northeast Quarter 2101.58 feet North of the Southeast corner of said Northeast Quarter; thence North along said East line 559 feet to an iron pin in the Northeast corner of said Northeast Quarter; thence West along the North line of said Northeast Quarter, 1336.3 feet to an iron pin; thence South 559 feet to an iron pin; thence East parallel to the North line of said Northeast Quarter 1336.3 feet to the point of beginning, EXCEPT that part described as follows: Beginning at an iron pin in the North line of said Quarter Section 1127.59 feet West of the Northeast corner of said Quarter Section; thence West along said North line 208.71 feet to an iron pin; thence South 208.72 feet to an iron pin; thence East 208.71 feet to an iron pin; thence North 208.72 feet to the point of beginning; and EXCEPT that part described as follows: Commencing at an iron pin at the Northeast corner of said Northeast Quarter; thence North 89 degrees 55 minutes 46 seconds West along the North line of said Northeast Quarter, a distance of 728.85 feet to an iron pin and the point of beginning. From said point of beginning; thence South 00 degrees 00 minutes 26 seconds East, a distance of 559.00 feet to an iron pin; thence North 89 degrees 55 minutes 46 seconds West, a distance of 607.10 feet to an iron pin; thence North 00 degrees 00 minutes 26 seconds West, a distance of 350.28 feet to an iron pin; thence South 89 degrees 55 minutes 46 seconds East, a distance of 208.71 feet to an iron pin; thence North 00 degrees 00 minutes 26 seconds West, a distance of 208.72 feet to an iron pin on the North line of said Northeast Quarter; thence South 89 degrees 55 minutes 46 seconds East along said North line a distance of 398.39 feet to the point of beginning.
Parcel Number: 21-28-200-010.

Lot 2 of Melton Estates, a County Minor Subdivision.
Parcel Number: 21-28-200-013.

Part of the Northeast Quarter of Section 28, Township 15 North, Range 6 West of the Third Principal Meridian, described as follows:
Beginning at an iron pin in the North line of said Quarter Section 1127.59 feet West of the Northeast corner of said Quarter Section; thence West along said North line 208.71 feet to an iron pin; thence South 208.72 feet to an iron pin; thence East 208.71 feet to an iron pin; thence North 208.72 feet to the point of beginning.
Parcel ID Number: 21-28-200-005.

RECAP
(For County Board Use)

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

DOCKET NUMBER: **2022-005**

ADDRESS: **5037 Wesley Chapel Road and 6194 Workman Road, New Berlin, IL 62670**

PETITIONER: **Brandon Bouthot**

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

REQUESTED ZONING CLASSIFICATION: **For Proposed Parcel 1: pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District; pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) wholesale establishment and (2) catering establishment; a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat; for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 6 acres); and, for Proposed Parcel 3: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 3.5 acres); and, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.**

AREA: **15.9 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend denial of the requested B-3 zoning. The LESA score of 198 indicates the property is suitable for agricultural use only. B-3 is considered to be inappropriate spot zoning and the list of uses is deemed too intense. In the alternative, staff recommends approval of a Use Variance for a wholesale pizza production establishment on Proposed Parcel 1 provided the business is not open to the public and the business has no more than nine total employees. Insufficient evidence was submitted to determine whether a catering establishment would cause an adverse impact on the area. Therefore, staff does not recommend a Use Variance for a catering establishment. As staff has denied the B-3 zoning and has not recommended approval of a Use Variance for the catering establishment, the requested variance for two uses on one parcel is unnecessary.**

Recommend approval of the additional variance requests. Due to the denial of the requested B-3 zoning, an additional variance for Proposed Parcel 1 to be less than forty (40) acres (approximately 6 acres) is also recommended for approval. Based on the limitation for the Use Variance, rock parking is consistent with the agricultural trend in the area. Additionally, similar paving variances have been granted in cases such as this

where the parking is for employees only. Granting the additional lot area and lot-width-depth variances would facilitate a reconfiguration of the three existing parcels. The Standards for Variation

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


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:) DOCKET NO: **2022-005**
Brandon Bouthot)
)
) PROPERTY LOCATED AT:
) **5037 Wesley Chapel Road &**
) **6194 Workman Road,**
) **New Berlin, IL 62670**

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for an **amendment and variances** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner(s); that legal publication has been made pursuant to law; and that a public hearing was held on **April 21, 2022** 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: **5037 Wesley Chapel Road and 6194 Workman Road, New Berlin, IL 62670** and more particularly described as:

See Exhibit A

3. That the present zoning of said property is “A” Agricultural District.
4. That the present land use of said property is **single-family residence, outbuildings, and cropland.**
5. That the proposed land use of said property is **Proposed Parcel 1: Wholesale pizza production establishment, catering establishment, and agriculture. Proposed Parcel 2: Single-family residence and agriculture. Proposed Parcel 3: Outbuilding and agriculture.**
6. That the request(s) for the subject property are for **Proposed Parcel 1: pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District; pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) wholesale establishment and (2) catering establishment; a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat; for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 6 acres); and, for Proposed Parcel 3: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 3.5 acres); and, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.**
7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit(s).
8. The evidence adduced at the hearing **does not** support the proposition that the adoption of the proposed **rezoning** is in the public interest and is not solely in the interest of the petitioner(s) but in the alternative, does support the proposition that the adoption of a **Use Variance for a wholesale pizza production establishment on Proposed Parcel 1 with conditions and variances.**

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

For Proposed Parcel 1:

- Pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) wholesale establishment and (2) catering establishment.

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

For Proposed Parcel 1:

- Pursuant to Chapter 17.68.050(D), a Use Variance to allow a wholesale pizza production establishment provided that:
 1. The business is not open to the public, and
 2. The business has no more than nine total employees;

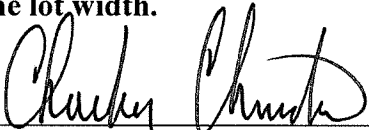
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- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,
- Pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat;

For Proposed Parcel 2:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 6 acres); and,

For Proposed Parcel 3:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 3.5 acres); and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.


CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **JD Sudeth**, which was duly seconded by **Richard Thompson**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request(s) **are hereby denied:**

For Proposed Parcel 1:

- Pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) wholesale establishment and (2) catering establishment.

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

For Proposed Parcel 1:

- Pursuant to Chapter 17.68.050(D), a Use Variance to allow a wholesale pizza production establishment provided that:
 1. The business is not open to the public, and
 2. The business has no more than nine total employees; and,
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 6 acres);
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,
- Pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat;

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- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 6 acres); and,

For Proposed Parcel 3:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 3.5 acres); and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

The vote of the Board was as follows:

YES: **Charlie Chimento, Anthony Mares, Richard Thompson, Phil Sidles,
 JD Sudeth**

NO:

PRESENT:

ABSENT: **Don Wulf**


RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2022-005**

Address: **5037 Wesley Chapel Road & 6194 Workman Road, New Berlin**

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

North – Residence and pasture. East – Residence. 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 198 indicates the property is suitable for agricultural use only. B-3 is considered to be inappropriate spot zoning and the list of uses is deemed too intense.

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

The trend of development is agricultural and rural residential with a cluster of rural residences located along Wesley Chapel Road. There is a dog kennel in operation south of the subject property along Wesley Chapel Road.

**SANGAMON COUNTY
RECOMMENDED STANDARDS FOR USE VARIATIONS
[USE VARIANCE & MULTIPLE USES]**

Case #: **2022-005**

Address: **5037 Wesley Chapel Road & 6194 Workman Road, New Berlin**

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

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

The petition indicates the wholesale pizza production establishment will not be open to the public. The variance to allow a second use (catering establishment) is not justified as no practical difficulties or particular hardships of the property are identified in the petition.

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

Since the proposed wholesale pizza production establishment business will not be open to the public, there should not be a negative impact on the agricultural and rural residential trend in the area. The trend of development in the area does not support multiple commercial uses on one parcel.

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

The Use Variance for the wholesale pizza production establishment business with the proposed limitations will ensure the wholesale pizza production establishment business is in harmony with the purpose and intent of the Zoning Ordinance. No evidence has been presented to justify multiple commercial uses on Proposed Parcel 1 for this standard.

- (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.

Provided the proposed restrictions are accepted, negative impacts related to the Use Variance for a wholesale pizza production establishment are not anticipated. Insufficient evidence was submitted to determine whether a second use (catering establishment) would cause an adverse impact on the area.

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2022-005**

Address: **5037 Wesley Chapel Road & 6194 Workman Road, New Berlin**

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

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

Based on the limitation for the Use Variance to not be open to the public and limiting the number of employees, rock parking is consistent with the agricultural trend in the area. Additionally, similar paving variances have been granted in cases such as this where the parking is for employees only. Granting the additional lot area and lot-width-depth variances would facilitate a reconfiguration for the three existing parcels.

- (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 nature of the wholesale pizza production establishment will only have employees coming to the site and will not have customers coming to the subject property which provides a unique circumstance to grant the requested paving variance. The additional variances are necessary to reconfigure the three existing parcels, which are all currently under 40 acres.

- (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.

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	5
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	10
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	15
18'-20' pavement, 40' ROW	10	
> 20' pavement, 40' ROW or County or State Highway	0	

<u>AVAILABILITY OF PUBLIC SEWER</u>		
Not available	15	
Sewer over 600'-1200' away	8	15
Private central sewage system	5	
Sewer 600' or less away and available	0	

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

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

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

SITE ASSESSMENT TOTAL		115
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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</u>	
				<u>Value</u>	<u>Points</u>
198A	Elburn	P		100	
199A	Plano	P		100	
43A	Ipava	P	11	100	11
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	Osco	P	45	87	39
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	Osco	I		74	
36C2	Tama	I		74	
684C2	Broadwell	I		74	
119C2	Elco	I		74	
119D	Elco	I		74	
127C2	Harrison	I	16	74	12
119D2	Elco	I		74	
567C2	Elkhart	I		74	
134C2	Camden	I		74	
259C2	Assumption	I		74	

685C2	Middletown	I		74	
280D2	Fayette	I		74	
119D3	Elco	N		74	
259D2	Assumption	I	28	74	21
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	83
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GRAND TOTAL	198
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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.