

**GRANTING REZONING AND DENYING VARIANCES**  
FOR CERTAIN PROPERTY LOCATED AT  
**IN THE 3500 BLOCK OF BETRUS DR., IN THE 20 BLOCK OF HICKORY HILLS DR.  
& IN THE 3200 BLOCK OF GREEN HAVEN DR., SPRINGFIELD  
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 amendments and deny variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See EXHIBIT A

WHEREAS, the Petitioners, Russ & Betty McAfee, have petitioned the Sangamon County Board for a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District for portions of proposed parcel A, proposed parcel B, proposed parcel C, proposed parcel D, all of proposed parcel E and proposed parcel F. Petitioners also request for proposed parcel A, a variance to allow the lot depth to be greater than two and a half (2 ½) times the lot width, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, and a variance to allow road frontage of seventy-five (75) feet instead of the required eighty (80) feet; for proposed parcel B, a variance to allow the lot depth to be greater than two and a half (2 ½) times the lot width, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, and a variance to allow road frontage of seventy-five (75) feet instead of the required eighty (80) feet; for proposed parcel C, a variance to allow the lot depth to be greater than two and a half (2 ½) times the lot width; for proposed parcel D, a variance to allow the lot depth to be greater than two and a half (2 ½) times the lot width; for proposed

**FILED**

APR 29 2013

*Joe Diello*  
Sangamon County Clerk

parcel F, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, and a variance to allow road frontage of fifty (50) feet instead of the required eighty (80) feet; and

WHEREAS, a public hearing was held at the Sangamon County Building on April 18, 2013 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 deny the 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 14<sup>th</sup> day of May, 2013 that the request to rezone from "A" Agricultural District to "R-1" Single-Family Residence District for portions of proposed parcel A, proposed parcel B, proposed parcel C, proposed parcel D, all of proposed parcel E and proposed parcel F be granted, and that the requests for proposed parcel A, a variance to allow the lot depth to be greater than two and a half (2 ½) times the lot width, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, and a variance to allow road frontage of seventy-five (75) feet instead of the required eighty (80) feet; for proposed parcel B, a variance to allow the lot depth to be greater than two and a half (2 ½) times the lot width, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, and a variance to allow

road frontage of seventy-five (75) feet instead of the required eighty (80) feet; for proposed parcel C, a variance to allow the lot depth to be greater than two and a half (2 1/2) times the lot width; for proposed parcel D, a variance to allow the lot depth to be greater than two and a half (2 1/2) times the lot width; for proposed parcel F, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, and a variance to allow road frontage of fifty (50) feet instead of the required eighty (80) feet on the above referenced parcels be denied.

Signed and passed by the Sangamon County Board in session on this 14<sup>th</sup> day of May, 2013.

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

  
\_\_\_\_\_  
GREG STUMPF, CHAIRMAN

\_\_\_\_\_  
DAVID MENDENHALL, VICE CHAIRMAN

\_\_\_\_\_  
JOHN FULGENZI

\_\_\_\_\_  
CRAIG HALL

\_\_\_\_\_  
SAM SNELL

\_\_\_\_\_  
ABE FORSYTH

\_\_\_\_\_  
JASON RATTS

\_\_\_\_\_  
LINDA DOUGLAS WILLIAMS

\_\_\_\_\_  
LINDA FULGENZI

\_\_\_\_\_  
LISA HILLS

\_\_\_\_\_  
MIKE SULLIVAN

**ATTEST:**

\_\_\_\_\_  
SANGAMON COUNTY CLERK

\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

See Exhibit A

Lot 14 of Hickory Hills Lake Estates 2<sup>nd</sup> Addition.

AND

Parcel 1:

Part of the Southwest Fractional Quarter of Section 12, Township 16 North, Range 6 West of the Third Principal Meridian, described as follows: Beginning at the Northwest corner of the Southeast Quarter of said Section 12, and running thence South 120 rods; thence West 26-2/3 rods; thence North 120 rods; thence East 26-2/3 rods to the place of beginning.

ALSO

Lots 1,2,3, 7, 8, 9, and 10 of Pierson Roll's Subdivision of the Northwest part of the Southwest Fractional Quarter of Section 12, Township 16 North, Range 6 West of the Third Principal Meridian EXCEPTING and reserving that part of Lot 7 which lies South and West of the Public Road.

Further EXCEPTING therefrom the following:

Part of Lots 3, 4, 7, 8, and 9 of Pierson Roll's Subdivision of part of the Southwest Quarter of Section 12, Township 16 North, Range 6 West of the Third Principal meridian, described more particularly as follows:

Beginning at an iron pipe marking the Southwest corner of the aforementioned Lot 4; thence North 00 degrees 17 minutes 12 seconds West along the West line of Lot 4 a distance of 975.30 feet to the Northwest corner of Lot 4; thence South 88 degrees 23 minutes 14 seconds East along the Quarter Section line a distance of 843.21 feet; thence South 02 degrees 17 minutes 37 seconds East a distance of 1127.64 feet to an iron pipe; thence South 67 degrees 50 minutes 41 seconds West a distance of 950.64 feet to an iron pipe on the West line of Lot 7; thence North 00 degrees 17 minutes 12 seconds West along the West line of Lot 7 a distance of 533.69 feet to the point of beginning, as per the survey attached to Warranty Deed recorded July 14, 1989 as Document No. 89H017316.

Further EXCEPTING that part of Lot 7 described as follows:

Commencing at the Southwest corner of said Lot 7; thence Northerly along the West line of said Lot 7 on an assumed bearing of North 00 degrees 05 minutes 06 seconds West, a distance of 117.63 feet to the point of beginning; thence North 00 degrees 05 minutes 06 seconds West along the West line of said Lot 7 a distance of 481.14 feet; thence North 89 degrees 02 minutes 09 seconds East a distance of 7.20 feet; thence South 00 degrees 23 minutes 20 seconds East a distance of 7.20 feet; thence South 11 degrees 23 minutes 20 seconds East a distance of 101.79 feet; thence South 00 degrees 37 minutes 51 seconds East a distance of 76.18 feet to a point on a tangential curve having a radius of 413.37 feet to the center of a circle of said curve bears North 89 degrees 22 minutes 09 seconds East from said point; thence Southeasterly along said curve 257.26 feet, central angle of 35 degrees 39 minutes 30 seconds; thence South 35 degrees 17 minutes 21 seconds East a distance of 236.28 feet to the South line of said Lot 7; thence North 88 degrees 13 minutes 30 seconds West along the South line of said Lot 7, a distance of 70.29a feet; thence North 33 degrees 22 minutes 05 seconds West a distance of 8.70 feet to a point on a tangential curve having a radius of 180.00 feet, center of circle of said curve bears South 56 degrees 37 minutes 55 seconds West; thence Northwesterly along said curve 90.93 feet; central angle of 28 degrees 56 minutes 33 seconds; thence North 62 degrees 18 minutes 38 seconds West a distance of 119.36 feet to the point of beginning.

Further EXCEPTING therefrom the following described parcels of land:

- 1) That part conveyed to Craig Seward and Mary Seward in Warranty Deed recorded October 19, 1992 as Document No. 92042284 and depicted as Parcel 1 on Survey recorded June 12, 1992 as Document No. 92024175.
- 2) That part conveyed to Michael P. Scaduto and Tracy Scaduto in Warranty Deed recorded April 13, 1993 as Document No. 93-13011 and depicted as Parcel II on Survey recorded June 12, 1992 as Document No. 92024174.
- 3) That part conveyed to James J. Moses Jr. and Linda J. Moses in Warranty Deed recorded on April 22, 1993 as Document No. 9314649 and depicted as Parcel I on Survey recorded June 12, 1992 as Document No. 92024175.
- 4) That part conveyed to Mary T. Rodgers in Warranty Deed recorded May 13, 1993 as Document No. 93-18592 and depicted as Parcel I on Survey recorded June 12, 1992 as Document No. 92024174.
- 5) That part conveyed to Jackie K. Engle and Alice M. Engle in Warranty Deed recorded June 29, 1994 as Document No. 94-26947 and depicted on Survey recorded June 12, 1992 as Document No. 92024176.
- 6) That part conveyed to John J. Lord and Cindi J. Lord in Warranty Deed recorded November 4, 1994 as Document No. 94-43716 and depicted on Surveys recorded October 4, 1994 as Document Number's 94-39715, 94-39716, and 94-39717.
- 7) That part conveyed to Michael P. Scaduto and Tracy T. Scaduto in Warranty Deed recorded October 26, 2009 as Document No. 2009R49863 and depicted as Parcel I on Survey recorded October 14, 2009 as Document No. 2009R48282.
- 8) That part conveyed to Gary Brett Western and Sarah Western in Warranty Deed recorded October 26, 2009 as Document No. 2009R49861 and depicted as Parcel I on Survey recorded October 14, 2009 as Document no. 2009R48284.

AND

The North Half of the Northeast Quarter of the Southeast Quarter of Section 12, and the Northwest Quarter of the Southeast Quarter of Section 12, Township 16 North, Range 6 West of the Third Principal Meridian, excepting from the above described premises those portions conveyed to the St. Louis, Peoria & Northwestern Railway Company by warranty deed recorded in Book 151 of Deeds at Page 128 and as Document No. 99424 and recorded in the Recorder's Office of Sangamon County, Illinois; and, all that part of the South Half of the Northeast Quarter of the Southeast Quarter of Section 12, Township 16 North, Range 6 West of the Third Principal Meridian lying West of the Right-of-Way of the St. Louis, Peoria and Northwestern Railroad Company;

AND

Westerly Triangle Lot 9 of Green Haven Subdivision

AND

Lot 9 of Green Haven Subdivision

EXCEPT

That part conveyed to Michael P. Scaduto and Tracy T. Scaduto in Warranty Deed recorded October 26, 2009 as Document No. 2009R49863 and depicted as Parcel I on Survey recorded October 14, 2009 as Document No. 2009R48282.

ALSO,

The Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Twelve (12), Township Sixteen (16) North, Range Six (6) West of the Third Principal Meridian, except the following real estate, to-wit: Beginning at the Southeast Corner of said Quarter Quarter Section,

thence North five hundred fifty-two and four tenths (552.4) feet to an iron pin; thence West Seven Hundred eighty-eight and five tenths (788.5) feet to an iron pin; thence South five hundred fifty-two and four tenths (552.4) feet to an iron pin; thence East seven hundred eighty-eight and five tenths (788.5) feet to the point of beginning together with an easement across said excepted tract as created by deed from D. Lawrence Westerfield and Esther Lynn Westerfield, husband and wife, to Stepto Brown and Eliza Roderick Brown, husband and wife, dated March 20, 1956, and recorded in the office of the Recorder of Deeds of Sangamon County, Illinois, on March 20, 1956 in Volume 501 of Deeds at Page 243.

INCLUDING THE PERMENANT EASEMENT SET BY COURT ORDER FILED JANUARY 28, 2008:

Part of the South Half of the Southwest Quarter of the Southeast Quarter of Section 12, Township 16 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, further described as follows:

Beginning at the northwesterly corner of Lot 19 of Hickory Hills Lakes Estates, Plat No. 2, said point being on the west line of said Southeast Quarter, Section 12; thence North 01 degrees 48 minutes 53 seconds West, 58.00 feet along said west line; thence North 87 degrees 43 minutes 48 seconds East, 188.76 feet to the northeast corner of said Lot 19; thence South 69 degrees 05 minutes 12 seconds West, 66.05 feet along the northerly line of said Lot 19; thence along said northerly lot line, along a curve to the right having a radius of 325.00 feet, arc length of 108.33 and a chord which bears South 78 degrees 38 minutes 09 seconds West, 107.83 feet; thence along said northerly lot line, along a curve to the left having a radius of 20.00 feet, arc length of 31.42 feet and a chord which bears South 43 degrees 11 minutes 08 seconds West, 28.28 feet to the point of beginning.

Containing 4982 square feet, or 0.114 acres, more or less.

Excepting the following real property:

Commencing at the Southeast (SE) Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Twelve (12), Township Sixteen (16) North, Range Six (6) West of the Third Principal Meridian, thence North 552.5 feet, being the center of the road, and thence West 346.5 feet, thence North 135 feet to the point of beginning of Lot 2, thence West 325 feet, thence North 135 feet, thence East 325 feet to the center of the road, and thence South 135 feet to the point of beginning;

Situated in the County of Sangamon in the State of Illinois.

EXCEPT

Part of the Southwest Quarter of the Southeast Quarter of Section 12, Township 16 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, being described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 12; thence North 552.4 feet to a pipe; thence North 88 degrees 15 minutes West 366.5 feet; thence North 2 degrees 01 minutes East 9.70 feet to the point of beginning; thence North 2 degrees 01 minutes East 124.80 feet; thence North 88 degrees 15 minutes West 200.00 feet; thence South 2 degrees 01 minutes West 124.80 feet; thence South 88 degrees 15 minutes East 200.00 feet to the point of beginning.

Situated in Sangamon County, Illinois.

ALSO EXCEPTING

Lots, 17, 18, & 19 of Hickory Hills Lake Estates.

**RECAP**  
(For County Board Use)

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

DOCKET NUMBER: 2012-058

ADDRESS: In the 3500 Block of Betrus Dr., In the 20 Block of Hickory Hills Dr., & In the 3200 Block of Green Haven Dr., Springfield, IL. 62707

PETITIONER: Russ & Betty McAfee

PRESENT ZONING CLASSIFICATION: "A" Agricultural District & "R-1" Single-Family Residence District.

REQUESTED ZONING CLASSIFICATION: A rezoning from "A" Agricultural District to "R-1" Single-Family Residence District for portions of proposed parcel A, proposed parcel B, proposed parcel C, proposed parcel D, all of proposed parcel E and proposed parcel F. Petitioner also requests for proposed parcel A, a variance to allow the lot depth to be greater than two and a half (2 ½) times the lot width, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, and a variance to allow road frontage of seventy-five (75) feet instead of the required eighty (80) feet; for proposed parcel B, a variance to allow the lot depth to be greater than two and a half (2 ½) times the lot width, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, and a variance to allow road frontage of seventy-five (75) feet instead of the required eighty (80) feet; for proposed parcel C, a variance to allow the lot depth to be greater than two and a half (2 ½) times the lot width; for proposed parcel D, a variance to allow the lot depth to be greater than two and a half (2 ½) times the lot width; for proposed parcel F, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, and a variance to allow road frontage of fifty (50) feet instead of the required eighty (80) feet.

AREA: 82.80 acres

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION RECOMMENDATION:

Approval of the requested R-1 zoning for portions of the subject properties. The majority of the subject properties are already zoned R-1 and currently contain timber, so the likelihood of the areas still zoned Agricultural to be used as cropland is low.

Recommend denial of the requested variances for proposed parcels A, B, and F, These proposed parcels would ultimately create "flag lots" and are not seen as good planning principals. Additionally, the County Board has set precedence against the creation of such parcels in the past. The standards for variation are not met. Staff recommends denial of the requested variances for proposed parcels C & D since the parcels are not currently accessible. Legally, the parcels have platted road frontage, however the pavement was never extended to the two proposed parcels. In order for a tract survey to be approved and the variances be granted, an agreement between the petitioner, the road commissioner and any other necessary parties for extension of the road is required.

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION:

Approval of the "R-1" zoning but denial of the variances as staff recommended.

*Cyndi Knowles*  
RECORDING SECRETARY



SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:	)	DOCKET NO: <b>2012-058</b>
<b>Russ &amp; Betty McAfee</b>	)	
	)	PROPERTY LOCATED AT:
	)	<b>In the 3500 Block of Betrus</b>
	)	<b>Dr., In the 20 Block of Hickory</b>
	)	<b>Hills Dr., &amp; In the 3200 Block</b>
	)	<b>of Green Haven Dr.</b>
	)	<b>Springfield, IL. 62707</b>

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 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 18, 2013** 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: **In the 3500 Block of Betrus Dr., In the 20 Block of Hickory Hills Dr., & In the 3200 Block of Green Haven Dr., Springfield, IL. 62707** and more particularly described as:

See **EXHIBIT A**

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3. That the present zoning of said property is **"A" Agricultural District & "R-1" Single-Family Residence District**.
4. That the present land use of said property is **timber**.
5. That the proposed land use of said property is **6 single-family residences**.
6. That the requested **rezoning and variances** of said property are from **"A" Agricultural District to "R-1" Single-Family Residence District** for portions of proposed parcel A, proposed parcel B, proposed parcel C, proposed parcel D, all of proposed parcel E and proposed parcel F. Petitioner also requests for proposed parcel A, a variance to allow the lot depth to be greater than two and a half (2 ½) times the lot width, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, and a variance to allow road frontage of seventy-five (75) feet instead of the required eighty (80) feet; for proposed parcel B, a variance to allow the lot depth to be greater than two and a half (2 ½) times the lot width, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, and a variance to allow road frontage of seventy-five (75) feet instead of the required eighty (80) feet; for proposed parcel C, a variance to allow the lot depth to be greater than two and a half (2 ½) times the lot width; for proposed parcel D, a variance to allow the lot depth to be greater than two and a half (2 ½) times the lot width; for proposed parcel F, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, and a variance to allow road frontage of fifty (50) feet instead of the required eighty (80) feet.
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 **granted but deny the variances**.

Charles Chimento /ck  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Don Wulf**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition be **approval of the rezoning but denial of the variances**, which was duly seconded by **Byron Deaner**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Don Wulf, Peggy Egizii, Judith Johnson**

NO:

PRESENT:

ABSENT:

  
\_\_\_\_\_  
RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: 2012-058

Address: **In the 3500 Block of Betrus Dr., In the 20 Block of Hickory Hills Dr.,  
and In the 3200 Block of Green Haven Dr., Springfield**

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

**The subject properties are surrounded by timber and single-family residences.**

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

**To the north is Agricultural and R-1. To the east is R-1. To the south and west is Agricultural and R-1.**

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

**The Land Evaluation and Site Assessment score of 119 indicates the property is deemed acceptable for non-agricultural development.**

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

**Parts of the subject property and property to the east were rezoned to R-1 in 1991. Property to the south was rezoned to R-1 in 1973. The area has remained residential in character.**

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2012-058

Address: **In the 3500 Block of Betrus Dr., In the 20 Block of Hickory Hills Dr., and In the 3200 Block of Green Haven Dr., Springfield**

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

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

**The subject properties are currently vacant containing timber. Allowing construction of a single-family residence for each newly created parcel would allow the properties to be economically used and would likely increase the return on each parcel.**

- (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.

**Each existing parcel has an odd lot configuration making access difficult. Proposed lots C & D technically have legal platted road frontage, however, the road was never extended to these parcels. In order for a variance to be granted, the road would need to be extended and an agreement from the local road commissioner for extension of the road is necessary.**

- (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.

**The character of each newly created parcel will be somewhat altered because with these variances, extension of roads will be necessary, clearing of timber and fill for the pond are required for each parcel access. Additionally, proposed lots A, B, and F would create "flag lots", which could make access difficult and would be against good planning principals.**

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	<b>5</b>
50-74%	5	
Under 50%	0	

<u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u>		
90% or more	20	
75-89%	10	<b>5</b>
50-74%	5	
Under 50%	0	

<u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u>		
75-100%	10	
50-74%	5	<b>10</b>
Under 50%	0	

<u>COUNTY SECTOR</u>		
Rural	20	
0.5 mile from incorporated area	10	<b>10</b>
Incorporated area	0	

<u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u>		
75% or more	20	
50-74%	10	<b>10</b>
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	<b>5</b>
Little or none	0	

<u>IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES</u>		
Negative impact	10	
No impact	0	<b>0</b>

<u>CONDITION OF ROAD</u>		
unpaved, <40' ROW, or < 16' pavement	20	
16'-18' pavement, 40' ROW	15	
18'-20' pavement, 40' ROW	10	<b>0</b>
> 20' pavement, 40' ROW or County or State Highway	0	

<u>AVAILABILITY OF PUBLIC SEWER</u>		
Not available	15	<b>15</b>
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	<b>0</b>
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	<b>0</b>
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	<b>0</b>
15-30 minutes	5	
Less than 15 minutes	0	

<b>SITE ASSESSMENT TOTAL</b>	<b>60</b>
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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	Osco	P		87	
684B	Broadwell	P		87	
50A	Virden	P2		87	
712A	Spaulding	P2		87	
127B	Harrison	P		87	
3077A	Huntsville	P3		87	
138A	Shiloh	P2		87	

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Parcel # 011, 13-12-452-016, 13-12-376-012, 13-12-300-031

Case # 2012-058 \_\_\_\_\_

249A	Edinburg	P2		87	
242A	Kendall	P2		87	
7242A	Kendall	P2		87	
134A	Camden	P		87	
17A	Keomah	P2		87	
3451A	Lawson	P3	15	75	11
3107A	Sawmill	P5		75	
7075B	Drury	P		75	
8396A	Vesser	P2		75	
3074A	Radford	P3	15	75	11
3073A	Ross	P3		75	
3284A	Tice	P3		75	
279B	Rozetta	P	15	75	11
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		74	
119D2	Elco	I		74	
567C2	Elkhart	I		74	
134C2	Camden	I		74	
259C2	Assumption	I		74	
685C2	Middletown	I		74	
280D2	Fayette	I		74	
280C2	Fayette	I	15	72	11
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	15	50	8
280D3	Fayette	I		44	
8D3	Hickory	I		44	
8F	Hickory	N	15	44	7
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



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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	59
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GRAND TOTAL	119
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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.