

MINUTES
CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS
TUESDAY, January 28, 2020
6:00 P.M.

1. Call to Order:

Mr. Parsons called the meeting to order at 6:52 p.m.

2. Roll Call:

Member present: Blake Parsons, Don Tolan, and Chuck Nagel. Justin Faulk Excused. Also present Jerry Smith.

3. Public Input:

4. Unfinished Business:

- **2020-02-A County Wide**, by the Conservation, Planning, and Zoning to amend the Woodford County Zoning Ordinance Section 4 - General Provisions, Section 5 - Administration, Enforcement and Fees, Section 11 - Agriculture District, Section 12 - Conservation District, Section 13 - Residential Single Family District, Section 14 - Residential Multi Family District, Section 15 - Light Industrial District, Section 16 - Heavy Industrial District, Section 17 - General Commercial District, Section 25 - Variances, Section 26 – Amendments. These change amend the minimum size of accessory structures requiring a permit, Zoning Compliance Certificate filing, Duties of the County Board relating to Special Uses, permit fees, height restrictions, Home Occupation regulations, and postage cost requirements for ZBA Petitions in Woodford County.

Mr. Parsons presented each change proposed, the Board discussed the change to the minimum square footage permitting requirement after some discussion it was determined that this change should be pulled to allow further evaluation of the issue with the Assessments office. Ms. Holmes asked if the changes in section 5-1300 would drive changes to the zoning permit and information provided to individuals pulling permits. Ms. Jording noted they would make adjustments to the paperwork to address these changes. Mr. Parsons explained that the fee changes were an attempt to streamline the fee structure, these changes will reduce the fees for some permits and increase it for others. Ms. Jording noted it removes the large jumps in fees when someone hits a Sq. Ft. cutoff. Mr. Parsons noted the peak height change will also simplify the requirement, it also eliminates the ability to manipulate a structure into meeting the mean height by adjusting wall height and roof pitch. Ms. Jording explained that the Home Occupation changes were driven by a disagreement in the Residential District rules and the Home Occupation rules, this change will bring those sections into agreement. Mr. Parsons noted that the final changes are to add the petitioner paying the cost of postage for variance and map amendment petitions, he noted this was added into the Special Use section but had mistakenly not been added to the other to petition types.

The Board determined they would like to omit the section 4-1700 changes from their recommendation.

Motion to accept and approve changes to the Woodford County Zoning Ordinance omitting section 4-1700 changes and any changes which may have resulted from that recommended change presented in petition 2020-02-A made by Ms. Gauger, seconded by Mr. Clinch

Roll call vote: Karen Krug – *Yes*, Marty Clinch – *Yes*, Kim Holmes – *Yes*, Teresa Gauger – *Yes*. *Motion Carried.*

- Changes as recommended by the Zoning Board of Appeals

5. Adjournment:

Motion to adjourn at 7:30 p.m. made by Nagel, seconded by Tolan. *Motion Carried.*

Lisa Jording, Secretary

Blake Parsons, Chairman

Date