

AGENDA
CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS
Monday, July 11, 2022
5:30 P.M.

1. Call to Order:
2. Roll Call: Blake Parsons, Don Tolan, Ansel Burditt, Dave Meinhold, Bill Cardin
3. Approval of Monthly claims:
4. Approval of April 13, 2022 minutes:
5. Public Input:
6. Unfinished Business:
7. New Business:
 - a) Bidding for document scanning – ARPA funds – info only
 - b) ZBA Member training - Discussion
8. Planning and Zoning Issues:
 - a) Review of Peaceful Meadows Subdivision Plat
9. Executive session (if necessary)
10. Any action coming out of Executive Session:
11. Adjournment

MINUTES
CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS
Monday, April 11, 2022
5:30 P.M.

1. Call to Order:

Mr. Parsons called the meeting to order at 6:02 p.m.

2. Roll Call: Blake Parsons, Dave Meinhold, and Ansel Burditt were present.
Bill Cardin and Don Tolan were excused.

3. Approval of Monthly claims:

Mr. Burditt made the motion to approve the monthly claims, seconded by Meinhold. *Motion Carried.*

4. Approval of November 8, 2021 minutes:

Mr. Burditt made the motion to approve the minutes, seconded by Meinhold. *Motion Carried.*

5. Review of Executive Session

a) Approval of Nov 13, 2008 Executive Session minutes:

Motion to approve and keep confidential made by Burditt, seconded by Meinhold. *Motion Carried.*

b) Approval of Feb 10, 2009 #1 Executive Session minutes:

Motion to approve and keep confidential made by Burditt, seconded by Meinhold. *Motion Carried.*

c) Approval of Feb 10, 2009 #2 Executive Session minutes:

Motion to approve and keep confidential made by Burditt, seconded by Meinhold. *Motion Carried.*

d) Approval of Mar 10, 2009 Executive Session minutes:

Motion to approve and keep confidential made by Burditt, seconded by Meinhold. *Motion Carried.*

6. Public Input: None

7. Unfinished Business: None

8. New Business:

a) Minonk Wind Annual Reports

Ms. Jording presented that the Minonk Annual Report was delivered to both the Zoning Office and The Emergency Management Office. This is the annual update on the farm and there were no surprises.

Motion to send to the County Board made by Burditt, seconded by Meinhold. *Motion Carried.*

b) Minonk Wind Decommissioning Report

Ms. Jording provided the Minonk Decommissioning three-year report. The committee discussed the Letter of Credit and how that automatically renews annually. Mr. Meinhold asked about what happens if the farm is ever sold. Ms. Jording noted that if a Special Use changes ownership they are required to apply to transfer the Special Use, at that time they would become subject to the new ordinance terms for decommissioning. The Current ordinance requires a surety bond at 110% of the decommissioning cost which is independently verified by a third-party engineering first contracted by the county and paid for by the wind company.

Motion to send to the County Board for acceptance made by Meinhold, seconded by Burditt. *Motion Carried.*

9. Planning and Zoning Issues:

Mr. Meinhold briefly explained the issue discussed at Road and Bridge about a property with two entrances. He provided this as an update to keep Zoning informed of the issue.

Mr. Meinhold asked about the piece of property that appealed the decision that it was unbuildable. Ms. Jording determined the property has since been sold to the adjoining landowner.

Mr. Meinhold also asked about an update on the shooting range. The committee discussed that they believe the issue is at the States Attorneys office and Mr. J. Smith is heading up that issue and would likely be handled through the Public Safety Committee.

Mr. Burditt asked about the outcome of the ZBA regarding the Cat rescue petition that had been sent back by the County Board. Ms. Jording noted that they reviewed the Findings of Fact and have sent it back to the County Board with a recommendation to Approve. Mr. Parson asked if there was a restriction on number of cats. Ms. Jording noted they did restrict the number as “Maximum of 40 cats with 25 being the ideal number”.

Ms. Jording noted there was a typo on Mr. Abney’s Special Use so it will be sent to County Board to correct the verbiage.

10. Executive session (if necessary) None

11. Any action coming out of Executive Session: None

12. Adjournment

Motion to adjourn made by Meinhold at 6:41 pm, seconded by Burditt. *Motion Carried.*

Lisa Jording, Secretary

Blake Parsons, Chairman

Date

DRAFT

PLAT OF SURVEY

A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP-26-NORTH, RANGE-2-WEST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP-26-NORTH, RANGE-1-WEST OF THE THIRD PRINCIPAL MERIDIAN ALL IN WOODFORD COUNTY, ILLINOIS.

NOTES:

- IT IS NOT WARRANTED THAT THIS PLAT OF SURVEY CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP NUMBER 17203C0350D COMMUNITY PANEL NUMBER 170730 0350 D WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
- BEARINGS ARE BASED ON THE ILLINOIS WEST ZONE, NAD83, 2011 ADJUSTMENT.
- FIELDWORK COMPLETED JUNE, 2022.

LEGEND

- DEED LINE
- SECTION LINE
- APPARENT RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- MEASURED BEARING
- MEASURED DISTANCE
- RECORD DISTANCE
- FOUND IRON ROD / PIPE / RR SPIKE
- SET IRON ROD 1/2" x 24"
- FOUND RIGHT-OF-WAY MARKER
- WOODFORD COUNTY RECORDER'S OFFICE
- POINT OF BEGINNING
- NOT TO SCALE

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

I, WE, THE OWNER(S) OF RECORD OF THE LAND SHOWN IN THE ATTACHED PLAT, DO HEREBY AUTHORIZE AND ACKNOWLEDGE THE SURVEY OF THE LAND AS DESCRIBED ON THE ACCOMPANYING LEGAL DESCRIPTION. ALSO TO THE BEST OF MY/OUR KNOWLEDGE THE DESCRIBED PARCEL IS LOCATED IN _____ SCHOOL DISTRICT.

GIVEN UNDER MY HAND AND SEAL THIS _____, DAY OF _____, 2022.

OWNER OF RECORD _____

OWNER OF RECORD _____

NOTARY PUBLIC _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____, DAY OF _____, 2022.

NOTARY PUBLIC _____

WOODFORD COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

I HEREBY CERTIFY THAT I FIND NO DELINQUENT TAXES, UNPAID CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE EMBRACED IN THE ATTACHED PLAT OF SURVEY AND DESCRIPTION.

GIVEN UNDER MY HAND AND SEAL THIS _____, DAY OF _____, 2022.

COUNTY CLERK _____

DEPUTY CLERK _____

WOODFORD COUNTY PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

I, _____, WOODFORD COUNTY PLAT OFFICER, HAVE EXAMINED THIS PLAT AND DETERMINED THAT THIS PLAT IS AN EXCEPTION FROM THE PROVISIONS OF THE LAND SUBDIVISION RESOLUTION OF WOODFORD COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS _____, DAY OF _____, 2022.

WOODFORD COUNTY PLAT OFFICER _____

CITY OF EUREKA PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD)

I, PLAT APPROVING OFFICER FOR THE CITY OF EUREKA AND STATE OF ILLINOIS, DO HEREBY ACCEPT THE ABOVE SUBDIVISION AS CONFORMING TO THE REQUIREMENTS OF 765 ILCS SECTION 205/2.

GIVEN UNDER MY HAND AND SEAL THIS _____, DAY OF _____, 2022.

CITY OF EUREKA PLAT OFFICER _____

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO CHAPTER 765 ILCS, ARTICLE 205, PARAGRAPH 2. HOWEVER, A PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS _____, DAY OF _____, 2022.

REGION THREE ENGINEER _____

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C. DO HEREBY STATE THAT WE HAVE SURVEYED A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP-26-NORTH, RANGE-2-WEST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP-26-NORTH, RANGE-1-WEST OF THE THIRD PRINCIPAL MERIDIAN ALL IN WOODFORD COUNTY, ILLINOIS AND THAT THE LAND SHOWN ON THIS PLAT LIES WITHIN 1/2 MILES OF THE CORPORATE LIMITS OF A VILLAGE, TOWN OR CITY WHICH HAS APPROVED AND ADOPTED A COMPREHENSIVE PLAN AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF 1" = 100'. (1 INCH = 100 FEET)

DATED THIS _____, DAY OF _____, 2022.

MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C.

MICHAEL W. MOHR
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR #035-3116

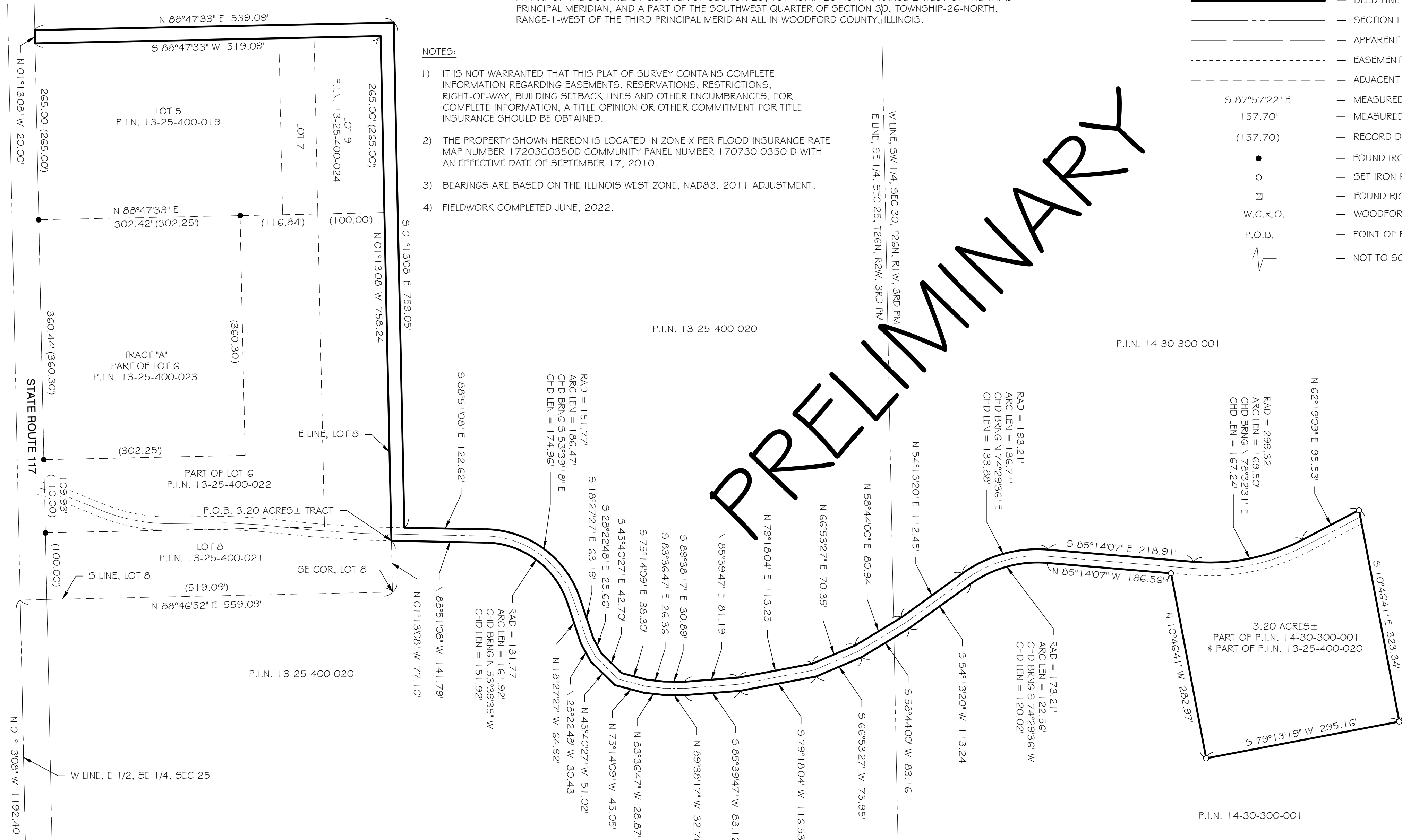
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

LICENSE EXPIRES _____

TITLE: PLAT OF SURVEY

A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP-26-NORTH, RANGE-2-WEST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP-26-NORTH, RANGE-1-WEST OF THE THIRD PRINCIPAL MERIDIAN ALL IN WOODFORD COUNTY, ILLINOIS.

PROJECT NO. 22-191
SHEET 1 OF 2
DRAWING NO. 1



3.20 ACRES± TRACT DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP-26-NORTH, RANGE-2-WEST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP-26-NORTH, RANGE-1-WEST OF THE THIRD PRINCIPAL MERIDIAN ALL IN WOODFORD COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 25; THENCE NORTH 01 DEGREES 13 MINUTES 08 SECONDS WEST, (BEARINGS ARE BASED ON THE ILLINOIS WEST ZONE, NAD83, 2011 ADJUSTMENT), ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1192.40 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 8 OF PART OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SECTION 25 AND SAID LINE EXTENDED, A DISTANCE OF 559.09 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 01 DEGREES 13 MINUTES 08 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 77.10 FEET, TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 13 MINUTES 08 SECONDS WEST, ALONG SAID EAST LINE OF LOT 8 AND THE EAST LINE OF LOT 9 OF PART OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SECTION 25, A DISTANCE OF 758.24 FEET, TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 88 DEGREES 47 MINUTES 33 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 9 AND THE NORTH LINE OF LOT 5 OF PART OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SECTION 25, A DISTANCE OF 519.09 FEET, TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE THENCE NORTH 01 DEGREES 13 MINUTES 08 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROUTE 117, A DISTANCE OF 20.00 FEET; THENCE NORTH 88 DEGREES 47 MINUTES 33 SECONDS EAST, A DISTANCE OF 539.09 FEET; THENCE SOUTH 01 DEGREES 13 MINUTES 08 SECONDS EAST, A DISTANCE OF 759.05 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 08 SECONDS EAST, A DISTANCE OF 122.62 FEET; THENCE THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 151.77 FEET AND AN ARC LENGTH OF 186.47 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 53 DEGREES 39 MINUTES 18 SECONDS EAST WITH A CHORD LENGTH OF 174.96 FEET; THENCE SOUTH 18 DEGREES 27 MINUTES 27 SECONDS EAST, A DISTANCE OF 63.19 FEET; THENCE SOUTH 28 DEGREES 22 MINUTES 48 SECONDS EAST, A DISTANCE OF 25.66 FEET; THENCE SOUTH 45 DEGREES 40 MINUTES 27 SECONDS EAST, A DISTANCE OF 42.70 FEET; THENCE SOUTH 75 DEGREES 14 MINUTES 09 SECONDS EAST, A DISTANCE OF 38.30 FEET; THENCE SOUTH 83 DEGREES 36 MINUTES 47 SECONDS EAST, A DISTANCE OF 26.36 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 17 SECONDS EAST, A DISTANCE OF 30.89 FEET; THENCE NORTH 85 DEGREES 39 MINUTES 47 SECONDS EAST, A DISTANCE OF 81.19 FEET; THENCE NORTH 79 DEGREES 18 MINUTES 04 SECONDS EAST, A DISTANCE OF 113.25 FEET; THENCE NORTH 66 DEGREES 53 MINUTES 27 SECONDS EAST, A DISTANCE OF 70.35 FEET; THENCE NORTH 58 DEGREES 44 MINUTES 00 SECONDS EAST, A DISTANCE OF 80.94 FEET; THENCE NORTH 54 DEGREES 13 MINUTES 20 SECONDS EAST, A DISTANCE OF 112.45 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 193.21 FEET AND AN ARC LENGTH OF 136.71 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 74 DEGREES 29 MINUTES 36 SECONDS EAST WITH A CHORD LENGTH OF 133.88 FEET; THENCE SOUTH 85 DEGREES 14 MINUTES 07 SECONDS EAST, A DISTANCE OF 218.91 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 299.32 FEET AND AN ARC LENGTH OF 169.50 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 78 DEGREES 32 MINUTES 31 SECONDS EAST WITH A CHORD LENGTH OF 167.24 FEET; THENCE NORTH 62 DEGREES 19 MINUTES 09 SECONDS EAST, A DISTANCE OF 95.53 FEET; THENCE SOUTH 10 DEGREES 46 MINUTES 41 SECONDS EAST, A DISTANCE OF 323.34 FEET; THENCE SOUTH 79 DEGREES 13 MINUTES 19 SECONDS WEST, A DISTANCE OF 295.16 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 282.97 FEET; THENCE NORTH 85 DEGREES 14 MINUTES 07 SECONDS WEST, A DISTANCE OF 186.56 FEET; THENCE IN A WESTERLY DIRECTION ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 173.21 FEET AND AN ARC LENGTH OF 122.56 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 74 DEGREES 29 MINUTES 36 SECONDS WEST WITH A CHORD LENGTH OF 120.02 FEET; THENCE SOUTH 54 DEGREES 13 MINUTES 20 SECONDS WEST, A DISTANCE OF 113.24 FEET; THENCE SOUTH 58 DEGREES 44 MINUTES 00 SECONDS WEST, A DISTANCE OF 83.16 FEET; THENCE SOUTH 66 DEGREES 53 MINUTES 27 SECONDS WEST, A DISTANCE OF 73.95 FEET; THENCE SOUTH 79 DEGREES 18 MINUTES 04 SECONDS WEST, 116.53 FEET; THENCE SOUTH 85 DEGREES 39 MINUTES 47 SECONDS WEST, A DISTANCE OF 83.12 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 17 SECONDS WEST, A DISTANCE OF 30.89 FEET; THENCE NORTH 83 DEGREES 36 MINUTES 47 SECONDS WEST, A DISTANCE OF 28.87 FEET; THENCE NORTH 75 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 45.05 FEET; THENCE NORTH 45 DEGREES 40 MINUTES 27 SECONDS WEST, A DISTANCE OF 51.02 FEET; THENCE NORTH 28 DEGREES 22 MINUTES 48 SECONDS WEST, A DISTANCE OF 30.43 FEET; THENCE NORTH 18 DEGREES 27 MINUTES 27 SECONDS WEST, A DISTANCE OF 64.92 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 131.77 FEET AND AN ARC LENGTH OF 161.92 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 53 DEGREES 39 MINUTES 35 SECONDS WEST WITH A CHORD LENGTH OF 151.92 FEET; THENCE NORTH 88 DEGREES 51 MINUTES 08 SECONDS WEST, A DISTANCE OF 141.79 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.20 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

M MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
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Peoria, Illinois 61614
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Fax: (309) 692-8501
Professional Design Firm #184.005091

| REV. | DATE | NATURE OF REVISION | CHECKED |
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| SURVEYED | MWM | CLIENT: |
| DRAWN | BAB | |
| CHECKED | MWM | |
| SCALE | 1" = 100' | |
| DATE | 06-15-2022 | |

OLIVIA BLUNIER

TITLE: PLAT OF SURVEY

A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP-26-NORTH, RANGE-2-WEST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP-26-NORTH, RANGE-1-WEST OF THE THIRD PRINCIPAL MERIDIAN ALL IN WOODFORD COUNTY, ILLINOIS.

PROJECT NO. 22-191
SHEET 1 OF 2
DRAWING NO. 1