AGENDA
CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS
Monday, December 12, 2022
5:30 P.M.

1. Call to Order:

2. Roll Call: Nick Miller, Blake Parsons, Dan Steffen, Nathan Schertz, Zack Ferris

3. Approval of Monthly claims:

4. Approval of November 7, 2022 minutes:

5. Public Input:

6. Unfinished Business:

7. New Business:
   a) Election of vice chairman
   b) Approval of annual meeting schedule

8. Planning and Zoning Issues:
   a) Text Amendment – Agriculture as a permitted Uses in Heavy Industrial, Light Industrial and Commercial.

9. Executive session (if necessary)

10. Any action coming out of Executive Session:

11. Adjournment
1. Call to Order:
Mr. Parsons called the meeting to order at 5:32 p.m.
Roll Call: Blake Parsons, Dave Meinhold, Bill Cardin and Ansel Burditt were present.
Don Tolan was absent.

2. Approval of Monthly claims:
Mr. Burditt made the motion to approve the monthly claims, seconded by Meinhold. *Motion Carried.*

3. Approval of October 12, 2022 minutes:
Mr. Burditt made the motion to approve the minutes, seconded by Cardin. *Motion Carried.*

4. Public Input:

5. Unfinished Business:

6. New Business:
7. Planning and Zoning Issues:
   a) Text Amendment – Agriculture as a permitted Uses in Heavy Industrial, Light Industrial and Commercial.
   The committee discussed that this was identified at the October ZBA that Agriculture is not listed as a permitted use in the Industrial and Commercial district. This would require a hearing before the ZBA. Mr. Parsons noted this will go forward with the new committee since it will go to the ZBA in January. Ms. Jording noted that the Committee Chair can present this to the ZBA on his own without at joint meeting with CP & Z. Ms. Jording noted there are several large tracts in the county that were re-zoned to heavy industrial in 2008 to encourage business growth. Those parcels have continued to operate as a non-conforming use, however with map amendments and sales of property it is become an issue.
   Potential environmental concerns was discussed it was concluded that that would be handled through the Illinois EPA. Since this item will not go to ZBA until January this will be further discussed in December with the new committee.

   Mr. Parsons asked for an update on the Comprehensive Land Use Plan. Ms. Jording explained that she discussed the update with Tri-County, they have several other entities that are looking at updates in the near future. They are happy to attend a committee meeting and explain the process, requirements, and grant availability with the new committee in January or February. The committee discussed their concerns over not wanting to have a complete re-write completed, the preference is more for a minor update and cleanup. Ms. Jording noted that they should discuss this with Tri-County to verify the statutory requirements for making changes. Mr. Meinhold discussed that he would be interested in looking at the municipalities plans and draw from those. He noted he would like to speak with Tri-County to see what their roll in this would be and what they have done for other counties regarding solar. The committee discussed that several of the municipalities have their plans on their website if anyone would like to revies them. Mr. Parsons discussed that there is a finding on the Special Uses discussing if the petition is in agreement with the Comprehensive Plan. Mr. Meinhold discussed the necessity of having roadwork and bridge work being in the plan.

8. Executive session (if necessary)

9. Any action coming out of Executive Session:

10. Adjournment
Motion to adjourn made by Burditt at 6:01 pm, seconded by Cardin. *Motion Carried.*

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Lisa Jording, Secretary                     Blake Parsons, Chairman

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Date
SECTION 15

(I-1) LIGHT INDUSTRIAL DISTRICT

§154.15.1 Purpose

The I-1 Light Industrial District is designed to provide for light industrial, storage, wholesale, warehousing, research, administrative and related uses and be located in such areas that they do not create serious problems of compatibility with other kinds of land uses.

§154.15.2 Permitted Uses

The following uses are permitted uses in the I-1 District, in accordance with the applicable regulations set forth in this Ordinance: Permitted uses in I (one) district shall not be permitted in another district unless specifically stated. (03/18/08)

A. Accessory structures and uses.

B. Agriculture

C. Automobile repair.

D. Automobile service station.

E. Communication Facilities.

F. Governmental essential.

G. Hospital.

H. Industry, light.

I. Lawn care (Landscaping, Grass mowing, etc...).

J. On premises signs.

K. Shooting range, indoor.

L. Warehouse, mini storage.
SECTION 16

(I-2) HEAVY INDUSTRIAL DISTRICT

§154.16.1 Purpose

The I-2 Heavy Industrial District is designed to provide for heavy industrial uses, manufacturing, assembling, processing, and the storing of parts and products for wholesale distribution. The I-2 district should be located in areas that have adequate transportation access and appropriate infrastructure. These districts should have proper buffering from non-compatible uses.

§154.16.2 Permitted Uses

The following uses are permitted uses in the I-2 District, in accordance with the applicable regulations set forth in this Ordinance: Permitted uses in 1 (one) district shall not be permitted in another district unless specifically stated.  (03/18/08)

A. Accessory structures.
B. Agriculture
C. Asphalt Plant.
D. Automobile service station.
E. Communications Facilities.
F. Contractor/construction offices.
G. Correctional Facilities.
H. Crematory.
I. Governmental, non-essential.
J. Industry, heavy.
K. Industry, light.
L. Lawn care (Landscaping, Grass mowing, etc...).
M. Marinas.
N. On premises signs.
O. Regional Pollution Control Facility
P. Shooting range, indoor.
Q. Warehouse, distribution.
SECTION 17

GENERAL COMMERCIAL DISTRICT

§154.17.1 Purpose

The General Commercial District is designed to accommodate a range of commercial use. Due to the higher intensity of these uses, and the amount of automobile and truck traffic that they typically generate, it is intended that the Commercial District be located only along major and minor collectors and arterial roads.

§154.17.2 Permitted Uses

The following uses are permitted uses in the Commercial District, in accordance with the applicable regulations set forth in this Ordinance: Permitted uses in 1 (one) district shall not be permitted in another district unless specifically stated. (03/18/08)

A. Accessory structures and uses.

B. Agriculture

C. Auction houses.

D. Automobile car wash.

E. Automobile repair, minor.

F. Automobile service station.

1. Provided that no more than four (4) fuel stations and no more than two (2) service bays are provided; and

2. Any accessory retail establishment is less than five thousand (5,000) square feet.

G. Automobile sales.

H. Automobile servicing and parts.

I. Banks.

J. Bowling alleys.

K. Clinics, medical, dental, and veterinarian.

L. Commercial retail establishments not exceeding five thousand (5,000) square feet.

M. Convenience stores.

N. Golf Practice Facility.

O. Governmental (essential).

P. Greenhouse, commercial.

Q. Hotel, motel, lodges, and resorts.
R. Household appliance, sales and repair.
S. Landscaping business.
T. Libraries, main or branch.
U. Lawn care.
V. On premises signs.
W. Parks.
X. Restaurants.
Y. Shooting range, indoor.
Z. Swimming pool, public.
AA. Theaters.
BB. Warehouse or mini storage.