

115 N. Main St. Room 100
Eureka, Illinois 61530



Phone: (309) 467-3023
wczoning@woodfordcountyil.gov

Woodford County Zoning Board of Appeals

PUBLIC NOTICE ZONING BOARD OF APPEALS

Public Notice is hereby given to all persons in Kansas Township that a Public Hearing will be held Tuesday, January 27, 2026 at 6:00 PM in the Woodford County Board Room at **1837 S. Main St. Eureka, IL**, to consider petition #2026-2-Z filed December 19, 2025, by Wendell Bradley for a Map Amendment to allow a 0.107 acre private family cemetery, in a Conservation District on 36.78 acres described as MID PT W SIDE NW ¼ in Section 17, T25N – R1E of the 3rd P.M. Woodford County, Illinois, and more commonly described as 283 Denman Rd. Carlock, Illinois.

Parcel Number 19-17-100-010

Any person who wishes to speak must appear as an “interested party” and must complete and file an appearance form with the Woodford County Zoning Department no later than 5 business days before the date of the hearing. The appearance form is available at the Zoning Office, by calling 309-467-3023 or at www.woodford-county.org.

The application for this petition is on file and available for examination at the Zoning Office, 115 N. Main St., Eureka, IL. or at www.woodford-county.org/249

ZONING BOARD OF APPEALS

**Application for AMENDMENT (Re-Zoning or text) under the regulations
of the Woodford County Zoning Ordinance**

DATE 12.11.2025 CASE # 2026-2-Z

☒ MAP (RE-Zoning) Amendment

or

☐ TEXT Amendment

Applicant

A. Name Wendell Bradley

Address 263 Danman Rd.

City Carlock State IL

Zip 61725 Phone 217 972 3506

e-mail wrb and trb7@gmail.com

Printed name Wendell Bradley

Signature [Signature]

Owner (IF DIFFERENT THAN APPLICANT)

B. Name _____

Address _____

City _____ State _____

Zip _____ Phone _____

e-mail _____

Printed name _____

Signature _____

C. Legal description of property must be attached.

D. Zoning District in which property is currently located Conservation

E. Zoning District or text desired? Cemetery

F. Section of the Ordinance allowing Amendment _____

G. Attach documentation verifying that the proposed amendment meets all criteria described for granting an amendment.

H. Additional information may be requested on a case by case basis.

I. Attach a site plan (if applicable) containing a minimum of the following:

1. Scaled drawing.
2. Title block showing owner, developer, engineer and date of drawing.
3. All property lines and existing structures.
4. Existing utility easements, sewer and water systems.
5. Existing drainage and bodies of water.
6. Adjoining parcel ID numbers and Zoning District classifications.
7. Existing entrance and access easements.
8. Additional information may be required on a case by case basis.

J. Proposed text change (attach if necessary) _____

map
that
have

Township: Kansas

Permanent Parcel No. 19-17-100-010 Acreage 36.78

If for map amendment, attach a narrative, detailing how your application addresses the following:

"The Planning Commission and the Zoning Board of Appeals shall consider:"

- written someone*
- A. Whether the proposed zoning district classification is consistent with the Woodford County Comprehensive Land Use Plan.
 - B. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary.
 - C. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on the other properties in the immediate vicinity.
 - D. Whether adequate infrastructure exists or can be provided to serve the uses that would be permitted on the property if it were rezoned.
 - E. The impact the uses, which would be permitted if the property is rezoned, will have upon the volume of vehicular traffic in the vicinity.
 - F. Whether a reasonably viable economic use of the subject property will be denied if the proposed rezoning is not approved.
 - G. Information submitted at the public hearing.

I (we) certify that this proposed Amendment will conform to the standards for Amendments in the Woodford County Zoning Ordinance, and that all of the above statements and the information contained in any attachments, documents or plans submitted herewith are true to the best of my (our) knowledge and belief.

Applicant Signature [Signature] Date 12.12.25

FOR OFFICIAL USE ONLY

FILING FEE \$ <u>200⁰⁰</u>	RECEIPT # <u>7241</u>
PUBLICATION COST \$ _____	RECEIPT # _____
HEARING DATE <u>1-27-2026</u>	DECISION DATE _____

283 Denman Road, Carlock, Illinois

This summary is intended to outline the proposed use of privately owned property located at 283 Denman Road, Carlock, Illinois for the establishment of a private family cemetery. The landowner, Wendell R. Bradley, seeks approval to designate a small, clearly defined northeast portion of the property for the burial of immediate family members only. This cemetery would be non-commercial in nature and would not be open to the public.

The proposed burial area will be positioned to comply with all setback, access, and land-use requirements established by Woodford County. We will ensure that all burials, burial records, and site maintenance practices meet applicable public health and zoning standards. The cemetery will be maintained regularly to preserve safety, appearance, and long-term integrity, and it will not interfere with neighboring properties, agricultural activities, drainage patterns, or future development.

The intent of this request is to create a respectful, well-maintained family burial space on private land while upholding all county regulations and responsibilities. Approval of this use will allow the Bradley family to preserve a meaningful family tradition and ensure proper care and documentation of the burial site for generations to come.

LYB
www.lybinc.com

19-17

ROD FOUND
E. OF TREE
W. OF FENCE

EXCEPTION:
TRACT OF LAND
RECORDED IN PLAT 84
BOOK 17, PAGE
84

PARCEL NO.
19-17-100-002

WELL

SW CORNER TRACT OF LAND
CONVEYED BY WD DOC. NO. 600887
& SHOWN IN PLAT BOOK 17, PG. 84

S. LINE TRACT OF LAND CONVEYED
BY WD DOC. NO. 600887 & SHOWN
IN PLAT BOOK 17, PG. 84

FENCE ALONG

Woodford County Plat Officer Certificate

I, _____, Woodford County Plat Officer, have examined the Plat and determined that this Plat is exempt from the provisions of the Land Subdivision Resolution of Woodford County, Illinois.

Given under my hand and seal this _____ day of _____, 2025.

Woodford County Plat Officer

SEE SHEET 2 FOR BRADLEY
FAMILY PRIVATE CEMETERY AREA
LEGAL DESCRIPTION & DETAILS

POINT OF BEGINNING
BRADLEY FAMILY PRIVATE

POINT OF TERMINATION TRA
20' WIDE INGRESS / EGRESS
EASEMENT CENTERLINE

BRADLEY PROPERTY
35.43 ACRES

POINT OF BEGINNING TRA
20' WIDE INGRESS / EGRE
EASEMENT CENTERLINE

TRACT B - 20' WIDE INGRESS /
EGRESS EASEMENT TO BRADLEY
FAMILY PRIVATE CEMETERY AREA

EXCEPTION-
ACT OF LAND
CORDED PAGE 80
K 14,
PARCEL NO.
19-17-100-004

WENDELL BRADLEY
BRADLEY FAMILY PRIVATE CEMETERY SUF
PT. NW1/4 OF SECTION 17, T25N, R1E,
3PM, WOODFORD COUNTY, ILLINOIS

located on the subject property as depicted hereon and made under my direction for Wendell Bradley. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Bradley K. Shaffer
Illinois Professional Land Surveyor No. 3488
License Expiration Date 11/30/2026

12/19/2025
Date

A circular professional seal for Bradley K. Shaffer, a Professional Land Surveyor in the State of Illinois. The seal features the text "BRADLEY K. SHAFER" around the top inner edge, "PROFESSIONAL LAND SURVEYOR" around the bottom inner edge, "STATE OF ILLINOIS" around the middle inner edge, and the number "3488" in the center.

EXCEPTION
TRACT OF LAND
RECORDED IN PLAT
BOOK 19, PAGE 53
PARCEL NO.
19-17-100-011

133HS

DF: 2

1936 011

Legal Description
Bradley Family Private Cemetery Area

A part of the NW1/4 of Section 17, Township 25 North, Range 1 East of the Third Principal Meridian, Woodford County, Illinois, more particularly described as follows: Commencing at the southwest corner of the tract of land conveyed to Brent & Darla 800987 per the Warranty Deed recorded on February 21, 2006 as Document No. 1207446 in said County Recorder's Office, and shown on the Plat thereof recorded in Plat Book 17, Page 84 and the south line of said tract of land shown on the north line of the tract of land conveyed to Wendell & Pamela Bradley as shown on the Warranty Deed recorded on November 16, 2012 as Document No. 1207446 in said County Recorder's Office; thence S 87°-39'-16"E, 155.00 feet to the south line of said tract of land shown on the Plat recorded in Plat Book 17 on Page 84; thence S 02°-20'-44"W, 135.00 feet to the Point of Beginning; thence S 87°-39'-16"E, 83.00 feet on a line parallel with and 135 feet South of said south line of the tract of land shown on the Plat recorded in Plat Book 17 on Page 84; thence N 02°-20'-44"E, 56.00 feet to the Point of Beginning; thence N 87°-39'-16"W, 83.00 feet to the Point of Beginning containing 0.107 Acres, more or less, as determined by this survey.

Ingress / Egress Easement Tract A Legal Description
20' Wide Ingress / Egress Easement to Bradley Family Private Cemetery Area

A part of the NW1/4 of Section 17, Township 25 North, Range 1 East of the Third Principal Meridian, Woodford County, Illinois, being a strip of land 20 feet wide lying 10 feet on each side of the following described centerline to the Point of Beginning at the northwest corner of the tract of land conveyed to Robert & Pamela Siebert per the Deed recorded February 6, 1987 as Document No. 9700649 in the Woodford County Recorder's Office, and shown on the Plat thereof recorded in Plat Book 19 on Page 53 in said Recorder's Office; thence N 75°-23'-52"E, 51.00 feet on the north line of said property to the southwest corner of the 20 foot wide Ingress/Egress Easement benefiting the Siebert property as shown on said Plat recorded in Plat Book 19 on Page 53; thence N 14°-36'-07"W, 20.00 feet to the northwest corner of said easement, said point being the Point of Beginning for the 20 foot wide centerline described as follows: thence S 85°-29'-11"W, 140.55 feet; thence S 75°-50'-45"W, 40.00 feet; thence S 87°-48'-28"W, 35.00 feet; thence N 78°-57'-14"W, 35.00 feet; thence N 83°-04'-30"W, 40.00 feet; thence N 46°-08'-02"W, 45.00 feet; thence N 34°-19'-18"W, 105.00 feet; thence N 51°-09'-36"W, 35.00 feet; thence N 68°-34'-12"W, 35.00 feet; thence N 83°-36'-21"W, 22.43 feet; thence N 02°-20'-44"E, 96.48 feet to the Point of Termination on the south line of said Bradley Family Private Cemetery Area as described above, said point lying 10 feet East of the southwest corner thereof, with assumed bearings given for description purposes only.

Ingress / Egress Easement Tract B
20' Wide Ingress / Egress Easement to Private Family Cemetery Area

A part of the NW1/4 of Section 17, Township 25 North, Range 1 East of the Third Principal Meridian, Woodford County, Illinois, being a strip of land 20 feet wide lying 10 feet on each side of the north line of the easement line shown on the Plat of Survey recorded in Plat Book 19 on Page 53 in the Woodford County Recorder's Office, said easement area being 20 feet wide lying north of and adjoining the tract of land conveyed to Robert & Pamela Siebert per the Deed recorded February 6, 1987 as Document No. 9700649 in said Recorder's Office.

Surveyor's Notes

- The parties requesting the herein depicted survey did not furnish any evidence of title. There may be easements or other matters of record that affect the subject premises and these matters, if any, are therefore not shown.
- The Owner of the underlying land is responsible for submitting this information to the approving authorities / offices and obtaining all of the necessary permits and approvals as may be required from the County and State agencies.

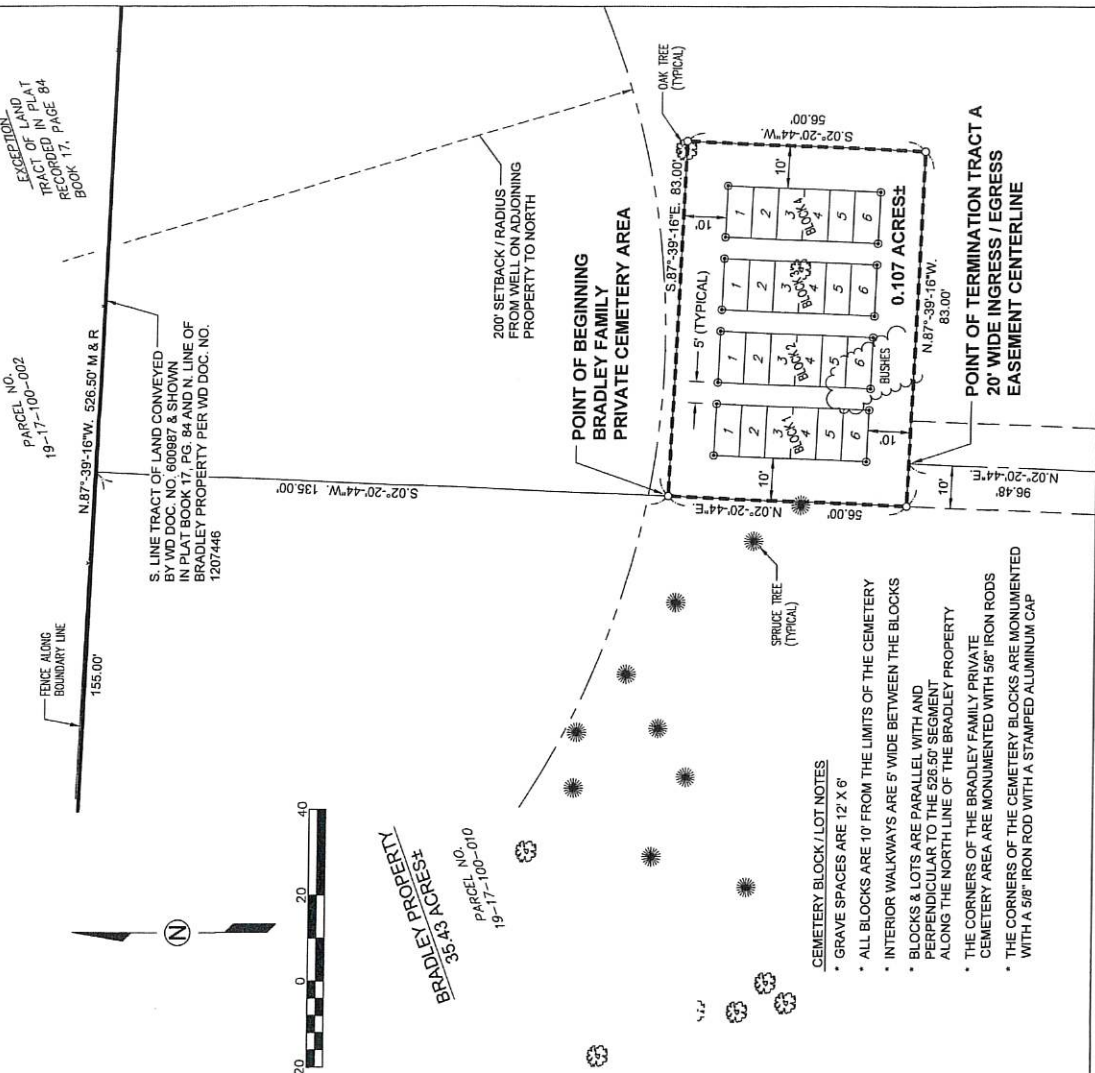
NOTARY CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF WOODFORD)

I, a Notary Public in and for the County of Woodford, do hereby certify that the persons whose names are subscribed to the foregoing certificate have appeared before me this date and have signed, sealed and delivered said certificate as their free and voluntary act for the purposes and uses therein set forth.

Dated this ____ day of ____, 2025.

Notary Public



OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF WOODFORD)

KNOWN ALL MEN BY THESE PRESENTS, That we, the undersigned, hereby certify that we are the owners of all the premises embodied in the attached Bradley Family Private Cemetery Plat, Woodford County, Illinois, and that we have caused said plat to be made at our direction by Bradley K. Shaffer, Illinois Professional Land Surveyor Number 3488.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this ____ day of ____, 2025.

(Seal)

(Seal)

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF WOODFORD)

I, _____, Clerk of Woodford County, Illinois, certify that I have this day examined the tax records of the lands described on the attached Bradley Family Private Cemetery Plat and find that there are no delinquent general taxes, delinquent special assessments, or unpaid current special assessments against the lands described on said Plat.

Witness my hand and seal of Woodford County this ____ day of ____, 2025.

Woodford County Clerk

REGISTRATION STATEMENT

Please type or print legibly

Illinois Cemetery Care Act (760 ILCS 100/1 et seq.)

1. Name of Cemetery Bradley Family Cemetery
2. Cemetery Location Address 2803 Denman Rd. Carlock Woodford 61725
Street & Number City County Zip Code
3. Name of Owner/Contact Wendell Bradley
4. Business Address of Owner/Contact 2803 Denman Rd. Carlock Woodford 61725
Street & Number City County Zip Code
5. Mailing Address PO Box 187 Carlock Woodford 61725
(If different than location) Street & Number City County Zip Code
6. Type of Cemetery (check one)
- | | |
|--|--|
| A. ☒ Family Burying Ground | F. ☐ Privately Operated Cemetery that does not accept care funds. |
| B. ☐ Fraternal Cemetery | G. ☐ Privately Operated Cemetery that accepts care funds. If you check this, you must also apply for a license under the Cemetery Care Act. |
| C. ☐ Municipal Cemetery | |
| D. ☐ State/Federal Cemetery | |
| E. ☐ Religious Cemetery | |

Family Burying Ground, Fraternal, Municipal, State, Federal, Religious in addition to Privately Operated cemeteries that do **not** accept care funds, are eligible to apply for an exemption from the licensing provisions of the Cemetery Care Act. **If exemption from the licensing provisions of the Act is claimed then you must submit: a copy of the Charter and By-Laws certified by the Corporate Secretary; a copy of the Partnership Agreement, Affidavits; a copy of the Articles of Association, references to statutes or ordinances; a copy of a deed or other documents or other information indicating the Cemetery to be the type of Cemetery eligible for exemption.** The Office of the Comptroller will advise you of its decision on your application for exempt status.

If no exemption is claimed, then a license must be obtained from the Office of the Comptroller.

7. Type of Ownership (check one)
- | | | |
|--|---------------------------------------|----------------------------------|
| Individual ☒ | Fraternity ☐ | County ☐ |
| Partnership ☐ | Township ☐ | State ☐ |
| Corporation ☐ | Village ☐ | Federal ☐ |
| Association ☐ | Municipality ☐ | Other ☐ |
8. Full name and address (both residence and business) of the applicant, if an individual; of every member, if a partnership or association; of every officer or director, if a corporation **and** of any party owning 10% or more of the cemetery authority (use additional sheets if necessary)
- Name Wendell Bradley Title property owner
- Residence Address 2803 Denman Rd. Carlock Woodford 61725
Street & Number City County Zip Code
- Business Address _____
Street & Number City County Zip Code
- Telephone (217) 972-3506 Fax, if applicable (_____) _____
Street & Number City County Zip Code
- Name _____ Title _____
- Residence Address _____
Street & Number City County Zip Code
- Business Address _____
Street & Number City County Zip Code
- Telephone (_____) _____ Fax, if applicable (_____) _____
Street & Number City County Zip Code

REGISTRATION STATEMENT (Continued)

Name _____ Title _____

Residence Address _____

Street & Number City County Zip Code

Business Address _____

Street & Number City County Zip Code

Telephone (____) _____ Fax, if applicable (____) _____

Name _____ Title _____

Residence Address _____

Street & Number City County Zip Code

Business Address _____

Street & Number City County Zip Code

Telephone (____) _____ Fax, if applicable (____) _____

Name _____ Title _____

Residence Address _____

Street & Number City County Zip Code

Business Address _____

Street & Number City County Zip Code

Telephone (____) _____ Fax, if applicable (____) _____

9. Date of Incorporation, if applicable _____

If incorporated, was it under a general act of legislation _____ or, a private act of legislation _____

Enclose the registration fee in the form of a check, draft or money order in the sum of five dollars (\$5.00) for each cemetery authority. The check should be made payable to: "Comptroller, State of Illinois."

State of Illinois
County of McLean

I, Wendell Bradley, do solemnly swear that the foregoing answers and statements have been knowingly made by me and the same are true. Given under my hand this 12 day of December, 2025.

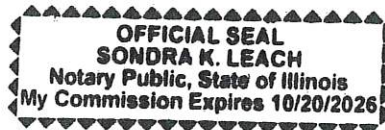
Wendell Bradley
Name of Registrant

Wendell Bradley
Signature

property owner
Title

Subscribed and sworn to before me in
McLean County, in the State of Illinois
by the said Wendell Bradley who
personally appeared before me in the aforesaid
County and State, this 12th day of
December, 2025.

Notary Seal



Sondra K Leach
Notary Public

10/20/2026
My commission expires

State of Illinois

Department of Financial and Professional Regulation Division of Professional Regulation

LICENSE NO.
251.002004

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
08/31/2028

LICENSED CEMETERY EXEMPT



BRADLEY FAMILY CEMETARY
283 DENMAN RD
CARLOCK, IL 61725-9042



MARIO TRETO, JR.
SECRETARY

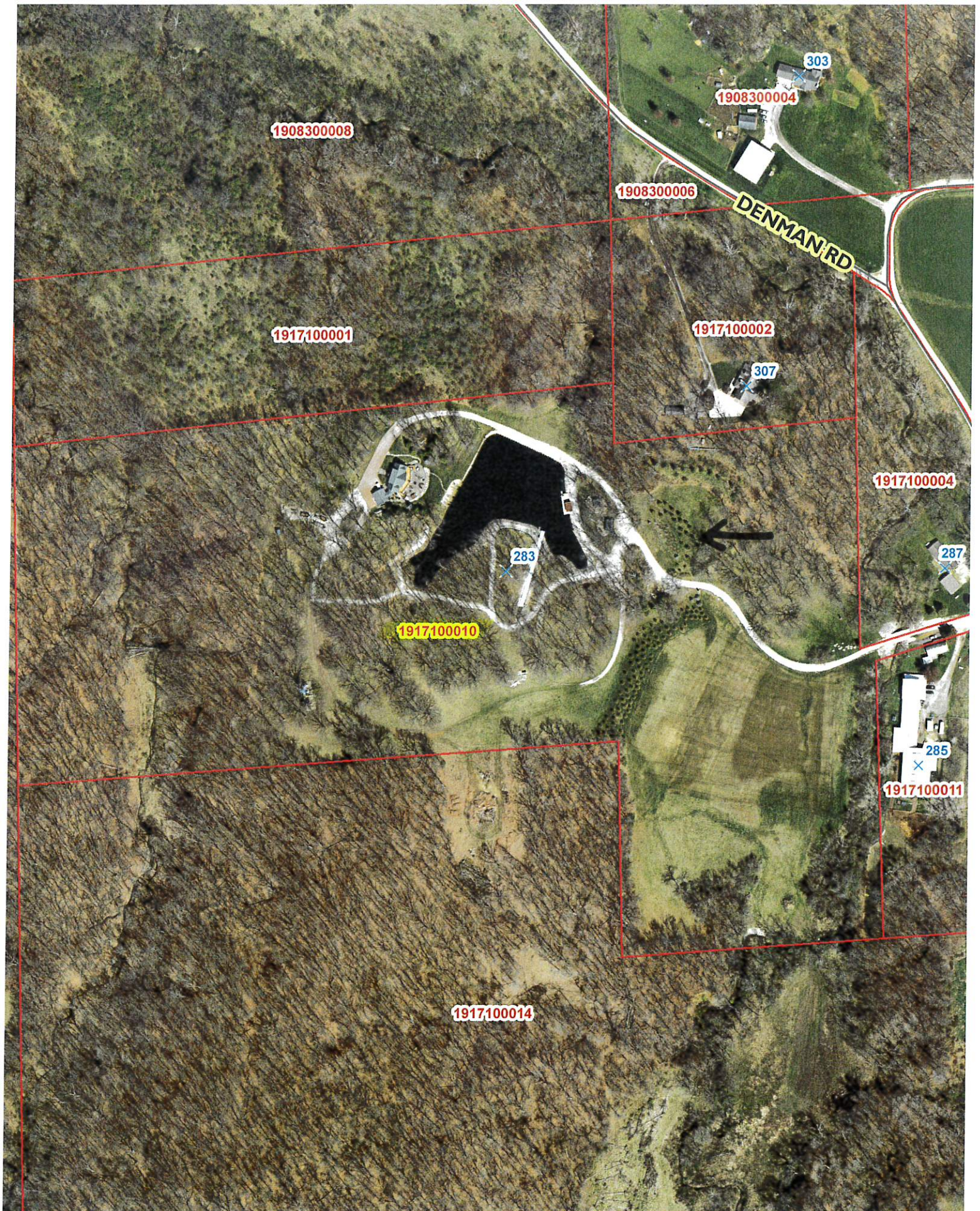
CAMILE LINDSAY
DIRECTOR

The official status of this license can be verified at IDFPR.Illinois.gov

20692759

Cut on Dotted Line ✂

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 5008505



1908300008

303

1908300004

1908300006

DENMAN RD

1917100001

1917100002

307

1917100004

287

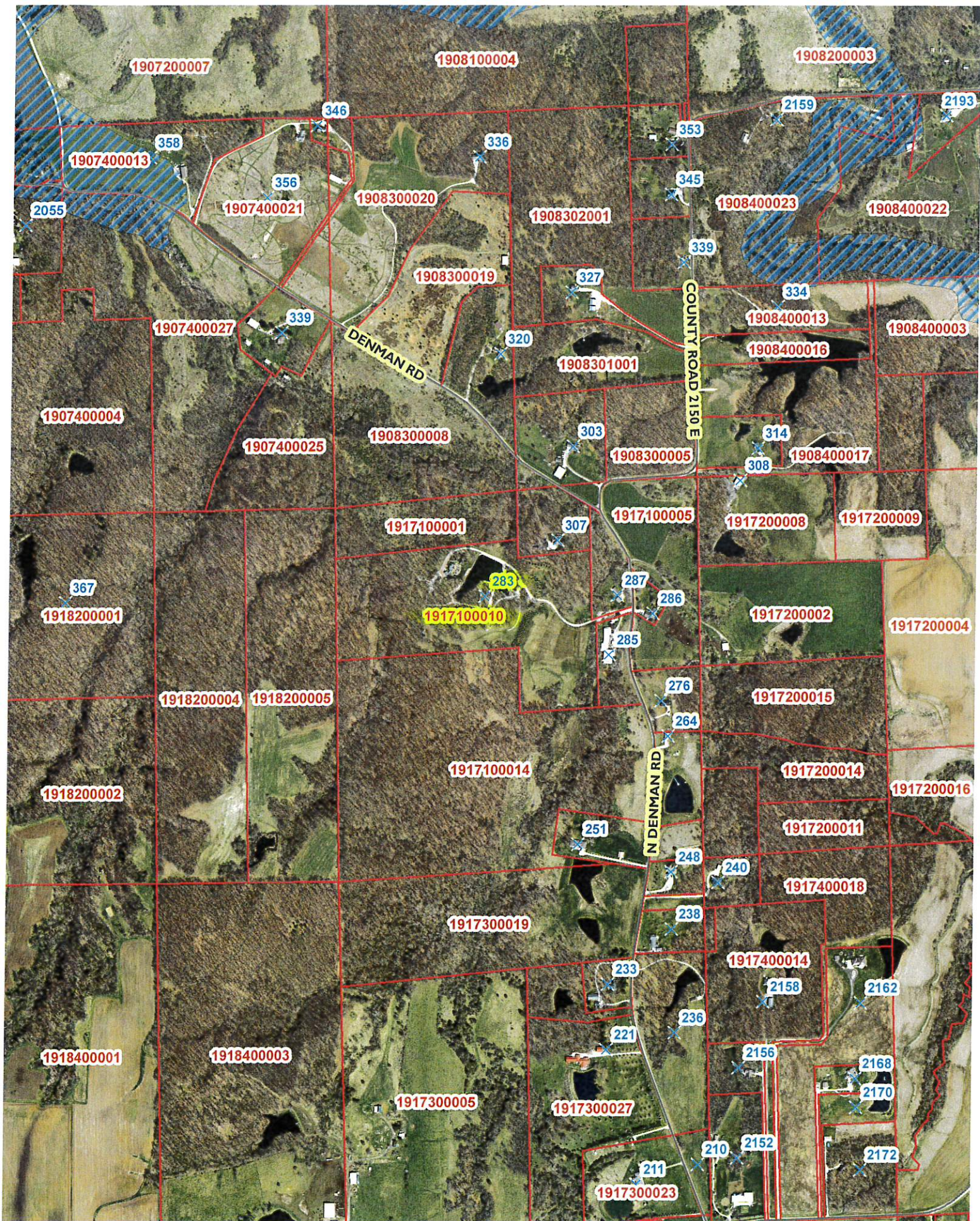
1917100010

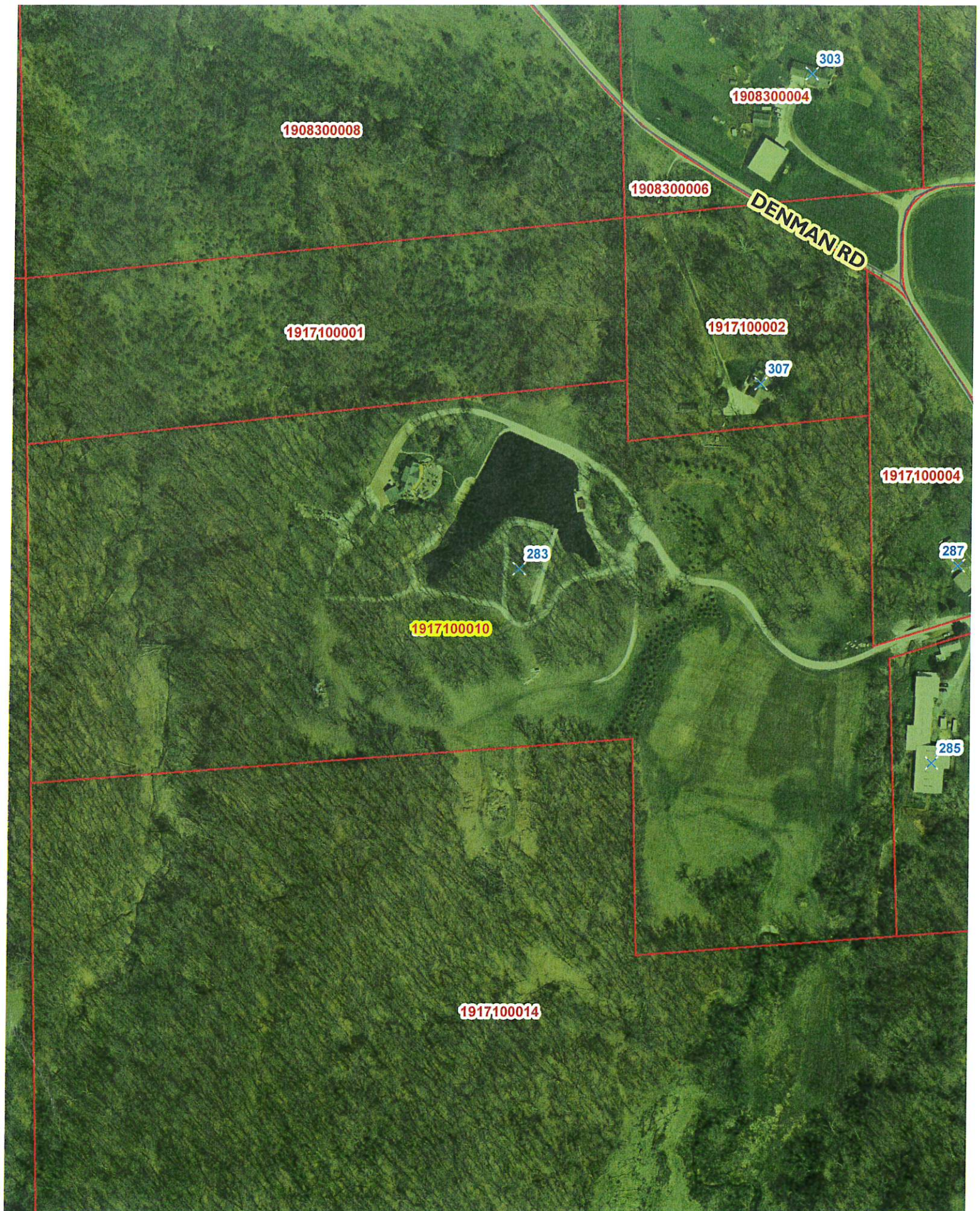
283

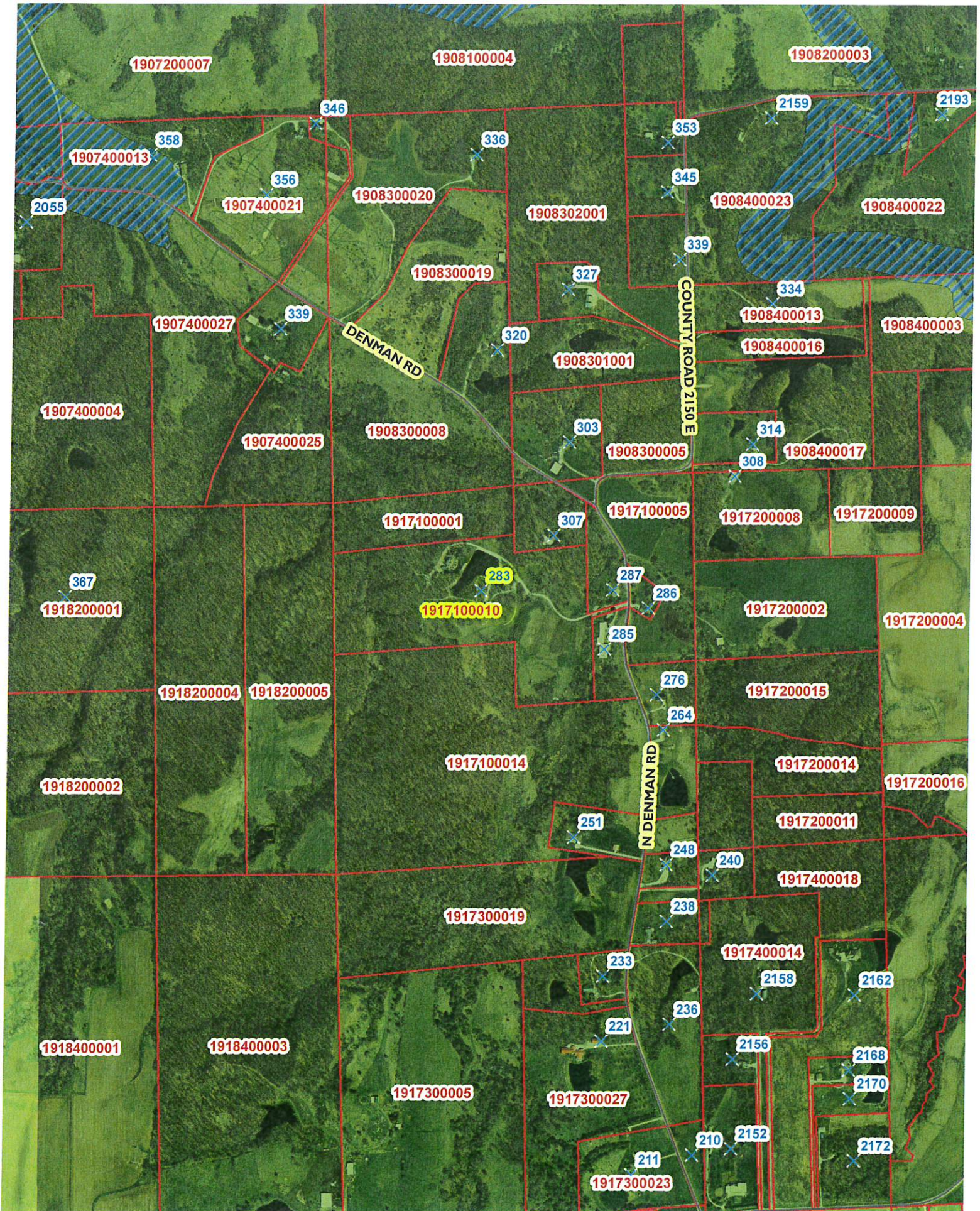
285

1917100011

1917100014







Ownership and Mailing Address		Building Record - Residential - Rural										
Owners Name	Mailing Address	Town	Volume	Tax Code	Twp	Sec.	Block	Parcel	Unit			
BRADLEY WENDELL R & TERESA R	PO BOX 187 CARLOCK, IL 61725	Kansas		19005								
		0040	RES - RESIDENTIAL									
		Property Class	Land Use	Zoning	NH Code	of Card No.	Deed Stamps	Indicated Price				
		Record Of Ownership										
		Doc. No	Grantor	Grantee								
		12007446	EWINS, BONNIE LOU	BRADLEY, WENDELL & TERESA	11/16/2012 429,000							
		Building Permit Record										
		Public Notes										
		Land Computation										
		Summary of Assessed Values										
		Level	Prior Year Equalized	Assessed Value								
		02/06/2025	Land	35,724								
			Bldgs	253,759								
			Total	289,483								
		Level	Township Assessor	Assessed Value								
		02/06/2025	Land	35,724								
			Bldgs	253,759								
			Total	289,483								
		Level	Supervisor of Assessments	Assessed Value								
		10/01/2025	Land	35,724								
			Bldgs	253,759								
			Total	289,483								
		Level	S of A Equalized	Assessed Value								
		10/03/2025	Land	38,560								
			Bldgs	273,907								
			Total	312,467								
		Level	Board of Review	Assessed Value								
		10/28/2025	Land	38,560								
			Bldgs	273,907								
			Total	312,467								

Considerations. The ZBA shall consider the following for reclassification of property:

A. Whether the proposed zoning district classification is consistent with the Woodford County Comprehensive Land Use Plan;

B. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;

C. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on the other properties in the immediate vicinity;

D. Whether adequate infrastructure exists or can be provided to serve the uses that would be permitted on the property if it were rezoned;

E. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular traffic in the vicinity;

F. Whether a reasonably viable economic use of the subject property will be denied if the proposed rezoning is not approved;

G. Information submitted at the public hearing.