

**MINUTES**  
**CONSERVATION, PLANNING, AND ZONING COMMITTEE**  
**WOODFORD COUNTY, ILLINOIS**  
**TUESDAY, March 13, 2018**  
**5:30 P.M.**

1. Call to Order:

Chairman Kingdon called the meeting to order at 5:30 pm.

2. Roll Call: Doug Huser, Blake Parsons, and Duane Kingdon were present. Excused: Andy Rokey and Bryant Kempf

3. Approval of Monthly claims: Motion was made by Huser to approve the claims, seconded by Parsons.  
*Motion Carried.*

4. Approval of February 13 2018,

The minutes will be voted on in April as Mr. Kingdon was not present at the meeting and abstained from voting.

5. Public Input:

Mr. Huser 1455 Lourdes Road discussed that he has issues with the road signs in the ditch. Mr. Huser noted that Ms. Jording is not handling the issue to avoid any issues. Ms. Lingle has been working on the issue. Mr. Huser stated he received a general letter that went to everyone, he stated he was informed that a second letter went to a few other individuals, and he was unsure who. He stated he would like in placed in the minutes that signs for Jason Spence, Josh Davis, Charles Nagel, and Barry Logan have signs placed in the right of way. He noted it isn't right that some people are following the rules and some are not. He noted that Germantown Hills previously had a policy that no signs were allowed in the right of way. He was informed that there was a law change for the state that allows them so Germantown Hills will not restrict them. Ms. Jording noted she drove the county today taking pictures since Ms. Lingle cannot currently drive the vehicle. She noted that Ms. Lingle is waiting to hear from the States Attorney office. Mr. Huser stated the police officers are also endorsing candidates that are breaking the law and Mr. Huser informed them of the law.

6. Unfinished Business: No discussion on any unfinished business

- Minonk Wind LLC Special Use - Meeting with company

Mr. Huser stated he would like action on this since the committee has been waiting seven years to get action on this issue. Ms. Jording noted that the lawsuit has not been closed and no money has been received yet. Mr. Huser stated if the State's Attorney cannot provide the legal work then the committee needs to hire outside legal counsel to get this issue resolved. Mr. Kingdon also noted that Ms. Jording does not have any proof of the letter of credit required by the Special Use. Mr. Kingdon noted it may be time to look at pulling the Special Use if the requirements of the Special Use are not met. Mr. Huser noted that the letter of credit that was in place previously was insufficient for the new decommissioning report cost. Mr. Huser asked for additional legal help to be added to the County Board agenda. Mr. Glazier asked for the issue to be discussed under committee reports. Mr. Huser stated they could discuss this under committee reports. Mr. Huser stated the lack of legal council is holding up action at several committees.

- Zoning Ordinance discussion\* Section 28 WECS - security and roads – Kingdon - none

- Review/recommend changes to Woodford County Zoning Ordinance Section 22 – Signs – Ms. Burditt asked is the sign section applies to the right of way and if it applies to all signs. Ms. Jording stated she is waiting for an answer from the States Attorney because they have received some pushback on County Zoning enforcing right of way on state road.

- Discuss establishing commercial Development Zones/Standards for recommending Re-zoning vs. Special Use - none

- Permit Fees discussion - none

- Court reporter for ZBA Hearings

The committee directed Ms. Jording to research the verbiage in the ordinance to determine if we were allowed to bill this cost to the applicant. Ms. Burditt, 340 Fairhaven Trail, Metamora, asked the reasoning behind having a court reporter. Mr. Kingdon explained that this would be utilized in the event of highly

contested petitions to ensure the full discussion and evidence is recorded accurately. Mr. Huser noted it can be very difficult to create transcripts from recordings due to poor quality recordings, background noises, and people speaking softly or far from the recorder. A court reporter in the room can capture everything with much greater accuracy. Mr. Huser made the motion to approve a Court reporter, seconded by Parsons. No vote taken

- Zoning ordinance changes required from proposed subdivision code changes
- Subdivision Code Changes and recommendations

Ms. Jording discussed that the State's Attorney's office indicated they would send this to outside council for review and intended to ask for it to be returned by March 30.

7. New Business:

- Roy Bockler to represent Spring Bay Township and Bayview Gardens at Tri-County Regional Planning Commission for 1 year
- Stan Glazier to Represent Woodford County at Tri-County Regional Planning Commission for 1 year
- Minonk Wind LLC/Algonquin update and status

Mr. Glazier noted that these appointments were approved earlier in the evening at the County Offices Committee meeting. He noted that Mr. Bockler's appointment will actually be for Spring Bay as well. He also noted that he expects to see an appointment from Roanoke early next week. Mr. Glazier stated his appointment was amended to expire Dec 1, 2018. Mr. Huser asked who asked for the appointment to be changed. Mr. Glazier stated Mr. Tolan made the motion and he believed Mr. Hill seconded and the motion carried. Mr. Huser stated he felt Mr. Bockler was an excellent choice for this appointment. Mr. Bockler stated he was happy to see Mr. Huser come to the Bayview Garden Board Meeting. He noted it was encouraging to have a County Board member come to a meeting to hear the community issues. Mr. Bockler discussed that some of these communities have significant issues that need addressed. Mr. Kingdon asked Mr. Bockler to provide the meeting dates for these communities in his report to the County Board. Mr. Huser discussed that Bayview Gardens Spring Bay area is looking to start a Spoon River Drive type event. Mr. Huser stated that Mr. Jording recommended developing some sort of website to promote those type activities.

8. Planning and Zoning Issues:

9. Other:

- Tri-County Regional Planning Commission report  
Mr. Glazier noted that Tri-County was anxious to get all the representative appointed to the board.
- ZBA Hearing - No March Hearing  
Ms. Jording noted that she expects a Solar Farm petition for the April Hearing. Mr. Glazier stated that two ZBA alternates were approved at the County Offices meeting.
- Schedule special meetings (if necessary) - None
- Floodplain Conference March 14 – 15  
Ms. Jording stated that she and Ms. Lingle would be out of the office Wednesday and Thursday. Ms. Holmes would be in to answer phones and issue permits.

Ms. Jording stated that she had been asked to check on the legality of requiring Ag use only buildings to get a permit. She stated 55 ILCS 5/5-12001 authorizes the county to require a permit but that it shall be issue free of any charge.

10. Executive Session (if necessary): None

11. Any action coming out of Executive Session:

12. Adjournment:

Mr. Parsons made the motion to adjourn at 6:17, seconded by Huser. *Motion Carried.*

\*monthly agenda item

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Lisa Jording, Secretary

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Duane Kingdon, Chairman

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Date