

AGENDA
CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS
Monday, February 7, 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 November 8, 2021 minutes:
5. Public Input:
6. Unfinished Business:
7. New Business:
 - a) Appointment of alternate Plat Officer
 - b) Annual Office report
8. Planning and Zoning Issues:
 - a) Weehawken Subdivision approval – Olio Township
 - b) Minonk Solar Community Information meeting
9. Executive session (if necessary)
10. Any action coming out of Executive Session:
11. Adjournment

Zoom Information

<https://us02web.zoom.us/j/8288227460?pwd=a2NYV1NkY0JrRTk3OS9jRGtDY2NhQT09>

Meeting ID: 828 8227 7460
Passcode: 102275

MINUTES
CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS
Tuesday, November 8, 2021
5:30 P.M.

1. Call to Order:

Mr. Parsons called the meeting to order at 5:30 p.m.

2. Roll Call: Blake Parsons, Ansel Burditt, and Dave Meinhold were present.

Don Tolan and Jason Spence were absent.

3. Approval of Monthly claims:

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

4. Approval of October 13, 2021, minutes:

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

5. Public Input: None

6. Unfinished Business: None

7. New Business:

a) Intergovernmental agreement with Woodford County Soil and Water Conservation District
Mr. Burditt made the motion to approve the agreement, seconded by Meinhold. *Motion Carried.*

b) Intergovernmental agreement with Peoria County Soil and Water Conservation District
Mr. Burditt made the motion to approve the agreement, seconded by Meinhold. *Motion Carried.*

c) Intergovernmental agreement with Tri-County Regional Planning Commission for special project services
Mr. Burditt made the motion to approve the agreement, seconded by Meinhold. *Motion Carried.*

Ms. Jording explained that the Woodford agreement covers the residential level soil and erosion permit projects, those are all new single-family dwellings and non-Ag structures over 5000 sq ft of footprint. The Peoria agreement covers the commercial projects with more than ½ acre of disturbed ground. The Tri-County agreement covers any work needed for the zoning office such as mapping work for wind projects or petition reviews and recommendation for large size Special Use applications.

8. Planning and Zoning Issues: None

9. Executive session (if necessary) - None

10. Any action coming out of Executive Session:

11. Adjournment

Motion to adjourn made by Burditt at 5:39 pm, seconded by Meinhold. *Motion Carried.*

Lisa Jording, Secretary

Blake Parsons, Chairman

Date

Woodford County Zoning Department

2020/21 Fiscal Year Tally with 2016 - 2020 Comparison

Fiscal Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Permits	241	242	228	261	292	265
Permit Fees	\$44,418.45	\$40,512.75	\$35,286.84	\$58,498.99	\$47,007.33	\$42,337.43
Construction values	\$21,100,357	\$17,528,093	\$30,045,927	\$18,912,435.72	\$21,411,974.00	\$17,401,878.00
Dwellings	34	33	30	28	20	17
Total Revenue	\$54,818.36	\$51,812.19	\$52,377.04	\$72,101.54	\$136,206.10	\$57,843.95

Other:

Fiscal Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Home Occupations Type II:	1	1	2	1	3	1
ZBA Petitions	32	20 (1 admin)	37 (1 admin)	34	43(2 admin)	28 (2 admin)
ZBA Fees	\$7,773.81	\$2,296.64	\$11,922.50	\$6,642.00	\$84,827.77	\$9,600.77
Plats (does not include advisory or prelim reviews)	40	51	36	50	38	40
Plat Fees	\$4,050.00	\$5,800.00	\$3,150.00	\$5,350.00	\$2,700.00	\$4,250.00
Addresses	25	30	30	27	21	25
Address Fees	\$1,736.00	\$2,117.50	\$2,017.70	\$1,602.00	\$1,621.00	\$1,655.75
Violations	24	29	27	43	81	35



Liberty | Renewables
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algonquinpower.com

February 7, 2022

**Re: Liberty
Minonk Solar Project
Open House – March 1, 2022
Fieldcrest High School
1 Dornbush Drive, Minonk, IL 61760**

Dear Community Member,

Liberty is proposing a solar project near the Town of Minonk within Woodford County, Illinois. In an effort to keep community members informed about the proposed project, we are sending out this communication to invite you to our Open House on March 1st from 4:00 PM to 8:00 PM at the Fieldcrest High School.

About us

Liberty generates and sells energy through a portfolio of renewable power generation facilities across North America. We own interests in more than 35 hydroelectric, wind, solar, and thermal facilities representing a gross generating capacity of approximately 1.5 GW. Our company operates in Alberta, Manitoba, New Brunswick, Ontario, Quebec, and Saskatchewan in Canada as well as California, Connecticut, Illinois, Maine, Maryland, Michigan, Minnesota, Pennsylvania, and Texas in the United States. Our sister company, Liberty Utilities, serves more than 800,000 water, wastewater, natural gas and electricity utilities customers in communities across the United States. To learn more about our parent company please visit algonquinpower.com.

There will be project information presented on poster boards and lots of time to chat through the project with the project team. Your feedback is important to us.

We look forward to seeing you at the event.

If you have any questions prior to the event or would like to learn more about the project, please contact the Minonk Solar Team at:

Email: Minonk.SolarProject@libertyutilities.com

Phone: 1 (833) 690-0194

Website: <https://minonksolarproject.com/>

Respectfully,

A handwritten signature in black ink, appearing to read "Eduardo Amaya".

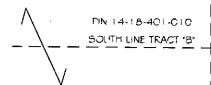
Eduardo Amaya
Project Manager

FINAL PLAT OF
WEEHAWKEN SUBDIVISION

PART OF TRACT "D", BEING PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS.

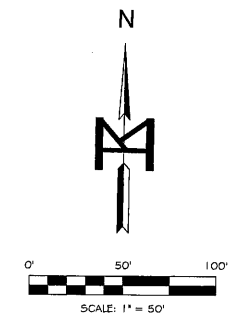
PIN 14-18-401-011
TRACT "D"

AS SHOWN ON A TRACT SURVEY RECORDED IN PLAT BOOK 41, PAGE 80, AS DOCUMENT # 9601420 IN THE WOODFORD COUNTY RECORDER'S OFFICE.



NOTES:

- PROPERTY BEING SUBDIVIDED IS PART OF P.I.N. 14-18-401-011.
- BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE, WEST ZONE, NAD83, 2011 ADJUSTMENT.
- TOTAL AREA SURVEYED IS 12.79 ACRES±.
- AS OF JANUARY, 2022 THIS PROPERTY IS ZONED AGRICULTURE DISTRICT.
- FIELD WORK COMPLETED, JANUARY, 2022.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 17203C0335D, COMMUNITY PANEL NO. 170730 0335D WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
- THE REMAINDER OF TRACT "D" IS TO BE COMBINED WITH P.I.N. 14-18-401-010 AND IS NOT TO BE USED AS A SEPARATE BUILDING OR TAXING SITE.
- IT IS NOT WARRANTED THAT THIS SUBDIVISION PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAYS, BUILDING SETBACK LINES OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.



LEGEND

- DEED LINE
- - - ADJACENT PROPERTY LINE
- - - APPARENT RIGHT OF WAY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- x - x - x - FENCE LINE
- 5 88°54'22" W 236.35' (709.15) — MEASURED BEARING & DISTANCE
- 10' (U/E) — RECORD DISTANCE
- 10' (U/E) — 10' WIDE UTILITY EASEMENT
- — FOUND IRON ROD/PIPE
- — SET 1/2"x24" IRON ROD
- - - NOT TO SCALE
- P.O.B. — POINT OF BEGINNING

DESCRIPTION

PART OF TRACT "D", BEING PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS, TRACT "D" IS SHOWN ON A PLAT OF SURVEY RECORDED IN PLAT BOOK 41, PAGE 80 IN THE WOODFORDS COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "D", ALSO BEING ON THE SOUTH LINE OF SAID SECTION 18, THENCE SOUTH 88 DEGREES 54 MINUTES 22 SECONDS WEST, (BEARINGS BASED ON THE ILLINOIS STATE PLANE, WEST ZONE, NAD83, 2011 ADJUSTMENT) ALONG THE SOUTH LINE OF SAID TRACT "D" AND THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 712.72 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "D"; THENCE NORTH 01 DEGREES 05 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT "D", A DISTANCE OF 614.31 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 02 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT "D", A DISTANCE OF 155.82 FEET; THENCE SOUTH 88 DEGREES 54 MINUTES 22 SECONDS EAST, A DISTANCE OF 767.95 FEET TO THE EAST LINE OF SAID TRACT "D"; THENCE SOUTH 01 DEGREES 14 MINUTES 14 SECONDS EAST, ALONG SAID EAST LINE A DISTANCE OF 770.12 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 12.79 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

WE, _____, THE OWNER(S) OF RECORD OF THE LAND SHOWN ON THE ATTACHED PLAT, DO HEREBY AUTHORIZE AND ACKNOWLEDGE THE SURVEY AND SUBDIVISION OF THE LAND AS DESCRIBED IN THE ACCOMPANYING PLAT AND LEGAL DESCRIPTION, TO BE KNOWN AS THE "WEEHAWKEN SUBDIVISION".

THE UTILITY EASEMENTS SHOWN ON THE ACCOMPANYING PLAT ARE HEREBY RESERVED FOR THE USE OF PUBLIC UTILITIES, TO INSTALL, LAY, CONSTRUCT, OPERATE AND MAINTAIN, GAS LINES, ELECTRIC LINES, WATER LINES, CABLE TELEVISION, COMMUNICATION LINES, ETC. FOR THE PURPOSE OF SERVING THE LAND AND ADJACENT PROPERTIES. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED IN SAID EASEMENTS.

WE HEREBY DEDICATE THE SOUTH 33 FEET OF THIS PROPERTY TO THE PUBLIC FOR RIGHT OF WAY PURPOSES.

ALSO, TO THE BEST OF MY/OUR KNOWLEDGE THE DESCRIBED PARCEL IS LOCATED IN THE EUREKA UNIT SCHOOL DISTRICT # 140.

GIVEN UNDER MY HAND THIS ____ DAY OF _____, 2022.

OWNER OF RECORD _____ OWNER OF RECORD _____

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

NOTARY PUBLIC _____

CITY OF EUREKA PLAT OFFICER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

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.

WOODFORD COUNTY CLERK'S 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 _____, 2021.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C. DO HEREBY STATE THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS THE PROPERTY AS DESCRIBED AND SHOWN ABOVE TO BE KNOWN AS "WEEHAWKEN SUBDIVISION", BEING PART OF TRACT "D" IN PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS, AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF 1" = 50 FEET.

WE FURTHER STATE THAT THE ABOVE SURVEY IS LOCATED WITHIN 1/2 MILES OF THE CORPORATE LIMITS OF AN INCORPORATED CITY, VILLAGE OR TOWN WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED.

WE FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 8th DAY OF JANUARY, 2022.

MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C.

JEFFREY E. FRANKLIN
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR # 035-3230
5901 N. PROSPECT RD., SUITE 6B, PEORIA, IL 61614
PHONE: (309)692-8500, WEB SITE: WWW.MOHRANDKERR.COM
JEFRANKLIN@MOHRANDKERR.COM



OLIO TOWNSHIP ROAD COMMISSIONER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

THIS PLAT HAS BEEN REVIEWED BY THE TOWNSHIP ROAD COMMISSIONER WITH RESPECT TO ROADWAY ACCESS AND THE PLAT OF SURVEY MEETS THE SAFETY OR ACCESS CONTROL STANDARDS IN OLIO TOWNSHIP.

DATED THIS ____ DAY OF _____, 2022.

OLIO TOWNSHIP ROAD COMMISSIONER _____

WOODFORD COUNTY HEALTH DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

NO PUBLIC SEWER SYSTEM EXISTS TO SERVE THIS SUBDIVISION. THIS PLAT IS APPROVED WITH RESPECT TO ONSITE SEWAGE DISPOSAL AND THE ACRAGE INVOLVED HAS BEEN REVIEWED IN ACCORDANCE WITH ESTABLISHED SOIL SUITABILITY EVALUATION PROCEDURES.

DATED THIS ____ DAY OF _____, 2022.

WOODFORD COUNTY HEALTH OFFICIAL _____

WOODFORD COUNTY BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2022.

WOODFORD COUNTY BOARD CHAIRMAN _____

WOODFORD COUNTY PLAT OFFICER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

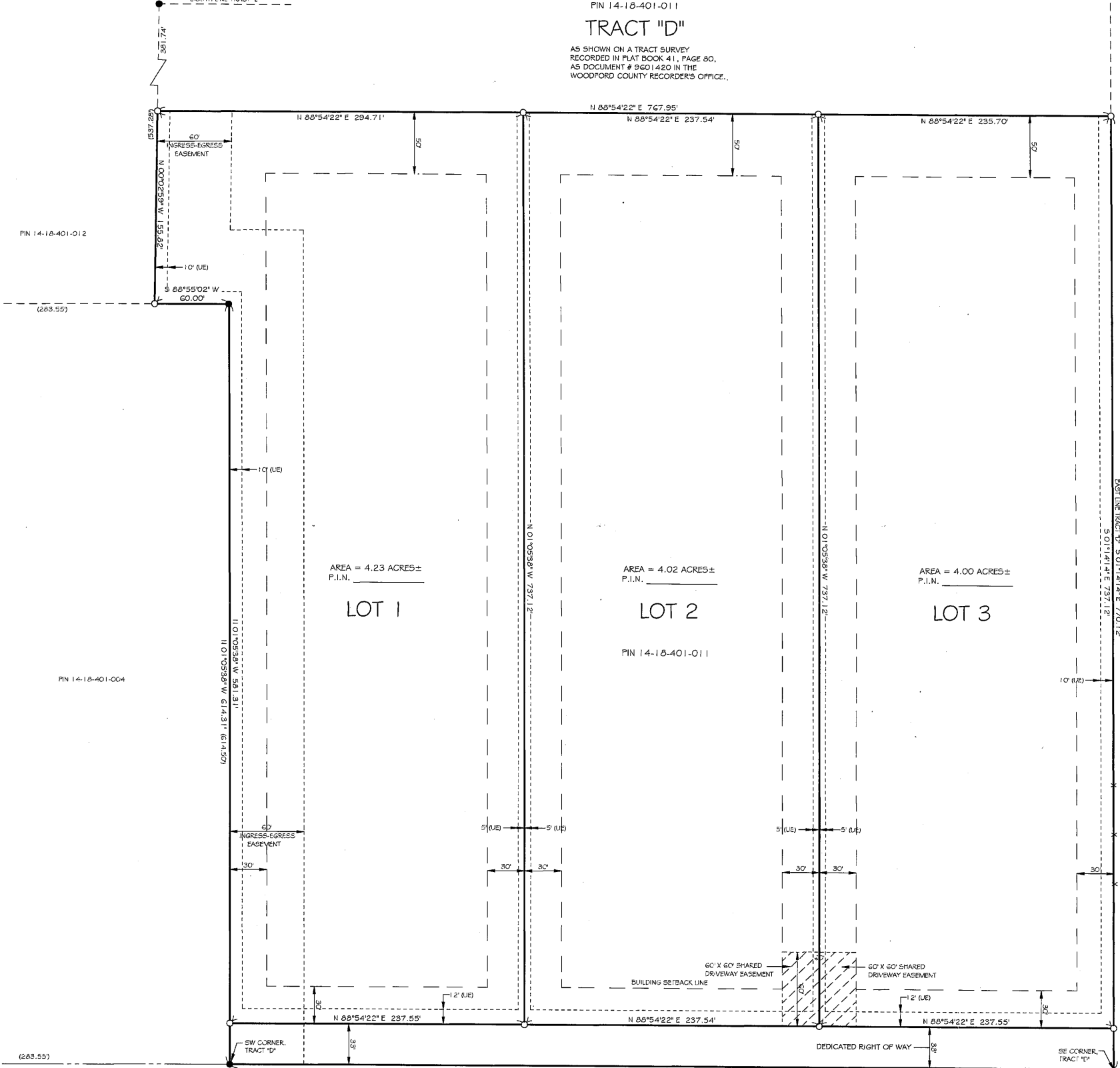
I, LISA JORDING, WOODFORD COUNTY PLAT OFFICER, DO HEREBY APPROVE THIS PRELIMINARY PLAT IN ACCORDANCE WITH THE PROVISIONS REQUIREMENTS OF THE LAND SUBDIVISION ORDINANCE AND IS HEREBY APPROVED.

DATED THIS ____ DAY OF _____, 2022.

WOODFORD COUNTY PLAT OFFICER _____

WOODFORD COUNTY CLERK _____ WOODFORD COUNTY DEPUTY CLERK _____

COUNTY ROAD 800 N.



M MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
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Peoria, Illinois 61614
www.mohrandkerr.com
Office: (309) 692-8500
Fax: (309) 692-8501
Professional Design Firm #184.005091

REV	DATE	NATURE OF REVISION	CHECKED	SCALE	DATE
				1" = 50'	01-11-22

CLIENT: **DE ANNE DILLARD**

TITLE: **FINAL PLAT OF WEEHAWKEN SUBDIVISION**
PART OF TRACT "D", BEING PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS.

PROJECT NO. 21-579
SHEET 1 OF 1
DRAWING NO. 1