

CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS
Monday, March 13, 2023
5:30 P.M.

1. Call to Order:
2. Roll Call: Nick Miller, Blake Parsons, Dan Steffen, Nathan Schertz, Zach Ferris
3. Approval of Monthly claims:
4. Approval of February 13, 2023 minutes:
5. Review of Executive Session
 - a) Approval of Nov 13, 2008 Executive Session minutes:
 - b) Approval of Feb 10, 2009 #1 Executive Session minutes:
 - c) Approval of Feb 10, 2009 #2 Executive Session minutes:
 - d) Approval of Mar 10, 2009 Executive Session minutes:
 - e) Approval of July 13, 2020 Executive Session minutes:
6. Public Input:
7. Unfinished Business:
8. New Business:
 - a) Appointment Of Teresa Gauger as ZBA Chairman for the five year term ending August 1, 2028
 - b) Appointment of John Obery as a regular ZBA member to fill the expired term of Kim Holmes for a 5 year term expiring August 1, 2027
9. Planning and Zoning Issues:
 - a) Wiegand Subdivision review and approval
10. Executive session (if necessary)
11. Any action coming out of Executive Session:
12. Adjournment

MINUTES
CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS
WEDNESDAY, February 15, 2023
5:30 P.M.

1. Call to Order:

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

Roll Call: Nick Miller, Blake Parsons, Zach Ferris, and Dan Steffen were present. John Krug and Erik Gibson were also present. Nathan Schertz was absent.

2. Approval of Monthly claims:

Mr. Steffen made the motion to approve the monthly claims, seconded by Ferris. *Motion Carried.*

3. Approval of January 9, 2023 minutes:

Mr. Parsons made the motion to approve the minutes, seconded by Steffen. *Motion Carried.*

4. Public Input: None

5. Unfinished Business: None

6. New Business:

- a) Annual Zoning Update. Ms. Jording provided the annual update(attached) it was noted that permit number were up significantly from prior years with solar being a main driver.

7. Planning and Zoning Issues:

a) Discussion and action on Wind and Solar Setback regulations required as a result of Public Act 102-1123 Ms. Jording provided two options for text amendments, one would modify the existing Wind and Solar sections to be compliant with the new statutory requirements the other option would be to eliminate the Special Use requirements and have the companies just apply for zoning permits in the office.

Ms. Jording and Mr. Gibson discussed that the statue sets the regulatory requirements so the county no ability to add additional regulations. If the company meets the requirements of the statute and any ordinance passed in compliance with the statute the County shall issue the Special Use. Mr. Gibson discussed that we could continue toto require Special Use Hearings, it would allow an opportunity for the public to come in and express concerns, however the Zoning Board would not have the ability to recommend denial if the company meets the state requirements. The committee discussed that continuing to have a Special Use requirement increases the work load of the Zoning office and Zoning Board of Appeals without the benefit of being able to deny or even place restrictions on Special Use Ordinances. Ms. Jording explained that we are required to have the ordinance amended by May 27 to comply with state law, in order to accomplish that we will need to take these changes to the March or April ZBA, she encouraged them to take it to the March Hearing to provide some time to adjust verbiage if necessary and return to April ZBA. Motion to submit changes removing the requirement for Commercial Wind and Solar Special Use to the Zoning Board of Appeals as presented made by Parsons, seconded by Steffen. *Motion Carried.*

8. Executive session (if necessary) None

9. Any action coming out of Executive Session:

10. Adjournment

Motion to adjourn made by Parsons at 7:00 pm, seconded by Steffen. *Motion Carried.*

Lisa Jording, Secretary

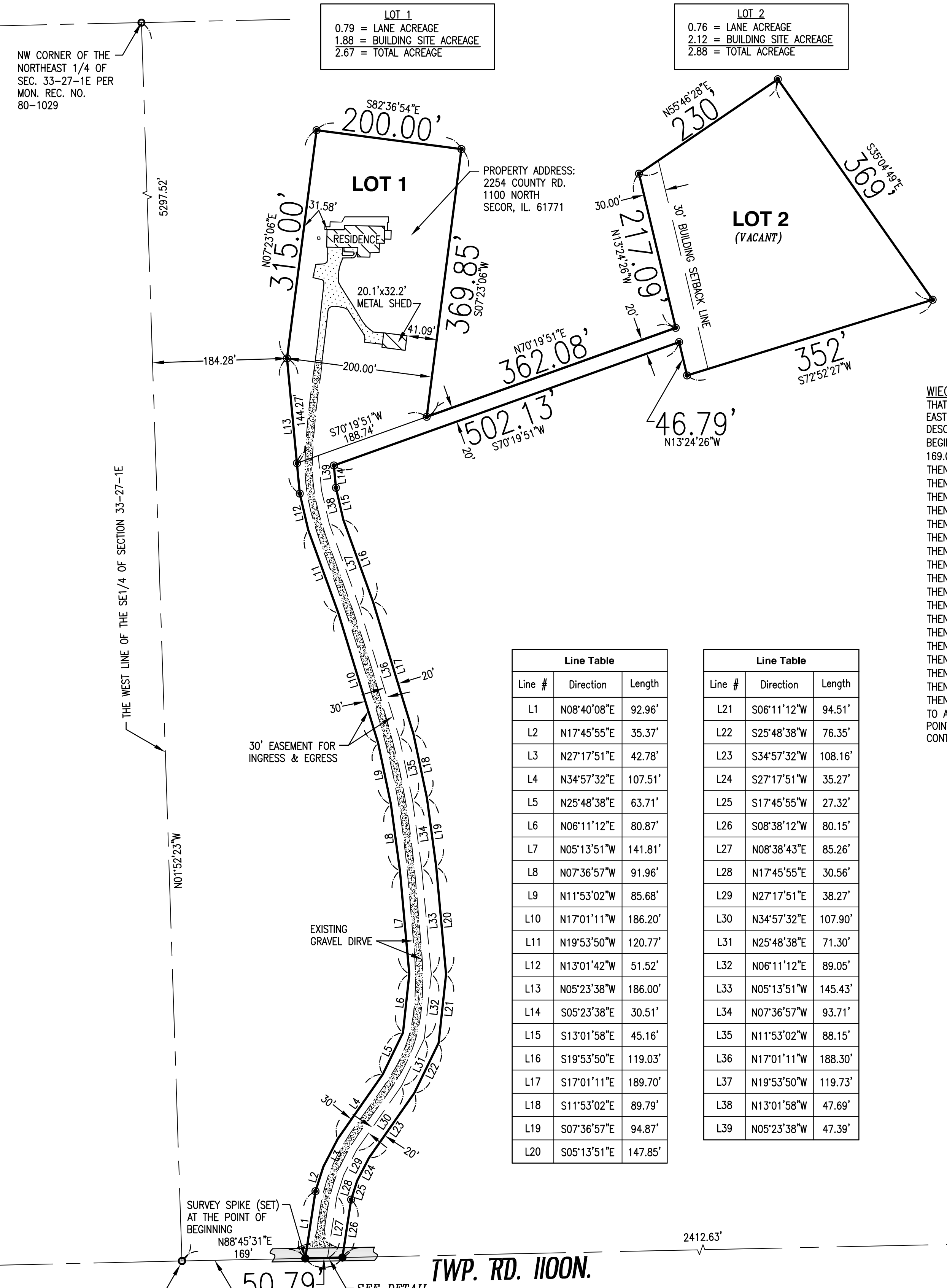
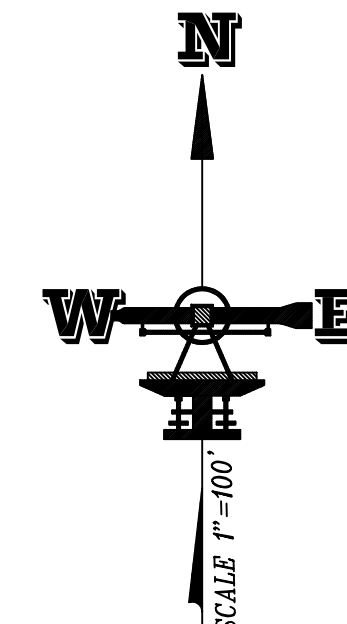
Nick Miller, Chairman

Date

WIEGAND SUBDIVISION

of
PART OF THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 27 NORTH, RANGE 1 EAST OF THE THIRD
PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS.

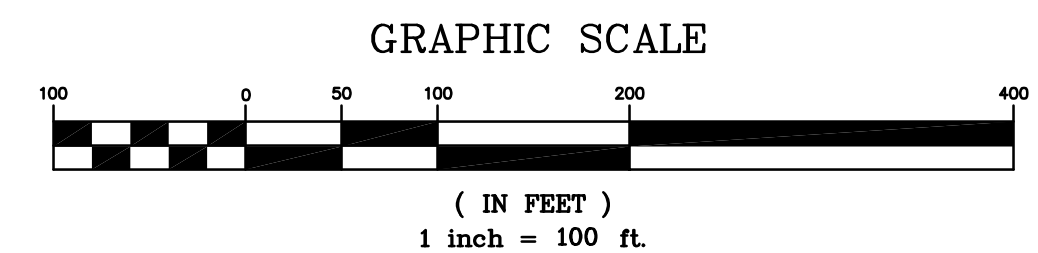
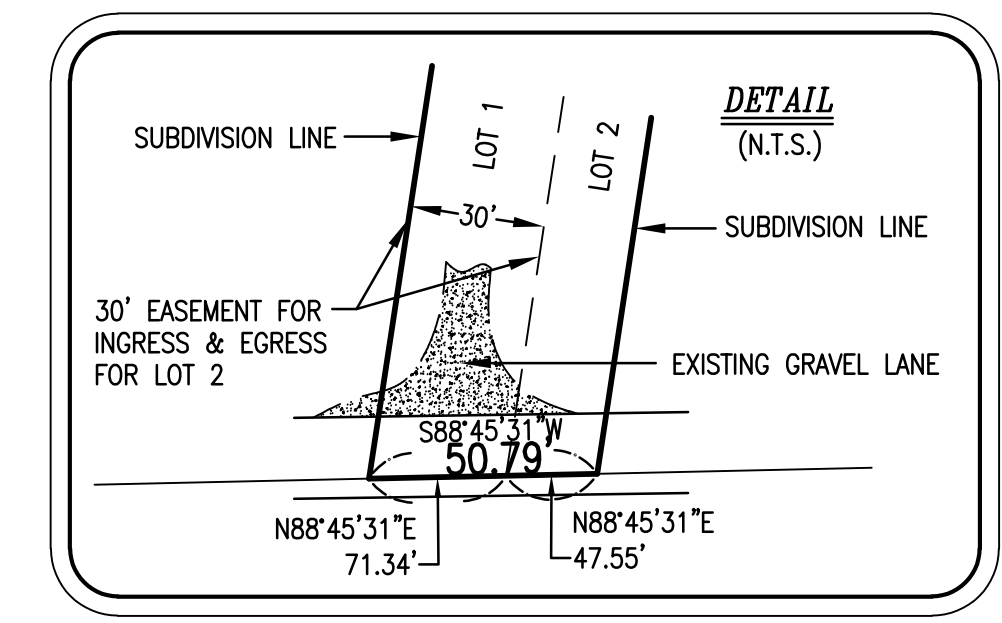
PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.
DATE OF THIS PRELIMINARY
FEBRUARY 20, 2023



WIEGAND SUBDIVISION LEGAL DESCRIPTION:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 27 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4, WHICH POINT IS 169.00 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 AND RUNNING THENCE NORTH 08°40'08" EAST, 92.96 FEET; THENCE NORTH 17°45'55" EAST, 35.37 FEET; THENCE NORTH 27°17'51" EAST, 42.78 FEET; THENCE NORTH 34°57'32" EAST, 107.51 FEET; THENCE NORTH 25°48'38" EAST, 63.71 FEET; THENCE NORTH 06°11'12" EAST, 80.87 FEET; THENCE NORTH 05°13'51" EAST, 141.81 FEET; THENCE NORTH 07°36'57" WEST, 91.96 FEET; THENCE NORTH 11°53'02" WEST, 85.68 FEET; THENCE NORTH 17°01'11" WEST, 186.20 FEET; THENCE NORTH 19°53'50" WEST, 120.77 FEET; THENCE NORTH 13°01'42" WEST, 51.52 FEET; THENCE NORTH 05°23'38" WEST, 186.00 FEET; THENCE NORTH 07°23'06" EAST, 315.00 FEET; THENCE SOUTH 82°36'54" EAST, 200.00 FEET; THENCE SOUTH 07°23'06" WEST, 369.85 FEET; THENCE NORTH 70°19'51" EAST, 362.08 FEET; THENCE NORTH 13°24'26" WEST, 217.09 FEET; THENCE NORTH 55°46'28" EAST, 230.00 FEET; THENCE SOUTH 35°04'49" EAST, 369.00 FEET; THENCE SOUTH 72°52'27" WEST, 352.00 FEET; THENCE NORTH 13°24'26" WEST, 46.79 FEET; THENCE SOUTH 70°19'51" WEST, 502.13 FEET; THENCE SOUTH 05°23'38" EAST, 30.51 FEET; THENCE SOUTH 13°01'58" EAST, 45.61 FEET; THENCE SOUTH 19°53'50" EAST 119.03 FEET; THENCE SOUTH 17°01'11" EAST, 189.70 FEET; THENCE SOUTH 25°48'38" WEST, 76.35 FEET; THENCE SOUTH 07°36'57" EAST, 94.87 FEET; THENCE SOUTH 05°13'51" EAST, 147.85 FEET; THENCE SOUTH 06°11'12" WEST, 94.51 FEET; THENCE SOUTH 25°48'38" WEST, 76.35 FEET; THENCE SOUTH 34°57'32" WEST, 108.16 FEET; THENCE SOUTH 27°17'51" WEST, 35.27 FEET; THENCE SOUTH 17°45'55" WEST, 27.32 FEET; THENCE SOUTH 08°38'12" WEST, 80.15 FEET TO A POINT ON SAID SOUTH LINE; AND THENCE SOUTH 88°45'31" WEST, 50.79 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.55 ACRES, MORE OR LESS.

Line #	Direction	Length
L1	N08°40'08"E	92.96'
L2	N17°45'55"E	35.37'
L3	N27°17'51"E	42.78'
L4	N34°57'32"E	107.51'
L5	N25°48'38"E	63.71'
L6	N06°11'12"E	80.87'
L7	N05°13'51"W	141.81'
L8	N07°36'57"W	91.96'
L9	N11°53'02"W	85.68'
L10	N17°01'11"W	186.20'
L11	N19°53'50"W	120.77'
L12	N13°01'42"W	51.52'
L13	N05°23'38"W	186.00'
L14	S05°23'38"E	30.51'
L15	S13°01'58"E	45.16'
L16	S19°53'50"E	119.03'
L17	S17°01'11"E	189.70'
L18	S11°53'02"E	89.79'
L19	S07°36'57"E	94.87'
L20	S05°13'51"E	147.85'

Line #	Direction	Length
L21	S06°11'12"W	94.51'
L22	S25°48'38"W	76.35'
L23	S34°57'32"W	108.16'
L24	S27°17'51"W	35.27'
L25	S17°45'55"W	27.32'
L26	S08°38'12"W	80.15'
L27	N08°38'43"E	85.26'
L28	N17°45'55"E	30.56'
L29	N27°17'51"E	38.27'
L30	N34°57'32"E	107.90'
L31	N25°48'38"E	71.30'
L32	N06°11'12"E	89.05'
L33	N05°13'51"W	145.43'
L34	N07°36'57"W	93.71'
L35	N11°53'02"W	88.15'
L36	N17°01'11"W	188.30'
L37	N19°53'50"W	119.73'
L38	N13°01'58"W	47.69'
L39	N05°23'38"W	47.39'



PLAT OFFICER'S CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF WOODFORD)

I, WOODFORD COUNTY PLAT OFFICER, DO HEREBY APPROVE THIS EXCEPTION IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION RESOLUTION OF WOODFORD COUNTY, ILLINOIS
DATED THIS _____ DAY OF _____, 20____
WOODFORD COUNTY PLAT OFFICER

COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF WOODFORD)

I, _____, COUNTY CLERK OF WOODFORD COUNTY, ILLINOIS, CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE LANDS DESCRIBED ON THE ATTACHED PLAT OF SURVEY AND FIND THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS, OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE LANDS DESCRIBED ON SAID PLAT OR IN THE CERTIFICATE OF THE SURVEYOR.
WITNESS MY HAND AND SEAL OF WOODFORD COUNTY
THIS _____ DAY OF _____, 20____
COUNTY CLERK

LOCAL HEALTH DEPARTMENT CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF WOODFORD)

NO PUBLIC SEWER SYSTEM EXISTS TO SERVE THESE SUBJECT PREMISES. THE PLAT IS APPROVED WITH RESPECT TO ONSITE SEWAGE DISPOSAL AND THE ACREAGE INVOLVED HAS BEEN REVIEWED IN ACCORDANCE WITH ESTABLISHED SOIL SUITABILITY EVALUATION PROCEDURES.
WOODFORD COUNTY PUBLIC HEALTH OFFICIAL _____ DATE _____

TOWNSHIP HIGHWAY COMMISSIONER'S APPROVAL
STATE OF ILLINOIS)
) SS
COUNTY OF WOODFORD)

I, _____, TOWNSHIP HIGHWAY COMMISSIONER OF GREENE TOWNSHIP, DO HEREBY CERTIFY THAT THE PROPOSED PLAT MEETS THE SAFETY AND ACCESS CONTROL STANDARDS OF GREENE TOWNSHIP.
TOWNSHIP HIGHWAY COMMISSIONER _____ DATE _____

SCHOOL DISTRICT STATEMENT
PURSUANT TO 765 ILCS 205/1 THE UNDERSIGNED STATES THAT, TO THE BEST OF THEIR KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH THE SUBJECT PREMISES LIES IN IS SCHOOL DISTRICT UNITS #11
BY (DEVELOPER/OWNER) _____

ATTEST _____

OWNERS CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF WOODFORD)

THIS IS TO CERTIFY THAT THE UNDERSIGNED, _____ IS (ARE) THE LEGAL OWNER(S) OF RECORD OF THE LAND DESCRIBED ON THE PLAT HEREON DRAWN AND SHOWN HEREON AS SUBDIVIDED, AND THAT HE (THEY) HAS (HAVE) CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED, STAKED, AND PLATTED AS SHOWN HEREON, FOR THE PURPOSE OF HAVING THIS PLAT RECORDED AS PROVIDED BY LAW AND TO THE BEST OF THE OWNER'S KNOWLEDGE THE LAND DESCRIBED LIES IN THE _____ SCHOOL DISTRICT.

IN WITNESS WHERE OF WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR SEALS
THIS _____ DAY OF _____, 20____

OWNER _____
OWNER _____

NOTARY CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF WOODFORD)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE SAID PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE ACCOMPANYING PLAT AND CERTIFICATION, EACH APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) SIGNED AND SEALED THE SAID PLAT AND CERTIFICATION AS HIS (HER) FREE AND VOLUNTARY USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____
NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

THIS IS TO CERTIFY THAT I, CARL J. KRAUSE JR., AN ILLINOIS SURVEYOR NO. 1750, HAVE SURVEYED AND SUBDIVIDED THE LANDS DESCRIBED AND AS SHOWN BY THE ANNEXED PLAT AND CERTIFICATION, EACH APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) SIGNED AND SEALED THE SAID PLAT AND CERTIFICATION AS HIS (HER) FREE AND VOLUNTARY USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____
ILLINOIS PROFESSIONAL SURVEYOR NO. 1750
LICENSE EXPIRATION DATE _____
SIGNATURE _____

- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NONE WAS PROVIDED. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD OR NOT OF RECORD, AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. PLEASE CHECK LAND DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE.
5. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND LOCAL BUILDING LINE REGULATION.

KRAUSE SURVEYING INC.
ILLINOIS PROFESSIONAL DESIGN FIRM #184-004647
"SERVING ILLINOIS LANDOWNERS FOR OVER 60 YEARS"
115 WEST HACK ST. - P.O. BOX 336 - CULLOM, IL 60929
PHONE (815) 676-0999 ~ FAX (815) 676-4999
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DISTANCES ARE MARKED IN FEET AND DECIMALS
ORDER NO.: 221215
ORDERED BY: ROY WIEGAND



GRID BEARING BASED ON THE ILLINOIS EAST STATE PLANE COORDINATE SYSTEM. PREVIOUS DOCUMENTATION MAY HAVE ASSUMED DATA. THE RELATIONSHIP BETWEEN GRID AND ASSUMED, ONE TO THE OTHER, REMAIN THE SAME.