

TAZEWELL COUNTY LAND USE COMMITTEE AGENDA
Chairman, K. Russell Crawford
McKenzie Building – 3rd Floor Jury Room
Tuesday, February 11, 2025 at 5:00 p.m.

1. **Call to Order.**
 2. **Roll Call.**
 3. **Approval of Minutes:** January 14, 2025
 4. **Public Comment.**
 5. **New Business.**
 - a. **Cases:**
 - b. **Plats and Subdivisions:** None
 - c. **Resolutions:**

LU-25-02	Subdivision Modification	Sean McGinnis	Washington Twp.
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 - d. **Discussion.**
 6. **Unfinished Business.**
 7. **Staff Report:** Review Year to Date Revenue and Building Activity
 8. **Next Meeting:** Tuesday, March 11, 2025
 9. **Recess.**
- Members:** Chairman - K. Russell Crawford, Vice Chairman – Jon Hopkins, Mark Goddard, Jay Hall, Greg Longfellow, Eric Schmidgall, Eric Stahl, Joe Woodrow

DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL

BOARD: TAZEWELL COUNTY

COMMITTEE: LAND USE

DATE/TIME: Tuesday, January 14, 2025, at 5:00 p.m.

PRESENT: Vice Chairman Jon Hopkins, Jay Hall, Mark Goddard, Eric Schmidgall and Eric Stahl

ABSENT: Chairman K. Russell Crawford, Greg Longfellow, and Joe Woodrow

STAFF PRESENT: Jaclynn Workman, Community Development Administrator; Melissa Kreiter, Chief Deputy; and Matt Drake, Assistant States Attorney

OTHERS PRESENT: Elton Rocke

CALL TO ORDER: Vice Chairman Hopkins called the meeting to Order at 5:01 p.m.

MINUTES: Moved by Hall, seconded by Schmidgall, to approve the minutes of the November 12, 2024 Land Use Meeting. On voice vote, motion declared carried.

PUBLIC COMMENT: Elton Rocke, CO2 Pipeline Opposition appeared to give an update regarding the CO2 pipeline topic. Mr. Rocke stated City of Pekin just approved the sale of property to a methanol plant along Hanna Drive, which is made by using CO2. Mr. Rocke stated that his opposition group is still working with state legislators on protecting the aquifer with regard to the injection wells.

Administrator Workman advised Mr. Rocke and the Committee that representatives from Alto were planning to attend the February meeting and provide some information regarding how they intend to capture the CO2.

CASES:
**LU-25-01, Case 25-01-Z
Ernest Wells Estate** The petition of Tazewell County on behalf of the Estate of Ernest E. Wells for a Map Amendment to the Official Groveland Township Zoning Map of Tazewell County to change the zoning classification of property from a C-2 General Business Commercial Zoning District to a R-1 Low Density Residential Zoning District.

Following discussion, moved by Stahl, seconded by Hall to recommend approval of LU-25-01, Case No. 25-01-Z to the Tazewell County Board.

On voice vote, **motion declared carried.**

STAFF REPORT: Administrator Workman presented the Committee a Staff Report detailing revenues, expenses and other office related activity for the month and year to date. This item was for discussion purposes only and no action was taken.

Member Hopkins questioned the pending litigation of the Catmint Solar project brought about by the City of East Peoria.

Member Goddard questioned the pending litigation of the Unsicker Solar project in the Morton area.

Administrator Workman stated that the lawsuit filed by the City of East Peoria was dropped. Ms. Workman said that the Unsicker Solar project lawsuit remains open and the States Attorney is handling matters.

NEXT MEETING:

The next meeting of the Land Use Committee will be held on Tuesday, February 11, 2025 at 5:00 p.m.

RECESS:

There being no further business, the meeting recessed at 5:15p.m.

Jaclynn Workman, Secretary
(Transcribed by Melissa Kreiter, Chief Deputy)

DRAFT

COMMITTEE REPORT
LU-25-02

Mr. Chairman and Members of the Tazewell County Board:

Your Land Use Committee has considered the following **RESOLUTION** and recommends it be **approved** by the Board:

R E S O L U T I O N

WHEREAS, Sean and Shawna McGinnis are the owners of P.I.N. 02-02-23-404-035 an approximately 6.6 acre tract located in part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 26 North, Range 3 West of the 3rd Principal Meridian, Washington Township, Tazewell County, Illinois; and

WHEREAS, Sean and Shawna McGinnis purchased P.I.N. 02-02-23-404-035 on December 6, 2021 which contained an existing out building, which is currently used for recreational purposes and storage of equipment to maintain the property; and

WHEREAS, Sean and Shawna McGinnis have sought to increase the size of the existing outbuilding by 640 square feet (ZBA Case No. 25-06-V) which was approved on February 4, 2025; and

WHEREAS, P.I.N. 02-02-23-404-035 does not have frontage on a public road (Main Street) but is accessed via 30' strip along the North side of Sublot A of Lot 51 (P.I.N. 02-02-23-404-036); and

WHEREAS, Sean and Shawna McGinnis does not own Sublot A of Lot 51, but does own an undivided one-half interest in the 30' strip along the North side of Sublot A of Lot 51 (P.I.N. 02-02-23-404-036); and

WHEREAS, the Land Use Committee of the Tazewell County Board has made the following findings of fact:

1. The grant of the waiver to allow access via an undivided one-half interest will not have a negative effect the purpose of the Comprehensive Plan.
2. There is not a need for a public road at this location to access an existing outbuilding.
3. The granting of the waiver to allow access via an undivided one-half interest is the minimum adjustment necessary that will allow for the reasonable use of the land as there are no other alternatives for the McGinnis' to obtain access.

NOW THEREFORE BE IT RESOLVED, that the Tazewell County Board grants the prayer of the petitioner for continued access to the 6.6 acres via an undivided one-half interest in the 30' strip along the North side of Sublot A of Lot 51 (P.I.N. 02-02-23-404-036) with the following conditions:

1. There shall be no further division of 6.6 acres unless all requirements of the Tazewell County Zoning and Subdivision Code are met.

Adopted this 26th day of February, 2025.

Chairman, Tazewell County Board

ATTEST:

Tazewell County Clerk

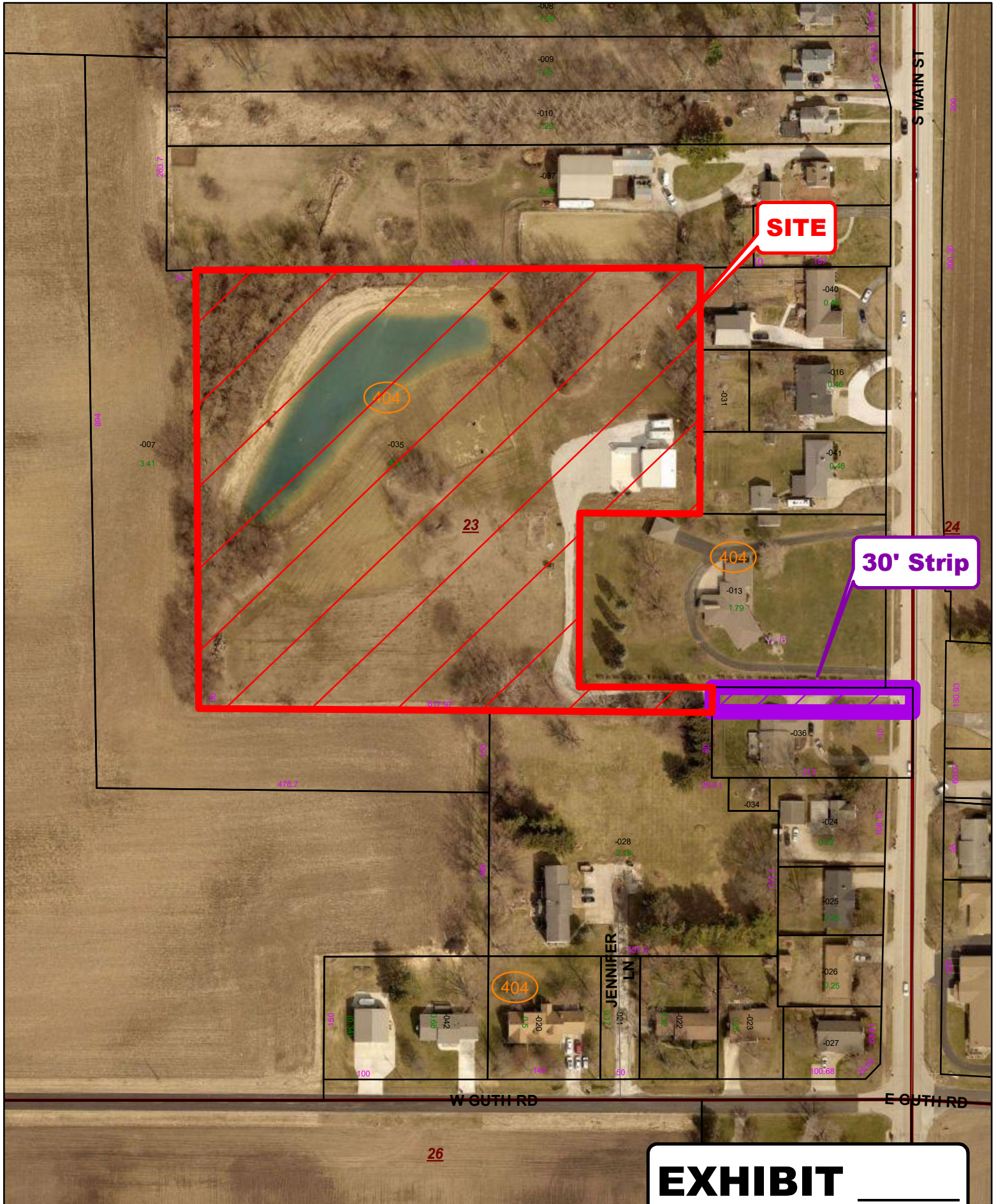
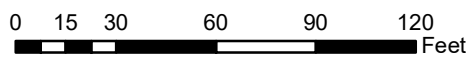
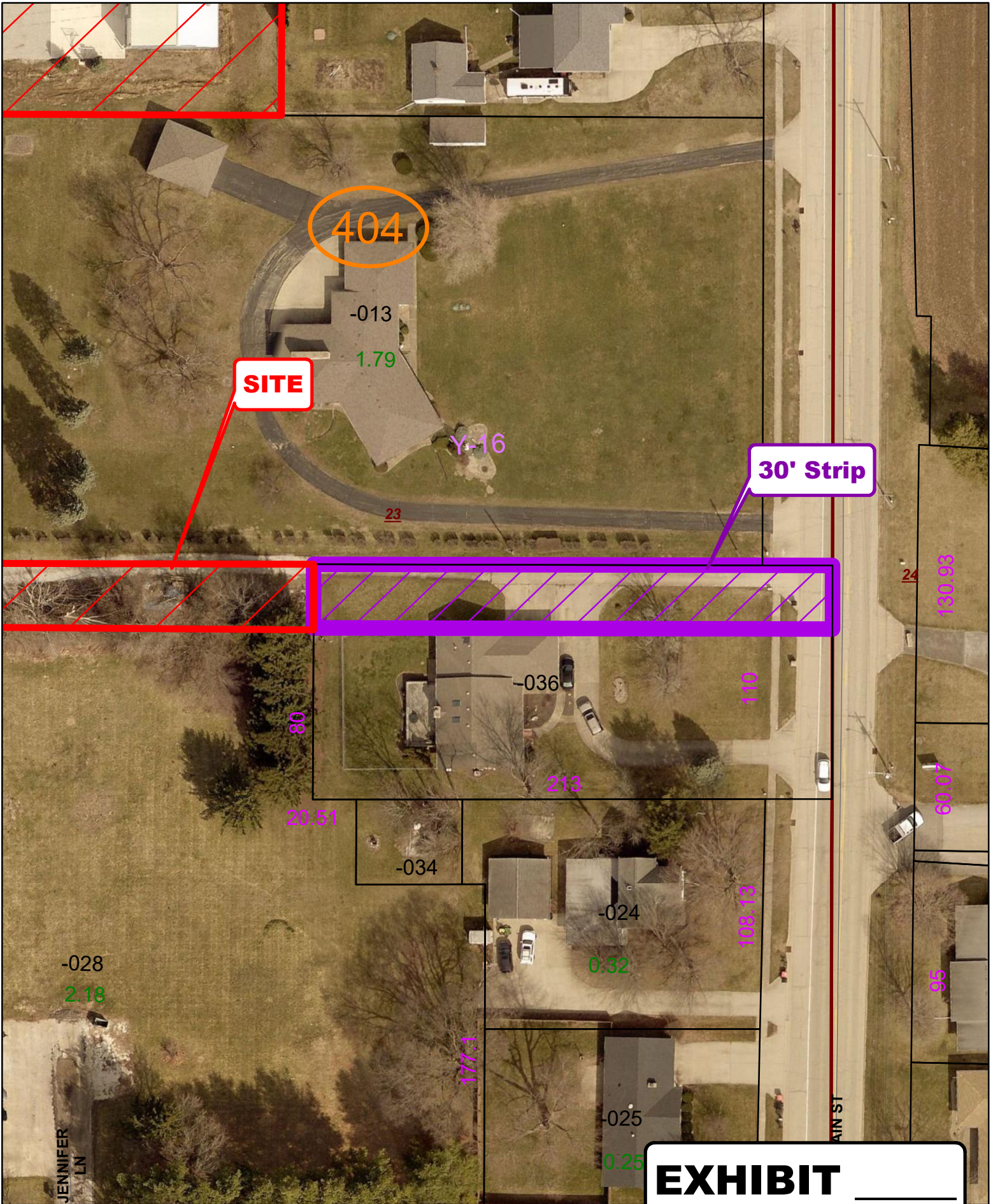


EXHIBIT _____



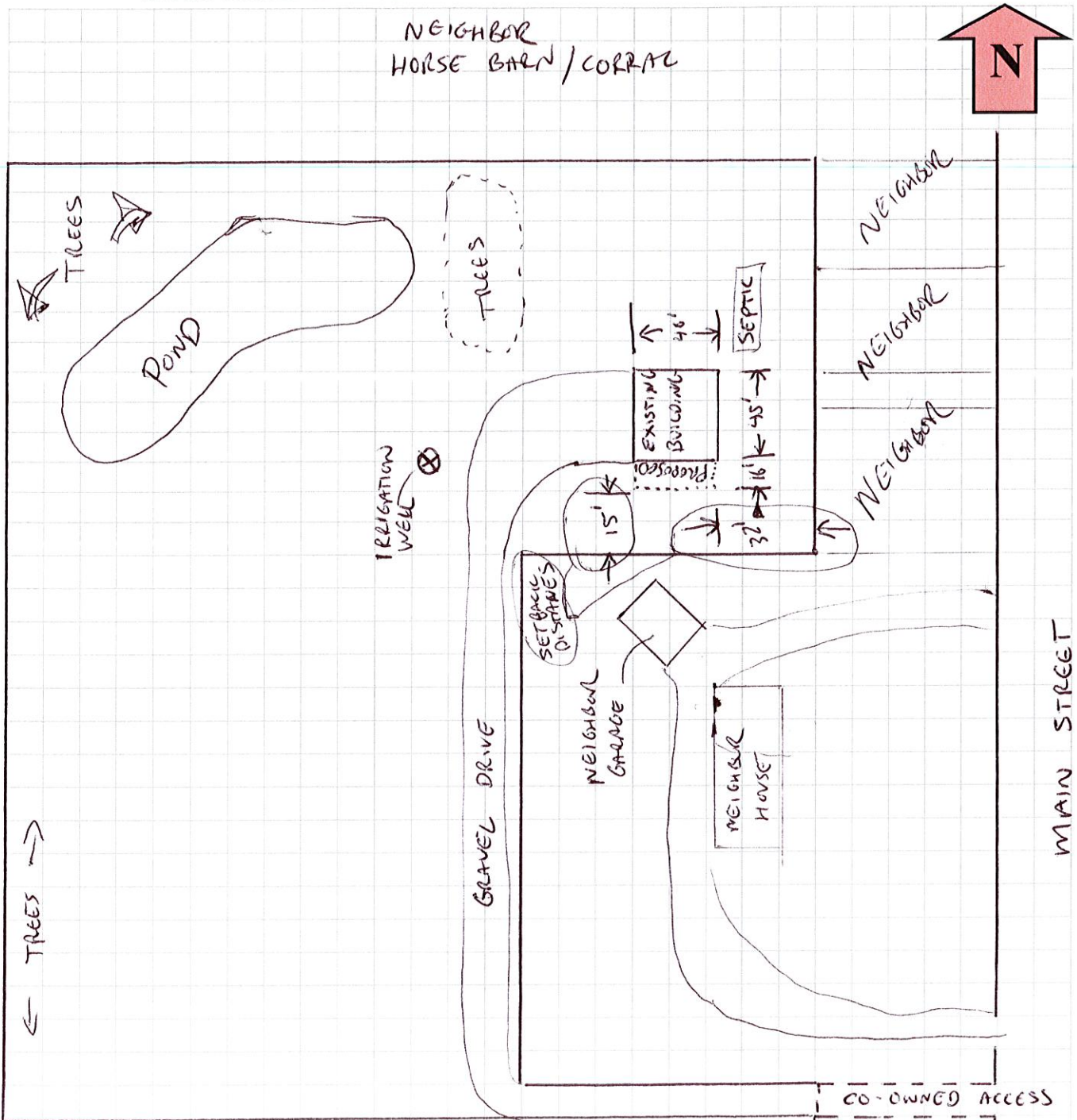
0 40 80 160 240 320 Feet





BUILDINGS, BUILDING SIZE, DISTANCE FROM OVERHANG OF BUILDINGS TO FRONT, REAR AND SIDE LOT LINES, LOCATION OF PARKING SPACES, LANDSCAPING, AND OTHER PERTINENT DETAILS "REFER TO CHECKLIST"
NORTH SHOULD BE AT THE TOP OF THE PAGE WHEN YOU BEGIN YOUR DRAWING!

AG FIELD



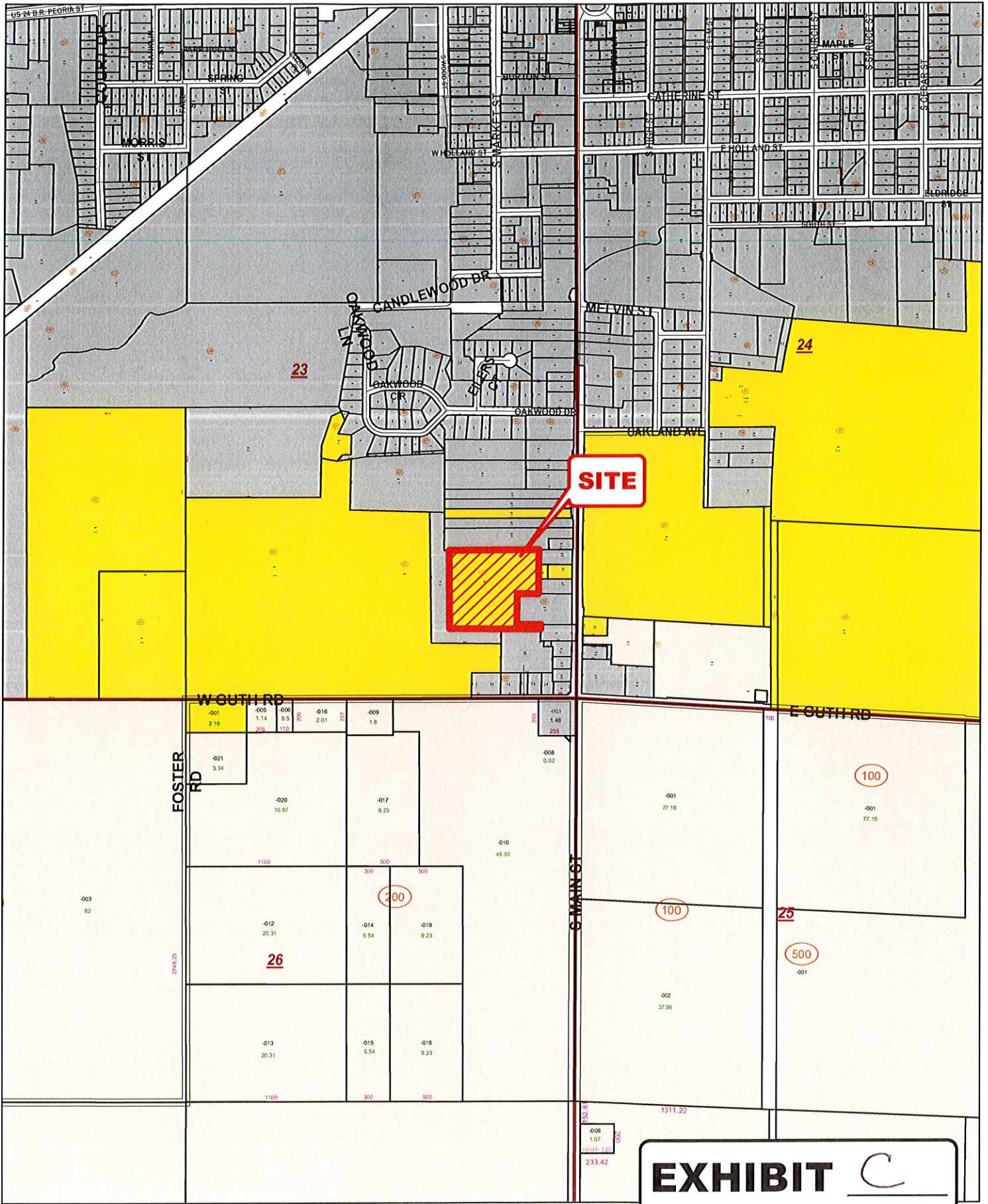
AG FIELD

APARTMENT COMPLEX

NEIGHBOR HOUSE
1102 SOUTH MAIN

SITE PLAN

EXHIBIT A

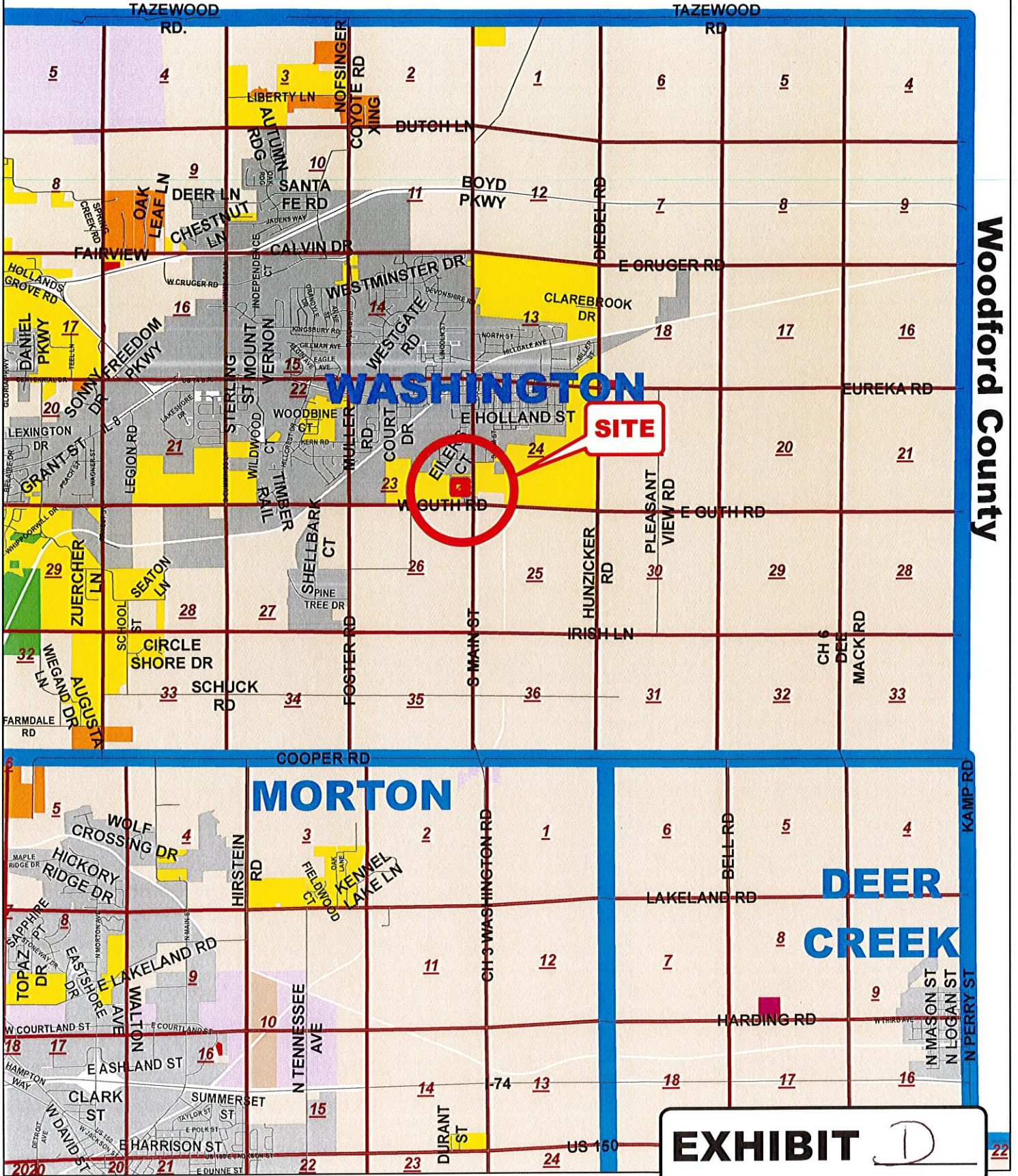


0 237.5 475 950 1,425 1,900 Feet

Zoning District

A-1	C-1	CITY	I-1	R-1	R-R
AG Area	A-2	C-2	CONS	I-2	R-2

Woodford County



Woodford County

EXHIBIT D



0 1,503,100 6,200 9,300 12,400 Feet

Zoning District	
A-1	C-1
CITY	I-1
R-1	R-R
AG Area	A-2
C-2	CONS
I-2	R-2

Permit Summary Report Fees By Month

12/01/2024 TO 12/31/2024		
Fee Name	Row Total	Row Total
911 Addressing	\$0.00	0
911 Addressing Subdivision	\$0.00	0
Adjudication Fine	\$5,853.97	3
Commercial - Plumbing	\$0.00	0
Demolition	\$100.00	2
Erosion - Standard	\$700.00	4
Fence	\$50.00	1
Inspection Fine	\$75.00	1
NO CHARGE AG STRUCTURE	\$0.00	1
Residential - Accessory Structure/Addition To	\$1,380.00	5
Residential - Duplex/Condo *NEW*	\$600.00	1
Residential - Dwelling *NEW*	\$1,750.00	3
Residential - Plumbing	\$0.00	0
Residential - Electrical Addn/Access	\$990.00	22
Residential - Electrical NEW	\$275.00	4
Residential - HVAC - Cooling	\$250.00	4
Residential - HVAC - Heating	\$250.00	4
Residential - Plumbing	\$275.00	5
Residential - Plumbing Per Add. Fixture	\$105.00	1
Solar Energy System	\$49,250.00	6
Stormwater Combo	\$4,325.25	2
Temp Comp Cert	\$0.00	0
Tract Survey Review	\$25.00	1
ZBA - Publication Fee	\$55.24	2
ZBA - Special Use	\$800.00	2
ZBA - Variance	\$0.00	0
Totals:	\$67,109.46	74

12/01/2023 TO 12/31/2023		
Fee Name	Row Total	Row Total
911 Addressing	\$50.00	1
911 Addressing Subdivision	\$180.00	1
Adjudication Fine	\$0.00	0
Commercial - Plumbing	\$55.00	1
Demolition	\$100.00	1
Erosion - Standard	\$175.00	1
Fence	\$0.00	0
Inspection Fine	\$150.00	1
NO CHARGE AG STRUCTURE	\$0.00	0
Residential - Accessory Structure/Addition To	\$1,005.00	4
Residential - Duplex/Condo *NEW*	\$0.00	0
Residential - Dwelling *NEW*	\$0.00	0
Residential - Electrical Addn/Access	\$1,170.00	26
Residential - Electrical Addn/Access	\$0.00	0
Residential - Electrical NEW	\$0.00	0
Residential - HVAC - Cooling	\$0.00	0
Residential - HVAC - Heating	\$0.00	0
Residential - Plumbing	\$55.00	1
Residential - Plumbing Per Add. Fixture	\$0.00	0
Solar Energy System	\$4,750.00	17
Stormwater Combo	\$0.00	0
Temp Comp Cert	\$75.00	1
Tract Survey Review	\$175.00	6
ZBA - Publication Fee	\$28.33	1
ZBA - Special Use	\$450.00	1
ZBA - Variance	\$900.00	3
Totals:	\$9,318.33	66