

TAZEWELL COUNTY LAND USE COMMITTEE AGENDA
Chairman, K. Russell Crawford
McKenzie Building – 3rd Floor Jury Room
Tuesday, July 8, 2025 at 5:00 p.m.

1. **Call to Order.**
2. **Roll Call.**
3. **Approval of Minutes:** June 10, 2025
4. **Public Comment.**
5. **New Business.**
 - a. **Cases:**
 - i. **LU-25-08** Case No. 25-28-S Elm Grove CSG 1, LLC
 - ii. **LU-25-09** Case No. 25-29-S Hittle Twp. Solar, LLC
 - iii. **LU-25-10** Case No. 25-30-Z Sauder Family Trust #10 Elm Grove Twp.
 - b. **Plats and Subdivisions:** None
 - c. **Resolutions:** None
 - d. **Discussion:**
 - i. Refund of filing fees Markwayla Barnes & Dustin Pollitt
6. **Unfinished Business.**
7. **Staff Report:** Review Year to Date Revenue and Building Activity
8. **Next Meeting:** Tuesday, August 12, 2025
9. **Recess.**

Members: Chairman - K. Russell Crawford, Vice Chairman – Jon Hopkins, Mark Goddard, Jay Hall, Greg Longfellow, Eric Schmidgall, Eric Stahl, Joe Woodrow

**DECISION AND FINDINGS OF FACT
OF THE ZONING BOARD OF APPEALS
ON PROPOSED SPECIAL USE**

(Zoning Board Case No. 25-28-S)

The Zoning Board of Appeals of Tazewell County, Illinois makes the following report of its action on the case indicated herein, after a public hearing on July 1, 2025, and pursuant to notice given in accordance with law:

A. DESCRIPTION OF CASE

SUBJECT MATTER: Special Use

LOCATION AND/OR PROPERTY INVOLVED:

Current Owner of Property: Robert Orr, Trustee, 5 Rosewood Ln., Pekin, IL 61554

Currently a Part of P.I.N. 11-11-17-300-005; an approximate 28 +/- acres utilized of a 70 acre parcel located in part of the NE ¼ of the SW ¼ of Sec 17, T24N, R4W of the 3rd P.M., Elm Grove Twp., Tazewell Co., IL;

located in a field immediately West and across the road from 14420 and 14394 Mennonite Church Rd., Pekin, IL.

REQUESTED BY: Elm Grove CSG 1, LLC.

PROPOSAL: The petition of Elm Grove CSG 1, LLC for a Special Use to allow the construction of a 5 Mega Watt Commercial Solar Farm in an A-1 Agriculture Preservation District

PARTIES OF RECORD: Paul Irby, Dimension Energy, On behalf of Petitioner
Jill Roberts, GEI, On behalf of Petitioner

B. JURISDICTION

NOTICE OF HEARING: A notice of the proposed Special Use thereon was published in the Tazewell Chronicle on May 28, 2025 and a copy of the publication was mailed to the petitioner within five working days after publication.

AGENCY COMMENTS: The Tazewell County Land Use Planner submitted a report recommending approval of the proposed Special Use request.

Tazewell County Health Department submitted a report regarding the proposed Special Use request stating portable toilets and handwashing stations shall be made available during construction.

Tazewell County Soil & Water Conservation District submitted a report regarding the proposed Special Use request recommending denial due to prime farm land being removed from production.

Tazewell County Farm Bureau made no comment regarding the proposed Special Use request

Dan Parr, Tazewell County Highway Engineer submitted a report regarding the proposed Special Use request stating construction of entrances to township standards would be their only interest.

Tazewell County Emergency Management Agency made no comment regarding the proposed Special Use request.

Dave Behrands, Elm Grove Township Road Commissioner made no comment regarding the proposed Special Use request

Nic Maquet, City of Pekin submitted a report stating no objection regarding the proposed Special Use request.

C. FINDINGS OF FACTS

The Zoning Board of Appeals adopted the following findings of fact relating to the action proposed:

1. *The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.*

(POSITIVE) The Special Use conforms to all applicable regulations of the Tazewell County Zoning Code to be enforced by the Community Development Administrator.

2. *The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations, or of any officially adopted Comprehensive Plan of a municipality with a 1.5 mile planning jurisdiction.*

(POSITIVE) The proposed special use is within 1.5 miles of the City of Pekin which has an adopted Comprehensive Plan from 2006. This plan identifies the subject area's future land use as estate although the property is located outside of Pekin's designated future growth area. The proposed special use is consistent with the following policies of the Tazewell County Comprehensive Plan:

- o Minimize conflict between land uses
- o Allow for supplemental uses to supplement farm income and support the financial viability of farms

3. *The petitioner has met the requirements of Article 25 of the Tazewell County Zoning Code.*

(POSITIVE) Per the application, the requirements of Article 25 of the Tazewell County Zoning Code have been met.

4. *The Site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.*

(POSITIVE) The proposed solar farm is in an agricultural area south of the City of Pekin, roughly half a mile south of Highway 9 off of Mennonite Church Rd. The special use site area is in a depression which at some points is 30ft lower than the adjacent Mennonite Church Rd, helping to shield views of the proposed farm from the road and residences to the east. The applicant has proposed a 20 ft landscape buffer, consisting of evergreen plantings, on the eastern side of the solar farm to shield views from the roadway and residence that is roughly 900 feet to the east of the project site. Per the reasons listed above, adverse visual impacts on adjacent properties should prove minimal.

5. *The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.*

(POSITIVE) The surrounding area is primarily agriculture land with some residential development to the east of the site. When operated appropriately, a solar farm is a low-intensity use which should not create any health or safety hazards. Given this context, the proposed special use should not pose a significant risk to the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.

6. *The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.*

(POSITIVE) Once operational, solar farms requires little maintenance and do not require full-time staff to operate. Therefore, the proposed special use should pose no threat to nearby property owners' use and enjoyment of their property.

7. *The Special Use shall not substantially diminish and impair property values within the neighborhood.*

(POSITIVE) Given the low-intensity and non-polluting natures of the project, establishment of the special use should not substantially diminish or impair property value in the surrounding area.

8. *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

(POSITIVE) Per the application, all utilities and necessary facilities will be provided.

9. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.*

(POSITIVE) Construction of the solar farm will require an entrance onto Mennonite Church Rd. The proposed solar farm will likely cause a temporary increase to traffic during construction but should have little to no impact on traffic afterward. Due to the small width of Mennonite Church Rd, the applicant should work closely with the Road Commissioner to design entrances that minimize traffic hazards. Based on these considerations, this finding is judged to be positive.

10. *The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.*

Not applicable.

11. *Evidence presented establishes that granting the use, which is located more than one-half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.*

(POSITIVE) Once operational, a solar farm is a low-intensity use and will not hinder the operation or expansion of a livestock feeding operation within a one half mile of the subject property.

12. *Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.*

(POSITIVE) The subject property contains soils with productivity index ratings ranging from 125 to 135, with a majority of the special use site upon soils of a productivity index of 125. Solar projects are typically constructed in agricultural areas, but the fact remains that the requested special use would temporarily remove some prime agriculture land from production. However, when solar farms are built and maintained properly, they should not destroy the soil beneath, they should not negatively impact storm water infiltration, and the land may be reverted to farmland when the solar array is decommissioned. Therefore, this finding is judged to be positive.

13. *The Special Use is consistent with the existing uses of property within the general area of the property in question.*

(POSITIVE) Most solar farms are best-suited for open agricultural areas, and the proposed array is in such an area. Moreover, the proposed special use should not disturb the residential properties nearby due to sufficient vegetative screening. Therefore, the proposed solar farm is consistent with surrounding uses of property.

14. *The property is suitable for the Special Use as proposed.*

(POSITIVE) Given the reasons stated above, the subject property is suitable for the requested special use, with one condition.

D. DECISION

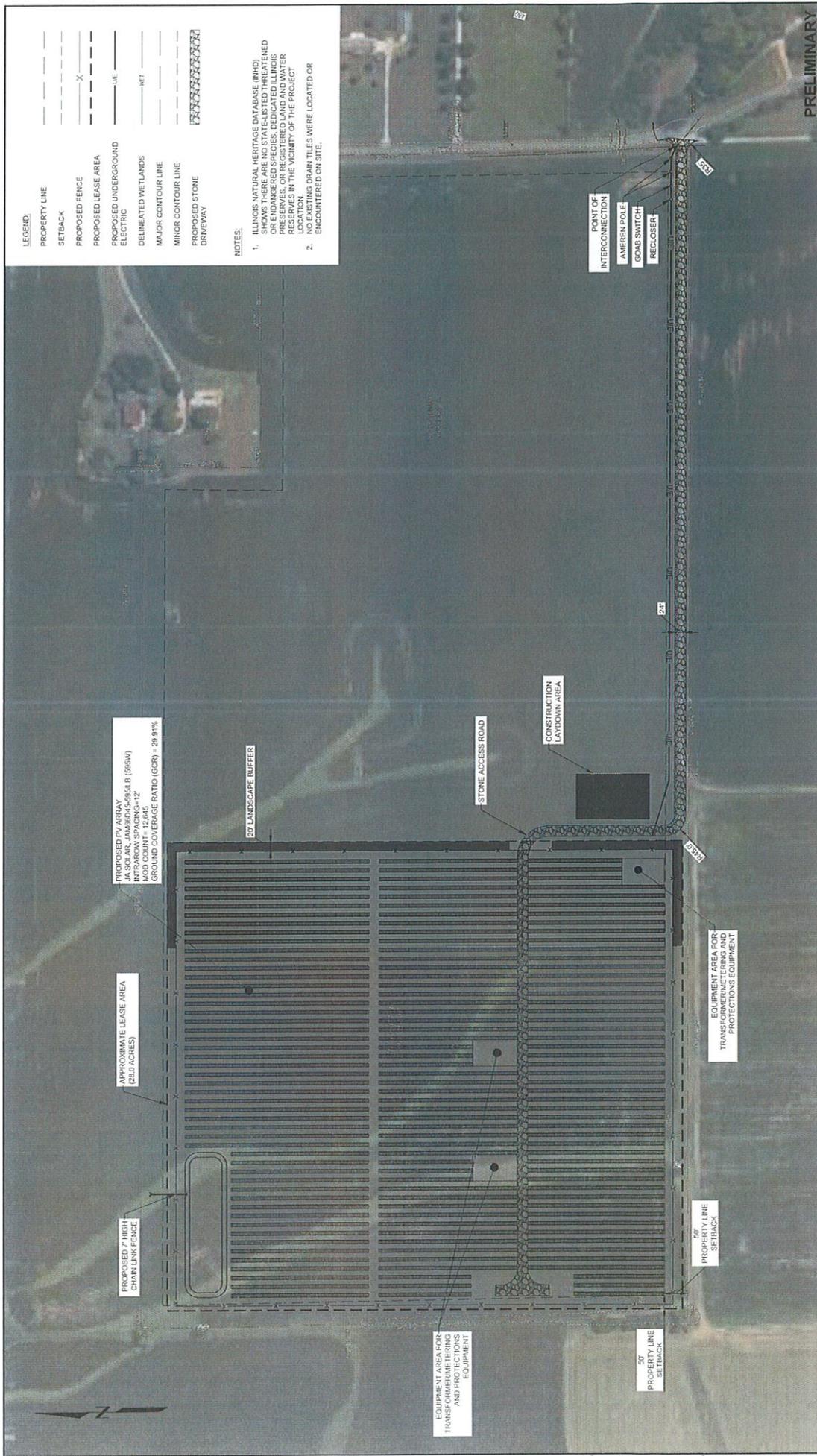
Having considered the information contained in the petition herein, and the testimony given and statements made at the public hearing on said proposal, the Zoning Board of Appeals hereby, based on the findings of fact set forth above, approves the proposed Special Use request with the following conditions:

1. The fence style shall be chain-link with steel post, in accordance with the height requirements of § 156.06 (B)(1)(f).
2. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility and all land outside of the perimeter fence identified in the agreement as a part of the lease is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.
3. Emergency and non-emergency contact information shall be kept up to date with the Community Development Department and be posted in a conspicuous manner at the main entrance to the facility and also visible from the public roadway.
4. Vegetative screening, such as a species of pine tree, shall be 3-5' at planting as proposed in the application.
5. Cover crop, such as wheat or rye, shall be established prior to construction to prevent sediment and erosion control issues during the construction phase.

Ayes: 5 – Cupi, Fehr, Lapsley, Alt. Miller and Chairman Lessen
Nays: 0
Absent: 3 – Bong, McClanahan and Vaughn

Dated this 1st day of July, 2025.

/s/ DUANE LESSEN
Chairman, Zoning Board of Appeals
Tazewell County, Illinois



- LEGEND:**
- PROPERTY LINE
 - SETBACK
 - X- PROPOSED FENCE
 - PROPOSED LEASE AREA
 - PROPOSED UNDERGROUND ELECTRIC
 - DELINEATED WETLANDS
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - PROPOSED STONE DRIVEWAY

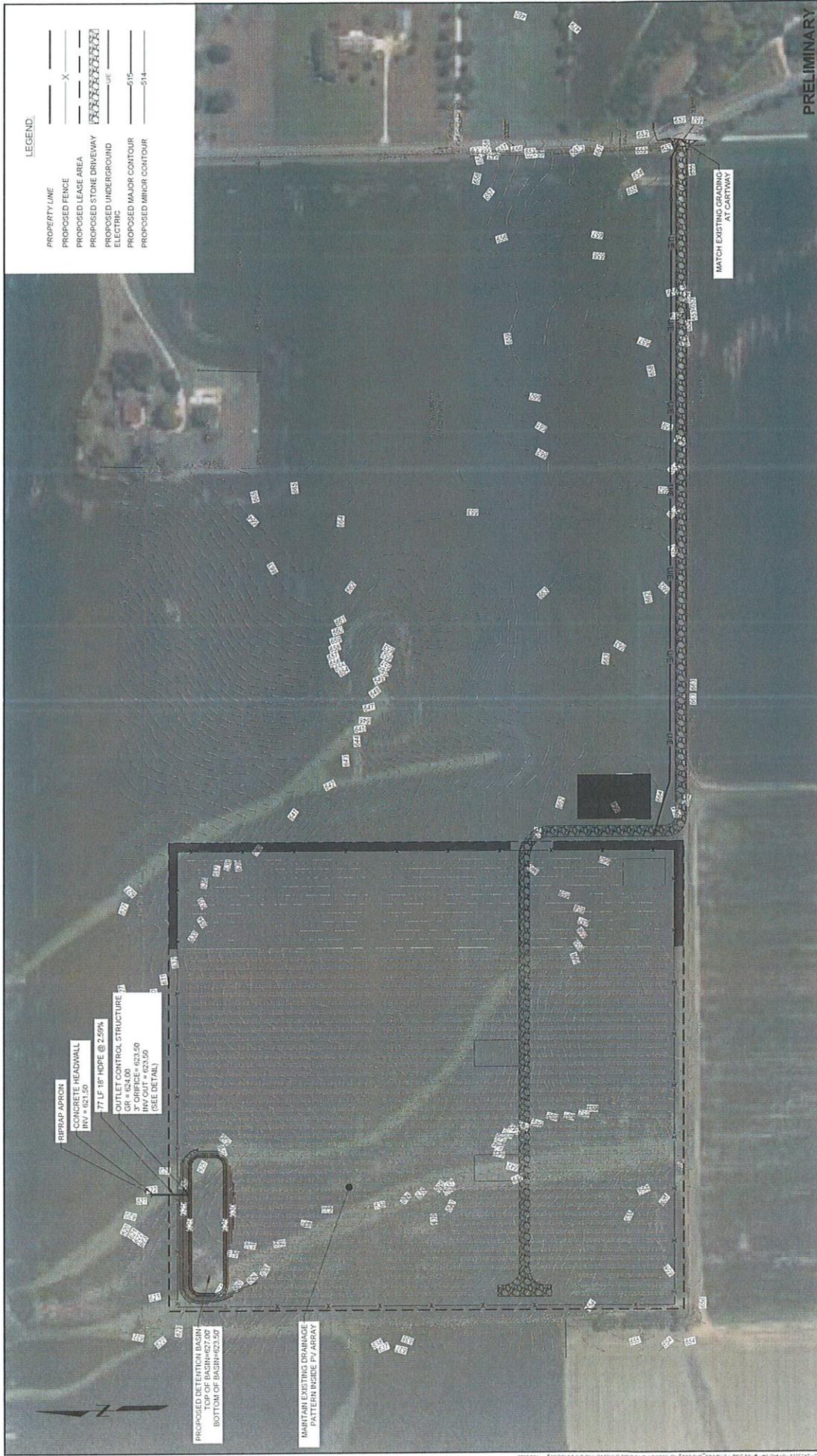
NOTES:

- ILLINOIS NATURAL HERITAGE DATABASE (INHD) SHOWS THERE ARE NO STATE-LISTED THREATENED OR ENDANGERED SPECIES, DESIGNATED ILLINOIS NATURAL RESERVES, OR OTHER SPECIAL MANAGEMENT AREAS OR RESERVES IN THE VICINITY OF THE PROJECT LOCATION. NO EXISTING DRAIN TILES WERE LOCATED OR ENCOUNTERED ON SITE.

PRELIMINARY

SHEET NAME		C-002	
SITE PLAN		C-002	
NO	DATE	ISSUE/REVISION	APP
2	4/29/2025	ISSUE 30% DESIGN	VD
ELM GROVE CSG LLC 1 5.0 MWac, 7.51 MWdc SOLAR ARRAY ELM GROVE TOWNSHIP, TAZEWELL COUNTY, ILLINOIS			
DIMENSION RENEWABLE ENERGY 385 PECOS FIELD RD 4TH FLOOR, SUITE 480 ATLANTA, GEORGIA		 GEI CONSULTANTS 385 PECOS FIELD RD SUITE 480 ATLANTA, GA 30328	
Designed: DT	DT	GEI Project: 2403528	
Drawn: DT	DT		
Checked: CM	CM		
Approved:			
P.E. No:			
DRAFT			
Attention:  If this scale bar is not shown on the drawing, the drawing is not original scale.			

EXHIBIT A



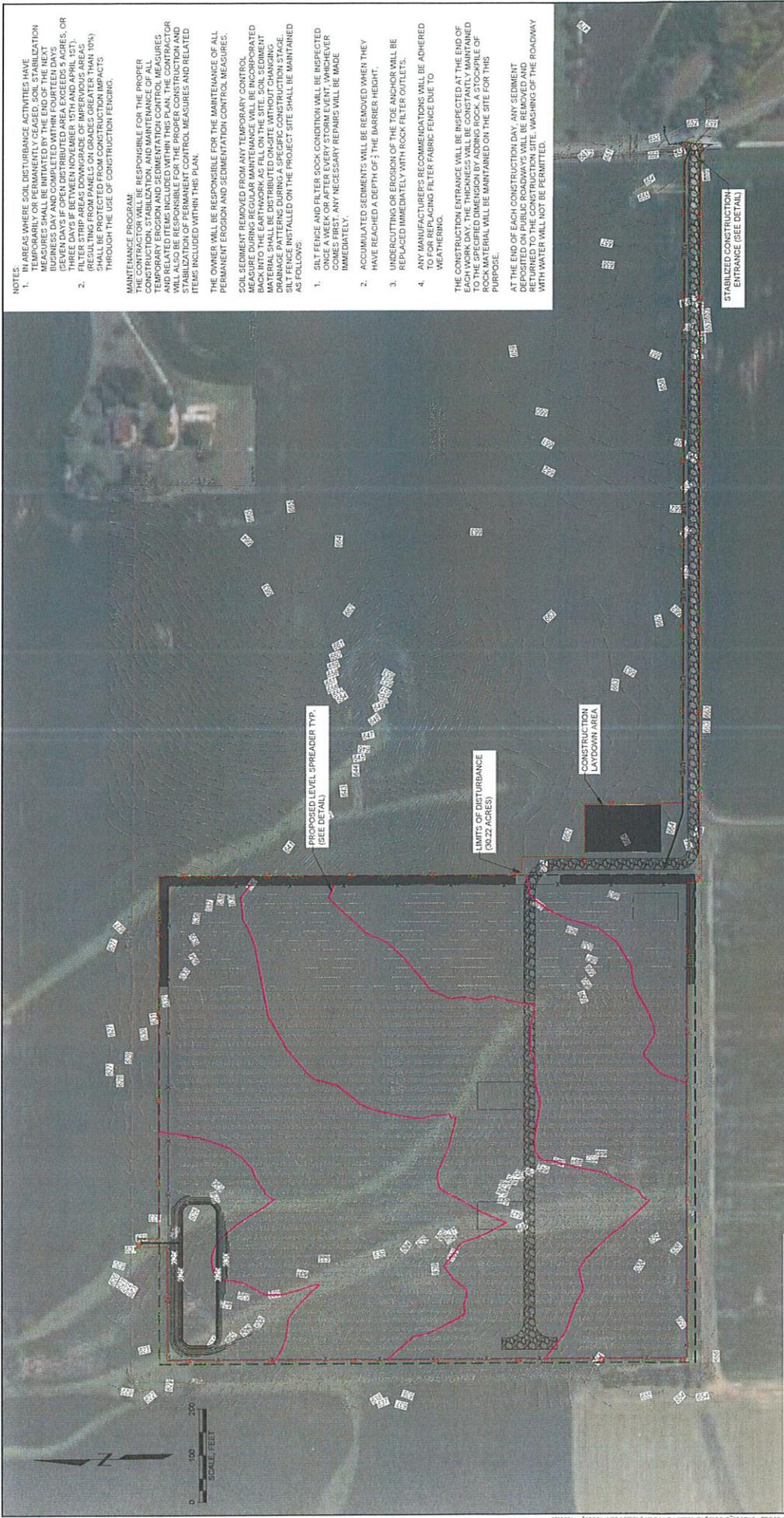
LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- PROPOSED LEASE AREA
- PROPOSED STONE DRIVEWAY
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

PRELIMINARY

SHEET NAME		C-003	
GRADING AND DRAINAGE PLAN			
NO.	DATE	ISSUE NO.	DESCRIPTION
2	4/25/2025	ISSUE NO.	DESCRIPTION
ELM GROVE CSG LLC 1		VD	
5.0 MWdc, 7.51 MWdc		APP	
SOLAR ARRAY			
ELM GROVE TOWNSHIP, TAZEWELL COUNTY, ILLINOIS			
 GEI CONSULTANTS 1111 COMMERCE AVE SUITE 100 ATLANTA, GEORGIA 30309			
DIMENSION RENEWABLE ENERGY 3050 PEACOCK RD 4TH FLOOR, SUITE 1600 ATLANTA, GEORGIA			
Designed/DT	DT		
Drawn/CM	CM		
Checked/APP	APP		
Approved/P.E. No.	P.E. No.		
GEI Project 2405328			
DRAFT			
Attention: 1" = 100' SCALE, FEET If this scale bar is used, the drawing is not original scale.			

EXHIBIT 



NOTES:

1. IN AREAS WHERE SOIL DISTURBANCE ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, SOIL STABILIZATION SHALL BE COMPLETED WITHIN FOURTEEN DAYS (SEVEN DAYS IF OPEN DISTRIBUTED AREA EXCEEDS 5 ACRES, OR THREE DAYS IF BETWEEN NOVEMBER 15TH AND APRIL 15TH). THE SOIL STABILIZATION SHALL BE COMPLETED WITHIN FOURTEEN DAYS (SEVEN DAYS IF OPEN DISTRIBUTED AREA EXCEEDS 5 ACRES, OR THREE DAYS IF BETWEEN NOVEMBER 15TH AND APRIL 15TH) RESULTING FROM PANELS ON GRADES GREATER THAN 10% THROUGH THE USE OF CONSTRUCTION FENCING.

MAINTENANCE PROGRAM

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND STABILIZATION OF PERMANENT CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.

THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES. SOIL SEDIMENT REMOVED FROM ANY TEMPORARY CONTROL MEASURE DURING REGULAR MAINTENANCE WILL BE INCORPORATED BACK INTO THE EARTHWORK AS FILL ON THE SITE. SOIL SEDIMENT MATERIAL SHALL BE DISTRIBUTED ON-SITE WITHOUT CHANGING SOIL TEXTURE DURING A SPECIFIC CONSTRUCTION STAGE. SILT FENCE NOT CALLED ON THE PROJECT SITE SHALL BE MAINTAINED AS FOLLOWS:

1. SILT FENCE AND FILTER SOCKS CONDITION WILL BE INSPECTED ONCE PER WEEK. FILTER SOCKS SHALL BE REPLACED IMMEDIATELY.
2. ACCUMULATED SEDIMENTS WILL BE REMOVED WHEN THEY HAVE REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT.
3. UNDERCUTTING OR EROSION OF THE TOE ANCHOR WILL BE REPLACED IMMEDIATELY WITH ROCK FILTER OUTLETS.
4. ANY MANUFACTURER'S RECOMMENDATIONS WILL BE ADHERED TO FOR REPLACING FILTER FABRIC FENCE DUE TO WEATHERING.

AT THE END OF EACH CONSTRUCTION DAY, ANY SEDIMENT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER WILL NOT BE PERMITTED.

LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- PROPOSED LEASE AREA
- PROPOSED STONE DRIVEWAY
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE

Attention!
If this scale bar shows the measure and original scale.

DRAFT

Designed:	DT
Drawn:	DT
Checked:	CM
Approved:	
P.E. No:	
GEI Project:	2405028

DIMENSION RENEWABLE ENERGY
3050 PEACHTREE RD
4TH FLOOR, SUITE 460
ATLANTA, GEORGIA

ELM GROVE CSG LLC 1
5.0 MWac, 7.51 MWdc
SOLAR ARRAY
ELM GROVE TOWNSHIP, TAZEWELL COUNTY, ILLINOIS

NO.	DATE	ISSUE/REVISION	VD	APP
2	4/25/2025	ISSUE 30% DESIGN		

SHEET NAME
SOIL EROSION AND SEDIMENT CONTROL PLAN

C-004

PRELIMINARY

EXHIBIT C

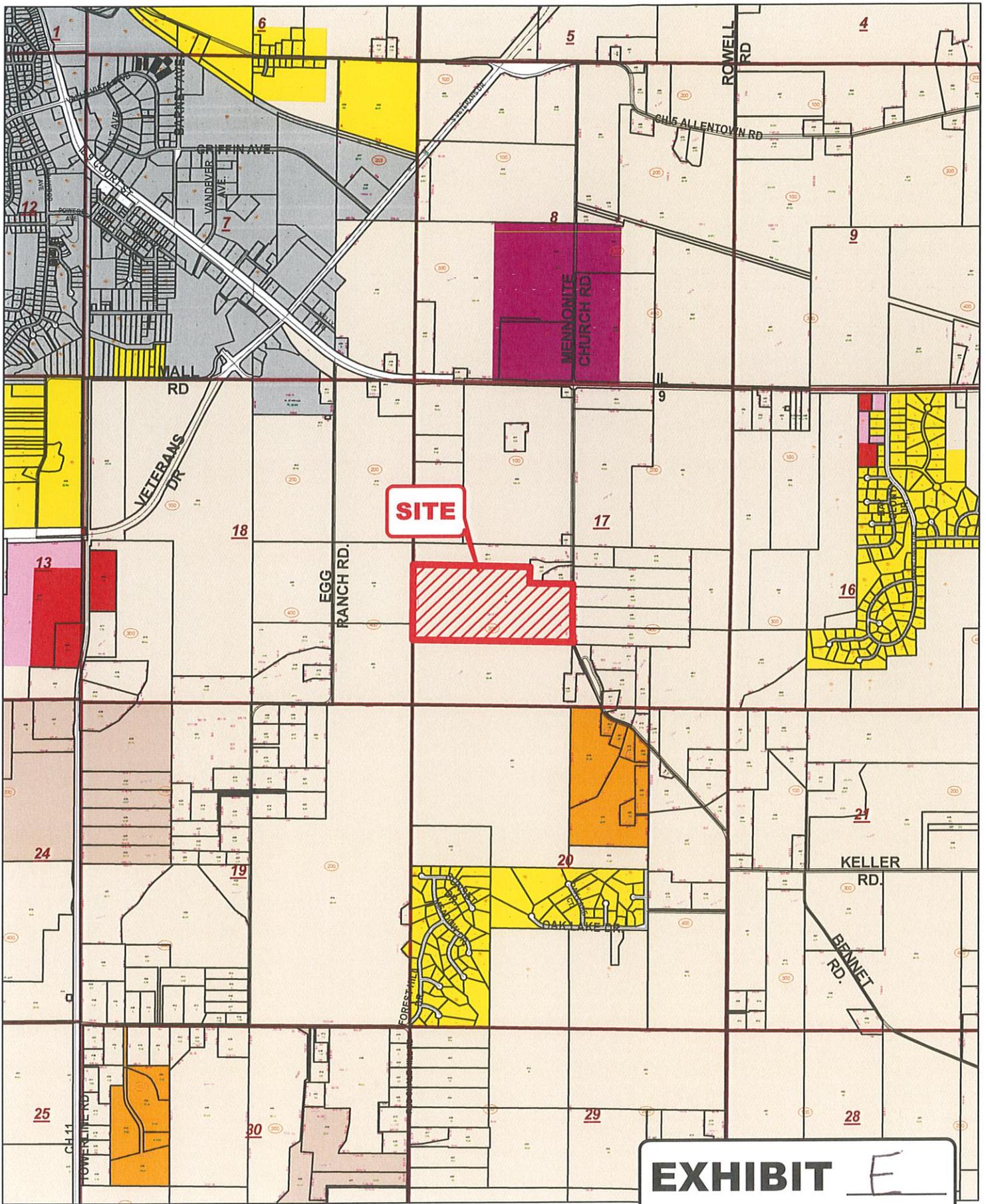
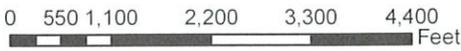
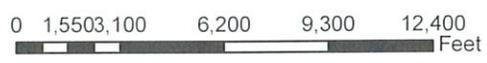
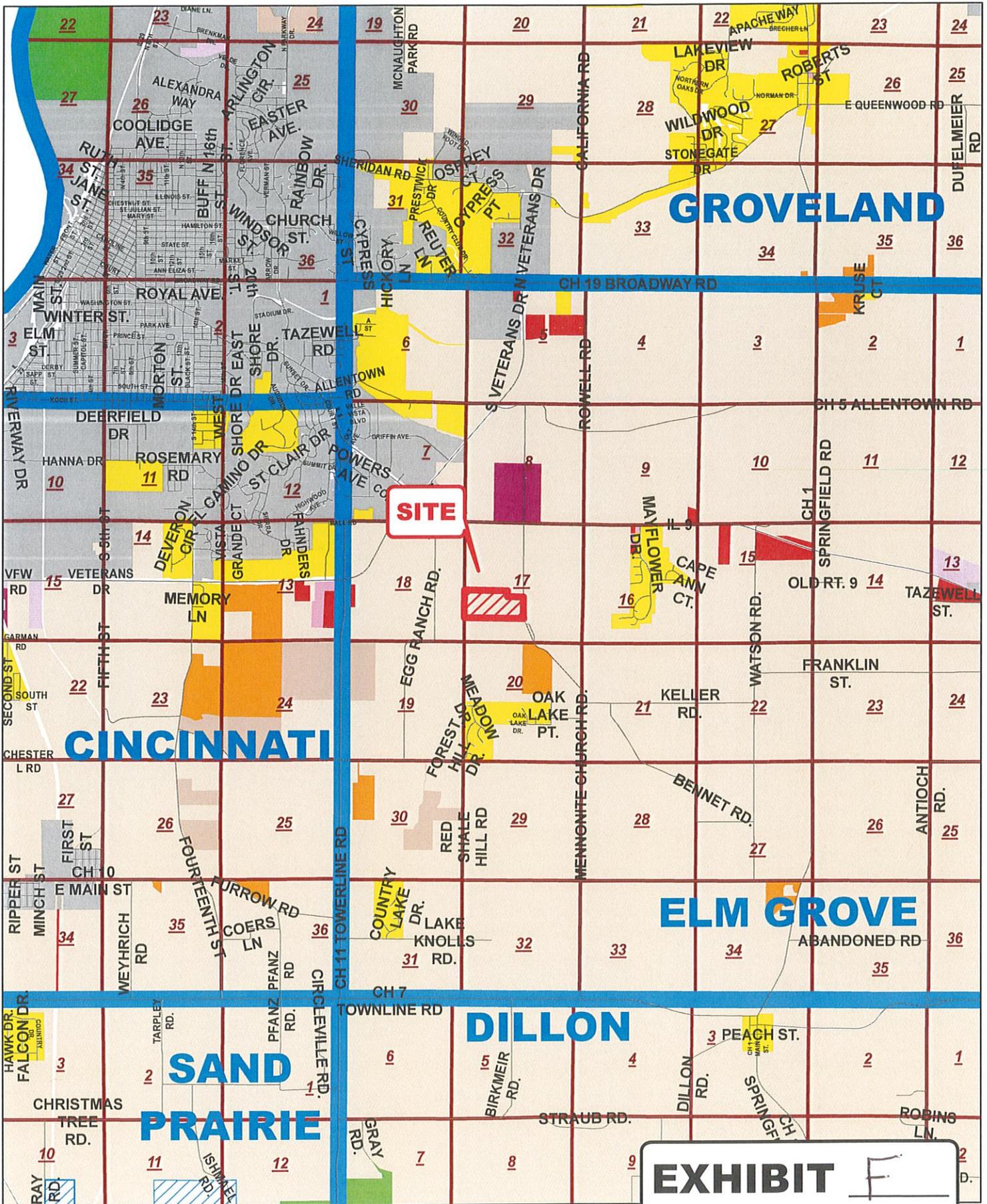


EXHIBIT E



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



Zoning District

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

**DECISION AND FINDINGS OF FACT
OF THE ZONING BOARD OF APPEALS
ON PROPOSED SPECIAL USE**

(Zoning Board Case No. 25-29-S)

The Zoning Board of Appeals of Tazewell County, Illinois makes the following report of its action on the case indicated herein, after a public hearing on July 1, 2025, and pursuant to notice given in accordance with law:

A. DESCRIPTION OF CASE

SUBJECT MATTER: Special Use

LOCATION AND/OR PROPERTY INVOLVED:

Current Owner of Property: John H. Boudeman, 221 Rte. 136 Spur Rd., Armington, IL 61721

Currently a Part of P.I.N. 23-23-27-400-010; an approximate 16 +/- acres utilized of an 160.78 acre parcel located in part of the NW ¼ of the NE ¼ of Sec 27, T22N, R2W of the 3rd P.M., Hittle Twp., Tazewell Co., IL;

located at the SW Corner of the intersection of Armington Rd. and Rte. 136 Spur Rd, Armington, IL.

REQUESTED BY: Hittle Twp Solar, LLC.

PROPOSAL: The petition of Hittle Twp Solar, LLC for a Special Use to allow the construction of a 2 Mega Watt Commercial Solar Farm in an A-1 Agriculture Preservation District

PARTIES OF RECORD: Peter McAuliffe, 6GM, On behalf of Petitioner
John Boudeman, Owner, On behalf of Petitioner

B. JURISDICTION

NOTICE OF HEARING: A notice of the proposed Special Use thereon was published in the Tazewell Chronicle on May 28, 2025 and a copy of the publication was mailed to the petitioner within five working days after publication.

AGENCY COMMENTS: The Tazewell County Land Use Planner submitted a report recommending approval of the proposed Special Use request.

Tazewell County Health Department submitted a report regarding the proposed Special Use request stating portable toilets and handwashing stations shall be made available during construction.

Tazewell County Soil & Water Conservation District submitted a report regarding the proposed Special Use request recommending denial due to prime farm land being removed from production.

Tazewell County Farm Bureau made no comment regarding the proposed Special Use request

Dan Parr, Tazewell County Highway Engineer submitted a report regarding the proposed Special Use request stating construction of entrances to township standards would be their only interest.

Tazewell County Emergency Management Agency made no comment regarding the proposed Special Use request.

Jeff Schneider, Hittle Township Road Commissioner made no comment regarding the proposed Special Use request

Village of Armington made no comment regarding the proposed Special Use request.

C. FINDINGS OF FACTS

The Zoning Board of Appeals adopted the following findings of fact relating to the action proposed:

1. *The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.*

(POSITIVE) The Special Use conforms to all applicable regulations of the Tazewell County Zoning Code to be enforced by the Community Development Administrator.

2. *The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations, or of any officially adopted Comprehensive Plan of a municipality with a 1.5 mile planning jurisdiction.*

(POSITIVE) The proposed special use is not within 1.5 miles of a municipality with an officially adopted Comprehensive Plan. The proposed special use is consistent with the following policies of the Tazewell County Comprehensive Plan:

- o Minimize conflict between land uses
- o Allow for supplemental uses to supplement farm income and support the financial viability of farms.

3. *The petitioner has met the requirements of Article 25 of the Tazewell County Zoning Code.*

(POSITIVE) Per the application, the requirements of Article 25 of the Tazewell County Zoning Code have been met.

4. *The Site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.*

(POSITIVE) The proposed solar farm is in an agricultural area adjacent to the Village of Armington at the corner of Armington Rd & E 3rd St. The applicant has proposed a landscape buffer, consisting of evergreen plantings, on the western & northern sides of the solar farm to shield views from residences within Armington. There is no proposed vegetative screening along Armington Rd. Staff recommends a condition of approval that screening be added to this eastern side of the solar farm as Armington Rd is a primary connector between residents of Armington to Highway 136 to the south. Per the reasons listed above, adverse visual impacts on adjacent properties should prove minimal.

5. *The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.*

(POSITIVE) The surrounding area is primarily residential to the north and west with agriculture land to the south and east. When operated appropriately, a solar farm is a low-intensity use which should not create any health or safety hazards. Given this context, the proposed special use should not pose a significant risk to the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.

6. *The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.*

(POSITIVE) Once operational, solar farms requires little maintenance and do not require full-time staff to operate. Therefore, the proposed special use should pose no threat to nearby property owners' use and enjoyment of their property.

7. *The Special Use shall not substantially diminish and impair property values within the neighborhood.*

(POSITIVE) Given the low-intensity and non-polluting natures of the project, establishment of the special use should not substantially diminish or impair property value in the surrounding area.

8. *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

(POSITIVE) Per the application, all utilities and necessary facilities will be provided.

9. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.*

(POSITIVE) Construction of the solar farm will require an entrance onto Armington Rd. The proposed solar farm will likely cause a temporary increase to traffic during construction but should have little to no impact on traffic afterward. Once operational, solar farms receive very little vehicular traffic. Based on these considerations, this finding is judged to be positive.

10. *The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.*

Not applicable.

11. *Evidence presented establishes that granting the use, which is located more than one-half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.*

(POSITIVE) Once operational, a solar farm is a low-intensity use and will not hinder the operation or expansion of a livestock feeding operation within a one half mile of the subject property.

12. *Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.*

(POSITIVE) The subject property contains soils with productivity index ratings ranging from 150 to 160, with a majority of the special use site upon soils of a productivity index above 155. Solar projects are typically constructed in agricultural areas, but the fact remains that the requested special use would temporarily remove some prime agriculture land from production. However, when solar farms are built and maintained properly, they should not destroy the soil beneath, they should not negatively impact storm water infiltration, and the land may be reverted to farmland when the solar array is decommissioned. Therefore, this finding is judged to be positive.

13. *The Special Use is consistent with the existing uses of property within the general area of the property in question.*

(POSITIVE) Most solar farms are best-suited for open agricultural areas, and the proposed array is in such an area. Moreover, the proposed special use should not disturb the residential properties nearby due to sufficient vegetative screening. Therefore, the proposed solar farm is consistent with surrounding uses of property.

14. *The property is suitable for the Special Use as proposed.*

(POSITIVE) Given the reasons stated above, the subject property is suitable for the requested special use, with one condition.

D. DECISION

Having considered the information contained in the petition herein, and the testimony given and statements made at the public hearing on said proposal, the Zoning Board of Appeals hereby, based on the findings of fact set forth above, approves the proposed Special Use request with the following conditions:

1. The fence style shall be chain-link with steel post, in accordance with the height requirements of § 156.06 (B)(1)(f).
2. Emergency and non-emergency contact information shall be kept up to date with the Community Development Department and be posted in a conspicuous manner at the main entrance to the facility and also visible from the public roadway.
3. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility and all land outside of the perimeter fence identified in the agreement as a part of the lease is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.
4. Vegetative screening, such as a species of pine tree, shall be 3-5' at planting as proposed in the application and shall also be located along the Eastern edge of the property, that fronts along Route 136 Spur Road.
5. Cover crop, such as wheat or rye, shall be established prior to construction to prevent sediment and erosion control issues during the construction phase.

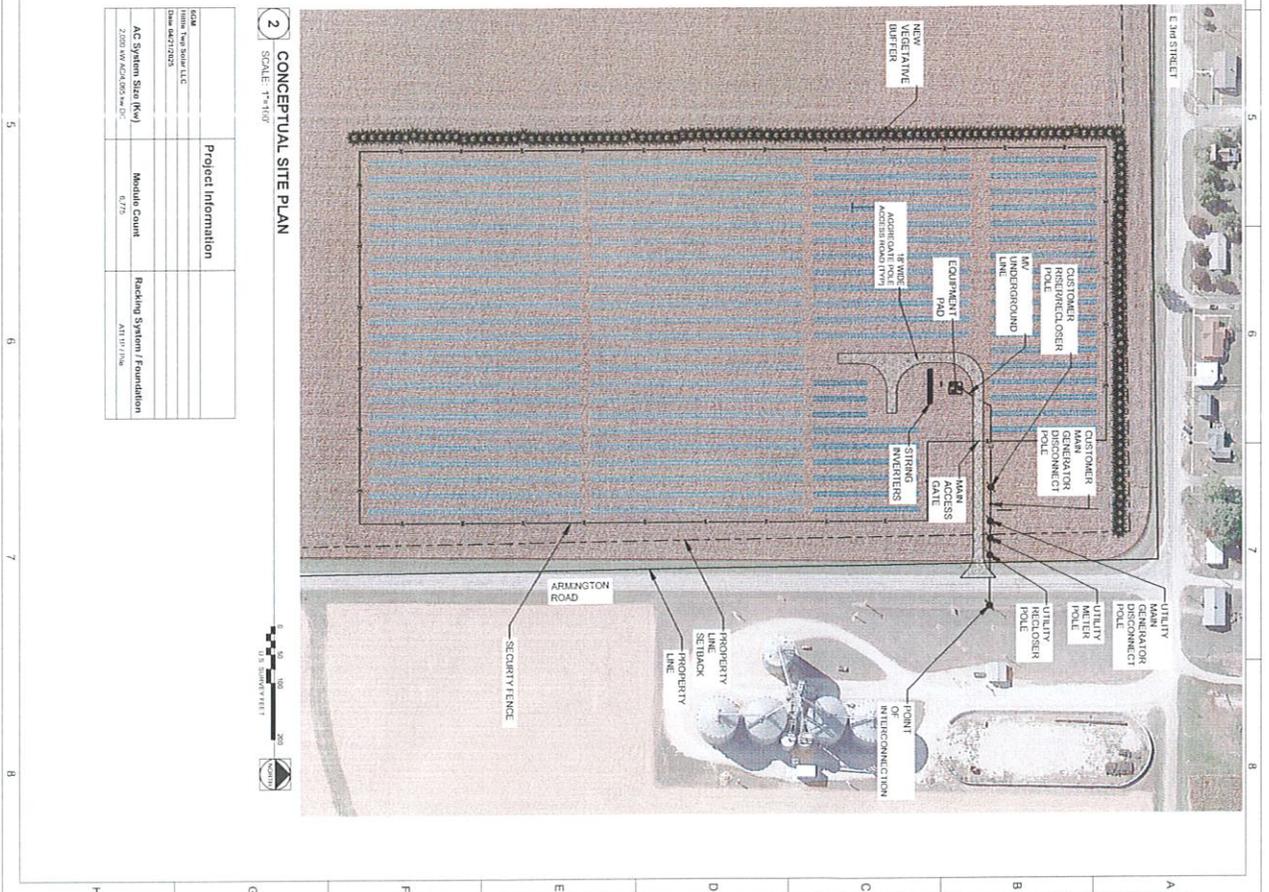
Ayes: 5 – Cupi, Fehr, Lapsley, Alt. Miller and Chairman Lessen
Nays: 0
Absent: 3 – Bong, McClanahan and Vaughn

Dated this 1st day of July, 2025.

/s/ DUANE LESSEN
Chairman, Zoning Board of Appeals
Tazewell County, Illinois



1 OVERALL CONCEPTUAL SITE PLAN
SCALE: 1"=400'



2 CONCEPTUAL SITE PLAN
SCALE: 1"=100'

Project Information	
Client	Hittle Solar LLC
Drawn	04/17/2023
AC System Size (kw)	6.725
2020 IAPC AC/DC/DC/AC/DC	
Module Count	
Roofing System / Foundation	ATTN: 11/17/18

REV	DATE	DESCRIPTION

Hittle Twp Solar LLC
999-1 Armington Road
Armington IL, 61721

Famsworth
22 ALLEN AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63103
(314) 962-7900 / info@f-w.com

6GM
EXHIBIT

A

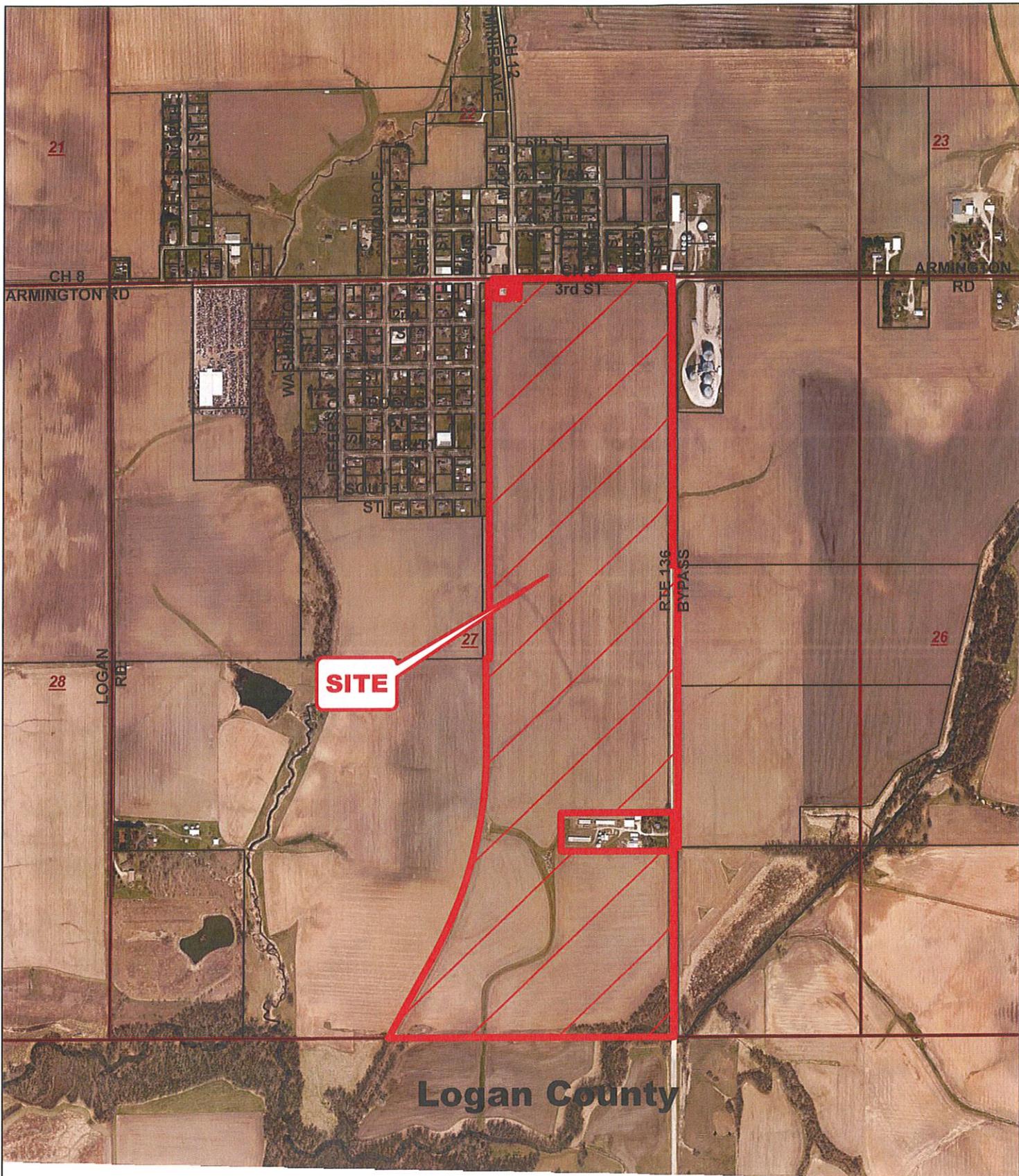
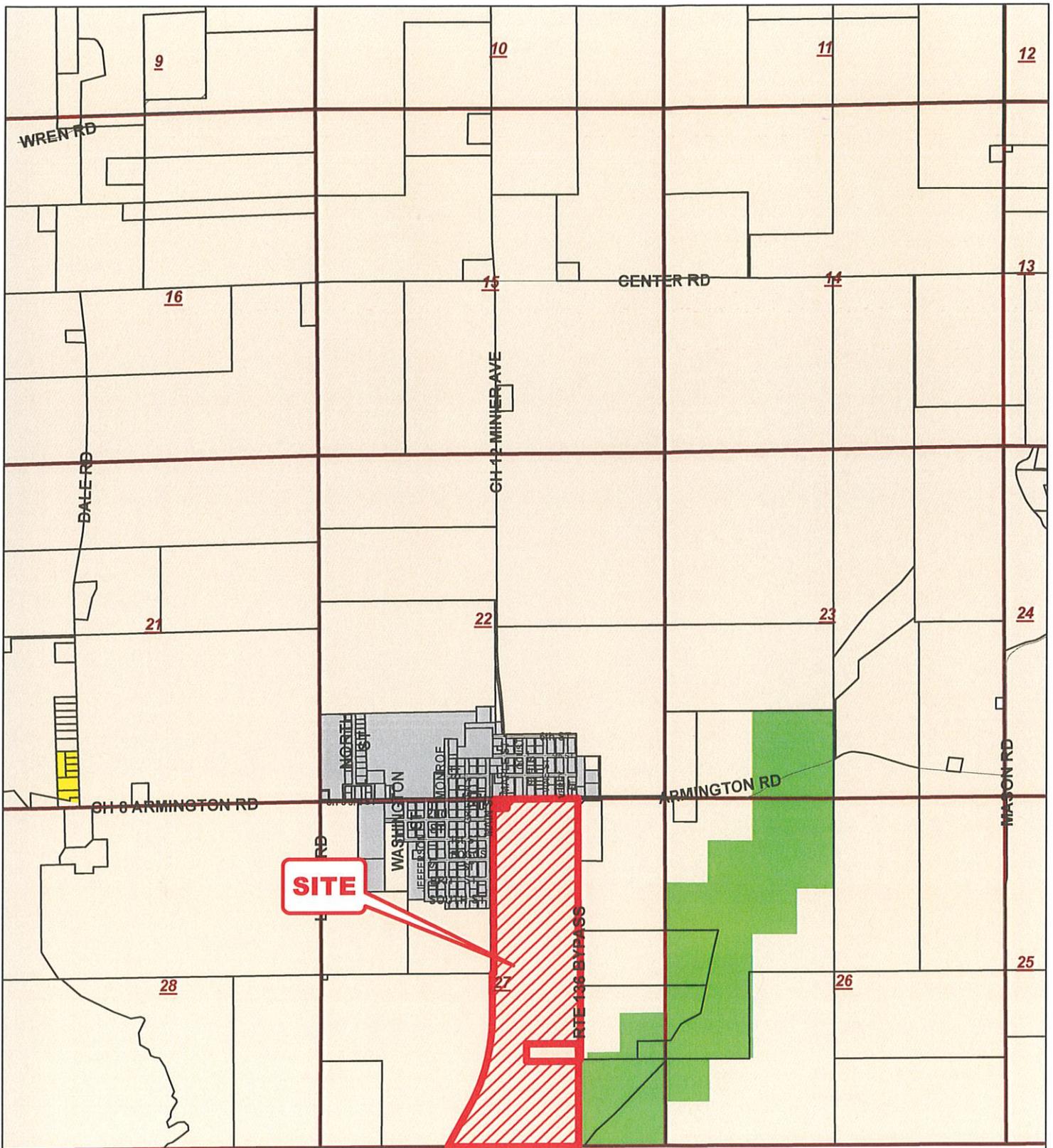


EXHIBIT B



0 255 510 1,020 1,530 2,040 Feet





Logan County

EXHIBIT C



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

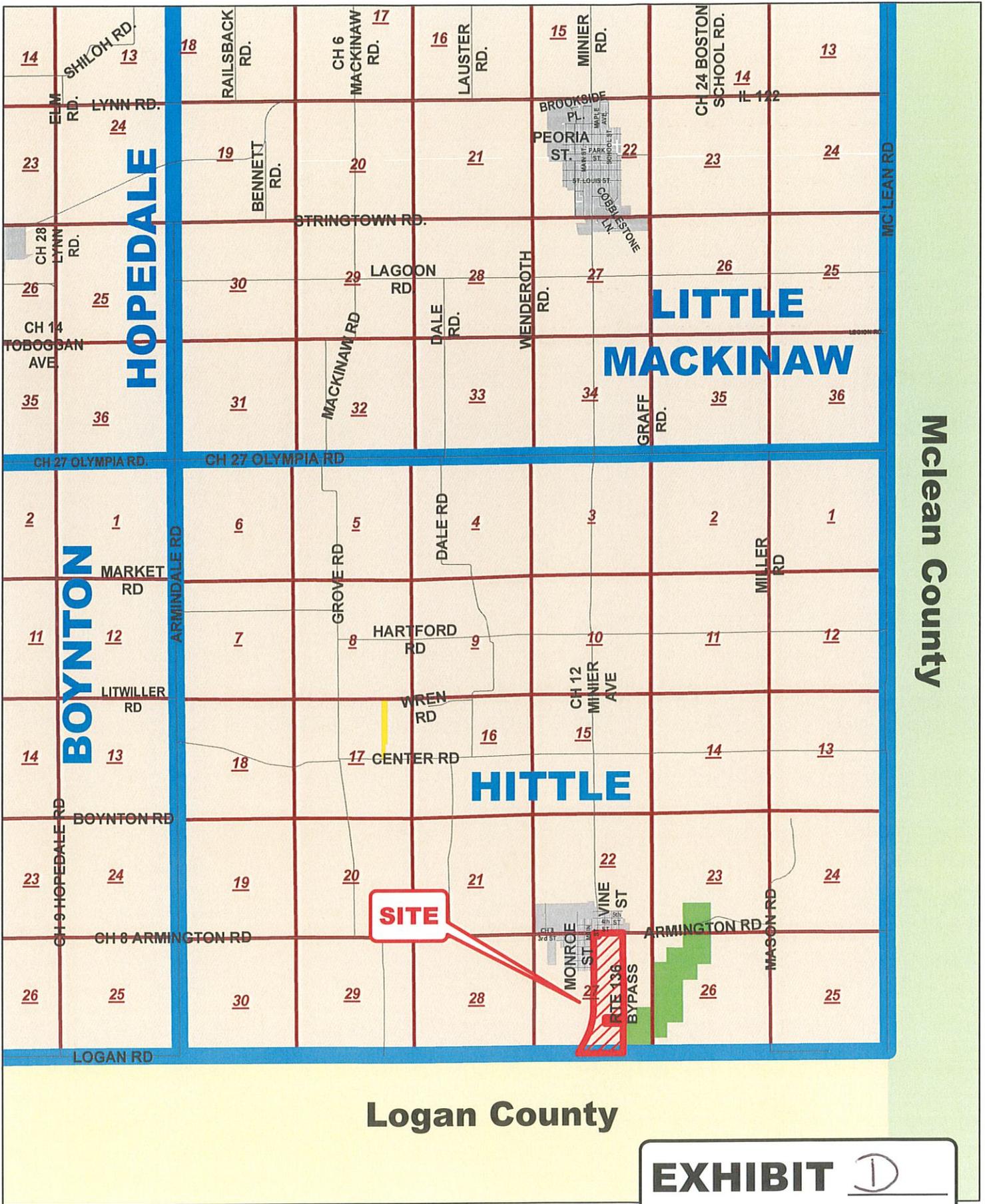
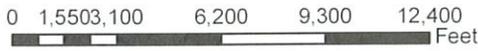


EXHIBIT ①



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

**REPORT OF ZONING BOARD OF APPEALS
TO TAZEWELL COUNTY BOARD
ON A PROPOSED MAP AMENDMENT TO
CHAPTER 157, ZONING CODE OF TAZEWELL COUNTY**

(Zoning Board Case No. 25-30-Z)

TO THE TAZEWELL COUNTY BOARD:

The Zoning Board of Appeals of Tazewell County, Illinois makes the following report of its action on the case indicated herein, after a public hearing on July 1, 2025, pursuant to notice given in accordance with law:

A. DESCRIPTION OF CASE

SUBJECT MATTER: AMENDMENT TO THE TAZEWELL COUNTY ZONING CODE

LOCATION AND/OR PROPERTY INVOLVED:

P.I.N. 12-12-16-400-006; an approximate 25.62 +/- acre parcel located in part of the SE ¼ of the SE ¼ of Sec 16, T24N, R3W of the 3rd P.M., Tremont Twp., Tazewell Co., IL;

located immediately East and adjacent to 25754 E. Lake Windermere Rd., Tremont, IL.

REQUESTED BY: Sauder Family Trust #10

PROPOSAL: The petition of Brad Sauder of the Sauder Family Trust #10 for a Map Amendment to the Official Tremont Township Zoning Map of Tazewell County to change the zoning classification of property from an A-1 Agriculture Preservation Zoning District to a R-R Rural Residential Zoning District

PARTIES OF RECORD: Brad Sauder, Trustee, Petitioner
Jared Benckendorf, Objector
Noah Benckendorf, Objector
Jerry Meeker, Objector
Mike Knapp, Objector
Kate Vanderberg, Objector
Gerald Nafziger, Objector

B. JURISDICTION

NOTICE OF HEARING: A notice of the proposed Rezoning thereon was published in the Tazewell Chronicle on June 11, 2025 and a copy of the publication was mailed to the petitioner within five working days after publication.

AGENCY COMMENTS: The Tazewell County Land Use Planner submitted a report recommending denial of the proposed Rezoning request.

Tazewell County Health Department submitted a report regarding the proposed Rezoning request stating a soils analysis and plats may be required.

Tazewell County Soil & Water Conservation District submitted a report regarding the proposed Rezoning request recommending denial due to prime farm ground being removed from production.

Tazewell County Farm Bureau made no comment regarding the proposed Rezoning request.

Dan Parr, Tazewell County Highway Engineer made no comment regarding the proposed Rezoning request.

Tazewell County Emergency Management Agency made no comment regarding the proposed Special Use request.

Todd Kilgus, Tremont Township Road District made no comment regarding the proposed Rezoning request, however an Entrance Permit was signed and submitted..

Village of Tremont made no comment regarding the proposed Rezoning request.

C. FINDINGS OF FACTS

No Findings of Fact derived due to a lack of 4 concurring votes.

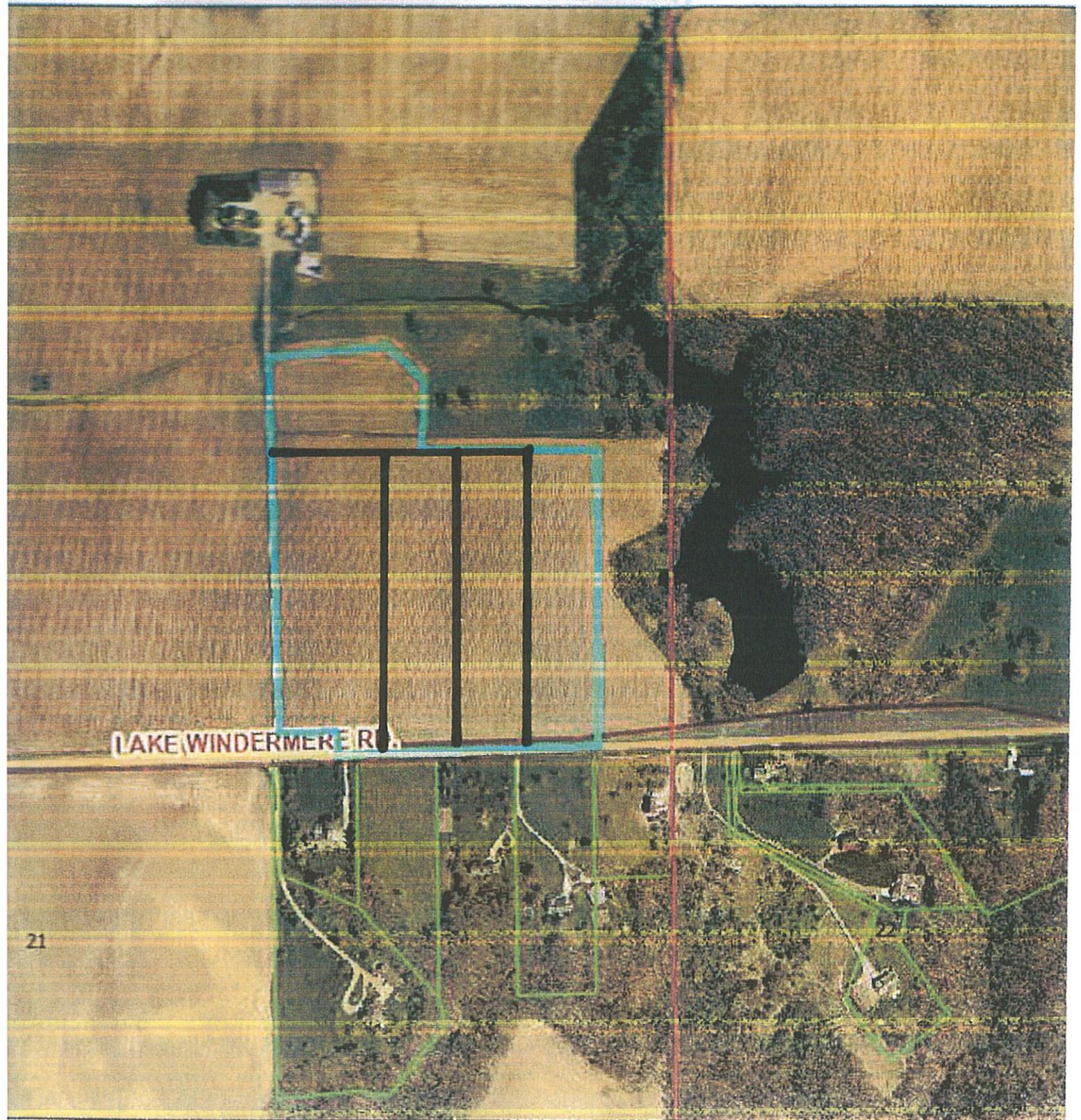
D. RECOMMENDATION

Having considered the information contained in the petition herein, and the testimony given and statements made at the public hearing on said proposal, the Zoning Board of Appeals hereby makes no recommendation, due to a lack of 4 concurring votes.

Ayes: 3 – Cupi, Alt. Miller and Chairman Lessen
Nays: 1 – Lapsley
Abstain: 1 - Fehr
Absent: 3 – Bong, McClanahan and Vaughn

Dated this 1st day of July, 2025.

/s/ DUANE LESSEN
Chairman, Zoning Board of Appeals
Tazewell County, Illinois



Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accessed and used with the understanding that this data was collected primarily for the use and purpose of assessing a Property Tax. Please Read: Statute. The information contained herein is for reference purposes only and should never be used as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third party site listed to this site. All data is subject to change.



EXHIBIT 553 **A**



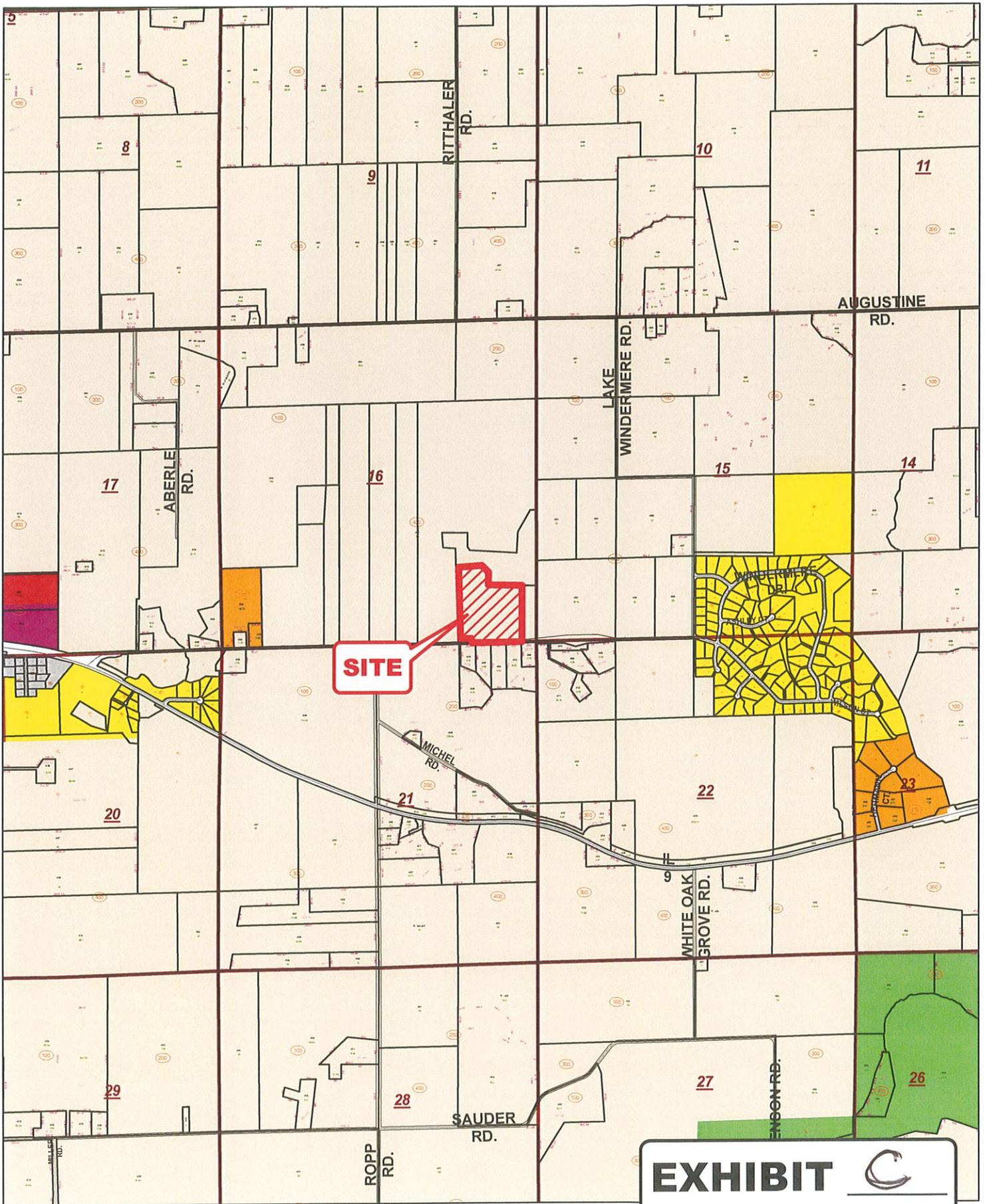
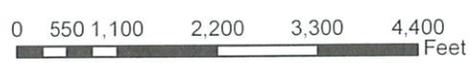


EXHIBIT C



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

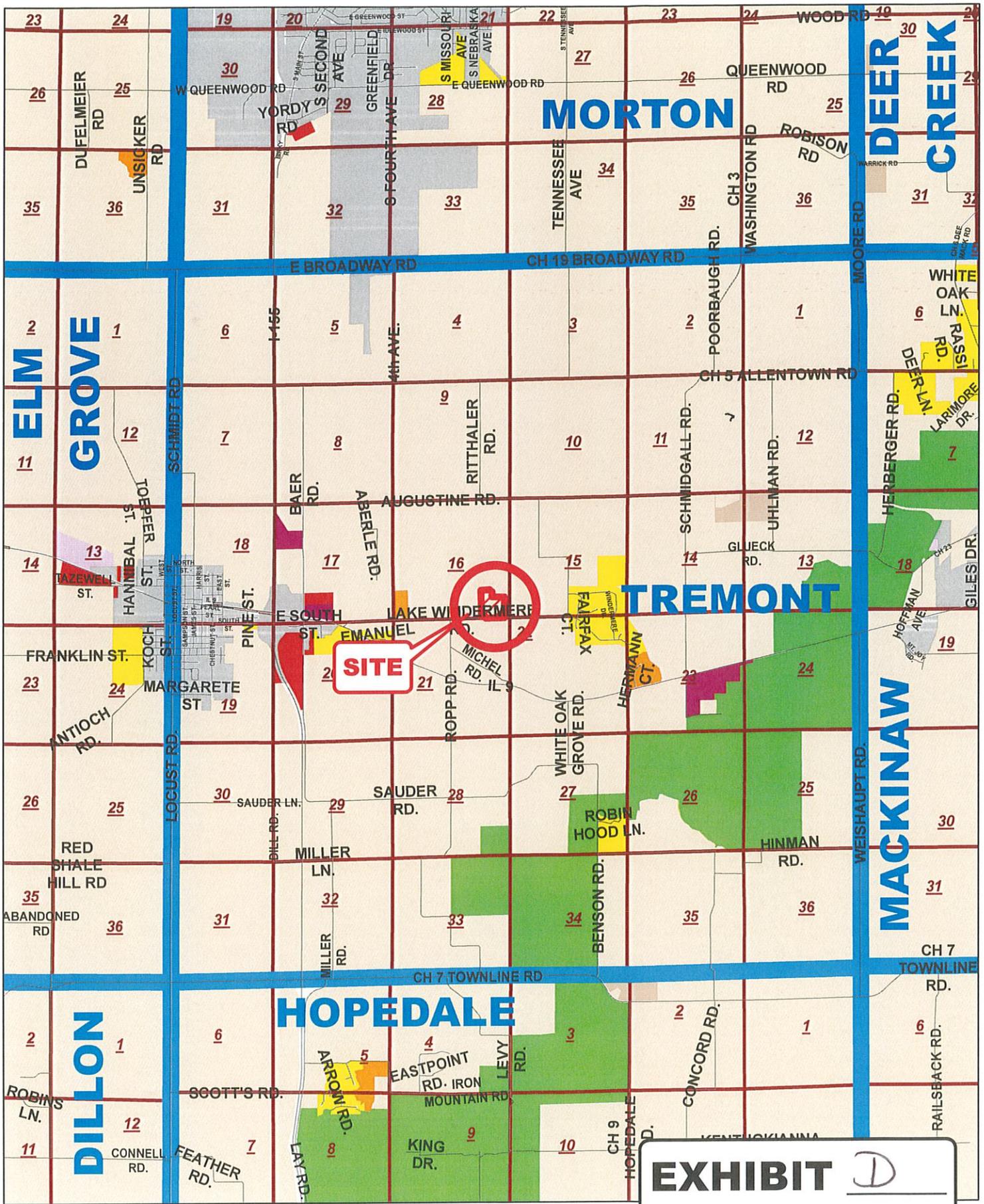


EXHIBIT D



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

Permit Summary Report Fees By Month

Fee Name	12/01/2024 TO 06/30/2025		12/01/2023 TO 06/30/2024	
	Row Total	Row Total	Row Total	Row Total
911 Addressing	\$700.00	14	\$800.00	16
911 Addressing Subdivision	\$140.00	1	\$400.00	2
Adjudication Fine	\$8,275.52	7	\$3,752.95	6
Administrative Variance	\$200.00	2	\$0.00	0
Change-In-Use: Comm/Ind	\$200.00	1	\$200.00	1
Commercial - Addition/Alterations	\$2,950.00	4	\$0.00	1
Commercial - Electrical	\$600.00	6	\$1,265.00	14
Commercial - New Construction	\$1,225.00	1	\$3,375.00	4
Commercial - Plumbing	\$55.00	1	\$55.00	1
Communication Co-Locate	\$7,500.00	6	\$6,250.00	5
Communication Facility	\$14,775.00	3	\$0.00	0
Demolition	\$700.00	8	\$700.00	7
Erosion - Site Specific	\$250.00	1	\$750.00	3
Erosion - Standard	\$1,925.00	11	\$2,450.00	15
Fence	\$1,200.00	24	\$1,050.00	21
Flood Plain Development	\$200.00	1	\$0.00	0
Home Occupation	\$0.00	0	\$600.00	3
Home Occupation RENEWAL	\$990.00	22	\$900.00	20
Inspection Fine	\$450.00	6	\$900.00	9
Move A Structure	\$0.00	0	\$100.00	1
NO CHARGE AG STRUCTURE	\$0.00	7	\$0.00	4
Not for Profit	\$300.00	1	\$0.00	0
OVER/UNDER	\$70.00	1	\$0.00	0
Pool - Above Ground	\$900.00	9	\$1,000.00	10
Pool - In-Ground	\$525.00	3	\$875.00	5
Residential - Accessory Structure/Addition To	\$13,860.00	58	\$15,000.00	56
Residential - Deck Attached/Detached	\$2,990.00	23	\$885.00	7
Residential - Duplex/Condo *NEW*	\$600.00	1	\$0.00	0
Residential - Dwelling *NEW*	\$8,050.00	13	\$8,400.00	14
Residential - Dwelling Addition	\$5,050.00	14	\$4,850.00	15
Residential - Dwelling Remodel/Alteration	\$1,800.00	7	\$1,150.00	4
Residential - Electrical Addn/Access	\$7,245.00	163	\$10,350.00	232
Residential - Electrical NEW	\$880.00	15	\$1,100.00	21
Residential - HVAC - Cooling	\$950.00	16	\$1,005.00	20
Residential - HVAC - Heating	\$975.00	17	\$1,205.00	21
Residential - Plumbing	\$1,650.00	30	\$1,925.00	36
Residential - Plumbing Per Add. Fixture	\$375.00	5	\$345.00	7
Residential-Renewal	\$0.00	0	\$400.00	2
Sign	\$0.00	0	\$110.00	1
Solar Energy System	\$94,800.00	52	\$34,350.00	112
Stormwater Combo	\$7,325.25	3	\$3,000.00	3
Subdivision - Final Plat	\$325.00	1	\$425.00	1
Subdivision - Modification/Road Waiver	\$200.00	1	\$200.00	1
Subdivision - Preliminary Plat	\$0.00	0	\$300.00	1
Temp Compliance Certificate	\$0.00	0	\$150.00	2
Temporary Use	\$600.00	3	\$400.00	2
Tract Survey Review	\$650.00	20	\$925.00	29
ZBA - Incidentals	\$15,000.00	1	\$10,000.00	1
ZBA - Publication Fee	\$521.61	17	\$976.39	20
ZBA - Rezoning	\$1,400.00	2	\$1,300.00	2
ZBA - Special Use	\$8,050.00	18	\$16,293.00	15
ZBA - Special Use - Chickens	\$900.00	3	\$300.00	1
ZBA - Variance	\$2,700.00	9	\$3,600.00	12
Totals:	\$221,027.38	632	\$144,367.34	786