

**TAZEWELL COUNTY LAND USE COMMITTEE AGENDA**  
**Chairman, K. Russell Crawford**  
**Tazewell County Justice – JCCR**  
**Tuesday, April 14, 2026, at 5:00 p.m.**

1. **Call to Order.**
2. **Roll Call.**
3. **Approval of Minutes:** February 10, 2026, and March 18, 2026
4. **Public Comment.**
5. **New Business.**

**a. Cases:**

LU-26-01, 24-25-S	Hawk-Atollo, LLC	Special Use	Malone Twp.
LU-26-02, 26-05-Z	Christopher Aeschliman	Rezoning	Dillon Twp.
LU-26-03, 26-10-Z	Troy Reed	Rezoning	Washington Twp.
LU-26-04, 26-15-A	Amendment 75		

**b. Plats and Subdivisions:** None

**c. Resolutions:**

- i. LU-26-05 Legacy Lake Estates Subdivision Modification

**d. Discussion:**

- i. Renewable Energy Ordinance

6. **Unfinished Business.**
7. **Staff Report:** Review Year to Date Revenue and Building Activity
8. **Next Meeting:** Tuesday, May 12, 2026
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, February 17, 2026, at 4:03 p.m.

**PRESENT:** Chairman K. Russell Crawford, Vice Chairman Jon Hopkins, Greg Longfellow, Eric Schmidgall, Eric Stahl

**ABSENT:** Jay Hall, Mark Goddard and Joe Woodrow

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

**OTHERS PRESENT:** Elton Rocke and County Board Members: Kim Joesting, Mike Harris, Nancy Proehl and Deene Milam

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**CALL TO ORDER:** Chairman Crawford called the meeting to Order at 4:03 p.m.

**MINUTES:** Moved by Stahl, seconded by Schmidgall to approve the minutes of the November 10, 2025 Land Use meeting.

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

**PUBLIC COMMENT:** None

**DISCUSSION**

Data Centers

Administrator Workman stated the Zoning Code does not currently address data center facilities and historically, if a use was not listed, then it would be considered not be an allowable use. Ms. Workman felt that it would be beneficial to have something in the Code regarding this type of use just in case there were a challenge. Ms. Workman said that Sangamon and McLean Counties were working on adoption of an ordinance at the present. Ms. Workman added she would review other area ordinances and then work to draft regulations for Tazewell County, keeping this type of use limited to industrial areas. Ms. Workman stated there was no legislation passed on data centers, but it was possible as with renewable energy, legislation could be forthcoming. Ms. Workman added that she had not seen any language regarding decommissioning of these types of facilities.

Member Stahl questioned where industrial areas of the County were located and if a moratorium would be an option until language were adopted.

County Board Member Milam stated concerns over the amount of shadow cast by these types of structures due to the height of the buildings.

County Board Member Proehl questioned if the County were to designate certain areas allowable for this type of use would that have an impact on any current development plans, such as with the City of Pekin.

Member Stahl stated he would like to require a developer to clarify where the power

would come from for these data centers to ensure the local power supply not be affected.

Member Hopkins stated he would prefer these types of developments be required to supply their own power.

Chairman Crawford stated the last time the County tried to pass a moratorium on development, the State passed a law disallowing the county to do so.

Member Schmidgall stated Champaign County passed a moratorium on Data Center developments.

Assistant States Attorney Drake stated that data centers should be classified as Class A use.

This item was for discussion purposes only. No action was taken

**RECESS & RECONVENE:** Chairman Crawford called for a brief recess at 4:59 p.m. and the meeting resumed at 5:06 p.m.

**BESS Battery Storage** Assistant States Attorney Drake stated there were more changes proposed to Illinois legislation regarding green energy and BESS facilities. Mr. Drake provided a report of those changes to the committee and gave an overview. (See attached.)

Administrator Workman stated she would reference the NFPA Code when drafting an ordinance for BESS. Ms. Workman said that she would like to draft one ordinance that encompassed all renewable energy.

This item was for discussion purposes only. No action was taken

**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.

**NEXT MEETING:** The next meeting of the Land Use Committee will be held on Tuesday, March 10, 2026 at 5:00 p.m.

**RECESS:** There being no further business, the meeting recessed at 5:48p.m.

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

Land Use Members: On January 8<sup>th</sup>, Governor Pritzker signed the Clean and Reliable Grid Affordability Act (CRGA) into law (SB 25 / PA 104-048) and Matt Drake was kind enough to review and summarize the legislation for our discussion related to BESS (Battery Energy Storage Systems) and updates for Wind and Solar.

*CRGA is over 1,000 pages in length and this summary is not meant to be exhaustive, but rather to highlight the provisions which are the most likely to be relevant to the County.*

*First, CRGA further alters counties' authority to regulate wind and solar energy facilities (collectively, "green energy facilities"). Citations are included below to the relevant paragraphs of 55 ILCS 5/5-12020, as amended:*

- *Redefines "supporting facilities" to include large-scale batteries known as Battery Energy Storage Systems ("BESS"). This redefinition means that we cannot establish siting standards for BESS which would preclude wind or solar energy development. (Paragraphs (a) and (g))*
- *Clarifies that fences are not to be considered part of solar energy facilities for purposes of measuring setbacks. In other words, setbacks for solar energy facilities are measured from the nearest non-fence part of the solar facility. (Paragraph (e)(3))*
- *Clarifies that counties may require solar facilities to comply with generally applicable fencing setback requirements from public roads, as long as the setbacks do not preclude green-energy development. (Paragraph (e)(3))*
- *Permits landowners near a green energy facility to, in writing, waive enforcement of the Illinois Pollution Control Board's rules regarding noise pollution. If any such waiver is recorded, it will run with the land and bind future owners or occupants. The landowners must disclose any such waiver to prospective buyers and/or tenants. (Paragraph f)*
- *Allows counties to set a deadline of 5 years or longer for green-energy developers to either begin construction or obtain a building permit. Shorter deadlines are not allowed. If a developer requests an extension of the deadline with reasonable cause, the county must allow it. Extensions shall not be unreasonably withheld, conditioned, or denied. (Paragraph i-5)*
- *Provides safe harbors for county fees, as follows:*
  - *Special-use permit fees or siting approval fees for green-energy facilities are presumed to be reasonable if they do not exceed \$5,000 per megawatt, up to a maximum of \$125,000.*
  - *Building permit fees (which must also cover supporting facilities, including BESS) are presumed reasonable if they do not exceed \$5,000 per megawatt, up to a maximum of \$75,000.*
  - *The county may require reimbursement for its reasonable expenses in processing these requests, above and beyond these safe harbors.*
  - *Any "reasonable" fees are allowed, but no further guidance is given. (Paragraphs i-5 and i-10)*
- *Allows counties to require green-energy developers to maintain liability insurance once construction begins. The insurance required must be commercially reasonable and consistent with prevailing industry standards. (Paragraph i-10)*
- *Removes our authority to require vegetative screening of wind energy facilities. (Paragraph l)*
- *Limits our authority to require vegetative screening of solar energy facilities. Any such screening requirement:*
  - *May be applied only between the facility and non-participating residences*
  - *Must be commercially reasonable and limited in height so as to not eventually cast shade on the facility*
  - *May require the plants to be up to five feet tall, but no taller, at first installation and at the date operation begins*
  - *Must be adopted after considering the size and location of the facility, how visible it is from nonparticipating residences, the feasibility of installation and maintenance, and standard practices in the industry. (Paragraph l)*

- *May require the plants to be up to five feet tall, but no taller, at first installation and at the date operation begins*
- *Must be adopted after considering the size and location of the facility, how visible it is from nonparticipating residences, the feasibility of installation and maintenance, and standard practices in the industry. (Paragraph l)*
- *Removes our ability to require a review by the US Fish & Wildlife Service. (Paragraph n)*
- *Prevents counties and other units of local government from requiring payment for road-use agreements, except for those units' actual expenses in negotiating, executing, or implementing the agreement. Developers cannot be required to pay for road work unless it is specifically required for construction of their facility. (Paragraph s)*

*Second, CRGA comprehensively limits counties' ability to regulate independent BESS installations via zoning. The statutory scheme is similar to the one used in Public Act 102-1123 to remove our zoning authority over green energy facilities. The statute lays out some requirements which we are allowed to impose (see details below), and provides that no more restrictive requirements may be imposed. CRGA further provides that any requests for BESS siting or special uses must be granted if the statutory conditions and other state/federal laws are complied with. Moratoriums or other bans on BESS development are not allowed in districts which allow agricultural or industrial uses. CRGA requires us to bring our zoning ordinance into compliance by Monday, September 29, 2026 (120 days after CRGA's effective date.)*

*Assuming our zoning ordinance is amended to make BESS a special use, any application for a BESS special use must be publicly heard, and the hearing must conclude within 60 days of the application being filed. Once a building permit is applied for, a decision must be made within 60 days or it will be deemed to have been granted.*

*The requirements we may impose on BESS developers include the following:*

- *Compliance with NFPA 855, a 122-page standard for BESS installations promulgated by the National Fire Protection Association*
- *Setbacks of 150 feet from occupied community buildings and nonparticipating residences*
- *Setbacks of 50 feet to the property lines of occupied community buildings and nonparticipating residences*
- *Setbacks of 50 feet to the edge of any public road right-of-way*
- *However, any setback requirements may be waived by the owner of the affected property*
- *Limits on noise pollution up to those established by the Illinois Pollution Control Board. The county may require the facility, once operational, to provide one set of sound measurements from a reasonable number of sampled locations at the perimeter of the facility*
- *Begin construction or obtain a building permit within three years or more of the use being approved. Shorter deadlines are not allowed. Extensions made for good cause must be granted, and may not be unreasonably withheld, conditioned, or denied.*
- *Provide a farmland drainage plan*
- *Compensate landowners for crop losses or other agricultural damage caused by construction*
- *Payment of reasonable fees. Safe harbors are provided indicating that:*
  - *Special-use and siting fees are considered reasonable if they are under \$5,000 per megawatt up to a maximum of \$50,000.*
  - *Building permit fees are considered reasonable if they are under \$5,000 per megawatt up to a maximum of \$50,000.*

- *Provide a decommissioning plan as required in NFPA 855, including a reclamation bond. The bond amount is based on the decommissioning cost as estimated by an engineer hired by the facility, and we may require the amount to be recalculated every 5 years. The bond shall provide for the following amounts on the indicated dates:*
  - *25% of estimated decommissioning cost before operation;*
  - *50% by the 5<sup>th</sup> anniversary of commercial operation; and*
  - *100% by the 10<sup>th</sup> anniversary of commercial operation.*
- *Obtain and provide an EcoCAT recommendation from the Illinois Department of National Resources*
- *Adhere to recommendations provided by IDNR regarding impacts on endangered species and natural areas*
- *Demonstrate avoidance of protected lands identified by IDNR or the Illinois Nature Preserves Commission*
- *Consider (but not necessarily follow) IDNR recommendations for setbacks from protected lands*
- *Provide evidence of consultation with the Illinois Historic Preservation Division regarding state historic sites*
- *Provide a site plan including property lines, physical features of the site, roads, and changes to the landscape including structures, vegetation, lighting, and screening, BUT NOT detailed electrical diagrams*
- *Post warning signs in compliance with NFPA 855*
- *Limit outdoor lighting to that minimally required for safety and operational purposes*
- *Provide, at the time a building permit is requested (but no earlier), a diagram detailing the system layout, components, interconnection methods, disconnects, and overcurrent devices; as well as an equipment spec sheet*
- *Provide, prior to starting commercial operation (but no earlier), the following items as required by NFPA 855:*
  - *Commissioning report*
  - *Hazard mitigation analysis*
  - *Emergency operations plan, and provide the plan as well as relevant training to local fire departments and first responders*
- *Some things that we specifically may not require:*
  - *Property-value guarantees*
  - *Escrowing of funds for devaluation of neighboring properties*
  - *Additional county approvals MAY NOT be required for work done later, to maintain the original capacity of the BESS*
  - *Fees or other payment for road-use agreements, except as specifically attributable to construction of the facility; however, road districts or other units of local government may require reimbursement for their actual expenses in connection with the project*

*As always, please feel free to contact me with questions.*

*Regards,*

*Matthew S. Drake*

*Assistant State's Attorney*

**DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL**

**BOARD:** TAZEWELL COUNTY

**COMMITTEE:** LAND USE

**DATE/TIME:** Wednesday, March 18, 2026, at 4:17 p.m.

**PRESENT:** Chairman K. Russell Crawford, Vice Chairman Jon Hopkins, Eric Schmidgall, and Woodrow. **NO QUORUM.**

**ABSENT:** Jay Hall, Mark Goddard, Greg Longfellow, Eric Stahl

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

**OTHERS PRESENT:** Elton Rocke and County Board Members: Nancy Proehl, Deene Milam and Greg Sinn

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**CALL TO ORDER:** Chairman Crawford called the meeting to Order at 4:17 p.m.

**MINUTES:** Vote not held due to a lack of quorum.

**PUBLIC COMMENT:** None

**DISCUSSION**

Proposed Amendment 75

Administrator Workman presented the committee with an overview of Proposed Amendment 75 to the Zoning Code. Ms. Workman stated this amendment would put a stop to any petitions on any use that was not specifically listed in the zoning code. Ms. Workman said that this verbiage change was not meant to be permanent and could be rescinded once the Board established verbiage to address higher intensity uses such as Battery Storage (BESS) facilities or Data Centers. Ms. Workman added that she had various meetings already set in order to work on a proposed ordinance to address these intensive uses, and although a draft ordinance is not ready to be presented to the committee that does not mean that the research and work is not being done.

Member Sinn stated he felt an amendment such as this was actually going backwards and would be too restrictive. Mr. Sinn stated he understood the reasoning behind the change, but he disagreed with this being the route taken.

Chairman Crawford stated the proposed verbiage change would be a better option that issuing a moratorium on specific uses and could help the County by providing them a opportunity to research a use prior to establishing regulations.

Member Hopkins stated he was in agreement with Member Sinn and would like to see an ordinance on BESS and Data Centers rather than verbiage to prohibit them. Mr. Hopkins added his concern work had not been done to propose any verbiage. Mr. Hopkins said he would be agreeable to the amendment as long as there was an ordinance that would soon follow.

Assistant States Attorney Drake stated he was not aware of any specific petitions that would have been proposed under an analogous use, as the code was currently written. Mr. Drake said this verbiage change would not be a dead end for petitioners, it was intended to allow time to get standards researched and in place.

Member Woodrow stated that these intensive uses that are becoming popular needed to be addressed by a moratorium or an ordinance.

This item was for discussion purposes only. No action was taken

BESS Battery Storage

Administrator Workman stated she is continuing to work on this topic and drafting one ordinance that will encompass all renewable energy sources and projects.

This item was for discussion purposes only. No action was taken

**UNFINISHED BUSINESS:**

Chairman Crawford stated there was a participant of the Coyote Solar project that was having difficulty with the developer and brought the topic before the Executive committee. Mr. Crawford said that Member Menold wanted to vote down the decommissioning plan before them until the participant was able to get the answers he needed, however Mr. Crawford stated that he tried to explain that the Decommissioning Plan was not anything that the County should deny without real cause because it was a document drafted to protect the County.

Assistant States Attorney Drake stated that the County is not required to approve every decommissioning plan that comes past them, however, the County should ensure that their interests are covered by a proposed plan for approval.

This item was for discussion purposes only. No action was taken

**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.

**NEXT MEETING:**

The next meeting of the Land Use Committee will be held on Tuesday, April 14 at 5:00 p.m.

**RECESS:**

There being no further business, the meeting recessed at 4:45p.m.

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

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

(Zoning Board Case No. 24-25-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 April 7, 2026, 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: EC-SPNC Jibben Farms, LLC, 3713 Sheridan Rd., Pekin, IL

P.I.N. 20-20-05-200-003; an approximate 25 +/- acres utilized of an existing 81 acre parcel located in part of the E ½ of the NE ¼ of Sec 5, T22N, R5W of the 3<sup>rd</sup> P.M., Malone Twp., Tazewell Co., IL;

located in a field immediately S and adjacent to 13127 Hilst Rd., Green Valley, IL.

**REQUESTED BY:** Hawk-Attollo, LLC

**PROPOSAL:** The petition of Hawk-Attollo, LLC for a Special Use to extension of its Special Use Permit which was granted approval by the Tazewell County Board on July 2, 2024 which allowed the construction of a 3.5 Mega Watt Commercial Solar Farm (originally approved as a 5 Mega Watt project 11/2/2022 in Case No. 22-47-S) in an A-1 Agriculture Preservation District

**PARTIES OF RECORD:** Seth Uphoff, Attorney on behalf of Petitioner  
Bernardo Urdaneta, on behalf of, Hawk Solar, Petitioner

**B. JURISDICTION**

**NOTICE OF HEARING:** A notice of the proposed Special Use thereon was published in the Tazewell Chronicle on March 4, 2026, 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, with no new findings regarding the extension.

Tazewell County Health Department submitted a report regarding the proposed Special Use request stating during construction portable toilets and handwashing stations shall be provided during the course of construction, with no new comments regarding the extension.

Tazewell County Soil & Water Conservation District submitted a report regarding the proposed Special Use request recommending approval.

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

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

Eric Hoefft, Malone Township Road District made no comment regarding the proposed Special Use request.

### **C. 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 recommends approval of the Special Use extension 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 and in any other location as determined desirable by the Community Development Administrator.
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.

6. Decommissioning Plan compliant with the current standards of the Tazewell County Solar Energy Ordinance.

Ayes: 6 – Bong, Fehr, Alt. Gullette, Alt. Miller, Vaughn, and Chairman Lessen

Nays: 0

Absent: 3 –Cupi, Lapsley and McClanahan

Dated this 7th day of April 2026.

**/s/ DUANE LESSEN**

Chairman, Zoning Board of Appeals  
Tazewell County, Illinois





**Area for  
Special Use**

HILST RD

HILST  
RD.

33

004

004

200

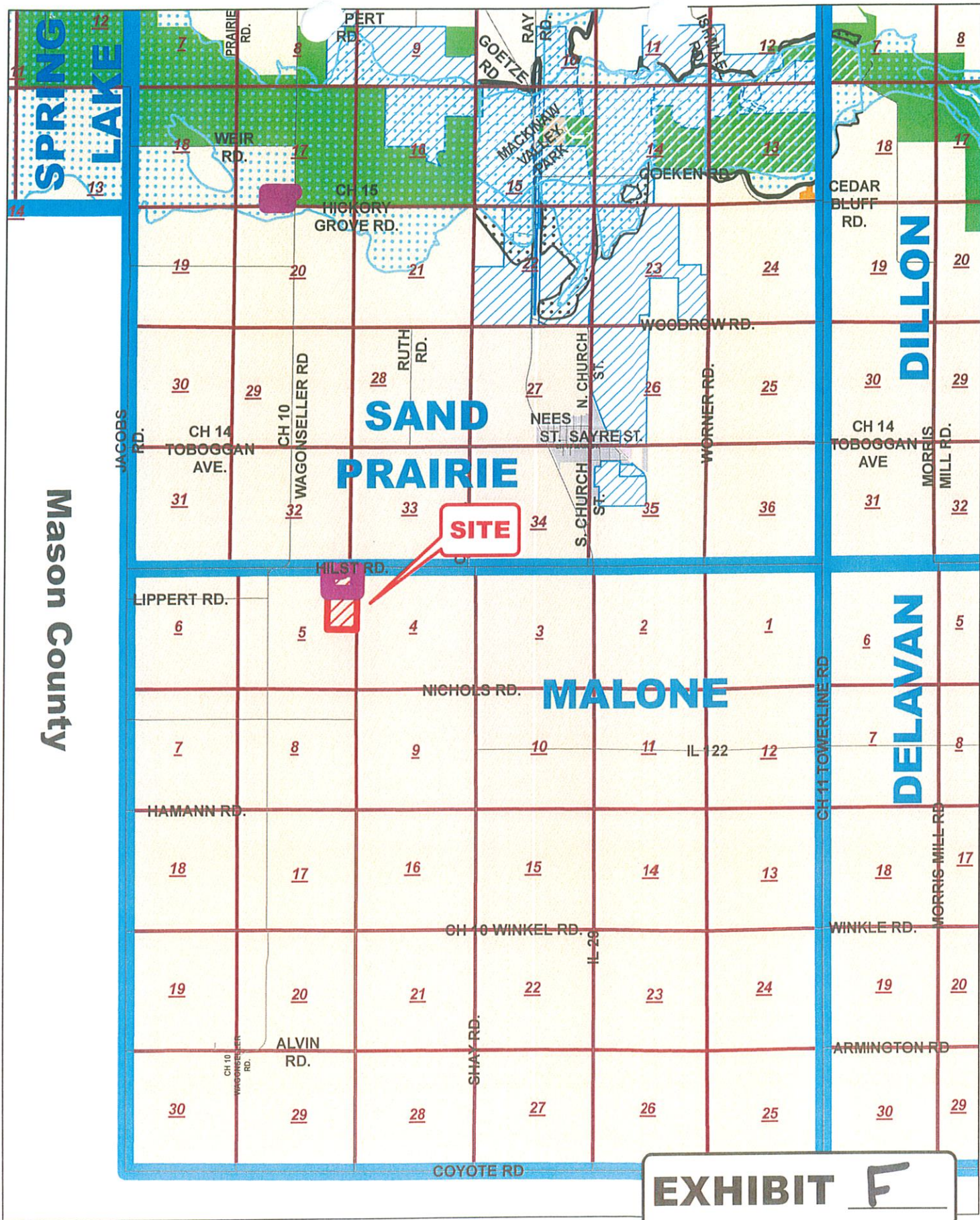
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81

**Entire  
Parcel**

**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	

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

(Postponed from March 2026 due to the cancellation of the Public Hearing)  
(Zoning Board Case No. 26-05-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 April 7, 2026, 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:**

Owner of Property: Richard Smith, 21800 Butternut Ln, Delavan, IL 61734

P.I.N. 17-17-23-300-005; an approximate 20.11 +/- acre parcel known as Parcel 1 and a part of Parcel 2 of Dillon Acres Phase 2 located in part of the NE ¼ of the SW ¼ of Sec 23, T23N, R4W of the 3<sup>rd</sup> P.M., Dillon Twp., Tazewell Co., IL;

Located immediately West and adjacent to 21281 Tullamore Rd., Delavan, IL.

**REQUESTED BY:** Christopher Aeschliman

**PROPOSAL:** The petition of Christopher Aeschliman for a Map Amendment to change the official zoning maps of Dillon Township from an A-1 Agriculture Preservation District to a R-R Rural Residential District.

**PARTIES OF RECORD:** Christopher Aeschliman, Petitioner

**B. JURISDICTION**

**NOTICE OF HEARING:** A notice of the proposed Rezoning thereon was published in the Tazewell Chronicle on February 11, 2026, 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 Rezoning request.

Tazewell County Health Department submitted a report regarding the proposed Rezoning request stating because the proposed new parcels are more than 5 acres in size, a plat review will not be required. If public water and sewer are not available on site, well and/or septic permit applications must be submitted to TCHD prior to any future dwelling construction.

Tazewell County Soil & Water Conservation District submitted a report regarding the proposed Rezoning request recommending approval.

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

Tazewell County Highway made no comment regarding the proposed Rezoning request.

Tazewell County EMA made no comment regarding the proposed Rezoning request.

Kenneth Siegrist, Dillon County Township Road Commissioner made no comment regarding the proposed Rezoning request.

Tazewell Community Development Staff recommended approval of the proposed Rezoning request.

### **C. FINDINGS OF FACTS**

1. *The proposed amendment shall not be detrimental to the orderly development of Tazewell County.*

(POSITIVE) The future land use map within the Tazewell County Comprehensive Plan is intended to show the "general areas where development should occur to ensure an orderly development pattern that protects valuable sensitive lands for agriculture and environmental conservation." The future land use map identifies the subject property within the R-R classification which is primarily for low density residential development in rural settings. The proposed zoning amendment looks to change to the zoning that this property is identified as having in the 2011 Comprehensive Plan and is therefore deemed to not be detrimental to the orderly development of Tazewell County.

2. *The proposed amendment shall not be detrimental to or endanger the public health, safety, morals or general welfare of Tazewell County.*

(POSITIVE) The proposed amendment would allow the subject property to align with the future land use plan within the 2011 Comprehensive Plan which identifies the property and most of the surrounding area as R-R & A-2 designation. The uses permitted under the R-R zoning district are primarily low density residential with agriculture being allowed at a smaller scale compared to A-1 & A-2 districts. Low density residential and small scale agriculture is quite common directly to the east, making the proposed amendment not detrimental to the public health, safety, morals or general welfare of Tazewell County.

3. *The request is consistent with existing uses of property within the general area of the property in question.*

(POSITIVE) The surrounding area is a mix of A-1, R-R, and R-1 zoned properties which have either agriculture or residential development as their primary land uses. The requested rezone would allow a greater number of residential units on the subject property which is in line with the future land use designation of the property and properties to the east.

4. *The request is consistent with the zoning classifications of property within the general area of the property in question.*

(POSITIVE) The surrounding area is a mix of A-1, R-R, and R-1 zoned properties which have either agriculture or residential development as their primary land uses. The future land use classification for the subject property as well as many of the surrounding properties is R-R. Aligning the zoning classification to the Comprehensive Plans vision for the designation of the property is deemed to be positive.

5. *The suitability of the property in question for the uses permitted under the existing zoning classification.*

(NEUTRAL) Agriculture is the primary use permitted under the existing zoning classification of A-1 and is also the primary use of the subject property as of present day. While the requested zoning of R-R does still list agriculture as a permitted use in the zoning district, single family dwellings are typically seen as the dominant land use in that zoning classification.

Currently, half the property is utilized for farming as the southern half has significant topography challenges with a small creek running through. The soils on the subject property are mostly rated 125 or higher on the subject property indicating productive land. As the property is split between portions that are useable for agricultural production as well as a portion that isn't, the finding is deemed neutral.

6. *The suitability of the property in question for the uses permitted under the proposed zoning classification.*

(POSITIVE) The subject property is requested to be rezoned to R-R in which its primary purpose and uses are low density residential development in a rural setting. This use is seen frequently to the east where there are similarly zoned properties.

7. *The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the property in question was placed in its present zoning classification.*

(POSITIVE) While not a tremendous amount, the area has seen residential development to the east in recent years. Single-family dwellings are the primary permitted use in the R-R district.

8. *The length of time the property has been vacant as zoned, considered in the context of the land development in the area surrounding the subject property.*

(POSITIVE) The subject property has been primarily utilized for agricultural production for many years. Other properties in the area are similarly utilized in the form of agricultural production, or have been developed with single-family dwellings, particularly since the 1970s.

9. *The proposed map amendment is within one and one half (1 ½) miles of a municipality and consistent with an adopted Comprehensive Plan.*

(NOT APPLICABLE) The subject property is not within 1.5 miles of a municipality with an adopted Comprehensive Plan.

10. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.*

(POSITIVE) Rezoning the property to R-R would align the property with the future land use map as seen in the Tazewell County Comprehensive Plan. Comprehensive Plans are generally seen as documents which serve a public benefit so this rezone would be seen as positive. One of the primary distinctions between A-1 and R-R zoning districts is the flexibility for residential for residential development. If denied, future residential development may be more difficult to accomplish but would still be feasible through the Special Use application process.

11. *The proposed amendment is consistent with the goals, objectives, and policies of the Tazewell County Comprehensive Plan.*

(POSITIVE) The proposed amendment would align the property with the future land use map seen in the 2011 Comprehensive Plan which sees the property designated in the R-R land use category. Otherwise, there are many instances where the Comprehensive Plan speaks to having residential development close to roadways, next to existing development, and saving large pieces of agricultural land. If single family residential dwellings were to be developed on the subject property, the location would meet the above-mentioned objectives.

**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 recommends, based on the findings of fact set forth above, that the petition be approved.

Ayes: 6 – Bong, Fehr, Alt. Gullette, Alt. Miller, Vaughn, and Chairman Lessen  
Nays: 0  
Absent: 3 –Cupi, Lapsley and McClanahan

Dated this 7th day of April 2026.

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

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!**

### ArcGIS Web Map



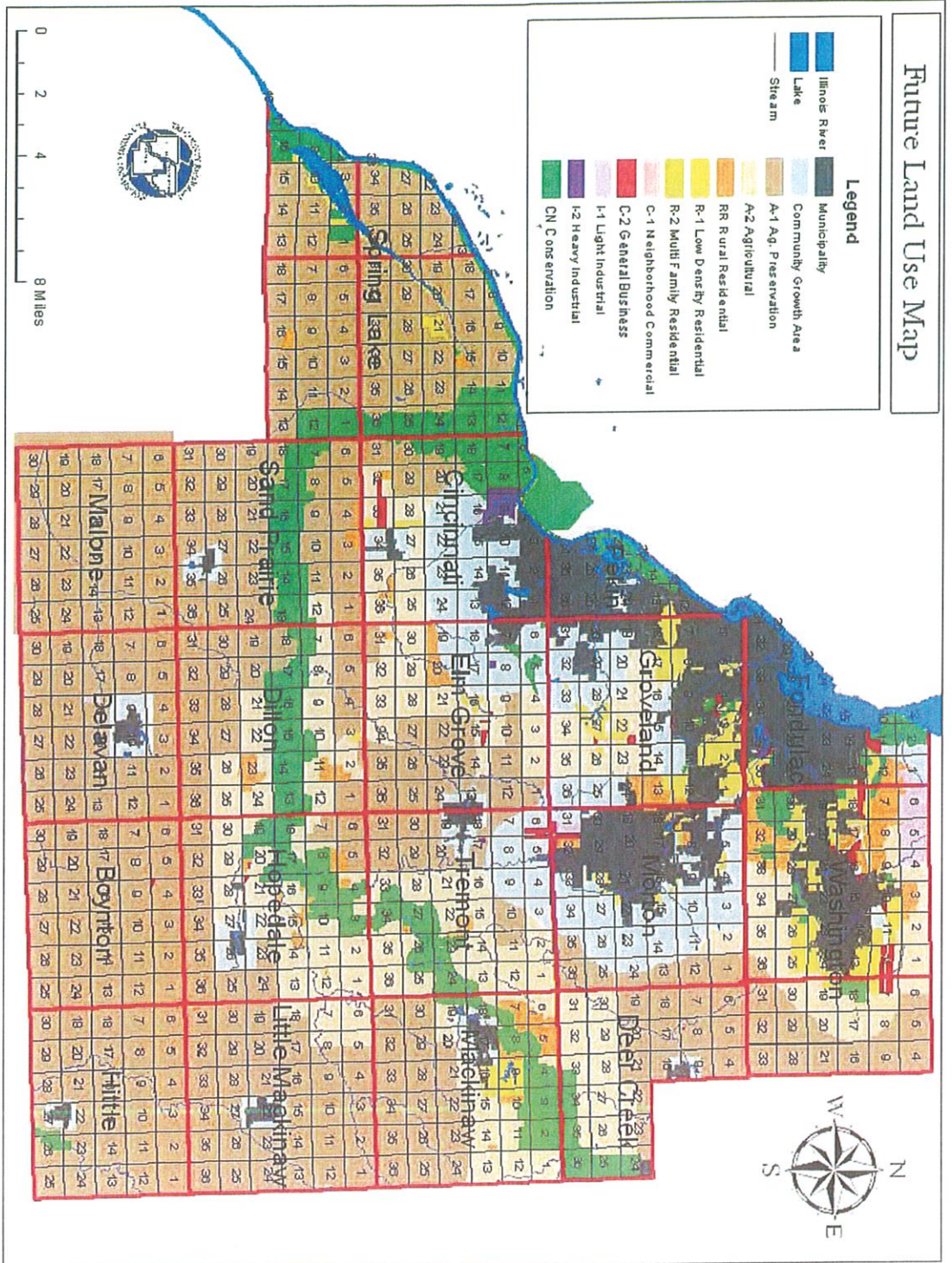
- |                   |             |
|-------------------|-------------|
| Ownership Parcels | Streets     |
| ROW               | Centerlines |
| Hydrography       | Sections    |

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 accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon 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 linked to this site. All data is subject to change.



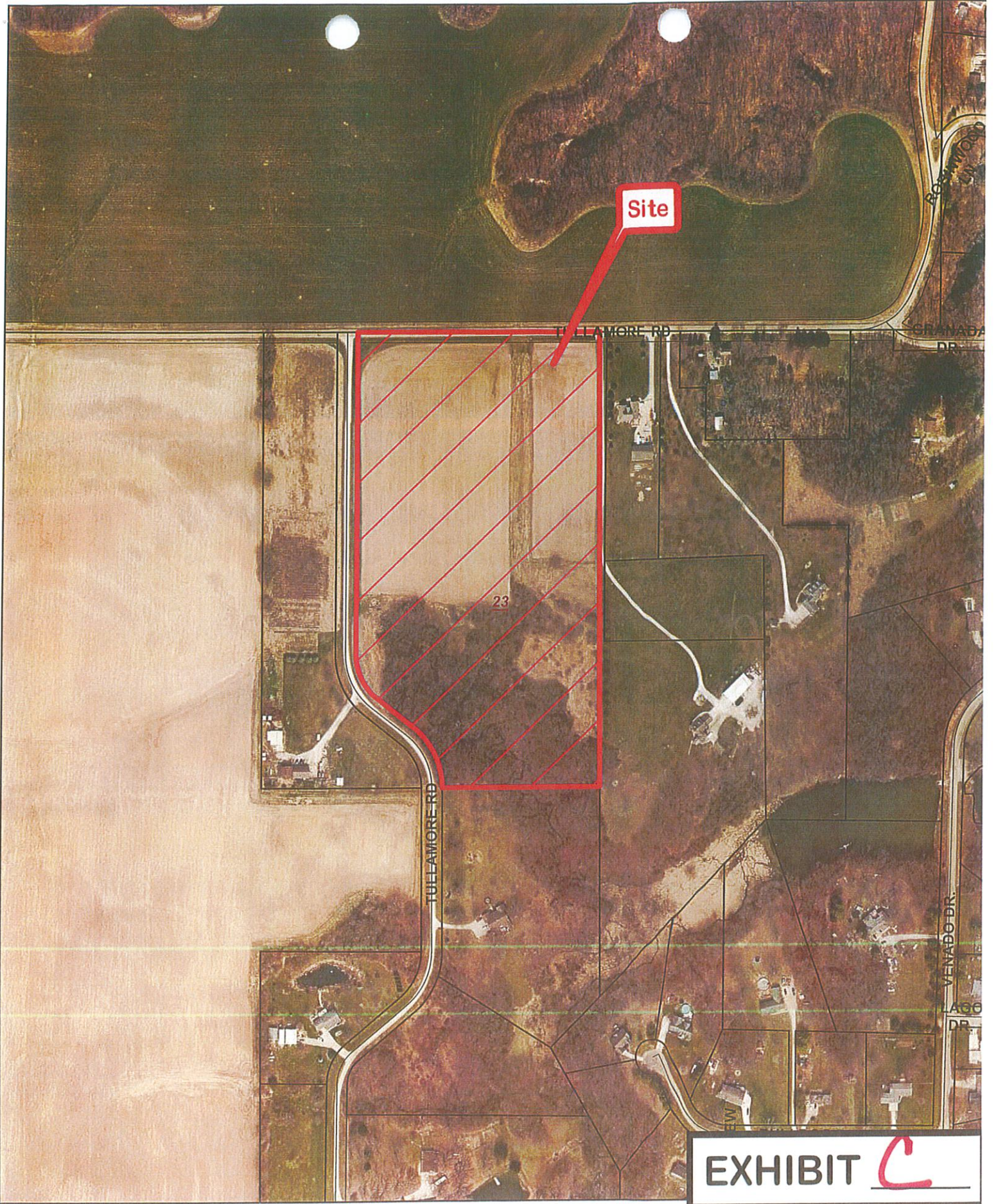
**EXHIBIT**

**A**



Map 7: Future Land Use Map.

EXHIBIT **B**



Site

TULLAMORE RD

GRANADA DR

TULLAMORE RD

VENADO DR

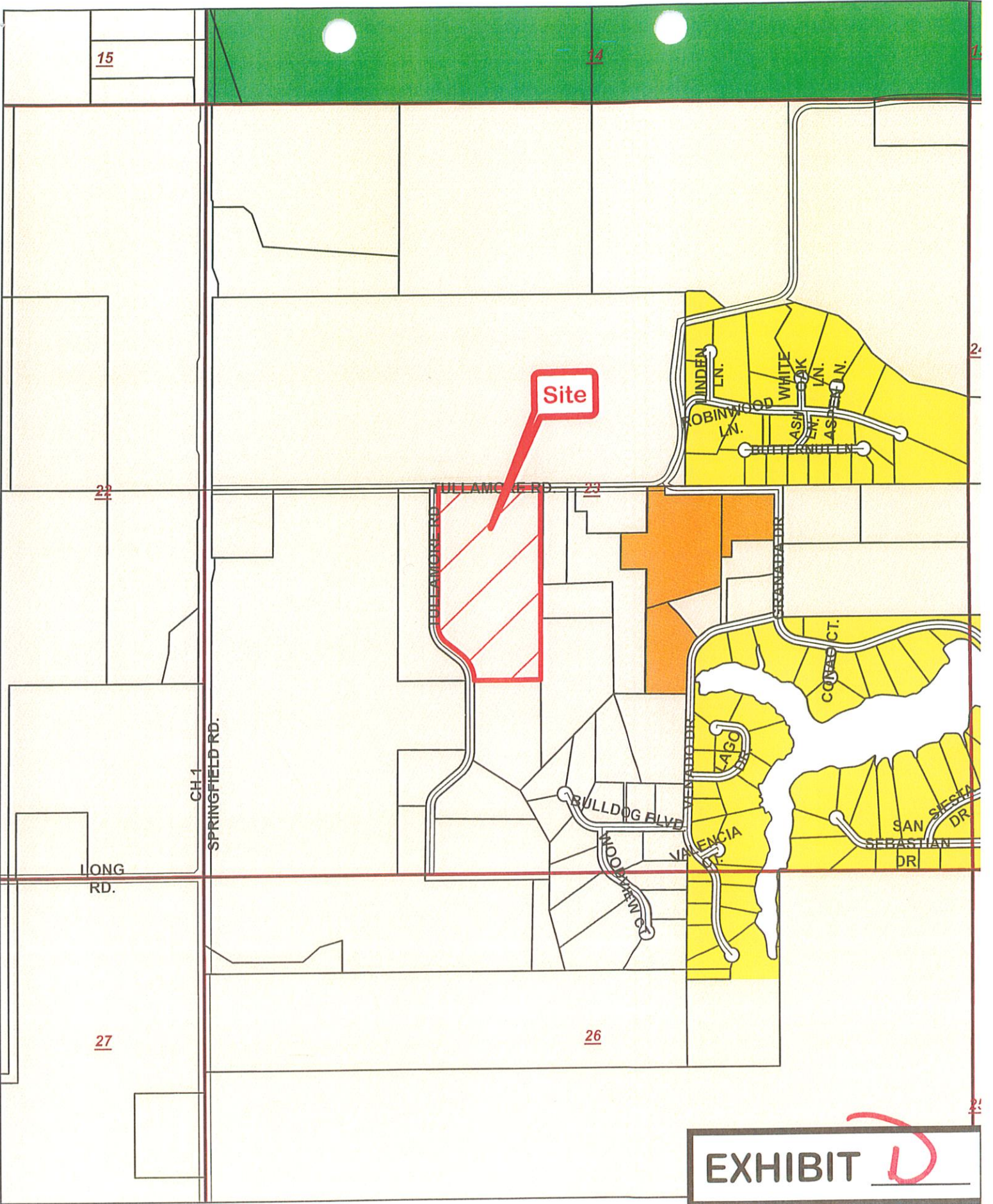
AGG DR

23

EXHIBIT C

N

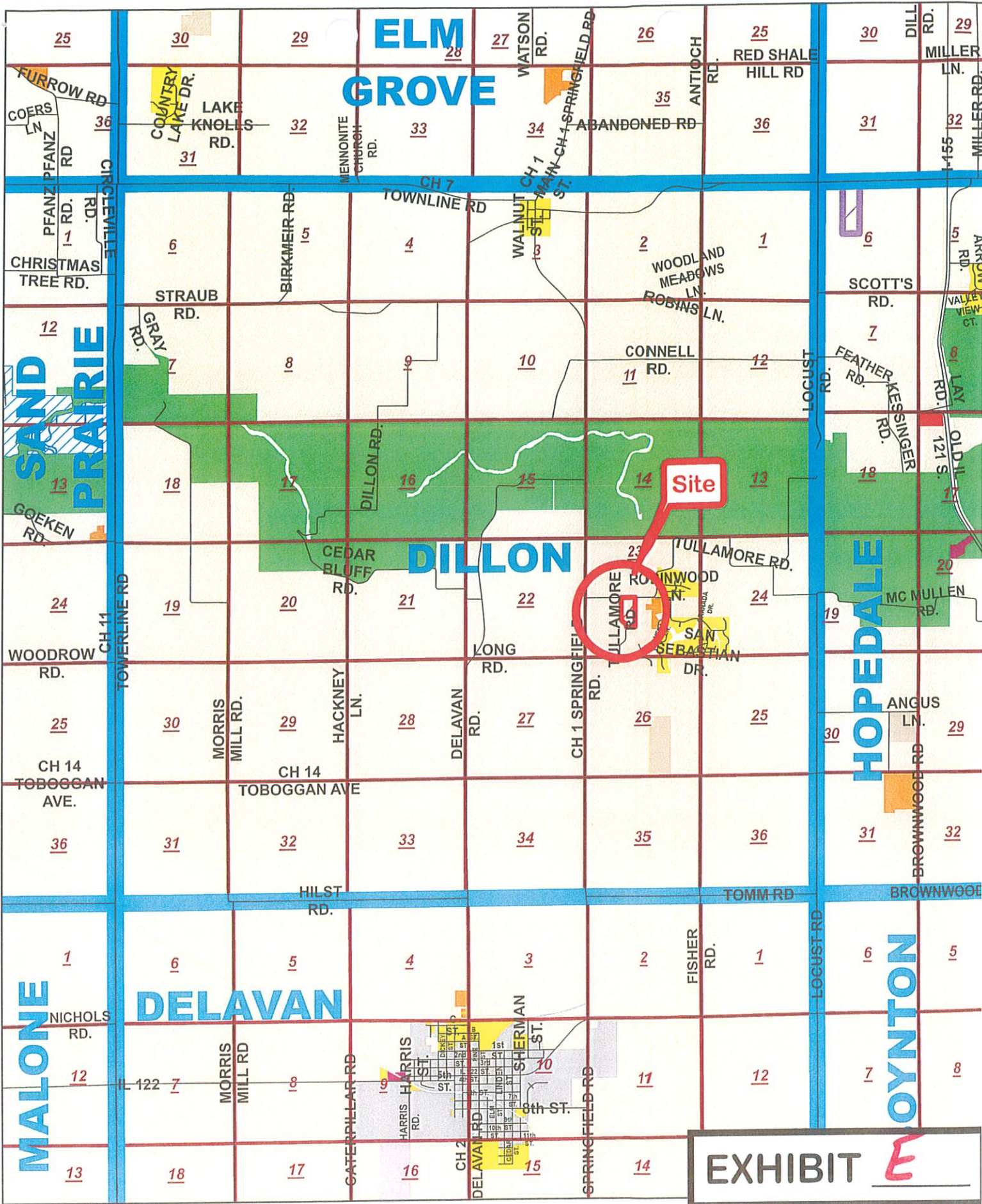




# EXHIBIT D



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



Site

**EXHIBIT E**



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

**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. 26-10-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 April 7, 2026, 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:**

Current Owner of Property: OLM, LLC Farm Series, 9 Countryview Ct.,  
Washington IL 61571

P.I.N. 02-02-03-200-013; a 53.58 +/- acre parcel located in part of the W ½ of  
the NE ¼ of Sec 3, T26N. R3W of the 3<sup>rd</sup> PM, Washington Twp., Tazewell  
Co., IL;

located approximately 3/10<sup>ths</sup> of a mile West of the intersection of Nofsinger  
Rd. and Tazewood Rd. and along the South side of Tazewood Rd.,  
Washington, IL

**REQUESTED BY:** Troy Reed, Petitioner

**PROPOSAL:** The petition of Troy Reed for a Map Amendment to change the official zoning  
maps of Washington Township from an A-1 Agriculture Preservation District  
to a R-R Rural Residential District.

**PARTIES OF RECORD:** Troy Reed, Petitioner  
Patrick Arity Objector  
Scott Rakers, Objector

**B. JURISDICTION**

**NOTICE OF HEARING:** A notice of the proposed Rezoning thereon was published in  
the Tazewell Chronicle on March 18, 2026, 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 Rezoning request.

Tazewell County Health Department submitted a report recommending approval of the proposed Rezoning request stating additional information will be required prior to subdividing. Full comment in file.

Tazewell County Soil & Water **Conservation District** had no comment regarding the proposed Rezoning request.

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

Tazewell County Highway made no comment regarding the proposed Rezoning request.

Tazewell County EMA made no comment regarding the proposed Rezoning request.

Scott Weaver, Washington Township Road Commissioner made no comment regarding the proposed Rezoning request.

Jon Oliphant, Washington Planning & Zoning made no comment regarding the proposed Rezoning request.

Tazewell Community Development Staff recommended approval of the proposed Rezoning request.

### **C. FINDINGS OF FACT**

1. *The proposed amendment shall not be detrimental to the orderly development of Tazewell County.*

(POSITIVE) The general area sees residential development at a similar scale to what is permitted in the R-R district both to the south and to the north (in Woodford County). As properties adjacent to the subject property are zoned similar to what is proposed, the request will not be detrimental to the orderly development of Tazewell County.

2. *The proposed amendment shall not be detrimental to or endanger the public health, safety, morals or general welfare of Tazewell County.*

(POSITIVE) The proposed amendment would allow for single family dwellings to be developed at a higher density than what is permitted under the A-1 district. Single-family dwellings are seen as a low-intensity use and the R-R district still only permits this type of development at a low density. Care should be taken to provide clear, safe access in order to minimize traffic safety hazards. Should such measures be taken, the proposed amendment should not be detrimental to or endanger the public health, safety, morals, or general welfare of Tazewell County.

3. *The request is consistent with existing uses of property within the general area of the property in question.*

(POSITIVE) The surrounding area is a mix of A-1, R-R, and R-1 zoned properties which have either agriculture or residential development as their primary land uses. The requested rezone would allow a greater number of residential units on the subject property at a similar density to properties to the south and east.

4. *The request is consistent with the zoning classifications of property within the general area of the property in question.*

(POSITIVE) The surrounding area is a mix of A-1, R-R, and R-1 zoned properties which have either agriculture or residential development as their primary land uses. As such, the requested rezone to R-R would be consistent with the zoning classifications of property within the general area.

5. *The suitability of the property in question for the uses permitted under the existing zoning classification.*

(NEGATIVE) Agriculture is the primary use permitted under the existing zoning classification of A-1 and is also the primary use of the subject property as of present day. While the requested zoning of R-R does still list agriculture as a permitted use in the zoning district, single family dwellings are typically seen as the dominant land use in that zoning classification.

Currently, the subject property is utilized for row-crop production, and the soils are rated 125 or higher on the indicating productive land. As the property features productive soils and is currently utilized for agricultural purposes, it is found that the property in question is suitable for the uses permitted under the existing zoning classification.

6. *The suitability of the property in question for the uses permitted under the proposed zoning classification.*

(POSITIVE) The subject property is requested to be rezoned to R-R in which its primary purpose and uses are low density residential development in a rural setting. This use is seen frequently to the east where there are similarly zoned properties. The property does not feature issues with topography that would restrict residential development.

7. *The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the property in question was placed in its present zoning classification.*

(POSITIVE) The surrounding area has seen residential development to the north in Woodford County as well as south. The zoning of these districts is R-R and R-1 which see single-family dwellings are the primary permitted use developed.

8. *The length of time the property has been vacant as zoned, considered in the context of the land development in the area surrounding the subject property.*

(POSITIVE) The subject property has been primarily utilized for agricultural production for many years. Other properties in the area are similarly utilized in the form of agricultural production, or have been developed with single-family dwellings, particularly since the 1970s.

9. *The proposed map amendment is within one and one half (1 ½) miles of a municipality and consistent with an adopted Comprehensive Plan.*

(NEUTRAL) The subject property is within 1.5 miles of the City of Washington which has a Comprehensive Plan. The plan has a future land use map that extends outside of the City's boundaries but does not give a designation to the subject property. There are also maps identifying preferred areas outside of the City's boundaries where areas of development priority were listed. As there were no specific mentions to the subject property in the plan and no clear goals or policies appeared to be for or against a residential development in the general area, this finding is found to be neutral.

10. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.*

(NEUTRAL) The rezoning of the property to R-R would allow for greater density of single-family dwellings on the subject property than what is permitted under the A-1 district. These additional dwellings would provide more housing options for residents of Tazewell County while maintaining the rural character of the area. If the request were denied, the property owner would not have as much residential development flexibility but would still be able to utilize the property for agricultural purposes.

11. *The proposed amendment is consistent with the goals, objectives, and policies of the Tazewell County Comprehensive Plan.*

(POSITIVE) The 2011 Comprehensive Plan identifies the subject property with an A-1 future land use. The subject property is directly adjacent to properties with an R-R future land use directly to the south. Otherwise, there are many instances where the Comprehensive Plan speaks to having residential development close to roadways, next to existing development, and saving large pieces of agricultural land. If single family residential dwellings were to be developed on the subject property, the location would meet the above-mentioned objectives.

#### **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 recommends, based on the findings of fact set forth above, that the petition be approved.

Ayes: 6 – Bong, Fehr, Alt. Gullette, Alt. Miller, Vaughn, and Chairman Lessen  
Nays: 0  
Absent: 3 –Cupi, Lapsley and McClanahan

Dated this 7th day of April 2026.

**/s/ DUANE LESSEN**

Chairman, Zoning Board of Appeals  
Tazewell County, Illinois



Woodford County

SITE

TAZEWOOD RD

X

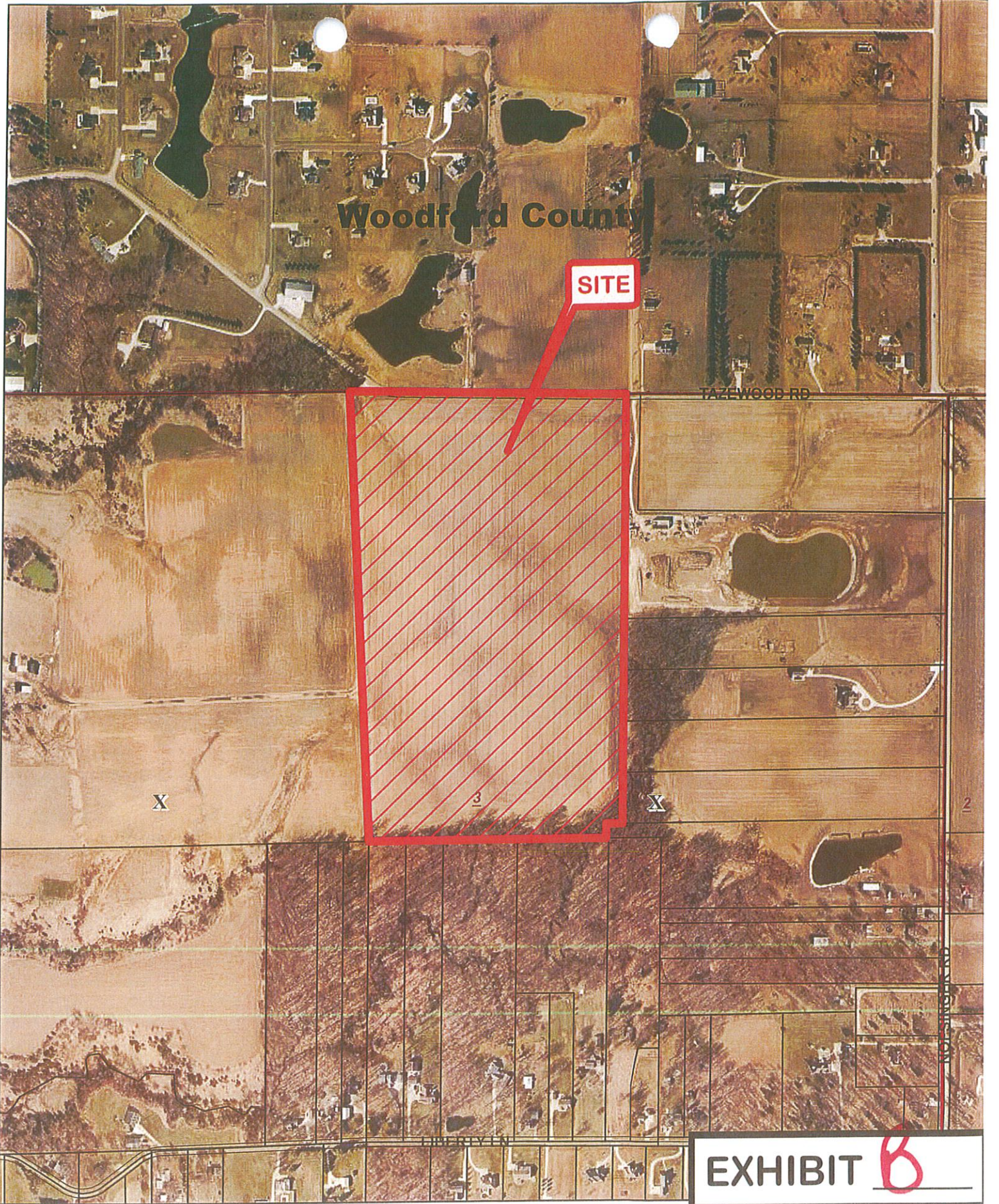
3

X

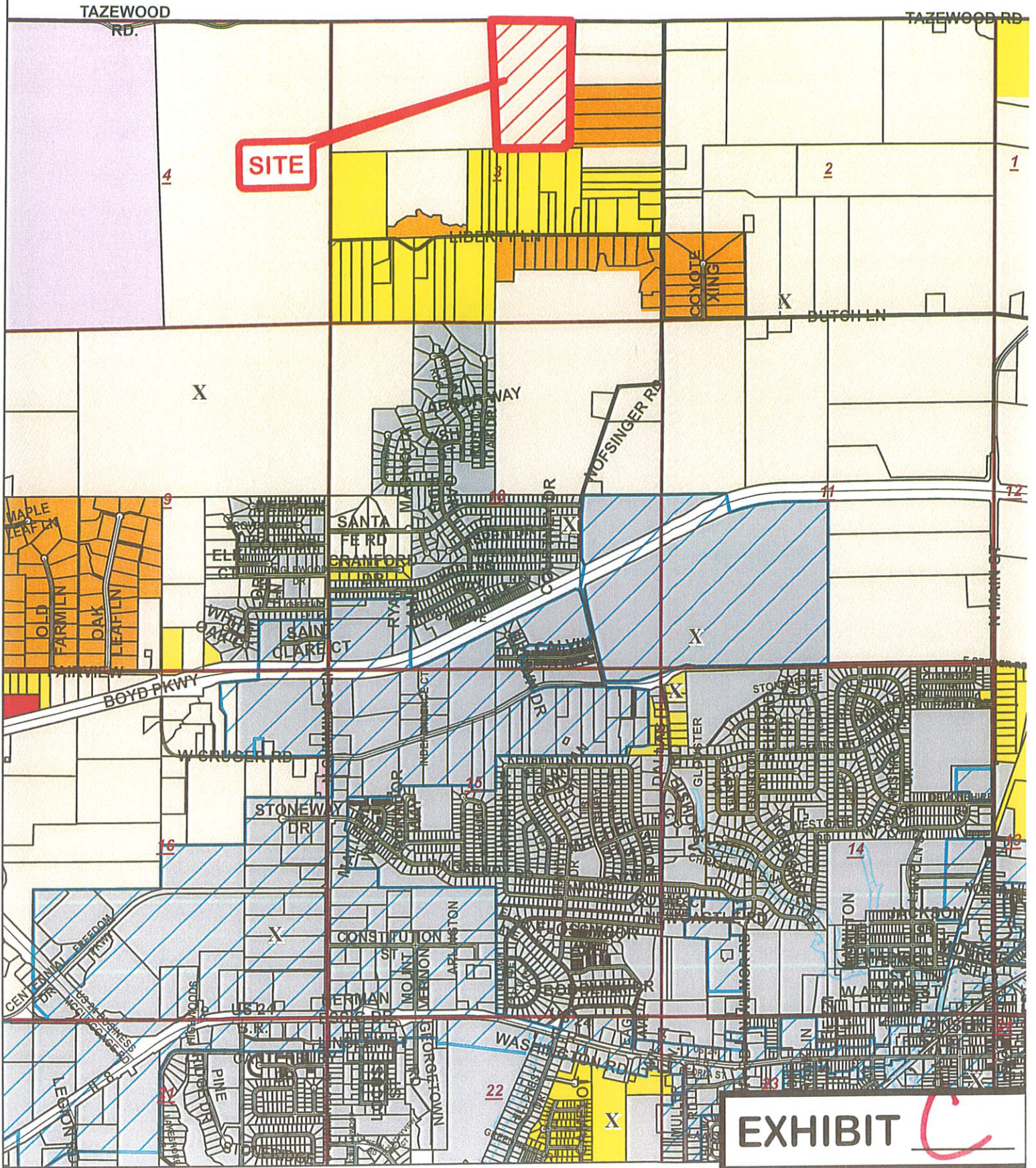
2

WOLF CREEK RD

EXHIBIT **B**



# Woodford County,



**EXHIBIT C**

N



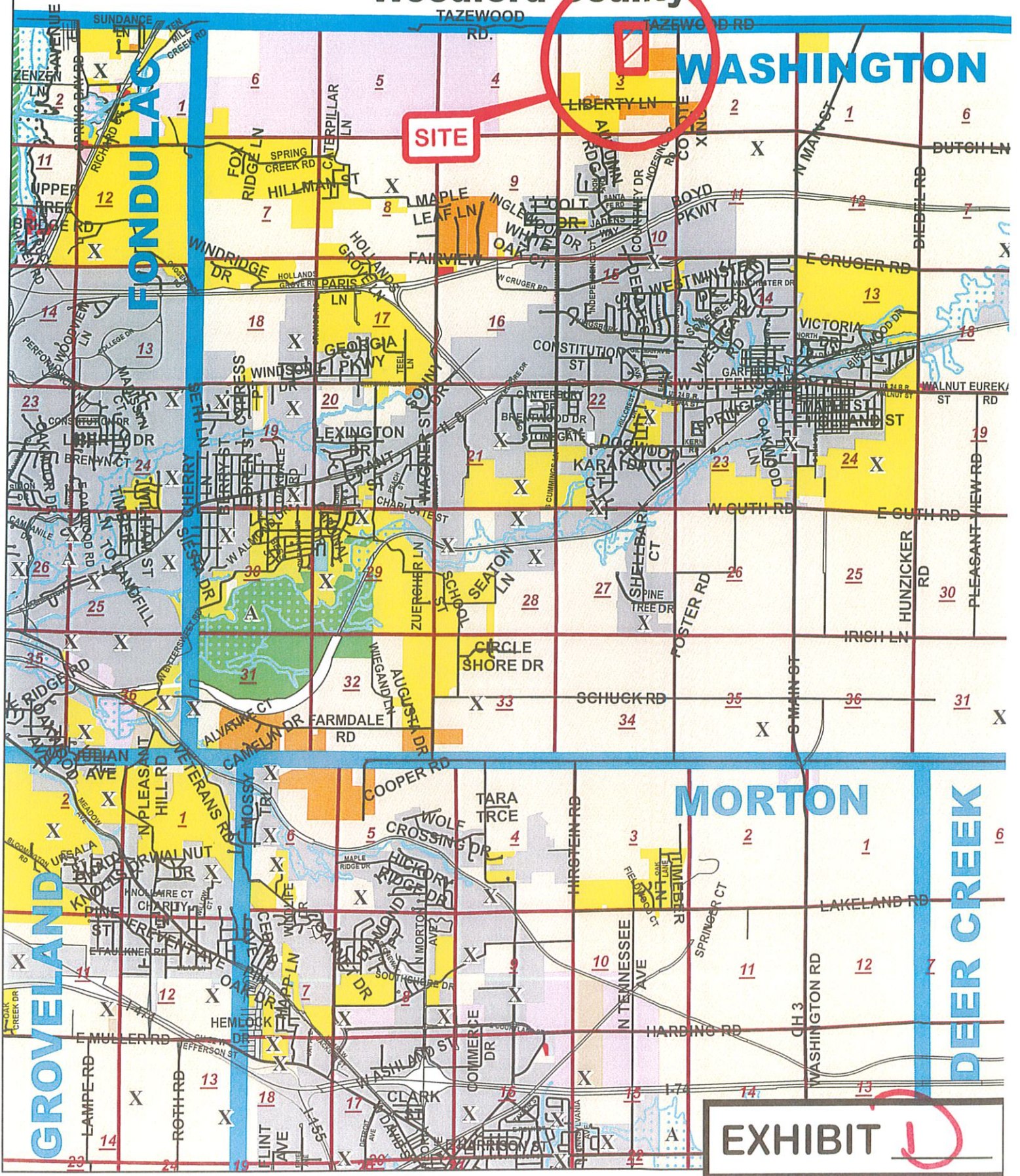
Zoning

District

AG Area

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

# Woodford County



**WASHINGTON**

**SITE**

**MORTON**

**GROVELAND**

**DEER CREEK**

**EXHIBIT 1**

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



**REPORT OF ZONING BOARD OF APPEALS  
TO TAZEWELL COUNTY BOARD  
ON PROPOSED AMENDMENT TO TITLE XV – CHAPTER 157  
(Zoning Board Case No. 26-15-A)**

**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 April 7, 2026, pursuant to notice given in accordance with law:

**A. DESCRIPTION OF CASE**

**SUBJECT MATTER:** TITLE XV – CHAPTER 157

**REQUESTED BY:** Tazewell County Land Use Committee

**PROPOSAL:** Proposed Amendment No. 75 to Title XV, Chapter 157, Zoning Code of Tazewell County referred for hearing by the Tazewell County Land Use Committee to be as follows:

(Add new language as bolded and underlined.  
Remove language as stricken. Re-letter or re-number accordingly.)

**SECTION 1 RULES OF CONSTRUCTION AND GLOSSARY OF TERMS**

§157.004 RULES OF CONSTRUCTION.

(H) Any use of land which is not explicitly allowed under this code **or as adopted by supplemental ordinance** shall be considered ~~to be allowed under that category of described use to which it is most analogous~~ **prohibited**.

**NOTICE OF HEARING:** A notice of the proposed Amendment thereon was published in the Peoria Journal Star on March 23, 2026.

**AGENCY COMMENTS:** Tazewell County Health Department submitted a report having no comment regarding the proposed Amendment.

Tazewell County Soil & Water Conservation District submitted a report having no comment regarding the proposed Amendment.

Tazewell County Farm Bureau made no comment regarding the proposed Amendment.

Tazewell County Highway made no comment regarding the proposed Rezoning request.

Tazewell County EMA made no comment regarding the proposed Rezoning request.

Zack Davis, Village of Morton had no comment regarding the proposed Amendment.

All other municipalities were notified however no other comments were received regarding the proposed Amendment.

### **C. FINDINGS OF FACT**

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

1. *The proposed amendment shall not be detrimental to the orderly development of Tazewell County.*

*POSITIVE.*

2. *The proposed amendment shall not be detrimental to or endanger the public health, safety, morals or general welfare of Tazewell County.*

*POSITIVE.*

### **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 recommends, based on the findings of fact set forth above, that the petition be approved.

Ayes: 6 – Bong, Fehr, Alt. Gullette, Alt. Miller, Vaughn, and Chairman Lessen  
Nays: 0  
Absent: 3 –Cupi, Lapsley and McClanahan

Dated this 7th day of April 2026.

**/s/ DUANE LESSEN**

Chairman, Zoning Board of Appeals  
Tazewell County, Illinois

**COMMITTEE REPORT**  
**LU-26-05**

Mr. Chairman and Members of the Tazewell County Board:

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

-----  
**RESOLUTION**

**WHEREAS**, the Tazewell County Land Use Committee has considered the request of Troy Reed for modifications of the Tazewell County Subdivision for the proposed Legacy Lake Estates on April 14, 2026, located in Washington Township, Tazewell County; and

**WHEREAS**, Mr. Reed is requesting a modification of §155.078 to allow the creation of a subdivision with 3 "Private Roads"; Reed Road, Legacy Court and Reed Court; and

**WHEREAS**, Mr. Reed is requesting a modification of §155.045 to allow access to each of the proposed 14 lots via 3 new "Private Roads"; and

**WHEREAS**, Mr. Reed is also requesting a modification of § 155.078(A) to allow "Reed Court", a dead-end-street, to be 2000'+/- in total length; and

**WHEREAS**, all of the proposed roads will be 24' in width with 60' right-of-way and both Reed and Legacy Courts will have 80' diameters cul-de-sacs with 100' diameter right-of-way; and

**WHEREAS**, the property is located with the 1.5 mile extraterritorial planning jurisdiction of the City of Washington's city limits and the City Planning and Zoning Commission, and the Washington Township Road Commissioner, have approved the Preliminary Plat with the "Private Roads" as described; and

**WHEREAS**, the Tazewell County Land Use Committee beg leave to report that they have reviewed the request by Troy Reed for a modification of the requirements of the Tazewell County Subdivision Code to waive the following Sections:

**§155.045 LOTS.**

- (D) All lots shall have 20 feet of frontage on a *public road* which is presently, or shall be upon completion of the subdivision, *publically maintained*, unless otherwise specified in Chapter 157. The road/street system of the subdivision shall access directly upon a *dedicated road publicly maintained*, or road/street which upon completion of the subdivision shall be publicly maintained. Lots with access only to existing private streets or easements shall be permitted only in circumstances in which an extraordinary hardship exists and with the approval of a waiver by the County Board.

§ 155.078 RIGHT-OF-WAY.

- (A) Dead-end streets designed to be so permanently shall *not be longer than 600 feet*, unless limitation of site by reason of topography or existing development makes development impractical except with a longer length. Such streets shall be provided with a circular turn-around having an outside surface diameter of at least 80 feet and right-of-way line diameter of at least 100 feet.
- (B) All streets *shall be public* and must have a right-of-way width of at least 60 feet unless specified by the Township Highway Commissioner. Any appeals to this requirement shall be made to the Land Use Committee for consideration.

**WHEREAS**, the Land Use Committee recommends approval of the proposed modifications with the following findings of fact:

- 1. Due to the site characteristics, and the extraordinary hardship as there are no reasonable connections to other nearby streets, a longer cul-de-sac is acceptable. Further it would be impractical to require a Public Road in this particular circumstance.
- 2. Granting the requested modification will not have the effect of nullifying the Tazewell County Land Use Plan or the Tazewell County Subdivision Code.
- 3. The City of Washington Planning and Zoning Commission and the Washington Township Road Commissioner have approved the request.

**NOW THEREFORE BE IT RESOLVED**, that the County Board of Tazewell County hereby approves the request for a modification to the Tazewell County Subdivision Code and directs the Plat Officer to approve a Final Plat.

**NOW THEREFORE BE IT FURTHER RESOLVED**, that the County Clerk notifies Jaclynn Workman, Community Development Administrator/Plat Officer of this action.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman, Tazewell County Board

ATTEST:

\_\_\_\_\_  
Tazewell County Clerk

**TAZEWELL COUNTY COMMUNITY DEVELOPMENT  
REQUEST FOR SUBDIVISION MODIFICATION**

**NAME:** Troy Reed  
**ADDRESS:** 405 S. Cummings Ln. Washington, IL  
**PHONE:** 309-208-3693  
**EMAIL:** troy@ls-usa.com

**Modification Request For:**

- Non-conforming public road/subdivision
- Agricultural Access
- Private road/easement for access
- Waive road length requirements
- Other

Legal Description or Property Identification Number: **(If for a waiver of road length or private road/ easement please provide the measurements of the road)**

02-02-03-200-013 - an approximate 53.58 acre parcel in the NE 1/4 of Section 3, Washington Twp

This modification request is due to the extra-ordinary hardship which is as follows:

Allow the creation of a subdivision with access via a Private Road rather than a Public Road.

Also to allow the subdivision to have a dead-end street to be in excess of 600'.

\_\_\_\_\_  
Owner/Applicant

\_\_\_\_\_  
Date

For Office Staff only:

Date of Submittal: 3/12/2026 Approval Date: \_\_\_\_\_

Fee of \$200.00 paid: \_\_\_\_\_ Denial Date: \_\_\_\_\_



## Permit Summary Report Fees/Count By Month

12/01/2025 TO 3/31/2026		
Fee Name	Row Total	Row Total
911 Addressing	\$750.00	7
911 Addressing Subdivision	\$0.00	0
Adjudication Fine	\$680.99	2
Change-In-Use: Comm/Ind	\$200.00	1
Commercial - Addition/Alterations	\$2,150.00	2
Commercial - Electrical	\$1,260.00	10
Commercial - HVAC - Cooling	\$515.00	2
Commercial - HVAC - Heating	\$515.00	2
Commercial - New Construction	\$2,125.00	4
Commercial - Plumbing	\$110.00	2
Commercial - Plumbing Per Add. Fixture	\$90.00	2
Communication Co-Locate	\$8,750.00	7
Demolition	\$500.00	6
Enterprise Zone	\$1,250.00	2
Erosion - Site Specific	\$250.00	1
Erosion - Standard	\$350.00	2
Fence	\$550.00	11
Flood Plain Development	\$200.00	1
Inspection Fine	\$300.00	4
NO CHARGE AG STRUCTURE	\$0.00	1
OVER/UNDER	\$0.00	0
Pool - Above Ground	\$0.00	0
Pool - In-Ground	\$525.00	3
Residential - Accessory Structure/Addition To	\$4,850.00	20
Residential - Deck Attached/Detached	\$820.00	7
Residential - Duplex/Condo *NEW*	\$0.00	1
Residential - Dwelling *NEW*	\$2,650.00	5
Residential - Dwelling Addition	\$200.00	1
Residential - Dwelling Remodel/Alteration	\$800.00	3
Residential - Electrical Addn/Access	\$4,140.00	92
Residential - Electrical NEW	\$220.00	4
Residential - HVAC - Cooling	\$350.00	7
Residential - HVAC - Heating	\$450.00	7
Residential - Plumbing	\$440.00	8
Residential - Plumbing Per Add. Fixture	\$0.00	0
Solar Energy System	\$169,950.00	31
Stormwater Combo	\$4,950.00	3
Subdivision - Final Plat	\$0.00	0
Subdivision - Modification/Road Waiver	\$0.00	0
Tract Survey Review	\$650.00	17
ZBA - Incidentals	\$0.00	0
ZBA - Publication Fee	\$302.91	9
ZBA - Rezoning	\$1,400.00	2
ZBA - Special Use	\$2,800.00	6
ZBA - Special Use - Chickens	\$0.00	0
ZBA - Variance	\$2,100.00	7
<b>Totals:</b>	<b>\$218,143.90</b>	<b>301</b>

12/01/2024 TO 3/31/2025		
Fee Name	Row Total	Row Total
911 Addressing	\$250.00	5
911 Addressing Subdivision	\$140.00	1
Adjudication Fine	\$8,035.52	5
Change-In-Use: Comm/Ind	\$0.00	0
Commercial - Addition/Alterations	\$1,375.00	2
Commercial - Electrical	\$55.00	1
Commercial - HVAC - Cooling	\$0.00	0
Commercial - HVAC - Heating	\$0.00	0
Commercial - New Construction	\$0.00	0
Commercial - Plumbing	\$55.00	1
Commercial - Plumbing Per Add. Fixture	\$0.00	0
Communication Co-Locate	\$1,250.00	1
Demolition	\$400.00	5
Enterprise Zone	\$0.00	0
Erosion - Site Specific	\$0.00	0
Erosion - Standard	\$1,050.00	6
Fence	\$450.00	9
Flood Plain Development	\$0.00	0
Inspection Fine	\$225.00	3
NO CHARGE AG STRUCTURE	\$0.00	6
OVER/UNDER	\$70.00	1
Pool - Above Ground	\$100.00	1
Pool - In-Ground	\$175.00	1
Residential - Accessory Structure/Addition To	\$5,720.00	23
Residential - Deck Attached/Detached	\$900.00	6
Residential - Duplex/Condo *NEW*	\$600.00	1
Residential - Dwelling *NEW*	\$2,900.00	5
Residential - Dwelling Addition	\$2,450.00	6
Residential - Dwelling Remodel/Alteration	\$1,000.00	3
Residential - Electrical Addn/Access	\$3,330.00	75
Residential - Electrical NEW	\$385.00	6
Residential - HVAC - Cooling	\$450.00	8
Residential - HVAC - Heating	\$450.00	8
Residential - Plumbing	\$550.00	10
Residential - Plumbing Per Add. Fixture	\$105.00	1
Solar Energy System	\$62,250.00	23
Stormwater Combo	\$7,325.25	3
Subdivision - Final Plat	\$325.00	1
Subdivision - Modification/Road Waiver	\$200.00	1
Tract Survey Review	\$350.00	12
ZBA - Incidentals	\$15,000.00	1
ZBA - Publication Fee	\$330.36	9
ZBA - Rezoning	\$650.00	1
ZBA - Special Use	\$3,250.00	7
ZBA - Special Use - Chickens	\$300.00	1
ZBA - Variance	\$1,500.00	5
<b>Totals:</b>	<b>\$123,951.13</b>	<b>264</b>