

DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL

BOARD: TAZEWELL COUNTY

COMMITTEE: LAND USE

DATE/TIME: Tuesday, April 14, 2026, at 5:00 p.m.

PRESENT: Vice Chairman Jon Hopkins, Mark Goddard, Greg Longfellow, Eric Stahl, Eric Schmidgall, and Joe Woodrow. Chairman K. Russell Crawford arrived at 5:15 pm

ABSENT: Jay Hall

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

OTHERS PRESENT: Tim Neuhauser, Risk Manager with Envisions Insurance, Troy Reed, Matthew Hoffman, Elton Rocke and others

CALL TO ORDER: Vice Chairman Hopkins called the meeting to Order at 5:05 p.m.

MINUTES: Moved by Stahl, seconded by Woodrow to approve the February 10, 2026 and March 18, 2026 Minutes. On voice vote, **motion declared carried.**

PUBLIC COMMENT: None

CASES:

LU-26-01, 24-25-S
Hawk-Atollo, LLC

The petition of Hawk-Attollo, LLC requesting a one (1) year extension on said Special Use to allow the construction of a 3.5 Mega Watt Commercial Solar Farm (originally approved July 31, 2024) in an A-1 Agriculture Preservation District.

Administrator Workman stated this request was to allow additional time to obtain the permit. Ms. Workman said they were close to having all items ready to submit for a permit, however due to a slow response from the State of Illinois on a few things, the company felt it best to request an extension. Ms. Workman said timing would be close, but there was a chance they would not be able to obtain the permit by the current expiration of the Special Use.

Member Stahl questioned if there were any issues regarding the extension request that would create a cause for concern.

Following discussion, moved by Goddard, seconded by Stahl to recommend approval of LU-26-01, Case No. 24-25-S to the Tazewell County Board.

On voice vote, **motion declared carried.** 1 Nay – Schmidgall

LU-26-02, 26-05-Z
Christopher Aeschliman

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.

Administrator Workman gave an overview of the request and stated there were no objectors to the proposed Rezoning request. Ms. Workman said this proposed request was in line with the Future Land Use Maps in the Comp Plan.

Following discussion, moved by Schmidgall, seconded by Stahl to recommend approval of LU-26-02, Case No. 26-05-Z to the Tazewell County Bord.

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

LU-26-03, 26-10-Z
Troy Reed

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.

Administrator Workman gave an overview of the proposed request. Ms. Workman said this proposed request was in line with the Future Land Use Maps in the Comp Plan. Ms. Workman added that if the rezoning request were approved, the Subdivision Plat would be brought back before the Land Use committee in May for their additional approval.

Member Longfellow questioned the type of road that was proposed to be constructed.

Member Stahl questioned if more input could be given at a later date regarding the proposed subdivision.

Vice Chairman Hopkins questioned if there were any changes to the subdivision layout, would this be brought back to the committee.

Following discussion, moved by Woodrow, seconded by Schmidgall to recommend approval of LU-26-03, Case No. 26-10-Z to the Tazewell County Bord.

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

LU-26-04, 26-15-A
Amendment 75

Administrator Workman gave an overview of proposed Amendment No. 75 to Title XV, Chapter 157, Zoning Code of Tazewell County. Ms. Workman stated this amendment was to allow the department time to draft ordinances such as battery storage facilities and data centers.

Following discussion, moved by Longfellow, seconded by Stahl to recommend approval of LU-26-04, Case No. 26-15-A to the Tazewell County Bord.

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

RESOLUTIONS

LU-26-05, Legacy Lake
Estates Road Waiver

Administrator Workman presented a Subdivision Modification (a/k/a Road Waiver) to the committee regarding Legacy Lake Estates. Ms. Workman stated this resolution covered two components. The first portion was regarding allowing the subdivision to access the properties via private road rather than a public road. The second portion was regarding the length of the dead-end private road exceeding 600'. Ms. Workman stated that the City of Washington's Planning and Zoning Commission had reviewed the request and approved of the request.

Member Longfellow questioned if this modification applied only to this subdivision.

Vice Chairman Hopkins questioned if there were certain standard the road would be constructed to.

Following discussion, moved by Longfellow, seconded by Stahl to recommend approval of LU-26-05 to the Tazewell County Bord.

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

DISCUSSION

Renewable Energy Ordinance

Administrator Workman presented the committee with a rough draft ordinance that would encompass codes for all renewable energy sources, Wind, Solar and Bess. Ms. Workman stated this was a work in progress, and that additional drafts would be forthcoming for the committee to review.

Tim Nuehauser appeared to address the committee. Mr. Neuhauser introduced himself and advised the committee that not only was he a former county board member, he is presently the Risk Manager for Tazewell County through his company Envisions Insurance. Mr. Neuhauser stated that he and Ms. Workman had been in discussions several times regarding insurance coverage related questions relating to wind and solar installations. Mr. Neuhauser stated that after the latest tornadic activity in Kankakee, he did further investigating. Mr. Neuhauser said that the tornado in Kankakee did major destruction to an operational solar farm and it is yet unknown how extensive that damage was and what kind o affect it would have on neighboring properties. Mr. Neuhauser said he had been in contact with Ms. Workman regarding they types of coverage the County should be requiring these renewable energy companies to maintain on their projects. Mr. Neuhauser stated that a general liability policy covers bodily injury or property damage only but does not cover any type of pollution damage. Mr. Neuhauser said that the current Tazewell Ordinance does a great job of providing rules and regulations at the start of a project and also at the end of a project with the decommissioning, however, it is the 30-40 year operational years that seem to be lacking. Mr. Neuhauser encouraged the committee to look at language that would fill in the gap between start and finish and to address the “what if” a catastrophe happened, would the county and its residents be protected. Mr. Neuhauser explained of Certificates of Insurance must name the County as an additional insured and how the County needs to pay close attention to the wording on the certificates, as the coverage can bounce from one LLC to another. Mr. Neuhauser provided a handout to the committee outlining various risks, and possible remedies. Mr. Neuhauser stated the County needed to demand proof of policies from these companies and ensure that the County is named specifically as an insured entity. Mr. Neuhauser added that requiring a set amount of insurance will also help to weed out any sub-par contractors that fail to maintain adequate insurance.

Member Stahl was concerned that the County could not be any more stringent that what the State of Illinois had set in place.

Member Goddard questioned what would be considered pollution over property damage.

Chairman Crawford stated is was always necessary to ask “what could go wrong” and try to mitigate the risk.

Assistant States Attorney Matt Drake advised the committee the State of Illinois

cited that insurance coverage per the Statute stated insurance must be with the industry standard. Mr. Drake questioned if a pollution policy could exclude acts of God, in the instance of a tornado, where-in Mr. Neuhauser stated that only recently had a tornado had a major affect on a solar farm, so he would be watching the outcomes closely.

Tim Nuehauser stated any reputable company would not bawk at the insurance asks of the county, as he would most likely guarantee the companies have the insurance policies in place, the County just needs ensured that they are listed as an additional insured in the case of an incident.

Chairman Crawford asked that audience member Matt Hoffman make a statement, wherein Mr. Hoffman stated that all contractors and subcontractor should be made to adhere to the insurance standards for any potential project.

Tim Neuhauser stated that the ordinance needs to make sure the insurance requirements are in the counties favor.

Vice Chair Hopkins stated that there should be language that if a project were to change hands, the same requirements are passed along to the new owner/managers.

Administrator Workman stated the solar and wind ordinance will need a major update, and with new information constantly coming in, the County is definitely learning as we go. Ms. Workman said she would draft verbiage in the coming days/weeks and this will be brought back to the committee for further discussion.

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, May 12 at 5:00 p.m.

RECESS:

There being no further business, the meeting recessed at 7:13p.m.

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