

DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL

BOARD: TAZEWELL COUNTY

COMMITTEE: LAND USE

DATE/TIME: Tuesday, May 12, 2026, at 5:00 p.m.

PRESENT: Chairman K. Russell Crawford, Eric Stahl, Eric Schmidgall, and Joe Woodrow. Vice Chairman Jon Hopkins arrived at 5:13 p.m.

ABSENT: Mark Goddard, Jay Hall and Greg Longfellow

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

OTHERS PRESENT: Troy Reed, Steve Kerr, Elton Rocke, Brad Long, Suzanne Vanderham and others

CALL TO ORDER: Chairman Crawford called the meeting to Order at 5:00 p.m. withholding any action items until a quorum has been met.

PUBLIC COMMENT: Elton Rocke appeared to state there was an informational meeting on May 21, 2026 from 6:00-7:45 regarding green energy sources and data centers should any of the members wish to attend.

Brad Long appeared with comments regarding insurance limits with regard to renewable energy sources. Mr. Long stated he felt the limits should be much higher as 10 million was not enough. Mr. Long said solar components have toxic materials within them. Mr. Long suggested 25 million per occurrence with a 50 million aggregate. Mr. Long added that an umbrella policy of 5 million should be increased to 10 million per occurrence with a 25 million aggregate. Mr. Long stated the terms should be "per occurrence" not based on the time the claim was made, in the case of a policy expiring. Chairman Crawford recommended that Mr. Long get in contact with Tim Neuhauser, whom is the Risk Manager for Tazewell County.

Susanne Vanderham appeared with concerns regarding data centers. Ms. Vanderham stated he has lived in East Peoria for 48 years, currently works for Cat as well as owning her own business. Mr. Vanderham said she is very aware of AI and is currently involved in a class action lawsuit for pirated materials. Ms. Vanderham added she is affiliated with the Central Illinois Data Center Opposition as well as assisting with the City of Pekin opposition group. Ms. Vanderham encouraged the committee to review McLean County Power Act. Ms. Vanderham also noted there needed to be limits on construction hours, noise limits, etc. not just for data centers but for renewable energy sources as well.

MINUTES: Upon the presence of a quorum at 5:13, moved by Stahl, seconded by Hopkins to approve the April 14, 2026 Minutes. On voice vote, **motion declared carried.**

PLATS

Legacy Lake Estates

Administrator Workman gave an overview of the proposed Subdivision stating she was looking for approval to sign off on the Final Plat as all necessary items have been addressed. Ms. Workman said this subdivision would be accessed via a private road, which was approved at the April County Board meeting along with the rezoning of the property to a Rural Residential classification.

Member Stahl stated he was glad to see a new subdivision in the County. Mr. Stahl said he wanted to make sure there were not any issues overlooked due to this subdivision being considered a family subdivision.

Administrator Workman stated the local fire district was notified as well as the Life Safety inspector for Tazewell County, noting no concerns. Ms. Workman added that covenants and restrictions for the subdivision had been received.

Upon recommendation of Stahl and Hopkins, it was the consensus of the committee to direct Administrator Workman to sign off on the Final Plat when completed.

RESOLUTIONS

LU-26-06, Floodplain Areas Ordinance

Administrator Workman presented to the Committee updates to the current Flood Maps and Ordinance for Regulating Development in Flood Plain areas for Tazewell County in addition to the new County Flood Insurance Rate Maps and Flood Insurance Study. Ms. Workman stated that Tazewell County has participated in the National Flood Insurance Program since 1980 and her office had been utilizing the 1980 Flood Maps for determinations related to Flood Zones until FEMA produced new County wide floodplain maps in 2017. Ms. Workman added the flood maps would be updated and revised periodically. Due to the new Flood Maps and Insurance Study revisions are required to the Flood plain Ordinance to be uniform with the new Maps. Ms. Workman added that failure by Tazewell County to adopt the new Maps and Ordinance by July 21, 2026, would result in suspension of Tazewell County from the National Flood Insurance Program therefore eliminating unincorporated County resident's ability to obtain flood insurance. Ms. Workman stated she had copied the model ordinance provided from the state, noting there were not many changes to the ordinance itself.

Member Hopkins asked if there was a way to automatically update our ordinance as FEMA makes changes.

Member Schmidgall stated he would have preferred to see a red-lined version of the old ordinance showing what exactly had been changed.

Following discussion, moved by Schmidgall, seconded by Hopkins to recommend approval of LU-26-06 to the Tazewell County Board.

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

DISCUSSION

Renewable Energy Ordinance

Chairman Crawford stated that the draft language was not ready to present to the committee regarding combining the Solar, Wind and Battery Storage regulations into one ordinance. Mr. Crawford noted the county cannot propose language prohibiting a renewable energy company from applying and would recommend

benchmarking what comparable counties are adopting.

Administrator Workman advised the committee that the proposed ordinance was a work in progress and even once the draft is ready, it would be very fluid with alterations. Ms. Workman stated she had attended several renewable energy seminars in the last several months to better understand this topic.

Assistant States Attorney Drake stated he would review the ordinance for compliance with state law prior to its' adoption. Attorney Drake stated that in addition to adopting the ordinance, the county would have until September to get any ordinance changes in place.

Member Hopkins stated that battery energy storage was a real concern to him.

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

Agricultural Exemptions

Member Schmidgall stated he was approached by a constituent over building a new structure on land to store mowers and equipment to maintain 20 acres of CRP. Mr. Schmidgall noted that 80 acres were tillable and farmed by a tenant farmer, with 20 acres being in CRP and the rest being considered wasteland. Mr. Schmidgall expressed his belief that CRP should be considered agriculture and this constituent should be allowed to receive the building permit at no charge.

Administrator Workman stated the agriculture exemption was a common request. Ms. Workman stated that simply having land zoned with an agriculture designation does not imply that any building permit application would be considered exempt. Ms. Workman stated in her conversations with this constituent, the intended purpose of the building was to house maintenance equipment for the CRP land, noting that the property owner was not operating a full time farming operation. Ms. Workman said that she consulted with Attorney Drake to ensure she was interpreting the exemption and statute correctly. Ms. Workman added that this constituent contacted her several months ago and provided an exemption form that did not list anything allowing the building permit to be issued with exemption. Ms. Workman further stated she gave the constituent the option of an Appeal to the Zoning Board or a Special Use/Variance option. Ms. Workman said the constituent's attorney came to the office to discuss the matter and agreed regarding the need for a Special Use.

Assistant States Attorney Drake stated the constituent had expressed frustration with a delay in being able to construct his building, however the delay came when the constituent chose to argue the exemption criteria than follow the process detailed to him.

Chairman Crawford stated he had discussions with Administrator Workman about the exemption being governed by state statute. Mr. Crawford said the county cannot change language for one individual who does not wish to follow the guidelines set. Mr. Crawford further added that zoning can be a stressful topic of discussion and that Ms. Workman was hired to manage county policy and procedures.

Administrator Workman noted that although the zoning code requires a 40 acre minimum to create a new lot within an A-1 District, simply owning over 40 acres in an agriculture district does not imply agriculture exemptions exist. Ms. Workman added that in her 20+ years in the department and even prior, this exemption has been enforced the same way.

Chief Deputy Kreiter stated that there have been issues over the years with contractors and property owners consistently filing for agriculture exemptions on building permits being used for personal use, due to being located in an agriculture district and changing the code could set a precedent.

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, June 9, 2026 at 5:00 p.m.

RECESS:

There being no further business, the meeting recessed at 6:38p.m.

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