

DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL

BOARD: TAZEWELL COUNTY

COMMITTEE: LAND USE

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

PRESENT: Chairman K. Russell Crawford, Eugene Glueck, Mark Goddard, Jay Hall, Greg Longfellow, Eric Schmidgall, Greg Sinn and Joe Woodrow.

ABSENT: Vice Chairman Jon Hopkins and Eric Stahl

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

OTHERS PRESENT: County Board Chairman Brett Grimm, County Board Vice Chairman Michael Harris, Elton Rocke, Nicholas Simpson, Steve Stein, Al Green and other interested parties.

CALL TO ORDER: Chairman Crawford called the meeting to Order at 5:00 p.m.

MINUTES: Moved by Schmidgall, seconded by Hall to approve the June 9, 2026 Minutes. On voice vote, **motion declared carried.**

CHAIRMAN INSTRUCTIONS: Chairman Crawford gave introductions and an overview of the procedures and how the meeting would be conducted.

PUBLIC COMMENT: Al Green, Logan County Zoning Administrator appeared to update the committee on the Data Center ordinance adoption in Logan County. Mr. Green stated their ZBA Chairman had resigned his position due to receiving death threats regarding the data center topic. Mr. Green stated the Logan County Board originally approved a moratorium on data centers, however it was determined that the moratorium was not passed following a proper procedure after not holding a public hearing on the matter. Mr. Green said there was a proposed ordinance for data centers, however, the draft ordinance did not pass and given the moratorium was found to have not been passed following proper procedure, a data center permit application was filed. Mr. Green added Logan County was rushing to adopt an ordinance and various other counties have already requested copies of the draft. Mr. Green stated the county had set fees rather high to anticipate the additional costs that would be incurred for this type of request.

Vice Board Chairman Michael Harris questioned if the Land Use committee had a time schedule for adoption that could be provided to the full board.

Chairman Crawford stated it was anticipated that a first reading of a draft ordinance would be done at the August Land Use meeting and that he would like to have an ordinance ready for adoption at the September County Board meeting.

Member Glueck questioned when Logan County would be adopting their Data Center ordinance.

Member Sinn questioned what regulations Logan County would use given they did not have an ordinance to guide them.

Al Green stated that had a moratorium been properly passed, then an application could not be filed, however, given the moratorium had not been passed, an application for a permit was filed and without having an ordinance. Logan County was advised by their States Attorney they could not refuse the application. Mr. Green said that their States Attorney had noted that any conditions placed upon the data center proposal at this point could have legal ramifications.

CASES:

LU-26-07, 26-25-S
Schlappi Solar 1, LLC

The petition of Schlappi Solar 1, LLC requesting a Special Use to allow the construction of a 5 Mega Watt Commercial Solar Farm in an A-1 Agriculture Preservation District.

Chairman Crawford stated that the ZBA had unanimously recommended denial of the proposed Special Use request.

Nicholas Simpson was invited to address the committee. Mr. Simpson stated that he appreciated the feedback the committee and ZBA gave at the public hearing and had offered responses to questions asked, which were also provided in an email to the Community Development Administrator. Mr. Simpson went over several points made during the public hearing.

Assistant States Attorney Matt Drake reminded the petitioner and the committee that the ZBA was the evidentiary committee and that no new testimony could be given during the Land Use meeting.

Administrator Workman stated that the petition was not offering new testimony and was simply answering questions that were made during the public hearing wherein the petitioner did not have the information readily available. Ms. Workman said that some questions simply could not be answered as the project was not at the appropriate level of engineering. Ms. Workman added the ZBA voted unanimously to deny the Special Use application.

Chairman Crawford invited any objector that spoke during the public hearing to come forward and make a comment.

Objector Al Green stated that this application did not meet the criteria required for approval and failed the LaSalle factors. Mr. Green said that a prior request at this same property had been denied in the years prior to this request.

Objector Eric Gentry and his spouse Savannah Gottschall stated that the placement for this solar farm would be detrimental to their small horse boarding and lesson business. Mr. Gentry said he was approached following the public hearing by the petitioner, however he was not willing to make a deal for an approval of the business.

Chairman Crawford reminded the committee there were 2 small businesses that stated they would be impacted negatively by this solar farm if approved.

Objector Jeff Baile re-read his answers to each of the Findings of Fact and how they would be determined to be negative. Mr. Baile said the petitioner could not define what a loss of enjoyment would be and how a loss of property value could

be determined. Mr. Baile claimed the petitioner did a “play on words” and dodged answering questions during the hearing. Mr. Baile added that this type of use was not consistent with the area and was only drawing attention for placement of a solar farm due to the close proximity of the substation on the area. Mr. Baile asked the petition to pull their application.

Matt Bender, whom did not appear at the public hearing attempted to address the committee regarding his concerns when he was reminded only those persons that spoke at ZBA could address the committee.

Objector Michael McNamara stated there would be detrimental runoff issues created and had provided photos of arrowheads located on the property that had been covered over due to the increased runoff. Mr. McNamara reiterated his stance that this was not a proper location for a solar farm.

Following discussion, moved by Longfellow, seconded by Glueck to recommend approval of LU-26-07, Case No. 26-25-S to the Tazewell County Board.

Upon a roll call vote to recommend approval of **CASE NO. 26-25-S** to the vote was:

Ayes: 2 – Goddard and Hall

Nays: 6 – Glueck, Longfellow, Schmidgall, Sinn, Woodrow and Chairman Crawford

Absent: 2 – Hopkins and Stahl

Motion declared carried.

LU-26-08, 26-26-A
Amendment 76
Renewable Energy Ord

Administrator Workman gave an overview of proposed Amendment No. 76 to Title XV, Chapter 153, Wind Energy Code of Tazewell County. Ms. Workman stated this amendment was to rescind the ordinance for Wind and rename it along with adding the requirements for Solar as well as Energy Storage Systems (also referred to as battery energy storage systems). Ms. Workman said combining all of the renewable energy sources into one ordinance would help streamline the codes as a lot of the regulations placed upon renewable energy sources by the State of Illinois were similar. Ms. Workman added the ZBA recommended approval of the proposed ordinance will a few changes.

Following discussion, moved by Longfellow, seconded by Hall to recommend approval of LU-26-08, Case No. 26-26-A to the Tazewell County Bord.

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

LU-26-09, 26-27-A
Amendment 77
Zoning Code

Administrator Workman gave an overview of proposed Amendment No. 77 to Title XV, Chapter 157, Zoning Code of Tazewell County. Ms. Workman stated that with the overhaul to the Wind and Solar ordinance, amendments were made to the Zoning code to place already approved language from the solar ordinance (which would be rescinded) into the Zoning Code for small scale, direct use solar. Ms. Workman said that language was also added to address Energy Storage Systems.

Following discussion, moved by Hall, seconded by Woodrow to recommend approval of LU-26-09, Case No. 26-27-A to the Tazewell County Bord.

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

NEXT MEETING:

The next meeting of the Land Use Committee will be held on Tuesday, August 11, 2026 at 5:00 p.m.

RECESS:

There being no further business, the meeting recessed at 6:01p.m.

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

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