

DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL

BOARD: TAZEWELL COUNTY

COMMITTEE: LAND USE

DATE/TIME: Tuesday, August 11, 2026, at 5:00 p.m.

PRESENT: Chairman K. Russell Crawford, Eugene Glueck, Jay Hall, Vice Chairman Jon Hopkins, Greg Longfellow, Eric Schmidgall, Greg Sinn, Eric Stahl and Joe Woodrow.

ABSENT: Mark Goddard

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 Member Deene Milam, Steve Stein, Suzane Vanderham and other interested parties.

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

MINUTES: Moved by Stahl, seconded by Hopkins to approve the July 14, 2026 Minutes. On voice vote, **motion declared carried.**

PUBLIC COMMENT: Suzanne Vanderham, East Peoria, IL stated she was a member of the Data Center Opposition Group that was successful in stopping the data center in Pekin. Ms. Vanderham was concerned there were plans for a data center just outside of Delevan that fell within the county's jurisdiction. Ms. Vanderham said the County needed to impose a moratorium on the issue to ensure that no data center could be constructed. Ms. Vanderham added there were previous excuses of not being able to use the word moratorium because of fear that Springfield would step in.

Wrigley of Pekin, IL stated there were still signs all over the county against data centers and that was not just intended for Pekin, but for all over the state. Wrigley said data centers are rival to having a nuclear power plant based upon the amount of water, not to mention the energy required to operate. Wrigley added that Tazewell County was a low-income area and there could be an 18% decrease in property values. Wrigley stated that nobody benefited from the location of a data center other than the data center companies and asked the committee to strike down any proposals made within the county.

Braden of Morton, IL stated he has installed fire suppression systems within data centers and there are no jobs created with these centers other than the temporary jobs needed during construction.

Barbara Hahn, of Pekin, IL questioned what the committee was looking at as far as a draft as she had not been provided with a copy. Ms. Hahn stated Meta, Google and the large web-based companies are only out for a profit. Ms. Hahn said she was concerned there would be rolling blackouts in the area just as there have been in various other areas due to the hyper-scale data centers. Ms. Hahn added how much water would be wasted and added that water was not a renewable source and is not reusable after it has been through a data center

cooling process. Ms. Hahn stated a better use of property could be found for the good of the community.

Chairman Crawford explained to those that spoke that this was the first reading of the draft ordinance and that no ordinance would be approved after only first seeing it at the meeting. Chairman Crawford added that language would most likely be changed in various areas and then would be sent to a public hearing to allow for public input on the matter.

DISCUSSION:

Proposed Data Center Ordinance, First Reading

Chairman Crawford asked Community Development Administrator Workman to read through the language of the draft ordinance.

Administrator Workman said that once the Renewable Energy Ordinance was completed, only a week and a half ago, was she able to begin working on a draft ordinance for Data Centers. Ms. Workman stated this was a very fluid document and was looking for input and direction from the committee along with any glaring issues the committee may note. Ms. Workman said this draft was structured the same as all other ordinances and given the limited industrial zoned districts in the County, a rezoning would more often be required before a data center would be allowed to proceed with a request. Ms. Workman answered numerous questions as the committee worked through the ordinance, as noted below.

Member Eric Stahl questioned why the draft presented was not made available to the public. Ms. Workman responded that she wanted to committee to have the first look at the ordinance and have a chance to weigh in.

Vice Chairman Hopkins stated that releasing an unfinished document could be very confusing.

Assistant States Attorney Matt Drake stated that this ordinance was a discussion item only and that no official action could be taken towards adoption during this meeting.

Member Sinn agreed that viable language would need to be set before releasing the document.

Member Glueck stated he was upset at the last County Board meeting with changed made at the last minute to the Renewable Energy Ordinance and felt those proposed changes did not keep in line with being transparent. Mr. Glueck prepared several points to share with the committee which involved protecting water, power, and the issue of noise, to name a few regarding the data center topic.

Member Jay Hall stated that he would not be willing to allow a data center to connect to the local grid, however Administrator Workman stated that the county has no authority of the grid, and that would made by MISO. Member Hall questioned how and if the aquifer could be protected.

Chairman Crawford reminded the committee that this ordinance would only apply to the unincorporated areas of the county and that it should require a Special Use under all circumstances.

Administrator Workman explained the differences between hyperscale data center

and small-scale data centers and ever-increasing threshold for the megawatts needed to operate. Ms. Workman added that rather than a decommissioning, it would be more of a reclamation plan, as they may not necessarily want to require a building be completely removed if it could be retrofitted for another viable use. Ms. Workman said that there were numerous other entities and agencies that are involved in the approval for these types of data centers, such as the State of Illinois for the noise modeling or MISO for connections to the grid. Ms. Workman continued reading through the language looking for direction on setbacks and how to best determine those along with the emergency response plans and other sections.

Member Glueck stated proposed data centers should not be approved if the aquifer is not protected and any noise needs to be mitigated so that you cannot hear anything that may be running off site of the data center.

Member Greg Sinn questioned if any fees associated with establishing a data center and noted that the company should be responsible for paying for any experts that are needed during the special use or permitting process.

Member Eric Schmidgall asked that a moratorium be placed on the next agenda as an action item for data centers.

Chairman Crawford stated that after a moratorium was last passed by the county, the Governor of Illinois used Tazewell County as the reason for passing legislation regarding wind and solar.

Assistant States Attorney Drake stated that the language of the code was amended previously to prohibit any use that is not listed in the ordinance as a way to instill a moratorium without using the exact word.

Member Schmidgall stated that he did not believe the language change in the ordinance was strong enough to keep a data center from applying and the county should pass a moratorium. Mr. Schmidgall stated several other counties have passed moratoriums on the matter.

Administrator Workman stated that Illinois has not stated that the county has to allow data centers within the county and the intent of the recent language change was to support not accepting any application for a data center.

Following further discussion, no action was taken as this was for discussion purposes only.

NEXT MEETING:

The next meeting of the Land Use Committee will be held on Tuesday, August 18, 2026 at immediately following the Property, Finance, Human Resources meetings which are scheduled to begin at 3:30 p.m.

RECESS:

There being no further business, the meeting recessed at 7:05p.m.

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