

DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL

BOARD: TAZEWELL COUNTY

COMMITTEE: LAND USE

DATE/TIME: Tuesday, August 18, 2026, immediately the Property, Finance, Human Resources meetings which are scheduled to begin at 3:30 p.m.

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

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: County Board Member Deene Milam, County Board Member Nancy Proehl, Suzane Vanderham and other interested parties.

CALL TO ORDER: Chairman Crawford called the meeting to Order at 4:22 p.m.

PUBLIC COMMENT: Suzanne Vanderham, East Peoria, IL stated she would like to have a moratorium placed on the data center topic. Ms. Vanderham said the Aurora and Sierra Club both gave comments on the draft ordinance, and she could provide those comments. Ms. Vanderham added that the county was not prepared to handle large lithium battery fires and noted that construction times should be limited.

Robert Roe, Peoria IL stated he was the Chair of the Sierra Club and had great respect for what the county is working on, however the county was not a proper location for hyper-scale data centers.

Barbara Hahn, Pekin, Illinois stated she was a sound engineer while in California. Ms. Hahn said these companies are trying to blind us with "shiny and flashy things" such as AI and instant gratification in order to achieve their own agenda. Ms. Hahn asked the committee to slam on the brakes and think about what is really happening with these data centers.

DISCUSSION:

Fee Reimbursement

Administrator Workman stated an individual had requested a reimbursement of a permit fee as they were no longer proceeding with the project. Ms. Workman said although she does need a vote on the refund, she likes to keep the committee informed that a refund is being made.

Proposed Data Center Ordinance, Second Reading

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

Administrator Workman said that the A-1 District was removed from the draft and only industrial zones would be allowed.

Member Eugene Glueck stated that the county was not prepared to make some of the decisions that need to be made and that there needed to be an ad-hoc committee assigned to address this topic. Mr. Glueck said subject matter experts should be brought in and a moratorium needed to be placed on data centers in Tazewell County.

Member Greg Sinn stated the petitioners should be liable for the cost of any experts needed, and if the money is not used, it should be refunded, wherein Administrator Workman said that there was language in the Zoning Code that required a petitioner to provide financial assurance, as needed.

Chairman Crawford stated that the discussion was for creating an ordinance, not for addressing a specific petition. Mr. Crawford said a moratorium was not needed due to the language change made prior to the Zoning Code and no further discussion on a moratorium would be entertained.

Chairman Crawford ruled Suzanne Vanderham out of order for a disruptive applaud of the word moratorium.

Member Eric Stahl stated having a policy on the matter was good, but a moratorium was needed.

Chairman Crawford ruled Member Stahl out of order.

Member Eric Stahl stated experts were needed to address these this policy and the "M" word was needed.

Chairman Crawford stated that language needed to be drafted and it could be changed many times before the committee sent it to a public hearing.

Assistant States Attorney Matt Drake stated that reasonable changes could be made without sending an ordinance back for another public hearing.

Member Jon Hopkins did additional research on the topic and suggested that the committee start by working on the portions of the ordinance that they felt comfortable with and then the county could bring in experts later if needed.

Chairman Crawford stated he did not want to rush this ordinance, and the staff should benchmark what other counties are doing. Mr. Crawford said not to rush but the county did need to be expeditious so as not to draw attention to the county for causing an unnecessary delay. Mr. Crawford added that our risk management agent did a great job assisting with the Renewable Energy Ordinance and should be consulted as an expert on insurance language. Mr. Crawford questions Suzanne Vanderham regarding various language and subject matter experts.

Member Glueck stated these companies were multi-billion-dollar companies and there have been known insurance short falls that need to be looked at closer.

Members Sinn and Hopkins both questioned the mitigation of hazardous waste.

Administrator Workman stated that the Health Department could provide direction on who to speak with on the hazardous waste.

Member Stahl stated there cannot be language for everything in the ordinance and petitions would need to be scrutinized as they come in.

Suzanne Vanderham stated the McLean County and Aurora had good ordinances but there were no national standards that apply to data centers.

Member Stahl stated there was too much commentary from non-committee

members and that was not good practice.

Member Sinn stated you can impose the "M word" by limiting a request to death with an ordinance and used the United Citizens of Tazewell County as an example with their proposed wind farm ordinance re-write. Mr. Sinn said the county cannot make the ordinance so ridiculous that nothing could be built as that was intended to do.

Member Glueck stated other cities that have experienced data centers should be brought in to discuss their firsthand knowledge and guidance.

Member Stahl stated the States Attorney should review any ordinance to ensure that it would be defensible if challenged.

Member Hopkins began reviewing items he researched such as supporting facilities, operation and maintenance, insurance, decommissioning, etc. Mr. Hopkins said the water usage needed additional research and how the grid infrastructure upgrades are funded.

Member Eric Schmidgall stated that the county was not ready to write an ordinance on data centers and should table the matter.

Member Joe Woodrow stated that noise was not an intermittent issue as with some requests and would be constant. Mr. Woodrow said noise needed to be addressed as it can be extremely bothersome to the area residents and animals alike.

Assistant States Attorney Drake summarized the various experts that could be consulted on water, insurance, noise and electricity.

Administrator Workman stated there would be a power procurement policy also written into the ordinance.

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

RECESS:

There being no further business, the meeting recessed at 6:33p.m.

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