

TAZEWELL COUNTY LAND USE COMMITTEE AGENDA
Chairman, K. Russell Crawford
Tazewell County Justice – JCCR
Tuesday, October 13, 2026, at 5:00 p.m.

1. **Call to Order.**
 2. **Roll Call.**
 3. **Approval of Minutes:** September 8, 2026
 4. **Public Comment.**
 5. **New Business.**
 - a. **Cases:**

LU-26-13, 26-43-A	Amendment 78	Amendment	
LU-26-14, 26-44-Z	All About Home, LLC	Rezoning	Morton Twp
 - b. **Plats and Subdivisions:** None
 - c. **Resolutions:** None.
 - d. **Discussion:**
 - i. Proposed Amendment 79, Zoning Code – Home Commercial Use
 6. **Unfinished Business.**
 7. **Staff Report:** Review Year to Date Revenue and Building Activity
 8. **Next Meeting:** **MONDAY**, November 9, 2026
 9. **Recess.**
- Members:** Chairman - K. Russell Crawford, Vice Chairman – Jon Hopkins, Eugene Glueck, Mark Goddard, Jay Hall, Greg Longfellow, Eric Schmidgall, Greg Sinn, Eric Stahl, and Joe Woodrow

**REPORT OF ZONING BOARD OF APPEALS
TO TAZEWELL COUNTY BOARD
ON PROPOSED AMENDMENT TO TITLE XV – CHAPTER 157
(Zoning Board Case No. 26-43-A)**

TO THE TAZEWELL COUNTY BOARD:

The Zoning Board of Appeals of Tazewell County, Illinois makes the following report of its action on the case indicated herein, after a public hearing on October 6, 2026, pursuant to notice given in accordance with law:

A. DESCRIPTION OF CASE

SUBJECT MATTER: TITLE XV – CHAPTER 157

REQUESTED BY: Tazewell County Land Use Committee

PROPOSAL: Proposed Amendment No. 78 to Title XV, Chapter 157, Zoning Code of Tazewell County referred for hearing by the Tazewell County Land Use Committee to be as follows:

(Add new language as bolded and underlined.
Remove language as stricken. Re-letter or re-number accordingly.)

SECTION 1 - RULES OF CONSTRUCTION AND GLOSSARY OF TERMS

§ 157.005 DEFINITIONS.

DATA CENTERS. A physical room, building, or facility that houses computer systems, related equipment and infrastructure to run, deliver, or transmit technological applications and services, or to store and manage data associated with technological equipment, applications, systems or services.

SECTION 2 - DISTRICT REGULATIONS AND STANDARDS

§ 157.063 DATA CENTERS.

Notwithstanding any other provision of this Chapter, a temporary nine (9) month moratorium is hereby established on the acceptance, processing, consideration, approval, or issuance of any zoning, special use, building, or other development approval for the establishment, construction, expansion, or conversion of property for use as a new Data Center, as a principal use within the unincorporated areas of Tazewell County. During this time the County will evaluate appropriate zoning districts and development standards for Data Centers, including, but not limited to, setbacks, noise, lighting, energy and water consumption, cooling systems, electrical infrastructure, backup power generation, battery energy storage systems, environmental impacts, emergency response, traffic, landscaping, fencing, insurance, and decommissioning.

The moratorium shall become effective upon the effective date of this Section and shall remain in effect until July 28, 2027, at 11:59 p.m., unless repealed or modified earlier by action of the County Board.

NOTICE OF HEARING: A notice of the proposed Amendment thereon was published in the Tazewell Chronicle on September 16, 2026.

AGENCY COMMENTS: Tazewell County Health Department submitted a report having no comment regarding the proposed Amendment request.

Tazewell County Soil & Water Conservation District submitted a report having no comment regarding the proposed Amendment request.

Tazewell County Farm Bureau made no comment regarding the proposed Amendment request.

Tazewell County Highway made no comment regarding the proposed Amendment request.

Tazewell County EMA made no comment regarding the proposed Amendment request.

Jon R. Oliphant, City of Washington Planning & Development has no objection regarding the proposed Amendment request.

All other municipalities were notified however no other comments were received regarding the proposed Amendment request.

C. FINDINGS OF FACT

The Zoning Board of Appeals makes the following findings of fact relating to the action proposed:

1. *The proposed amendment shall not be detrimental to the orderly development of Tazewell County.*

POSITIVE.

2. *The proposed amendment shall not be detrimental to or endanger the public health, safety, morals or general welfare of Tazewell County.*

POSITIVE.

D. RECOMMENDATION

Having considered the information contained in the petition herein, and the testimony given and statements made at the public hearing on said proposal, the Zoning Board of Appeals hereby recommends, based on the findings of fact set forth above, that the petition be approved.

Ayes: 6 –Bong, Fehr, McClanahan, Miller, Gullette and Chairman Lessen

Nays: 0

Absent: 2 – Cupi and Vaughn

Dated this 6th day of October 2026.

/s/ DUANE LESSEN

Chairman, Zoning Board of Appeals
Tazewell County, Illinois

**REPORT OF ZONING BOARD OF APPEALS
TO TAZEWELL COUNTY BOARD
ON A PROPOSED MAP AMENDMENT TO
CHAPTER 157, ZONING CODE OF TAZEWELL COUNTY**

(Zoning Board Case No. 26-44-Z)

TO THE TAZEWELL COUNTY BOARD:

The Zoning Board of Appeals of Tazewell County, Illinois makes the following report of its action on the case indicated herein, after a public hearing on October 6, 2026, pursuant to notice given in accordance with law:

A. DESCRIPTION OF CASE

SUBJECT MATTER: AMENDMENT TO THE TAZEWELL COUNTY ZONING CODE

LOCATION AND/OR PROPERTY INVOLVED:

P.I.N. 06-06-02-200-005, an approximate 1.39 +/- acre parcel located in the NE ¼ of the NE ¼ of Sec 2 and the NW ¼ of the NW ¼ of Sec 3, T25N R3W of the 3rd P.M., Morton Twp., Tazewell Co., IL;

located at 28083 Cooper Rd., Morton, IL.

REQUESTED BY: All About Home, LLC, Petitioner

PROPOSAL: The petition of All About Home, LLC for a Map Amendment to change the official zoning maps of Morton Township from an A-1 Agriculture Preservation District to an I-1 Light Industrial District.

PARTIES OF RECORD: Justin Nolte, All About Home, LLC, Petitioner
Attorney Noah Benckendorf, On Behalf of Petitioner
Chad Unzicker, In Support of Petitioner
Terry Blin, In Support of Petitioner
Matt Roth, In Support of Petitioner

B. JURISDICTION

NOTICE OF HEARING: A notice of the proposed Rezoning thereon was published in the Tazewell Chronicle on September 16, 2026, and a copy of the publication was mailed to the petitioner within five working days after publication.

AGENCY COMMENTS: **The Tazewell County Land Use Planner** submitted a report recommending approval of the proposed Rezoning request.

Tazewell County Health Department submitted a report regarding the proposed Rezoning request stating per the IL Plumbing Code, restrooms must be provided for employees of the business and a licensed septic contractor must first inspect the system to confirm it

is functional and adequately sized. A diagram must also be provided by the septic contractor showing the location of the existing septic. Note that if vehicles have been driven over or parked on the septic components, it may have damaged the septic system. According to TCHD records, there is an existing well with a hand pump on the property. If the existing well is to be used to serve the business, it must first be inspected by a licensed well contractor to confirm it meets code requirements. If a new well will be installed to serve the business, a well permit must first be obtained from TCHD. If the old well is no longer in use, it must be properly sealed after obtaining a well sealing permit from TCHD. A TCHD representative must be present during the sealing. If any well on the property is used for business purposes, it is considered a semi-private well and is subject to annual testing requirements.

Tazewell County Soil & Water Conservation District had no comment regarding the proposed Rezoning request.

Tazewell County Farm Bureau made no comment regarding the proposed Rezoning request.

Tazewell County Highway made no comment regarding the proposed Rezoning request.

Tazewell County EMA made no comment regarding the proposed Rezoning request.

Curtis Baum, Morton Township Road Commissioner made no comment regarding the proposed Rezoning request.

Jon Oliphant, Washington Planning & Zoning has no objection regarding the proposed Rezoning request.

Tazewell Community Development Staff recommended approval of the proposed Rezoning request.

C. FINDINGS OF FACT

1. *The proposed amendment shall not be detrimental to the orderly development of Tazewell County.*

(POSITIVE) The future land use map within the Tazewell County Comprehensive Plan is intended to show the “general areas where development should occur to ensure and orderly development pattern that protects valuable sensitive lands for agriculture and environmental conservation.” The future land use map is such that the subject properties future land use cannot be identified with 100% accuracy but it appears that the area is in the I-1 district for light industrial development. As the proposed zoning amendment looks to change the zoning to match the future land use category, the proposal follows the orderly development pattern laid out in the Comprehensive Plan.

2. *The proposed amendment shall not be detrimental to or endanger the public health, safety, morals or general welfare of Tazewell County.*

(POSITIVE) The surrounding area sees multiple properties under the I-1 designation including a grain silo and Ameren facility. As the nearby residences are also close by to these properties, an additional I-1 zoned property should not cause any new health or safety issues. As such, the proposed amendment possesses no foreseeable danger or risk to the public health, safety, morals or general welfare of Tazewell County or its residents.

3. *The request is consistent with existing uses of property within the general area of the property in question.*

(POSITIVE) There are multiple properties directly adjacent to the subject property that operate light industrial business including a grain silo and an Ameren facility. As there are other examples of light industrial business operations in the immediate area, staff finds the request to be consistent with other properties in the general area.

4. *The request is consistent with the zoning classifications of property within the general area of the property in question.*

(POSITIVE) There are multiple properties adjacent to the subject property that are zoned I-1 and operate light industrial businesses. Therefore the request is consistent with zoning classifications of property within the general area of the subject property.

5. *The property in question is not suitable for the uses permitted under the existing zoning classification.*

(POSITIVE) The A-1 district is intended to preserve land that is best suited for agriculture. The subject property is small and surrounded by light industrial businesses and single family homes. Due to the surrounding uses and the small size, the subject property is not suitable for the uses permitted under the existing zoning classification of A-1.

6. *The property in question is suitable for the uses permitted under the proposed zoning classification.*

(POSITIVE) The subject property is of a size and in a location where light industrial uses would be suitable. Nearby properties have been zoned light industrial for many years and the area is identified as I-1 in the future land use map meaning it has been determined that the area is suitable for uses permitted I-1 district.

7. *Consideration to the trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the property in question was placed in its present zoning classification.*

(POSITIVE) There has not been much recent development in the general area of the subject property although it appears that some of the structures on the Ameren facility have been built after the existing structures on the subject property were built.

8. *Consideration to the length of time the property has been vacant as zoned, considered in the context of the land development in the area surrounding the subject property.*

(POSITIVE) The subject property has been primarily utilized to assist nearby agricultural operations with the two large existing sheds for many years.

9. *Consideration to the proposed map amendment being within one and one-half miles of a municipality with an adopted Comprehensive Plan.*

(NEUTRAL) The subject property is not within 1.5 miles of any municipality with an adopted Comprehensive Plan.

10. *Consideration to the relative gain to the public as compared to the hardship imposed upon the individual property owner, should the proposed amendment be denied.*

(POSITIVE) Rezoning the property to I-1 would align the property with the future land use map as seen in the Tazewell County Comprehensive Plan as the subject property is designated as I-1 Light Industrial. Comprehensive Plans are generally seen as documents which serve a public benefit so this rezone would be seen as a positive in this instance. Otherwise, the public does not see much of a gain from rezoning from A-1 to I-1 as the jobs created or services provided would not be large due to the property size. Denying the proposed rezone would require the property owner to continue utilizing the subject property for agriculture related purposes.

11. *Consideration to the proposed amendment being consistent with the goals, objectives, and policies of the Comprehensive Plan.*

(POSITIVE) Due to the subject property requesting to be rezoned to match the future land use category listed in the Comprehensive Plan and the below principles and strategies being met, the proposed zoning map amendment is consistent with the goals, objectives, and policies of the Tazewell County Comprehensive Plan:

- a. New and existing businesses and industries are willing and able to establish and maintain operations.
- b. Land development occurs in an orderly fashion.

D. RECOMMENDATION

Having considered the information contained in the petition herein, and the testimony given and statements made at the public hearing on said proposal, the Zoning Board of Appeals hereby recommends, based on the findings of fact set forth above, that the petition be approved.

Ayes: 6 – Bong, Fehr, McClanahan, Miller, Gullette, and Chairman Lessen
Nays: 0
Absent: 2- Cupi and Vaughn

Dated this 6th day of October 2026.

/s/ DUANE LESSEN

Chairman, Zoning Board of Appeals
Tazewell County, Illinois

CASE INFORMATION

CASE NO.: 26-44-Z **PETITIONER:** ALL ABOUT HOME, LLC.

AGENT OR REPRESENTATIVE: Attorney Noah Benckendorf

ADDRESS: 28083 COOPER RD., MORTON, IL 61550 **PHONE:** 309-253-2978

REQUEST FOR: THE PETITION OF ALL ABOUT HOME, LLC FOR A MAP AMENDMENT TO CHANGE THE OFFICIAL ZONING MAPS OF MORTON TOWNSHIP FROM AN A-1 AGRICULTURE PRESERVATION DISTRICT TO AN I-1 LIGHT INDUSTRIAL DISTRICT.

P.I.N.# 06-06-02-200-005 **PARCEL SIZE** 1.39 +/- acres **PRESENT ZONING:** A-1

SURROUNDING ZONING: **N** A-1 **S** I-1 **E** A-1 **W** A-1/I-1

PETITION RECEIVED: 8/21/2026 **CASE ORIGIN:** By Petitioner

AGENCIES NOTIFIED AND COMMENTS MADE:

PLANNER: Notified 9/16/2026

HEALTH DEPT.: Notified 9/16/2026

TCSWCD: Notified 9/16/2026

TCFB: Notified 9/16/2026

COUNTY HIGHWAY: Notified 9/16/2026

COUNTY EMA: Notified 9/16/2026

MUNICIPALITY: Notified 9/16/2026 –Washington

TOWNSHIP: Notified 9/16/2026 –Morton

IDOT: N/A

SURROUNDING PROPERTY OWNERS: Notified 9/14/2026

PUBLICATION DATE: 9/16/2026 **WHERE:** Tazewell Chronicle

ACTION TAKEN:

ZONING BOARD OF APPEALS: **DECISION:**

LAND USE COMMITTEE: **DECISION:**

COUNTY BOARD: **DECISION:**

OTHER COMMENTS:

**TAZEWELL COUNTY COMMUNITY
DEVELOPMENT
APPLICATION FOR ZONING HEARING
PETITION FOR:**

- ☒ Map Amendment
☐ Text Amendment

Staff Use Only: Accepted by: MD
Date Filed: 8/21/20 CASE NO. 20-44-2
Filing Fee: 450.00 Publication Fee: _____
ZBA Hearing Date: 10/6/20
County Board Decision Date: _____
☐ APPROVED ☐ DENIED ☐ OTHER _____

1. Applicant and Owner Information:

Applicant:

Owner:

Name: All About Home, LLC
Address: 27156 Lakeland Rd.
City, State: Morton, IL 61550
Phone: 309-253-2978
(daytime contact)
Email: NoahW@Benckendorf.com

Name: All About Home, LLC
Address: 27156 Lakeland Rd.
City, State: Morton, IL 61550
Phone: 309-253-2978
(daytime contact)
Email: JNolte@FieldServiceTechnologies.com

The property interest of the applicant, if not the owner: _____

2. Site and Surrounding Property Information:

- a. 911 Address or property location of subject property: 28083 COOPER RD. MORTON, IL 61550
b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office - 1st floor, McKenzie Building)

Current Zoning: A-1 Property ID Number: 06-06-02-200-005

Proposed Parcel Size/Acreage: 1.3900 Soil Productivity Rate of site: 0/Unknown/NA

Legal Description:

See attached Exhibit A

- c. Describe all existing structures, physical attributes and current land use of the property:
One pole barn approximately 40'x64', One pole barn 41'x65', one shed approximately 20'x24'. The dwelling was demolished in 2015
This property has been used as a trucking and material hauling facility under a special use designation for many years.

- d. Previous Special Use/Variance requested for this property? ☐ No ☒ Yes—Case No. 03-99-S

3. a. Petitioner is seeking a Map Amendment to have the subject property rezoned from a A-1
Zoning District to a I-1 Zoning District.

- b. Provide an Explanation of why the request is being made:
This property has no commercial viability outside of industrial uses. The current owner operates an industrial moving and rigging
company that regularly moves industrial and agricultural equipment. I-1 zoning would provide additional flexibility for continued
Industrial viability of the property. The property is not suitable for any use outside of industrial activities.

4. Is the subject property located within one half mile of a livestock operation? : ☒ Yes ☐ No
A **livestock feeding operation** is defined by the Tazewell County Zoning Code as: Any new or existing operation which stables or confines and feeds or maintains for a total of 45 days or more in any 12-month period a combination of at least fifty (50) animal units, or its equivalency. *(Contact the Tazewell County Farm Bureau Office at (309) 347-3165 for assistance if you are uncertain regarding location of active livestock feeding operations.)

5. When evaluating Amendment requests the following Standards are considered by The Zoning Board of Appeals. Please provide how your application conforms to the following: (attached an additional sheet if necessary)

- a. Explain how the Rezoning/Amendment will not be detrimental to the orderly development of Tazewell County:
The properties on two sides of this property are zoned I-1. Both of those properties are much larger and create much more noise and traffic than this property could ever create. This use follows the general use of the area.
- b. Explain how the Rezoning/ Amendment will not be detrimental to or endanger the public health, safety, morals or general welfare of Tazewell County:
This property is next to a grain elevator and not suitable for any use outside of industrial uses.
It has operated as a trucking hub for many years with no issue. Industrial zoning will create no further hardship or danger to Tazewell County.
- c. Explain how the request is consistent with existing uses of property within the general area:
Properties to the north and west are zoned I-1 and are very large industrial properties.
This property has an approved special use for a trucking company.
- d. Explain how the request is consistent with the zoning classifications of property within the general area:
Properties to the north and west are zoned I-1 and are very large industrial properties.
- e. Explain why the property is not suitable for the uses permitted under the **existing** zoning classification:
The property consists of no residence. Most uses under A-1 require a residence to be on the property. The size and proximity of the property renders it unusable for agriculture and most other non-industrial uses unviable.
- f. Explain why the property is suitable for the uses permitted under the **proposed** zoning classification:
The buildings on the property are already industrial buildings. The proximity to Washington Road allows for easy access for industrial equipment to access the property.
- g. Explain the trend of development, or changes, if any, within the general area of the property in question which may have taken place since the property was placed in its present zoning classification:
The grain elevator is growing substantially. The adjacent grain elevator and Ameren facility have been built. The house on this property was demolished.
- h. Is the proposed map amendment is within one and one half miles of a municipality with an adopted Comprehensive Plan. If yes, give the name of the municipality:
No.
- h. Explain how the proposed amendment is consistent with the goals, objectives & policies of the Comp Plan:
The most recent Comprehensive Plan is from 2011, before the residence on the property was demolished. Page 66 of that Plan states "In order to achieve economic growth, the County will be well served to promote economic development in ... trade/transportation/utilities."

6. **Signature:** I (we) certify hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.

Applicant Signature

Date

Owner Signature

Date

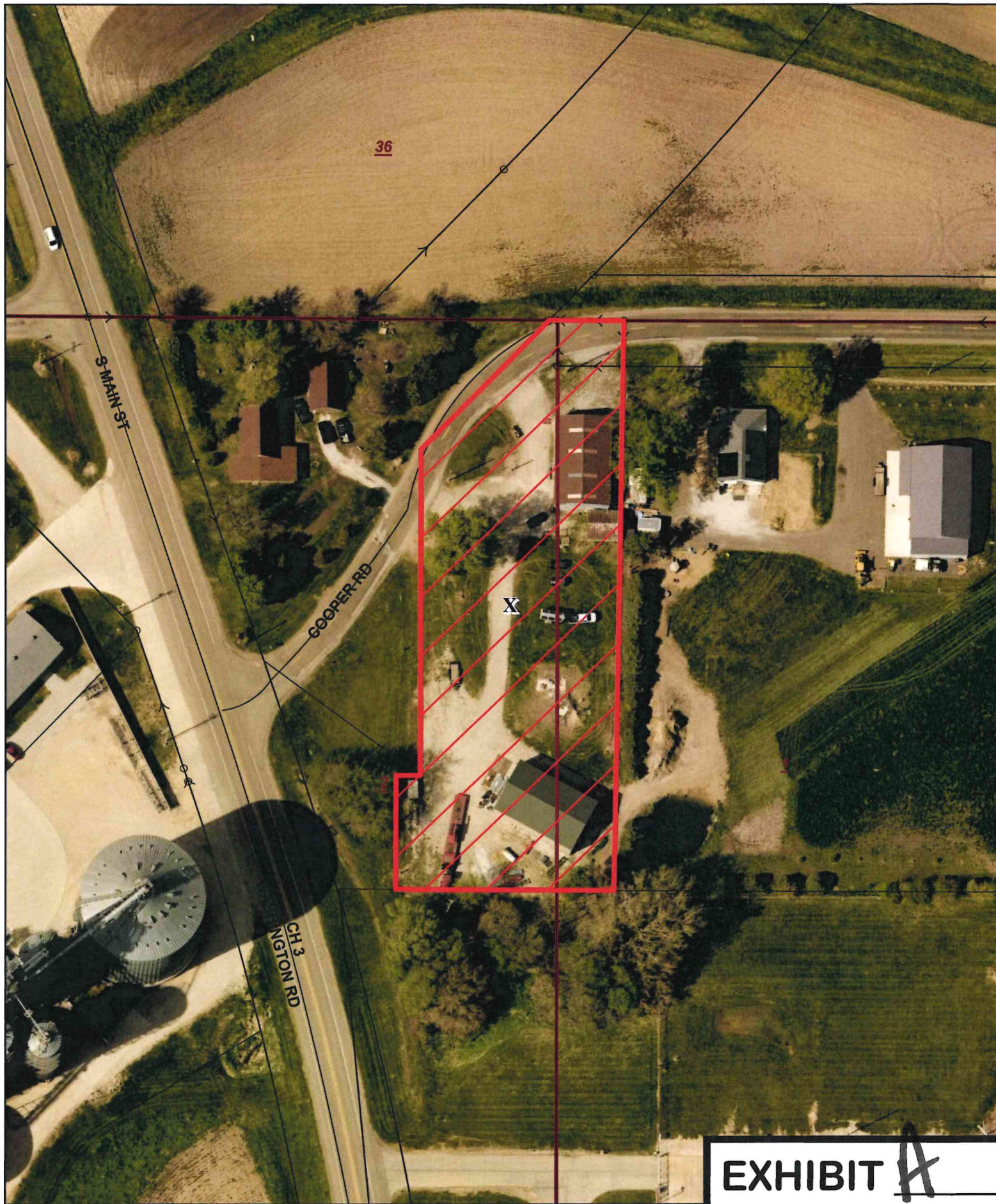


EXHIBIT A



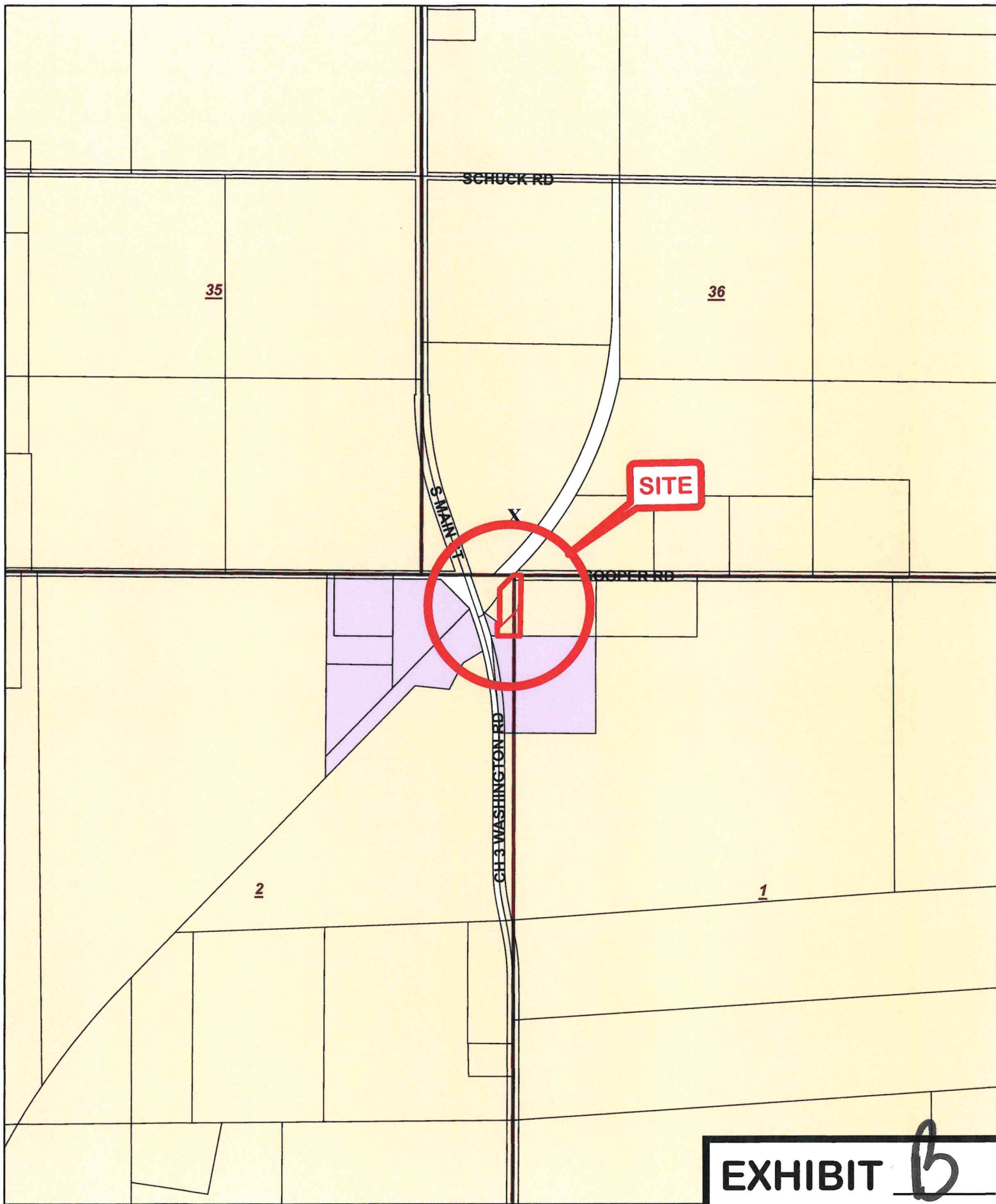


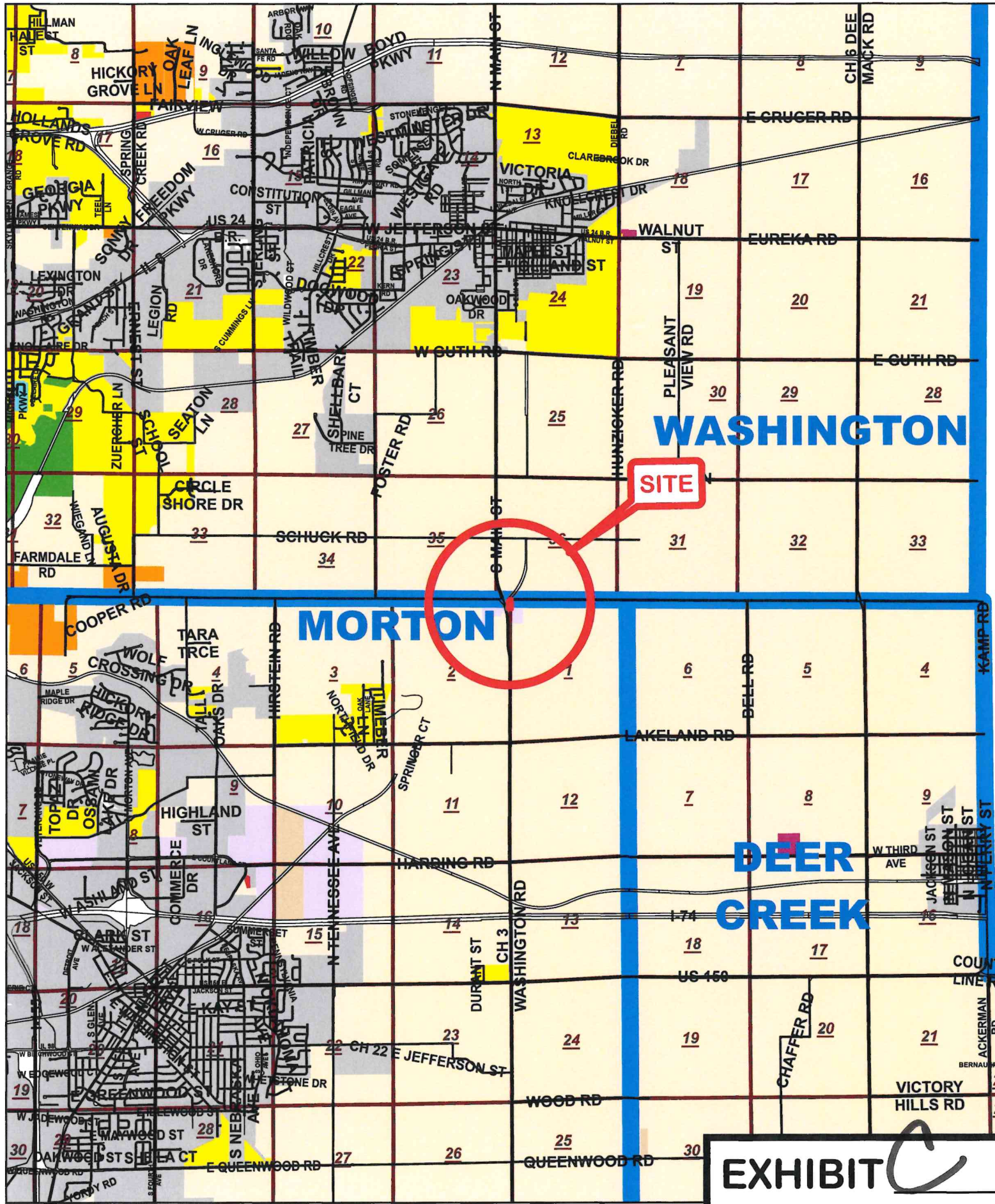
EXHIBIT *B*



Zoning
District

AG Area

	A-1		C-2		I-1		R-2
	A-2		CITY		I-2		R-R
	C-1		CONS		R-1		



SITE

EXHIBIT C

Zoning

District

AG Area

A-1	A-2	C-1	C-2	CITY	CONS	I-1	I-2	R-1	R-2	R-R
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Permit Summary Report Fees/Count By Month						
12/01/2025 TO 09/30/2026				12/01/2024 TO 09/30/2025		
Fee Name	Row Total	Row Total		Fee Name	Row Total	Row Total
911 Addressing	\$1,250.00	17		911 Addressing	\$700.00	14
911 Addressing Subdivision	\$0.00	0		911 Addressing Subdivision	\$140.00	1
Adjudication Fine	\$680.99	2		Adjudication Fine	\$8,275.52	7
Administrative Variance	\$0.00	0		Administrative Variance	\$200.00	2
Change-In-Use: Comm/Ind	\$200.00	1		Change-In-Use: Comm/Ind	\$200.00	1
Commercial - Addition/Alterations	\$2,150.00	2		Commercial - Addition/Alterations	\$2,950.00	4
Commercial - Electrical	\$1,425.00	15		Commercial - Electrical	\$600.00	6
Commercial - HVAC - Cooling	\$515.00	2		Commercial - HVAC - Cooling	\$0.00	0
Commercial - HVAC - Heating	\$515.00	2		Commercial - HVAC - Heating	\$0.00	0
Commercial - New Construction	\$2,125.00	5		Commercial - New Construction	\$1,225.00	1
Commercial - Plumbing	\$110.00	2		Commercial - Plumbing	\$55.00	1
Commercial - Plumbing Per Add. Fixture	\$90.00	2		Commercial - Plumbing Per Add. Fixture	\$0.00	0
Communication Co-Locate	\$16,250.00	13		Communication Co-Locate	\$7,500.00	6
Communication Facility	\$0.00	0		Communication Facility	\$14,775.00	3
Demolition	\$700.00	8		Demolition	\$700.00	8
Enterprise Zone	\$7,250.00	3		Enterprise Zone	\$0.00	0
Erosion - Site Specific	\$250.00	1		Erosion - Site Specific	\$250.00	1
Erosion - Standard	\$1,575.00	10		Erosion - Standard	\$1,925.00	11
Fence	\$1,500.00	30		Fence	\$1,200.00	24
Flood Plain Development	\$200.00	1		Flood Plain Development	\$200.00	1
Home Occupation RENEWAL	\$675.00	15		Home Occupation RENEWAL	\$990.00	22
Inspection Fine	\$450.00	6		Inspection Fine	\$450.00	6
Move A Structure	\$100.00	1		Move A Structure	\$0.00	0
NO CHARGE AG STRUCTURE	\$0.00	3		NO CHARGE AG STRUCTURE	\$0.00	7
Not for Profit	\$300.00	1		Not for Profit	\$300.00	1
OVER/UNDER	\$0.00	0		OVER/UNDER	\$70.00	1
Pool - Above Ground	\$900.00	9		Pool - Above Ground	\$900.00	9
Pool - In-Ground	\$875.00	5		Pool - In-Ground	\$525.00	3
Residential - Accessory Structure/Addition To	\$17,915.00	71		Residential - Accessory Structure/Addition To	\$13,860.00	58
Residential - Deck Attached/Detached	\$2,690.00	20		Residential - Deck Attached/Detached	\$2,990.00	23
Residential - Duplex/Condo *NEW*	\$0.00	0		Residential - Duplex/Condo *NEW*	\$600.00	1
Residential - Dwelling *NEW*	\$6,450.00	11		Residential - Dwelling *NEW*	\$8,050.00	13
Residential - Dwelling Addition	\$2,100.00	5		Residential - Dwelling Addition	\$5,050.00	14
Residential - Dwelling Remodel/Alteration	\$1,700.00	6		Residential - Dwelling Remodel/Alteration	\$1,800.00	7
Residential - Electrical Addn/Access	\$8,280.00	184		Residential - Electrical Addn/Access	\$7,245.00	163
Residential - Electrical NEW	\$715.00	13		Residential - Electrical NEW	\$880.00	15
Residential - HVAC - Cooling	\$800.00	16		Residential - HVAC - Cooling	\$950.00	16
Residential - HVAC - Heating	\$1,000.00	16		Residential - HVAC - Heating	\$975.00	17
Residential - Plumbing	\$1,430.00	26		Residential - Plumbing	\$1,650.00	30
Residential - Plumbing Per Add. Fixture	\$60.00	1		Residential - Plumbing Per Add. Fixture	\$375.00	5
Solar Energy System	\$172,800.00	40		Solar Energy System	\$94,800.00	52
Stormwater Combo	\$5,400.00	4		Stormwater Combo	\$7,325.25	3
Subdivision - Final Plat	\$0.00	0		Subdivision - Final Plat	\$325.00	1
Subdivision - Modification/Road Waiver	\$200.00	1		Subdivision - Modification/Road Waiver	\$200.00	1
Subdivision - Preliminary Plat	\$350.00	1		Subdivision - Preliminary Plat	\$0.00	0
Temporary Use	\$400.00	2		Temporary Use	\$600.00	3
Tract Survey Review	\$800.00	23		Tract Survey Review	\$650.00	20
ZBA - Incidentals	\$0.00	0		ZBA - Incidentals	\$15,000.00	1
ZBA - Publication Fee	\$781.05	23	ZBA - Publication Fee	\$521.61	17	
ZBA - Rezoning	\$1,400.00	2	ZBA - Rezoning	\$1,400.00	2	
ZBA - Special Use	\$6,000.00	13	ZBA - Special Use	\$8,050.00	18	
ZBA - Special Use - Chickens	\$0.00	0	ZBA - Special Use - Chickens	\$900.00	3	
ZBA - Variance	\$4,800.00	16	ZBA - Variance	\$2,700.00	9	
Totals:	\$276,157.04	650	Totals:	\$221,027.38	632	