TAZEWELL COUNTY LAND USE COMMITTEE AGENDA
Chairman, K. Russell Crawford
Tazewell County Justice – JCCR
Monday, November 9, 2026, at 5:00 p.m.

1. Call to Order.

2. Roll Call.

3. Approval of Minutes: October 13, 2026

4. Public Comment.

5. New Business.

a. Cases:

LU-26-15, 26-42-S	Mackinaw Solar, LLC	Special Use	Cincinnati & Spring Lake
LU-26-16, 26-47-S	Lumina Energy Storage, LLC	Special Use	Elm Grove Twp
LU-26-17, 26-48-Z	Copart of Connecticut, Inc.	Map Amendment	Cincinnati Twp
LU-26-18, 26-49-Z	Zachary & Monica Charlton	Map Amendment	Cincinnati Twp

b. Plats and Subdivisions: None

c. Resolutions: None.

d. Discussion:

i. LU-26-19, Contract Renewal T.P.I of Pekin, LLC for Plumbing Inspections

ii. LU-26-20, Contract Renewal Richard Young for Electrical Inspections

iii. LU-26-21, Contract Renewal Glen Gullette, Building Inspections

iv. LU-26-22, Contract Renewal Central IL Fire Inspections Service, LLC Life Safety Inspections

v. LU-26-23, Contract Renewal Tri County Tri County Regional Planning

vi. LU-26-24, Contract Renewal Cloudpoint, 911 Addressing Services

6. Unfinished Business.

7. Staff Report: Review Year to Date Revenue and Building Activity

8. Next Meeting: January 12, 2027

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

DECISION AND FINDINGS OF FACT
OF THE ZONING BOARD OF APPEALS
ON PROPOSED SPECIAL USE

(Zoning Board Case No. 26-42-S)

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 November 4, 2026 with deliberations on November 5, 2026, and pursuant to notice given in accordance with law:

A. DESCRIPTION OF CASE

SUBJECT MATTER: Special Use

LOCATION AND/OR PROPERTY INVOLVED:

- 08-09-24-300-004; FRANK, WILLIAM & JENNIFER, 9171 SPRING LAKE RD, MANITO IL 61546; 79.24+/- ACRES ZONED CONS; SEC24 T24N R6W E 1/2 SW 1/4 SW ¼;
- 08-09-24-400-004; GARMAN, KEITH & DEBRA, 12937 GARMAN RD, PEKIN IL 61554; 60+/- ACRES ZONED CONS; SEC 24 T24N R6W SW 1/4 OF SE 1/4 AND S 1/2 OF SE 1/4 SE ¼;
- 08-09-24-400-008; GARMAN, KEITH & DEBRA, 12937 GARMAN RD, PEKIN IL 61554; 58.86+/- ACRES ZONED CONS; SEC 24 T24N R6W TRACT I SE ¼;
- 08-09-25-100-002; FRANK, WILLIAM & JENNIFER, 9171 SPRING LAKE RD, MANITO IL 61546; 160+/- ACRES ZONED CONS; SEC 25 T24N R6W E 1/2 OF W 1/2 NW ¼;
- 08-09-25-400-004; VARNEY, WALLACE & GAY, 212 EAGLE DR, GREEN VALLEY IL 61534; 74.03+/- ACRES ZONED CONS; SEC 25 T24N R6W TRACT 4 IN S 1/2 OF SE ¼;
- 08-09-36-200-001; KNAAK, DAREL & GAIL TRUSTEES, 13538 CEDAR ST, MANITO IL 61546; 34.71+/- ACRES ZONED CONS; SEC 36 T24N R7W NW 1/2 NE ¼;
- 08-09-36-200-010; HALL, TREVOR, 14775 CHRISTMAS TREE RD, GREEN VALLEY IL 61534; 33.67+/- ACRES ZONED CONS; SEC 36 T24N R6W LOTS C & D SE 1/4 NW 1/4 & LOT F & PT OF SW 1/4 W OF RR & ELY TRACT NE ¼;
- 08-09-36-300-001; HILST, ROGER, 1961 E 45TH 1/2 CT, TERRE HAUTE IN 47802; 111.73+/- ACRES ZONED CONS; SEC 36 T24N R6W LOTS A & B SE 1/4 NW 1/4 & W 1/2 OF SW 1/4 & NE 1/4 SW 1/4 SW ¼;
- 08-15-01-100-001; HILST, ROGER, 1961 E 45TH 1/2 CT, TERRE HAUTE IN 47802; 2.5+/- ACRES ZONED CONS; SEC 1 T23N R6W PT NW OF RR LOT 2 NW ¼;
- 08-15-02-100-003; HERRMAN, VERNE JR, 3918 SPRINGFIELD RD, GROVELAND IL 61535; 144.88+/- ACRES ZONED A-1; SEC 2 T23N R6W ALL W OF RR IN S 1/2 OF N 1/2 ALSO 10.03 AC N OF RR IN SE 1/4 NW ¼;
- 08-15-02-200-001; HILST, ROGER, 1961 E 45TH 1/2 CT, TERRE HAUTE IN 47802; 36.5+/- ACRES ZONED A-1; SEC 2 T23N R6W E 1/2 OF LOT 2 NE ¼;
- 08-15-02-300-005; HERRMAN, MARGARET TRUSTEE, 1915 VELDE DR, PEKIN IL 61554; 75.3+/- ACRES ZONED A-1; SEC 2 T23N R6W N 1259 OF SW ¼;
- 08-15-03-100-001; BECKER, KENNETH, 8479 TOWNLINE RD, MANITO IL 61546; 132.5+/- ACRES ZONED A-1; SEC 03 T23N R6W LOT 15 W 1/2 LOT 1L W 1/2 & E 1/2 NW ¼;
- 08-15-03-300-001; DUVAL, DANNY TRUSTEE , 9845 WAGONSELLER RD, GREEN VALLEY IL 61534; 110+/- ACRES ZONED A-1; SEC 03 T23N R6W S 30 AC OF W 1/2 OF NW 1/4 & W 1/2 SW ¼;
- 08-15-03-300-002; BECKER, BRIAN , 8810 TOWNLINE RD, MANITO IL 61546; 75 +/- ACRES ZONED A-1; SEC 3 T23N R62 E 1/2 SW 1/4 75 AC;
- 08-15-03-400-004; INDIAN MOUND FARMS LLC, 9787 MEYER FARMS LN, MANITO IL 61546; 79.11+/- ACRES ZONED A-1; SEC 3 T23N R6W TRACT B1 IN W 1/2 OF SE 1/4 SE ¼;

- 08-15-03-400-005; BECKER, SCOTT & CHARISSA, 8950 SPRINGLAKE RD , MANITO IL 61546; 71.71+/- ACRES ZONED A-1; SEC 3 T23N R6W TRACT B2 IN W 1/2 OF SE 1/4 SE/4;
- 08-15-04-100-002; BREEDLOVE, JOHN TRUSTEE, 10385 N MANITO RD, MANITO IL 61546; 269.32+/- ACRES ZONED A-1; SEC 4 T23N R6W W ½;
- 08-15-04-200-002; BECKER, KENNETH, 8479 TOWNLINE RD, MANITO IL 61546; 58.75+/- ACRES ZONED A-1; SEC 4 T23N R6W LOTS 1-2 OF E 1/2 NE ¼;
- 08-15-04-300-001; BREEDLOVE, JOHN TRUSTEE, 10385 N MANITO RD, MANITO IL 61546; 40+/- ACRES ZONED A-1; SEC 04 T23N R6W SW 1/4 SW ¼;
- 08-15-04-400-001; HERRMAN, JUDITH TRUSTEE, 11174 HERRMAN RD, MANITO IL 61546; 30+/- ACRES ZONED A-1; SEC 4 T23N R6W LOT 7 W 1/2 SE ¼;
- 08-15-04-400-006; BECKER, BRIAN , 8810 TOWNLINE RD, MANITO IL 61546; 100+/- ACRES ZONED A-1; SEC 4 T23N R6W E 1/2 OF SE 1/4 ALSO LOT 13 NE ¼;
- 08-15-04-400-008; GRIFFIN, MATTHEW & ROXANNE, 10356 N MANITO RD, MANITO IL 61546; 2.15 +/- ACRES ZONED A-1;SEC 4 T23N R6W TRACT 4A SE ¼;
- 08-15-04-400-010; HERRMAN, JAMES & MARLENE CO-TRUSTEES, 8745 TOWNLINE RD, MANITO IL 61546; 28.74+/- ACRES ZONED A-1; SEC 4 T23N R6W W 360 N 1/2 SW 1/4 SE 1/4 & W 360 S 1/2 OF S 1/2 NW 1/4 SE ¼;
- 08-15-09-100-004; BOHM, BRIAN ET AL, 7471 SPRING LAKE RD, MANITO IL 61546; 1.99+/- ACRES ZONED A-1; SEC 09 T23N R6W PT OF NW 1/4 OF LOT A NW ¼;
- 08-15-09-200-004; FRANK, BRIAN, 7356 MASON RD, MANITO IL 61546; 37+/- ACRES ZONED A-1; SEC 9 T23N R62 SW 1/4 NE ¼;
- 08-15-09-200-009; CHARLTON, ZACHARY & SCOTT WARNER, 29572 E COUNTY RD 2500 N, MANITO IL 61546; 38.12 +/- ACRES ZONED A-1; SEC 9 T23N R6W TRACT 3 NE ¼;
- 08-15-09-200-016; DESUTTER, BRYAN, 100 S PARK AVE, MANITO IL 61546; 76.62+/- ACRES ZONED A-1; SEC 9 T23N R6W PT OF TRACT 1 & TRACT 7 NE ¼;
- 08-15-09-400-012; DESUTTER, BRYAN, 100 S PARK AVE, MANITO IL 61546; 38.32+/- ACRES ZONED A-1; SEC 9 T23N R6W TRACT 4 SE 1/4 SEC 9 & SW 1/4 SEC 10;
- 08-15-09-400-013; DESUTTER, BRYAN, 100 S PARK AVE, MANITO IL 61546; 45.94+/- ACRES ZONED A-1; SEC 9 T23N R6W PT OF TRACT 2 NE 1/4 & SE ¼;
- 08-15-10-100-002; DUVAL, DANNY TRUSTEE, 9845 WAGONSELLER RD, GREEN VALLEY IL 61534; 73.06+/- ACRES ZONED A-1 ; SEC 10 T23N R6W E 1/2 NW ¼;
- 08-15-10-100-003; DESUTTER, BRYAN, 100 S PARK AVE, MANITO IL 61546; 78.78+/- ACRES ZONED A-1; SEC 10 T23N R6W PT OF TRACT 1 NW ¼;
- 08-15-10-200-006; BECKER, BRIAN , 8810 TOWNLINE RD, MANITO IL 61546; 72.82+/- ACRES ZONED A-1; SEC 10 T23N R6W TRACT 3, 4 & SLY 1.5 AC TRACT OF LOT 2 NE ¼;
- 08-15-10-300-002; DUVAL, DANNY TRUSTEE , 9845 WAGONSELLER RD, GREEN VALLEY IL 61534; 41.56+/- ACRES ZONED A-1; SEC 10 T23N R6W S 6.94 AC IN E 1/2 OF NW 1/4 & NE 1/4 SW ¼;
- 08-15-10-300-008; DESUTTER, BRYAN,100 S PARK AVE, MANITO IL 61546 ; 80.97 +/- ACRES ZONED A-1 ; SEC 10 T23N R6W PT OF TRACT 2 SW ¼;

situated along portions of Sapp Rd., Townline Rd. (Co. Hwy.7), Schuttler Rd., Timber Rd., Spring Lake Rd. (Co. Hwy. 21) Manito Rd. (Co. Hwy. 16) and Warner Rd. within Spring Lake Township, Tazewell County, Illinois.

- 10-10-08-400-003 ; MIDWEST GENERATION LLC ATTN: PROP TAX DEPT , 804 CARNEGIE CENTER , PRINCETON NJ 08540 ; 68.4 +/- ACRES ZONED CONS & I-2 ; SEC 8 T24N R5W TRACT LYING SE OF RR IN SW 1/4 & W 1/2 SE 1/4,;
- 10-10-17-100-007 ; CHARLTON, ZACHARY & MONICA , 29572 CR 2500N , MANITO IL 61546 ; 125.53 +/- ACRES ZONED CONS ; SEC 17 T24N R5W NW ¼;
- 10-10-17-200-002 ; PEKIN SAND & GRAVEL LLC , PO BOX 578 , PEKIN IL 61554 ; 77.57 +/- ACRES ZONED I-2 ; SEC 17 T25N R5W W1/2 NE ¼;

- 10-10-17-300-001 ; CHARLTON, ZACHARY & MONICA , 29572 E COUNTY RD 2500 N , MANITO IL 61546 ; 80 +/- ACRES ZONED A-1 & CONS ; SEC 17 T24N R5W W 1/2 SW ¼;
- 10-10-17-300-013 ; REGAL MIDWEST REALTY GROUP LLC , 98 E 1ST COURT , DONORA PA 15033 ; 41.16 +/- ACRES ZONED I-2 ; SEC 17 T24N R5W E 1/2 OF SW ¼;
- 10-10-17-400-003 ; PEKIN SAND & GRAVEL LLC , PO BOX 578 , PEKIN IL 61554 ; 24.03 +/- ACRES ZONED I-2 ; SEC 17 T24N R5W 36.39 AC TRACT NW 1/4 W 1/2 SE ¼;
- 10-10-19-200-015 ; BERG, MARK & JULIE , 7414 AIRPORT RD , MANITO IL 61546 ; 122.36 +/- ACRES ZONED A-1 & CONS ; SEC 19 T24N R5W TRACTS B3 & B5 & SE 1/2 & 330 OF N 1/2 OF NE 1/4 & S 1/2 OF NW ¼;
- 10-10-19-300-003 ; GARMAN, KEITH L MR & MRS , 12937 GARMAN RD , PEKIN IL 61554 ; 28.81 +/- ACRES ZONED A-1 & CONS ; SEC 19 T24N R5W TRACT G SW ¼;
- 10-10-19-400-013 ; CHARLTON, ZACHARY & MONICA , 29572 COUNTY ROAD 2500 N , MANITO IL 61546 ; 40.83 +/- ACRES ZONED A-1 ; SEC 19 T24N R5W TRACT B-6 SE1/4 NE1/4 & NE 1/4 SE ¼;
- 10-10-20-100-001 ; BECKER, BRIAN & SARA , 8810 TOWNLINE RD , MANITO IL 61546 ; 56.32 +/- ACRES ZONED A-1 ; SEC 20 T24N R5W W 1/2 OF NW 1/4 (W OF RR);
- 10-10-20-200-008 ; THE GARMAN TRUST, GARMAN, KEITH & CONNETT, KAREN COTRUSTEES , 12937 GARMAN RD , PEKIN IL 61554 ; 73.7 +/- ACRES ZONED A-1 ; SEC 20 T24N R5W E 1/2 NE ¼;
- 10-10-20-300-005 ; ZEECK, LAREN TRUSTEE , 2006 VAN BIBBER LAKE EST K-11 , GREENCASTLE IN 46135 ; 156.13 +/- ACRES ZONED A-1 ; SEC 20 T24N R5W SW ¼;
- 10-10-20-400-001 ; ADWELL CORP , P.O. BOX 10 , JACKSONVILLE IL 62651 ; 160 +/- ACRES ZONED A-1 ; SEC 20 T24N R5W SE ¼;
- 10-10-21-100-001 ; THE GARMAN TRUST, GARMAN, KEITH & CONNETT, KAREN COTRUSTEES , 12937 GARMAN RD , PEKIN IL 61554 ; 120 +/- ACRES ZONED A-1 ; SEC 21 T24N R5W NW ¼;
- 10-10-21-100-002 ; ADWELL CORP , P.O. BOX 10 , JACKSONVILLE IL 62651 ; 40 +/- ACRES ZONED A-1 ; SEC 21 T24N R5W SE 1/4 NW ¼;
- 10-10-21-200-001 ; ADWELL CORP , P.O. BOX 10 , JACKSONVILLE IL 62651 ; 156 +/- ACRES ZONED A-1 ; SEC 21 T24N R5W NE ¼;
- 10-10-21-300-001 ; ADWELL CORP , P.O. BOX 10 , JACKSONVILLE IL 62651 ; 160 +/- ACRES ZONED A-1 ; SEC 21 T24N R5W SW ¼;
- 10-10-21-400-001 ; BECK, BONNIE , 13489 IL ROUTE 29 , PEKIN IL 61554 ; 159 +/- ACRES ZONED A-1 ; SEC 21 T24N R5W SE ¼;
- 10-10-28-100-001 ; ADWELL CORPORATION , P.O. BOX 10 , JACKSONVILLE IL 62651 ; 160 +/- ACRES ZONED A-1 ; SEC 28 T24N R5W NW1/4;
- 10-10-28-300-001 ; ADWELL CORP , P.O. BOX 10 , JACKSONVILLE IL 62651 ; 100 +/- ACRES ZONED A-1 ; SEC 28 T24N R5W W100 AC OF SW1/4;
- 10-10-28-400-001 ; ADWELL CORP , P.O. BOX 10 , JACKSONVILLE IL 62651 ; 140 +/- ACRES ZONED A-1 & R-1 ; SEC 28 T24N R5W W140AC OF S1/2;
- 10-10-29-200-001 ; ADWELL CORP , P.O. BOX 10 , JACKSONVILLE IL 62651 ; 160 +/- ACRES ZONED A-1 ; SEC 29 T24N R5W ALL OF NE1/4;
- 10-10-29-300-003 ; GARMAN FARM TRUST, GARMAN, KEITH & CONNETT, KAREN COTRUSTEE , 12937 GARMAN RD , PEKIN IL 61554 ; 157 +/- ACRES ZONED A-1 ; SEC 29 T24N R5W SW ¼;
- 10-10-29-400-001 ; ADWELL CORP , P.O. BOX 10 , JACKSONVILLE IL 62651 ; 100 +/- ACRES ZONED A-1 ; SEC 29 T24N R5W WEST 100 AC SE ¼;
- 10-10-29-400-002 ; ADWELL CORP , P.O. BOX 10 , JACKSONVILLE IL 62651 ; 60 +/- ACRES ZONED A-1 ; SEC 29 T24N R5W EAST 60 AC SE ¼
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all situated along portions of E. Manito Rd. (Co. Hwy 16), Excel Way, Garman Rd. IL Rte. 29, Chester L Rd., Bluebird Hill Rd., Wagonseller Rd., Fuelberth Rd. and Hurt Rd. within Cincinnati Township and

REQUESTED BY: Mackinaw Solar, LLC.

PROPOSAL: The petition of Mackinaw Solar, LLC (www.mackinawsolarproject.com) requesting a Special Use to allow for the construction of a 500 Mega Watt, approximate 3,400 +/- acre, Utility Scale Solar Energy Facility located in A-1 Agriculture Preservation Districts, CONS Conservation Districts and I-1 Heavy Industrial Districts.

PARTIES OF RECORD:
Kate Duncan, Attorney-Quarles, On behalf of Petitioner
Stanci March, Senior Manager of Dev., On behalf of Petitioner
Matthew Clementi, Stantec, On behalf of Petitioner
Billy Bope, Doral, LLC, On behalf of Petitioner
Emily Cole, American Farmland Trust, On behalf of Petitioner
Erin Bowen, Cohn Reznick, On behalf of Petitioner
Daniel Howard, Quantum Energy, Inc., On behalf of Petitioner
David Loomis, Strategic Economic Research, LLC, On behalf of Petitioner
Gentry Davidson, Pinion, On behalf of Petitioner
Anna Gilmer, SWCA Environmental Consultants, On behalf of Petitioner
Hailey Preston, SWCA Environmental Consultants, On behalf of Petitioner
Jon Baker, Doral, LLC, On behalf of Petitioner
Lucas Jones, In support of Petitioner
Mark Duval, , In support of Petitioner
Terry Rasmussen, , In support of Petitioner
Dane Simpson, Laborers Local 231, , In support of Petitioner
Heather Williams, In support of Petitioner
Brandon Stetzsler, Carpenters Local, In support of Petitioner
Julie DeSutter, In support of Petitioner
Derrek Henry, In support of Petitioner
Michele Faires, Objector
Trina Beckley, Objector
Darla Watkins, Objector
Suzi Deakin, Palmer Flying Service, Objector
Nikki Little, Objector
Jesse Fehr, Objector

B. JURISDICTION

NOTICE OF HEARING: A notice of the proposed Special Use thereon was published in the Tazewell Chronicle on September 2, 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 Special Use request.

Tazewell County Health Department submitted a report regarding the proposed Special Use request stating all irrigation wells must be sealed within 30 days of abandonment. Well and Septic permits must be secured prior to construction of the operations building. See full report in file.

Tazewell County Soil & Water Conservation District submitted a report regarding the proposed Special Use request recommending denial due to prime farm land being removed from production.

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

Tazewell County Emergency Management Agency made no comment regarding the proposed Special Use request.

Tazewell County Highway Department made no comment regarding the proposed Special Use request.

Braden Thomas, Spring Lake Road Commissioner, made no comment regarding the proposed Special Use request.

Ron Hawkins, Cincinnati Road Commissioner made no comment regarding the proposed Special Use request.

Nic Maquet, City of Pekin Zoning Department, made no comment regarding the proposed Special Use request.

Village of South Pekin, Zoning Department made no comment regarding the proposed Special Use request.

Village of Manito, Zoning Department made no comment regarding the proposed Special Use request.

Carrie Bradle, Illinois Department of Transportation made no comment regarding the proposed Special Use request.

Bill Minier, IL Department of Natural Resources, submitted a report regarding the proposed Special Use request stating IDNR/OWR flood plain permitting will be required.

Community Development stated, the petition, as provided, complies with all local ordinance requirements. Staff will ensure any additional requirements are satisfied and any modifications upon complete engineering of the project remain in compliance with the ordinance prior to the issuance of any permits.

C. FINDINGS OF FACTS

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

1. The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.

   (POSITIVE) The A-1 Zoning District has specific setback and height requirements as stated in the Tazewell County Zoning Code. If approved, the proposed commercial solar farm will be reviewed against the Tazewell Zoning Code through the building permit process to verify that the development meets all applicable standards in the A-1 Zoning District.

2. The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations or of any officially adopted Comprehensive Plan of a municipality within a 1.5-mile planning jurisdiction.

(POSITIVE) The proposed special use is within 1.5 miles of the City of Pekin which has an adopted Comprehensive Plan. The plan identifies portions of the special use area as industrial although little to no development is proposed in that location. The Tazewell County Future Land Use Map designates the area as primarily A-1 Agricultural Preservation district. As the Comprehensive Plan was developed prior to proliferation of solar development, there is no discussion regarding this type of development within the Plan. However, the proposal is consistent with the plan's strategy of allowing for supplemental uses to supplement farm income and support the viability of farms. The request would also keep the subject parcels as agricultural parcels intact, which could return to agricultural usage following the decommissioning of the project.

3. The proposed special use is consistent with the following policies of the Tazewell County Comprehensive Plan: Minimize conflict between land uses allow for supplemental uses to supplement farm income and support the financial viability of farms. The petitioner has provided the information required by 7TCC1-25(c) and has demonstrated the ability to complete the proposal shown in 7TCC1-25(c)(1)-(10) and has met those items required by the statements described in TCC1-25(c)(9).

   (POSITIVE) Per the application, the requirements of Article 25 of the Tazewell County Zoning Code have been met.

4. The site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.

   (POSITIVE) The proposed solar farm is in an agricultural area to the south and east of Pekin. The applicant has proposed to install vegetative screening for all non-participating households within 500 ft of the property. With appropriate vegetative screening, the property will minimize adverse effects regarding visual impact. The applicant has demonstrated in the application that noise and any glare will be minimized to levels that meet code and are satisfactory.

5. The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.

   (POSITIVE) The surrounding area is primarily low-density residential dwellings and agriculture. When operated appropriately, a solar farm is a low intensity use which should not create any health or safety hazards as there is little traffic, noise, smells, or dangerous conditions caused as a result of this operation. Given this context, the proposed special use should not pose a significant risk to the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.

6. The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

   (POSITIVE) Once operational, solar farms require little maintenance and does not require full-time staff to operate. With the vegetative screening, and lack of noise shown in the application, the proposed special use should pose no threat to nearby property owners' use and enjoyment of their property. Multiple studies have been submitted with the request which show that the proposed solar farm will not be injurious to the use and enjoyment of other property in the immediate vicinity such as a glare study, drainage study, a stormwater report, and more.

7. The Special Use shall not substantially diminish and impair property value within the neighborhood.

   (POSITIVE) Given the vegetative screening and low-intensity nature of the project, establishment of the special use should not substantially diminish or impair property value in the surrounding area. The applicant also attached a property value study assuming the development of the proposed commercial solar farm which showed no negative impacts on property values in the neighborhood.

8. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

(POSITIVE) The application identifies utilities, access roads, and other necessary features for commercial solar farm development.

9. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.

(POSITIVE) Construction of the solar farm will require an entrance onto multiple roads throughout the project and will obtain approvals. The proposed solar farm will likely cause a temporary increase to traffic during construction but should have little to no impact on traffic afterward. Once operational, solar farms receive very little vehicular traffic. Based on these considerations, this finding is judged to be positive.

10. The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.

Not applicable.

11. Evidence presented establishes that granting the use, which is located more than one half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.

(POSITIVE) Once operational, a solar farm is a low intensity use and will not hinder the operation or expansion of a livestock feeding operation within a one half mile of the subject property.

12. Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.

(POSITIVE) Approximately 86% of soils on the area identified to be occupied by solar panels does not reach a productivity index of 125 and are therefore deemed to be non-productive soils. As this exceeds the threshold of 75% of the site, this criterion is found to be positive as productive soils are not being taken out of production. Situating a solar project on a site with low soil productivity results in more productive soils elsewhere in Tazewell County from being utilized for such a project.

13. The Special Use is consistent with the existing uses of property within the general area of the property in question.

(NEGATIVE) The proposed commercial solar farm is not seen at this scale in the general area. Even with the screening, reduction of glare, and minimal noise pollution, the size and scale of the proposal is not consistent with the existing uses of property within the general area as those uses consist of primarily row crop production and single family development.

14. The property in question is suitable for the Special Use as proposed.

(POSITIVE) Given the reasons stated above, the subject property is suitable for the requested special use.

D. DECISION

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, based on the findings of fact set forth above, and including the conditions following, makes no recommendation due to a lack of four concurring votes of the proposed Special Use request:

1. Vegetative screening shall be confirmed at the time of the building permit to ensure that nonparticipating residences are shielded from visual impacts.

2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.

3. Required permits, including building permits, fence permits, and stormwater and erosion control permits must be obtained from the Tazewell County Community Development Department prior to construction.

4. The solar energy facility shall be required to have a decommissioning plan pursuant to the requirements of the Department of Agriculture's executed Agricultural Impact Mitigation Agreement. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid throughout the life of the project. Financial security must remain valid in accordance with the executed AIMA.

5. Except during a valid permit period or scheduled maintenance, which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.

6. Approval of this Special use is restricted to Mackinaw Solar LLC or its affiliates. The Special Use is not transferrable to any entity not affiliated with Mackinaw Solar, LLC.

7. The owner of the commercial solar energy facility must submit contact information for the company to the Department of Community Development by the end of each calendar year and upon any change in relevant contact information with the company.

8. Water may not be drawn from any operational well within the facility for the purpose of hauling and using it off site.

9. The facility must ensure compliance with Tazewell County Health Department, Division of Environmental Health and all Illinois Department of Public Health regulations. When applicable, the operational wells shall have backflow protectors to prevent contamination.

10. The fence shall be woven wire with steel posts, not wood.

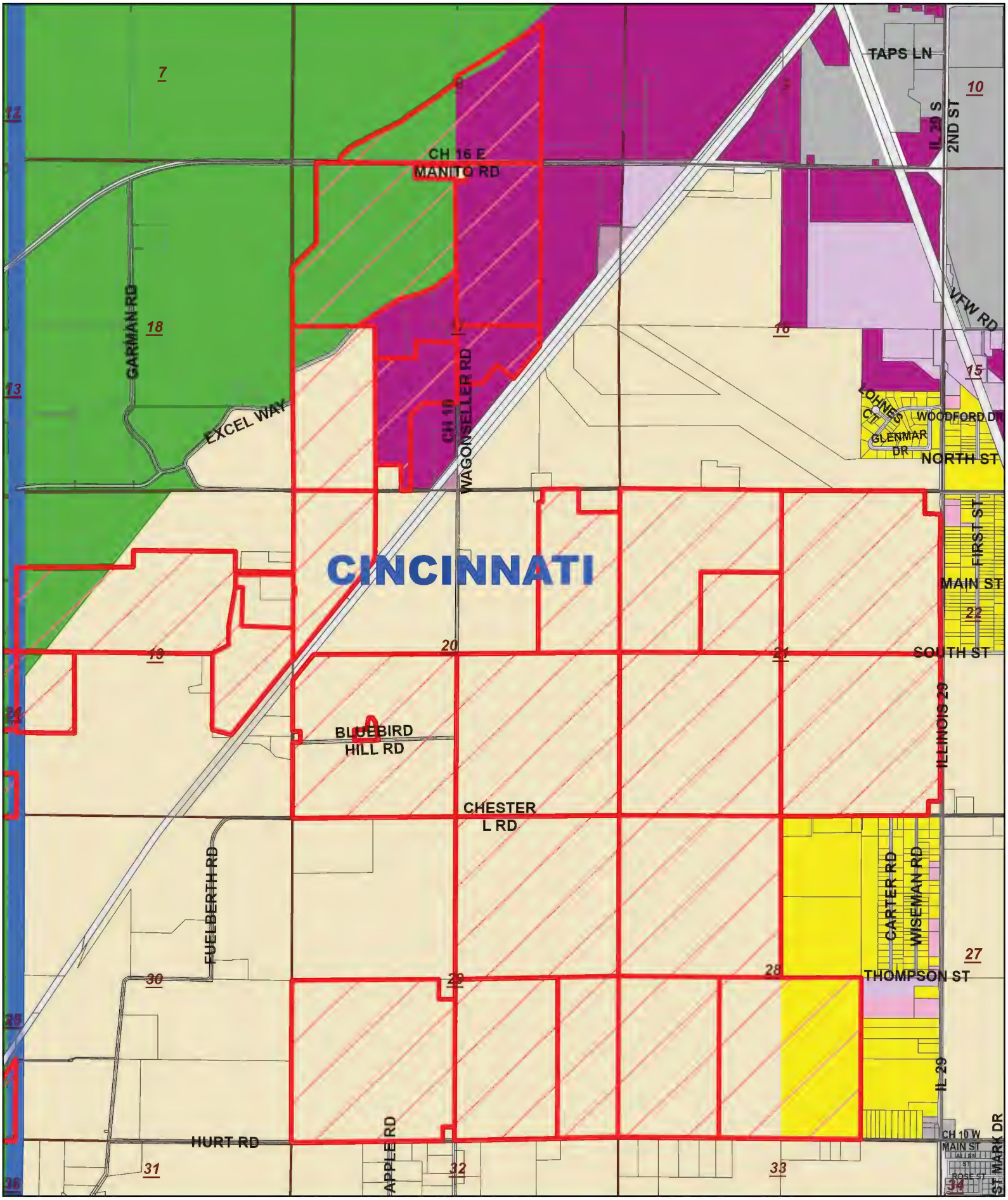
11. Pigs shall not be used as a form of agrivoltaic method.

12. Hours of construction shall be limited to 7:00am to 7:00pm. The driving of piling or other such activities of increased noise shall be limited to 8:00am to 5:00pm.

Ayes: 2 – Cupi and Chairman Lessen
Nays: 2 – Miller and Vaughn
Abstain: 1 – Fehr
Absent: 2 – Bong, McClanahan
****No recommendation made due to a lack of 4 concurring votes.**

Dated this 5th day of November, 2026.

/s/ DUANE LESSEN
Chairman, Zoning Board of Appeals
Tazewell County, Illinois



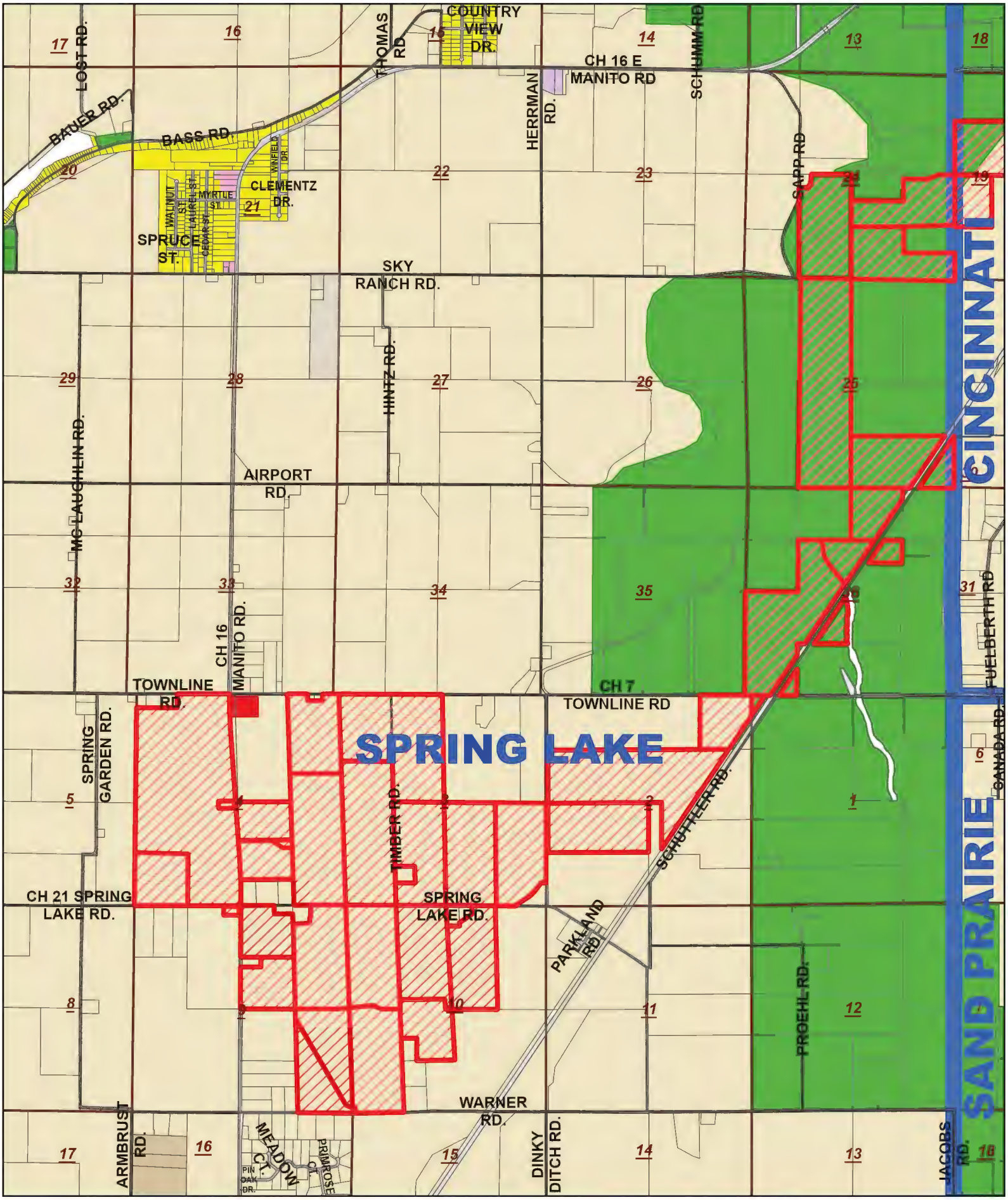
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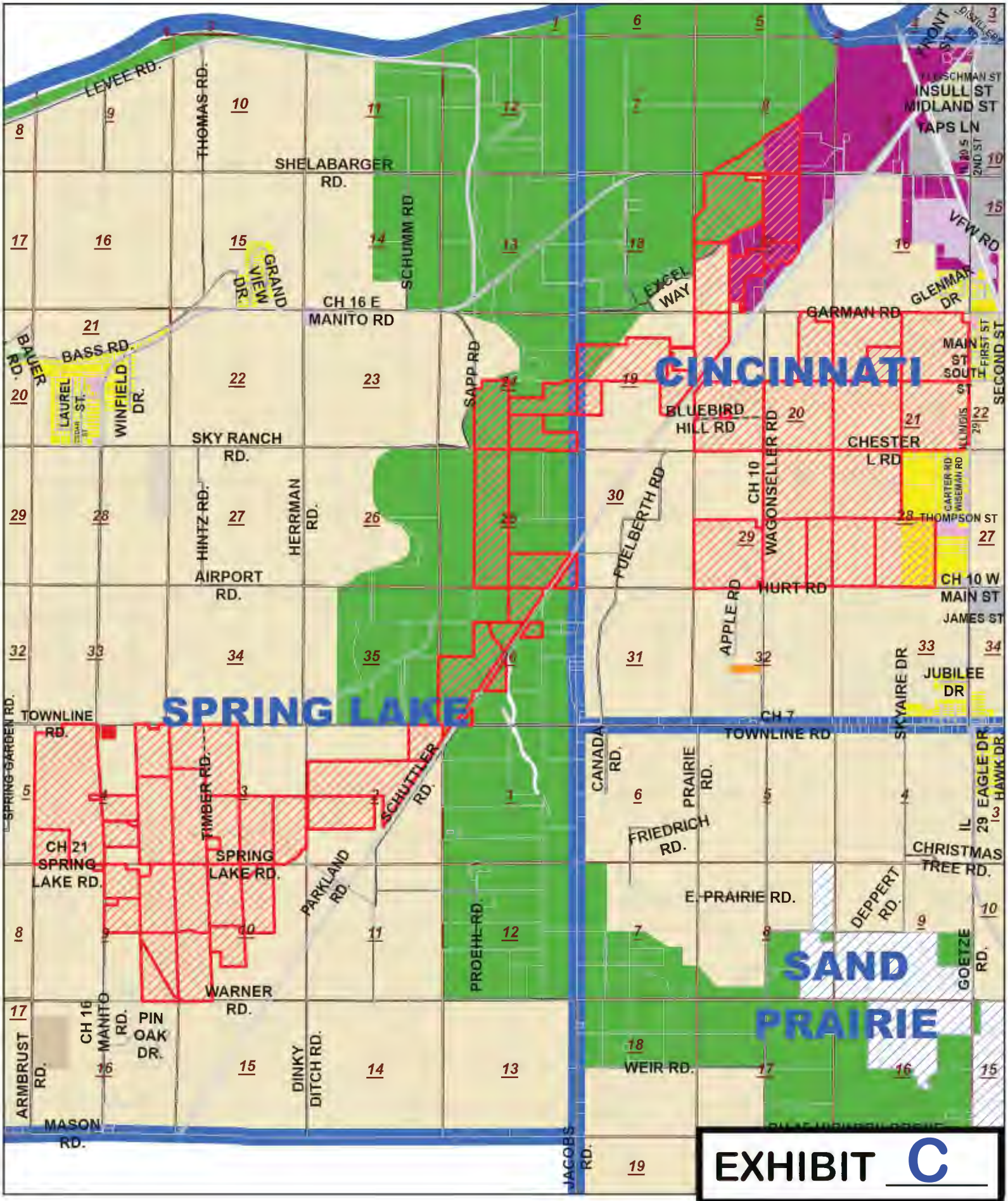
Zoning District

AG Area

A-1 A-2 C-1 C-2 CITY CONS

EXHIBIT A


SPRING LAKE
CINCINNATI
SAND PRAIRIE
LOST RD.
BAUER RD.
BASS RD.
THOMAS RD.
COUNTRY VIEW DR.
CH 16 E MANITO RD
HERRMAN RD.
SCHUMM RD.
SAPP RD.
CLEMENTZ DR.
WALNUT ST.
LAUREL ST.
MYRTLE ST.
CEDAR ST.
WINFIELD DR.
SPRUCE ST.
SKY RANCH RD.
HINTZ RD.
MC LAUGHLIN RD.
AIRPORT RD.
CH 16 MANITO RD.
TOWNLINE RD.
CH 7
TOWNLINE RD
FUELBERTH RD.
CANADA RD.
SPRING GARDEN RD.
TIMBER RD.
SCHUETTLER RD.
CH 21 SPRING LAKE RD.
SPRING LAKE RD.
PARKLAND RD.
PROEHL RD.
WARNER RD.
ARMBRUST RD.
MEADOW CT.
PRIMROSE CT.
PIN OAK DR.
DINKY DITCH RD.
JACOBS RD.
N
Zoning District
AG Area
A-1
A-2
C-1
C-2
CITY
CONS
EXHIBIT B


CINCINNATI
SPRING LAKE
SAND PRAIRIE
LEVEE RD.
THOMAS RD.
SHELABARGER RD.
SCHUMM RD
GRAND VIEW DR.
CH 16 E MANITO RD
EXCEL WAY
GLENMAR DR
GARMAN RD
VFW RD
INSULL ST
MIDLAND ST
TAPS LN
MAIN ST SOUTH ST
FIRST ST
SECOND ST
BASS RD.
BAUER RD.
LAUREL ST.
WINFIELD DR.
SAPP RD
BLUEBIRD HILL RD
CHESTER L RD
WAGONSELLER RD
CH 10
SKY RANCH RD.
HINTZ RD.
HERRMAN RD.
AIRPORT RD.
FUELBERTH RD
GARTER RD
WISEMAN RD
THOMPSON ST
HURT RD
APPLE RD
CH 10 W MAIN ST
JAMES ST
SKYAIRE DR
JUBILEE DR
TOWNLINE RD.
SPRING GARDEN RD.
TIMBER RD.
SCHUTTLER RD.
CH 21 SPRING LAKE RD.
SPRING LAKE RD.
PARKLAND RD.
PROEHL RD.
WARNER RD.
CH 16 MANITO RD.
PIN OAK DR.
DINKY DITCH RD.
ARMBRUST RD.
MASON RD.
CH 7 TOWNLINE RD
CANADA RD.
PRAIRIE RD.
FRIEDRICH RD.
EAGLE DR
HAWK DR
IL 29
CHRISTMAS TREE RD.
E. PRAIRIE RD.
DEPPERT RD.
GOETZE RD.
WEIR RD.
JACOBS RD.
EXHIBIT C
N
Zoning District
AG Area
A-1
A-2
C-1
C-2
CITY
CONS
I-1
I-2
R-1
R-2
R-R

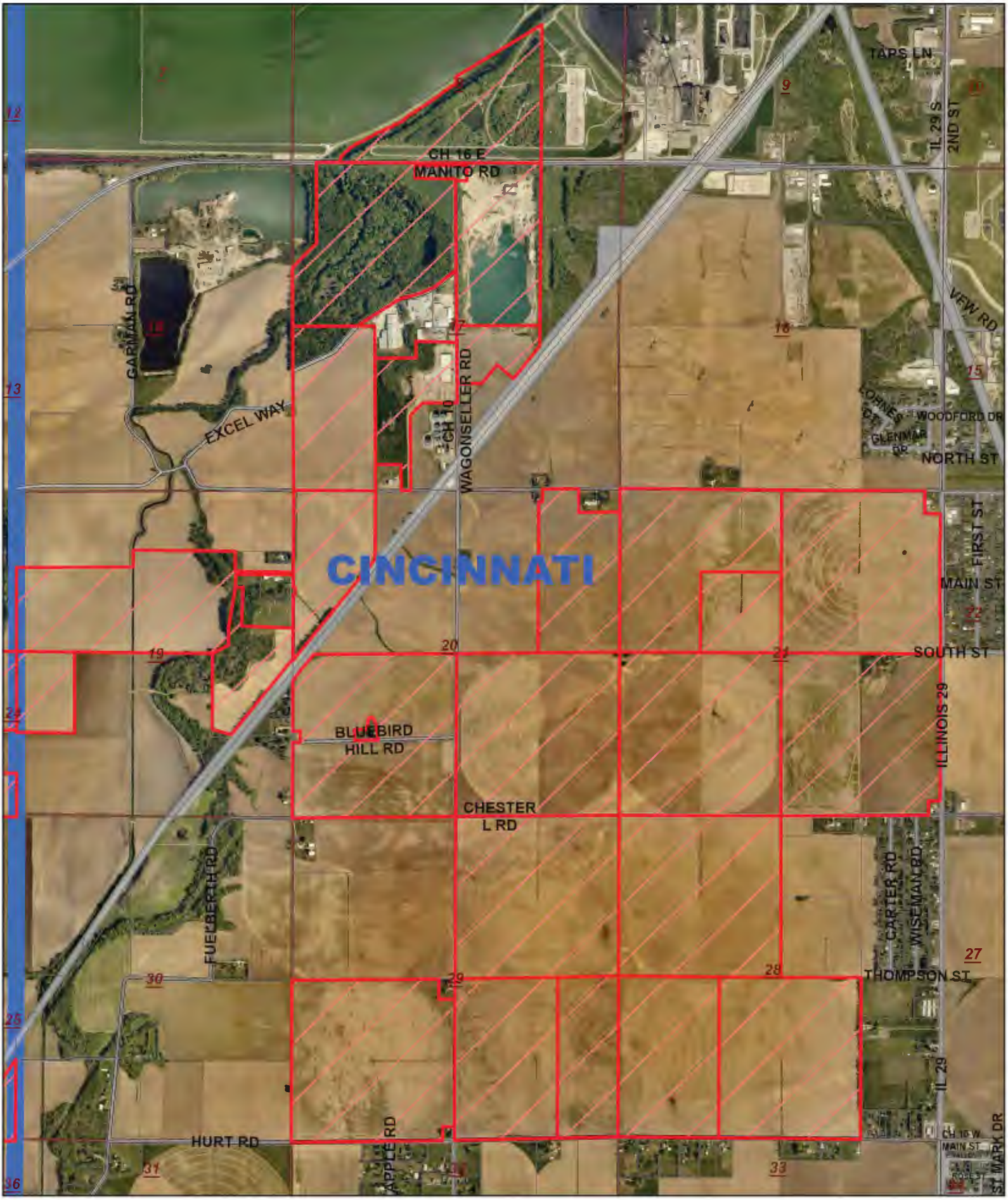
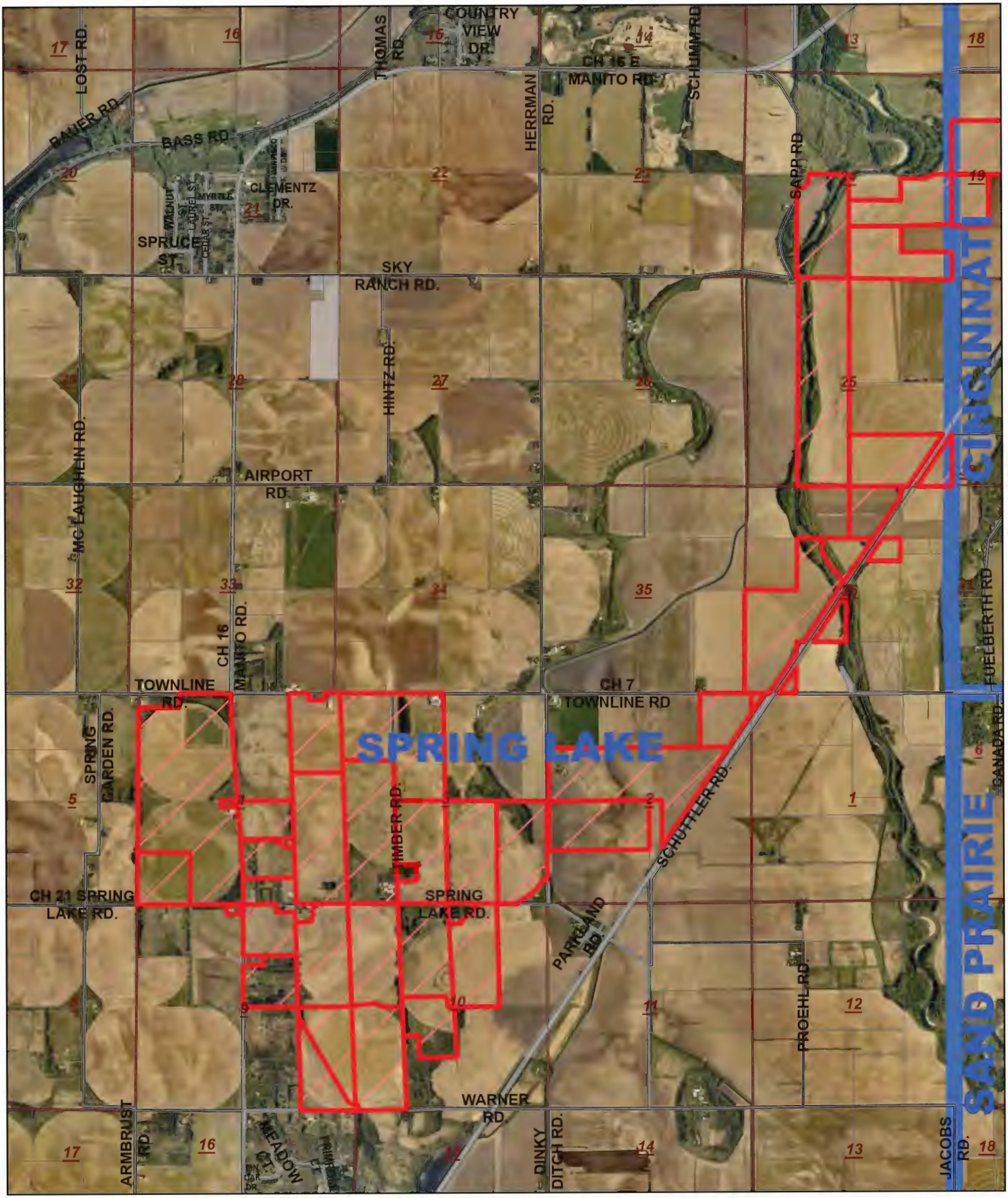

CINCINNATI
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MANITO RD
TAPS LN
IL 29 S
2ND ST
VFW RD
GARMAN RD
EXCEL WAY
CH 10
WAGONSELLER RD
LORNES CT
WOODFORD DR
GLENMAR DR
NORTH ST
FIRST ST
MAIN ST
SOUTH ST
ILLINOIS 29
BLUEBIRD HILL RD
CHESTER L RD
FUELBERTH RD
CARTER RD
WISEMAN RD
THOMPSON ST
HURT RD
APPLE RD
CH 16 W
MAIN ST
ST MARK DR
N

EXHIBIT D


SPRING LAKE
SAND PRAIRIE
CINCINNATI
LOST RD.
BAUER RD.
BASS RD.
THOMAS RD.
COUNTRY VIEW DR.
HERMAN RD.
CH 16 E
MANITO RD.
SCHUMM RD.
SAPP RD.
CLEMENTZ DR.
WALNUT ST.
LAUREL ST.
MYRTLE ST.
CEDAR ST.
SPRUCE ST.
SKY RANCH RD.
HINTZ RD.
MC LAUGHLIN RD.
AIRPORT RD.
CH 16
MANITO RD.
TOWNLINE RD.
CH 7
TOWNLINE RD
FUELBERTH RD
SPRING GARDEN RD.
TIMBER RD.
SCHUTTLER RD.
CANADA RD.
CH 21 SPRING LAKE RD.
SPRING LAKE RD.
PARKLAND RD.
PROEHL RD.
WARNER RD.
ARMBRUST RD.
MEADOW CT.
DINKY DITCH RD.
JACOBS RD.
N
EXHIBIT E

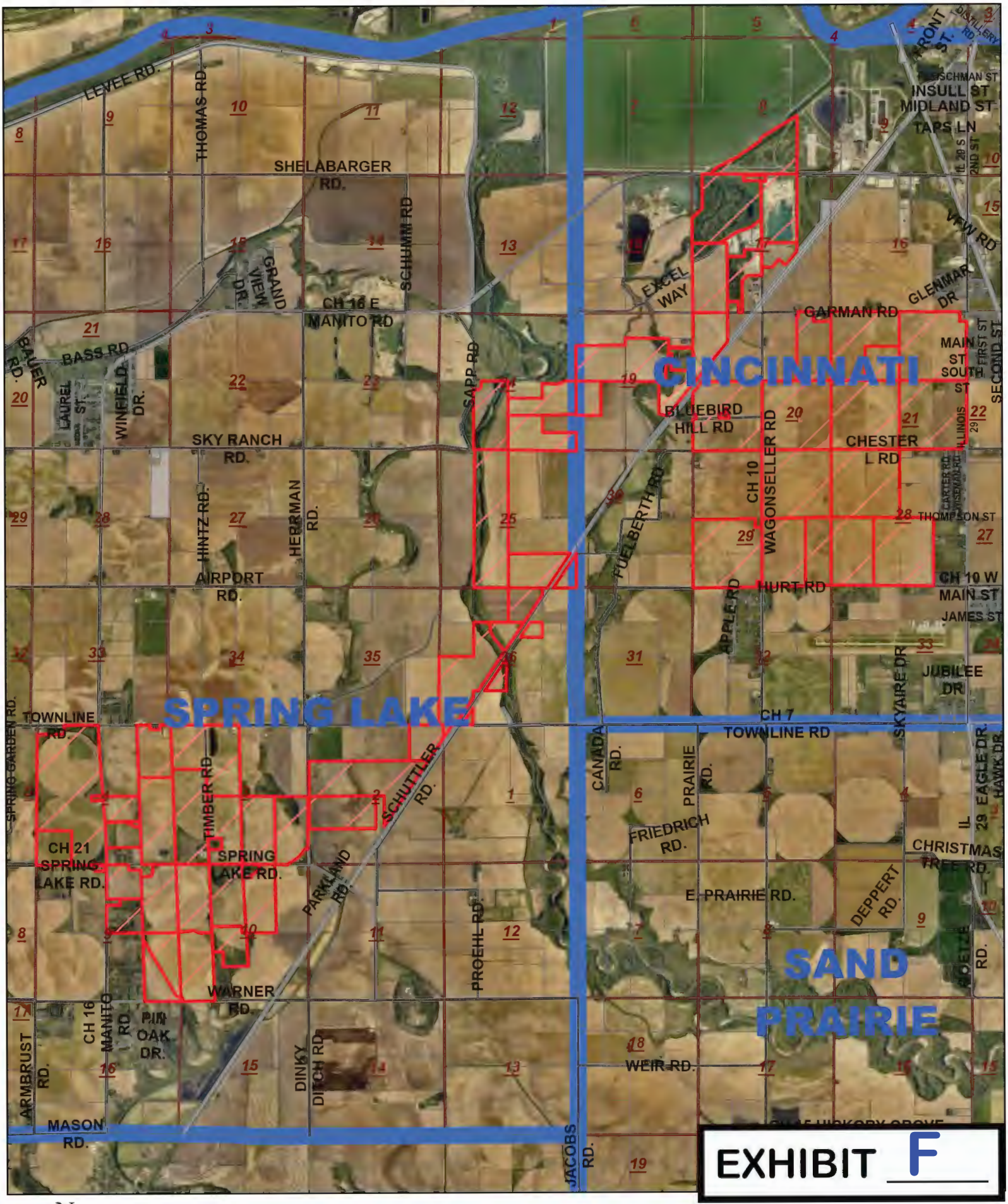

CINCINNATI
SPRING LAKE
SAND PRAIRIE
LEVEE RD.
THOMAS RD.
SHELABARGER RD.
SCHUMM RD
GRAND VIEW DR.
CH 16 E MANITO RD
BASS RD.
BAUER RD.
LAUREL ST.
WINFIELD DR.
SKY RANCH RD.
HINTZ RD.
HERRMAN RD.
AIRPORT RD.
SAPP RD.
EXCEL WAY
GARMAN RD
GLENMAR DR
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INSULL ST
MIDLAND ST
TAPS LN
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DISTILLERY RD
MAIN ST SOUTH ST
FIRST ST
SECOND ST
BLUEBIRD HILL RD
CHESTER L RD
CH 10 WAGONSELLER RD
FUELBERTH RD
THOMPSON ST
HURT RD
CH 10 W MAIN ST
JAMES ST
APPLE RD
SKYAIRE DR
JUBILEE DR
TOWNLINE RD.
CH 7 TOWNLINE RD
SPRING GARDEN RD.
TIMBER RD
SCHUTTLER RD.
CANADA RD.
PRAIRIE RD.
FRIEDRICH RD.
IL 29 EAGLE DR.
HAWK DR.
CH 21 SPRING LAKE RD.
SPRING LAKE RD.
PARKLAND RD.
PROEHL RD.
E. PRAIRIE RD.
DEPPERT RD.
CHRISTMAS TREE RD.
WARNER RD.
CH 16 MANITO RD.
PIN OAK DR.
DINKY DITCH RD
ARMBRUST RD.
WEIR RD.
MASON RD.
JACOBS RD.
N

EXHIBIT F

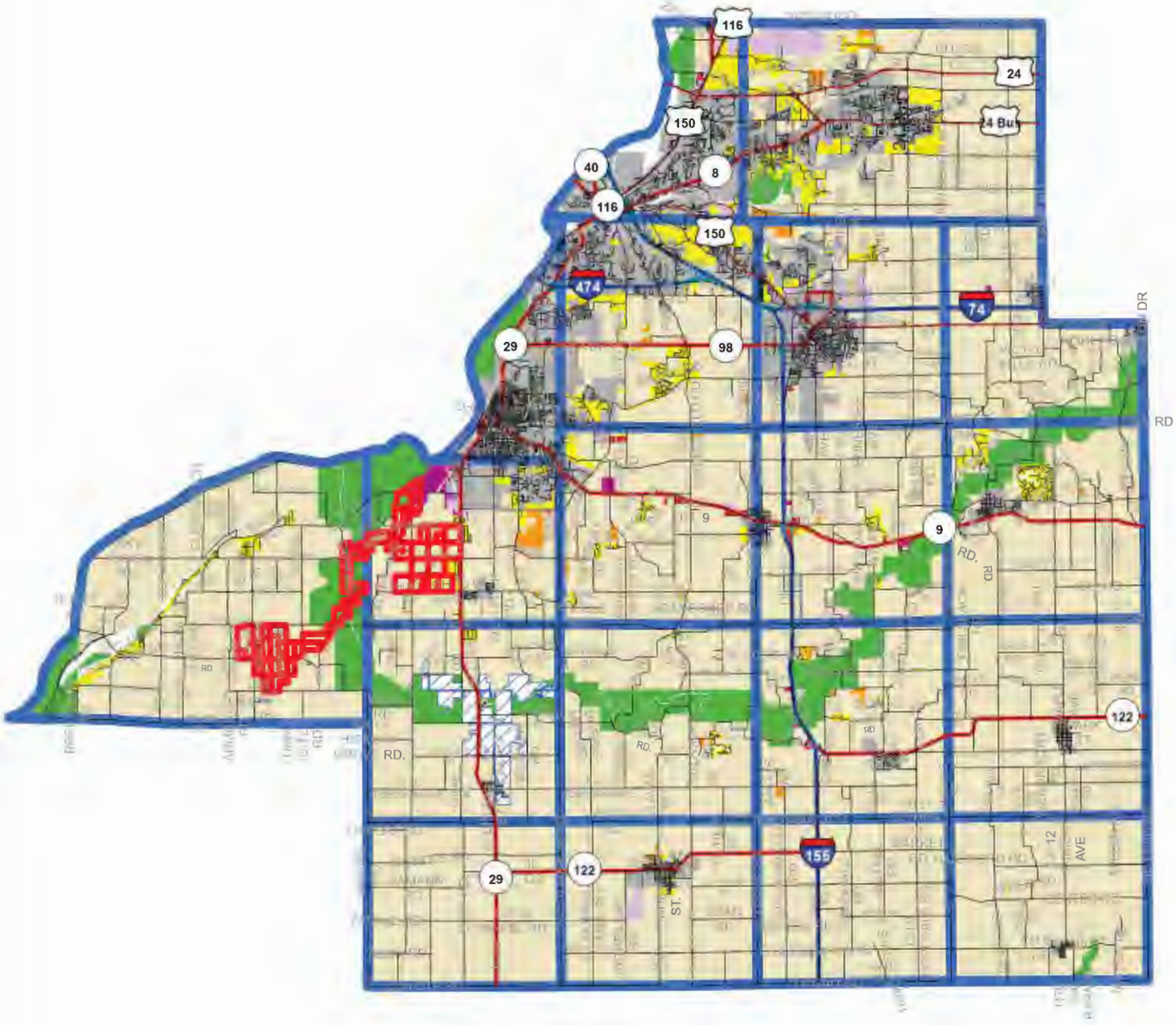


EXHIBIT G

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Zoning District

AG Area

A-1 C-2 I-1 R-2

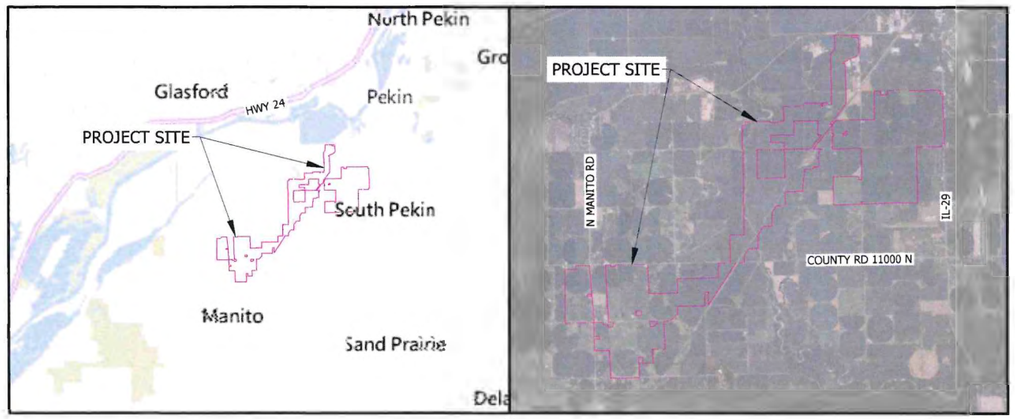
A-2 CITY I-2 R-R

C-1 CONS R-1

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MACKINAW SOLAR

TAZEWELL COUNTY, ILLINOIS



VICINITY MAP
NO SCALE

N

LOCATION MAP
NO SCALE

Sheet List Table	
Sheet Number	Sheet Title
G0.01	TITLE SHEET & PROJECT INFORMATION
C0.00	OVERALL EXISITNG CONDITIONS
C0.01	EXISTING CONDITIONS
C0.02	EXISTING CONDITIONS
C0.03	EXISTING CONDITIONS
C0.04	EXISTING CONDITIONS
C1.00	OVERALL SITE PLAN
C1.01	SITE PLAN
C1.02	SITE PLAN
C1.03	SITE PLAN
C1.04	SITE PLAN
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN

APPLICANTS	
DEVELOPER:	MACKINAW SOLAR LLC
Primary Contact	CHRIS PEKAR
	2 LOGAN SQUARE, SUITE 1830
	PHILADELPHIA, PA 19103
	608-345-5213
	CPEKAR@DORAL-LLC.COM
ENGINEER:	STANTEC CONSULTING SERVICES INC.
Primary Contact	MATT CLEMENTI, P.E.
	12308 CORPORATE PKWY
	MEQUON, WI 53092
	262-617-9113
	MATT.CLEMENTI@STANTEC.COM



STATE OF ILLINOIS
NO SCALE

REFERENCED FILES

DESCRIPTION	FILE NAME	DATE RECEIVED	INSERTION	DATE GENERATED	ORIGINATED BY	COMMENTS
EXISTING SURFACE	190319031-DS-C-EGRAD.dwg		0,0,0	8/6/2026	STANTEC CONSULTING SERVICES INC.	
EXISTING CONDITIONS	190319031-XR-C-ESITE.dwg		0,0,0	3/31/2026	STANTEC CONSULTING SERVICES INC.	
LAYOUT	190319031_Mackinaw_PV_Layout.dwg		0,0,0	3/31/2026	STANTEC CONSULTING SERVICES INC.	

The locations of existing utility installations as shown on this plan are approximate. There may be other underground utility installations within the project area that are not shown.

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TITLE SHEET & PROJECT INFORMATION

MACKINAW SOLAR
TAZEWELL COUNTY, IL

ISSUED:	CUP APP
	8/20/2026

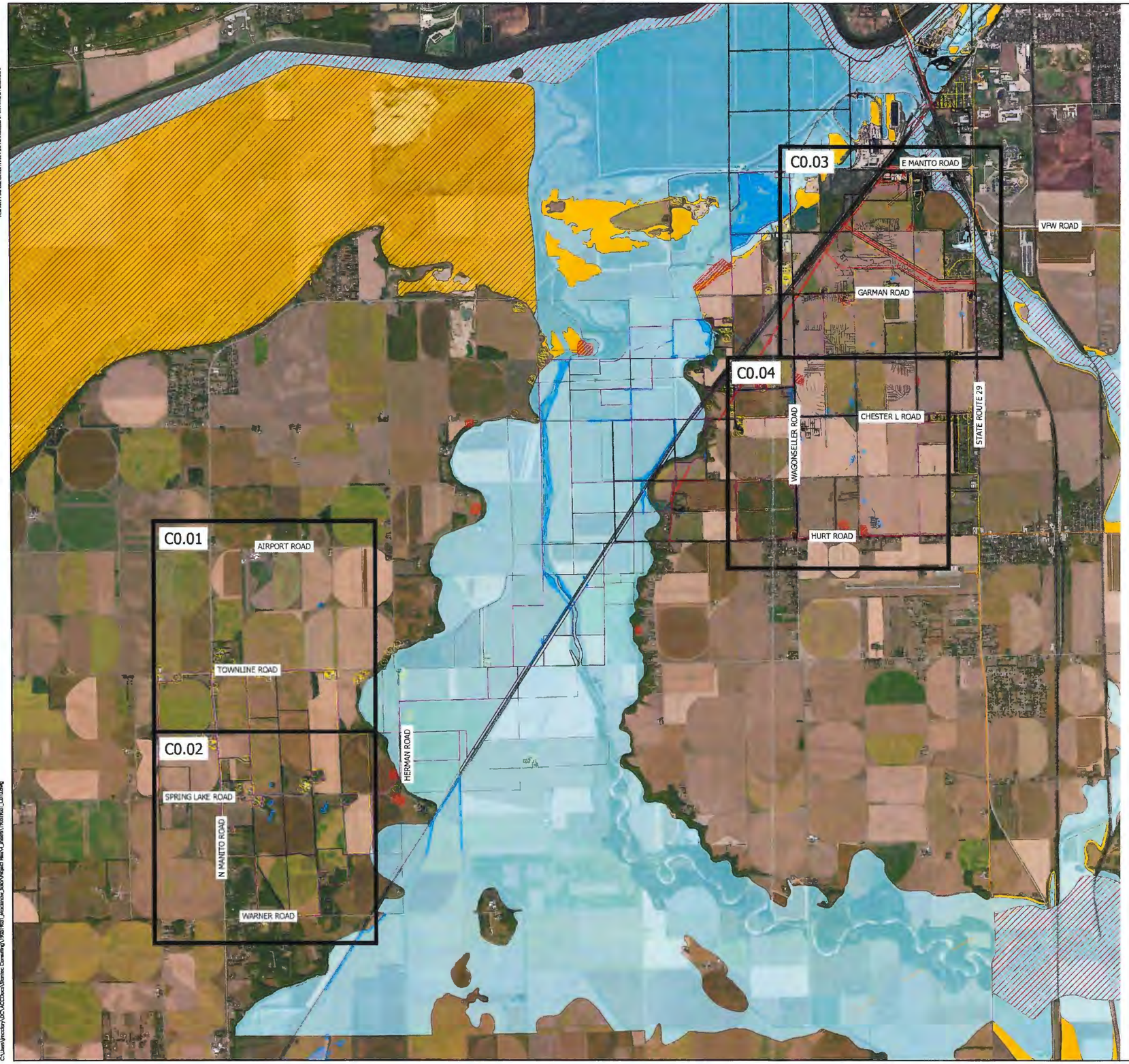
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LEGEND

EXISTING

- PROJECT AREA
- PROJECT PARCEL BOUNDARY
- ADJACENT PROPERTY LINE
- BUILDING
- ROAD EDGE
- ROAD CENTERLINE
- TREE LINE
- OVERHEAD ELECTRICAL TRANSMISSION LINE
- RAILROAD
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND FIBER OPTIC LINE
- DELINEATED STREAM
- CULTURAL RESOURCE AREA
- DELINEATED WETLAND
- FEMA FLOOD ZONE AE
- FEMA REGULATORY FLOODWAY
- FEMA FLOOD ZONE B
- FEMA REDUCED RISK AREA
- EXISTING DRAIN TILE
- HISTORICAL DRAIN TILE
- 440 EXISTING MAJOR CONTOUR
- 442 EXISTING MINOR CONTOUR

CONSTRAINTS

- 50' IRRIGATION WELL BUFFER
- 35' FEMA FLOODPLAIN BUFFER
- 50' WETLAND BUFFER
- 50' PROPERTY SETBACK
- 50' ROW PROPERTY SETBACK
- 150' BUILDING BUFFER
- 50' CULTURAL SETBACK
- 35' EXISTING UTILITY SETBACK

N

0 2000' 4000'

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OVERALL EXISITNG CONDITIONS

MACKINAW SOLAR

TAZEWELL COUNTY, IL

ISSUED:	CUP APP
	8/20/2026

NO.	REVISION	DATE

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DESIGNED	MJM
CHECKED	JMT
APPROVED	JMC
PROJ. NO.	193319031

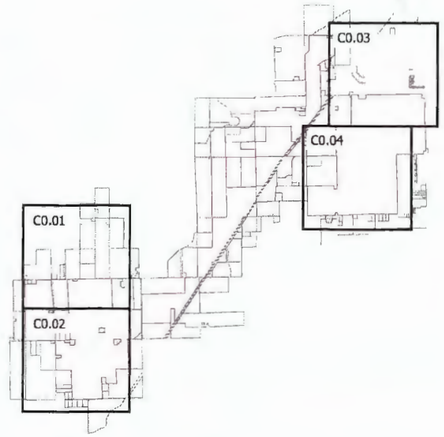
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KEY MAP



LEGEND

EXISTING

- PROJECT AREA
- PROJECT PARCEL BOUNDARY
- ADJACENT PROPERTY LINE
- BUILDING
- ROAD EDGE
- ROAD CENTERLINE
- TREE LINE
- OVERHEAD ELECTRICAL TRANSMISSION LINE
- RAILROAD
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND FIBER OPTIC LINE
- DELINEATED STREAM
- CULTURAL RESOURCE AREA
- DELINEATED WETLAND
- FEMA FLOOD ZONE AE
- FEMA REGULATORY FLOODWAY
- FEMA FLOOD ZONE B
- FEMA REDUCED RISK AREA
- EXISTING DRAIN TILE
- HISTORICAL DRAIN TILE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

CONSTRAINTS

- 50' IRRIGATION WELL BUFFER
- 35' FEMA FLOODPLAIN BUFFER
- 50' WETLAND BUFFER
- 50' PROPERTY SETBACK
- 50' ROW PROPERTY SETBACK
- 150' BUILDING BUFFER
- 50' CULTURAL SETBACK
- 35' EXISTING UTILITY SETBACK

N

0 400' 800'

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EXISTING CONDITIONS

MACKINAW SOLAR
TAZEWELL COUNTY, IL

ISSUED: CUP APP 8/20/2026		
NO.	REVISION	DATE

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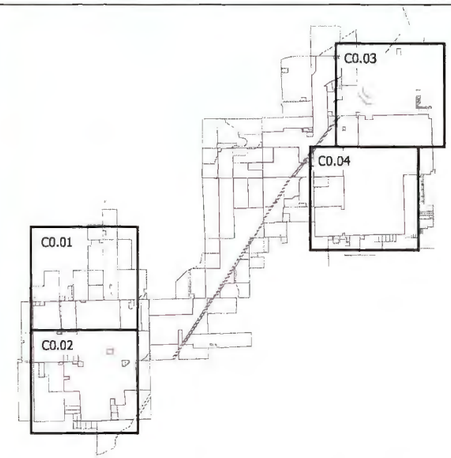
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KEY MAP



LEGEND

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- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND GAS LINE
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- UNDERGROUND FIBER OPTIC LINE
- DELINEATED STREAM
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- DELINEATED WETLAND
- FEMA FLOOD ZONE AE
- FEMA REGULATORY FLOODWAY
- FEMA FLOOD ZONE B
- FEMA REDUCED RISK AREA
- EXISTING DRAIN TILE
- HISTORICAL DRAIN TILE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

CONSTRAINTS

- 50' IRRIGATION WELL BUFFER
- 35' FEMA FLOODPLAIN BUFFER
- 50' WETLAND BUFFER
- 50' PROPERTY SETBACK
- 50' ROW PROPERTY SETBACK
- 150' BUILDING BUFFER
- 50' CULTURAL SETBACK
- 35' EXISTING UTILITY SETBACK

N

0 400' 800'

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EXISTING CONDITIONS

MACKINAW SOLAR

TAZEWELL COUNTY, IL

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	8/20/2026

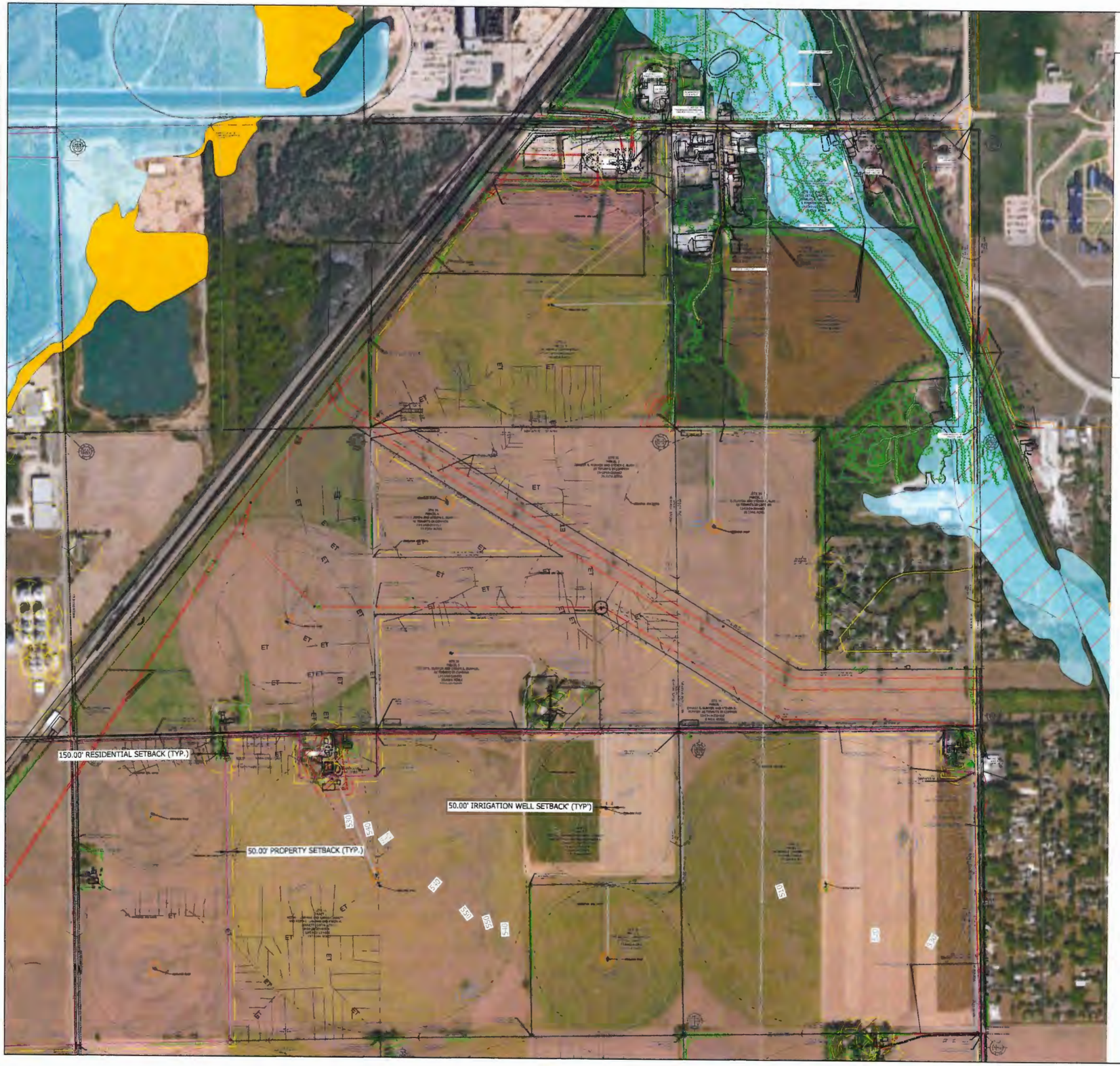
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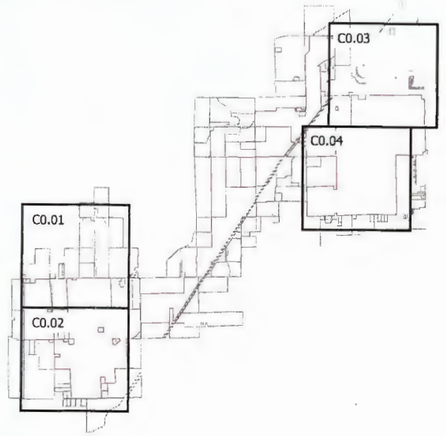
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KEY MAP



LEGEND

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- ROAD CENTERLINE
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- RAILROAD
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND FIBER OPTIC LINE
- DELINEATED STREAM
- CULTURAL RESOURCE AREA
- DELINEATED WETLAND
- FEMA FLOOD ZONE AE
- FEMA REGULATORY FLOODWAY
- FEMA FLOOD ZONE B
- FEMA REDUCED RISK AREA
- EXISTING DRAIN TILE
- HISTORICAL DRAIN TILE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

CONSTRAINTS

- 50' IRRIGATION WELL BUFFER
- 35' FEMA FLOODPLAIN BUFFER
- 50' WETLAND BUFFER
- 50' PROPERTY SETBACK
- 50' ROW PROPERTY SETBACK
- 150' BUILDING BUFFER
- 50' CULTURAL SETBACK
- 35' EXISTING UTILITY SETBACK

N

0 400' 800'

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EXISTING CONDITIONS

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TAZEWELL COUNTY, IL

ISSUED: CUP APP 8/20/2026		
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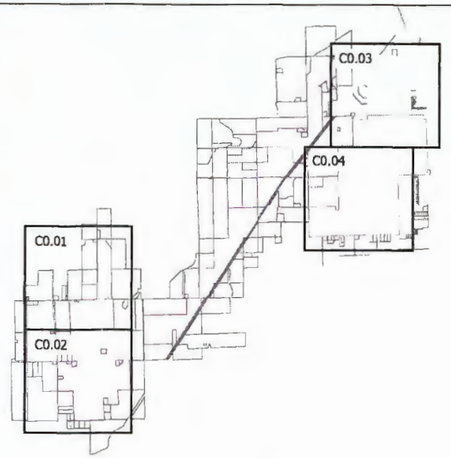
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KEY MAP



LEGEND

EXISTING

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- FEMA REGULATORY FLOODWAY
- FEMA FLOOD ZONE B
- FEMA REDUCED RISK AREA
- ET — EXISTING DRAIN TILE
- ET — HISTORICAL DRAIN TILE
- 440 — EXISTING MAJOR CONTOUR
- 442 — EXISTING MINOR CONTOUR

CONSTRAINTS

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- 50' CULTURAL SETBACK
- 35' EXISTING UTILITY SETBACK

N

0 400' 800'

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EXISTING CONDITIONS

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TAZEWELL COUNTY, IL

ISSUED:	CUP APP
	8/20/2026

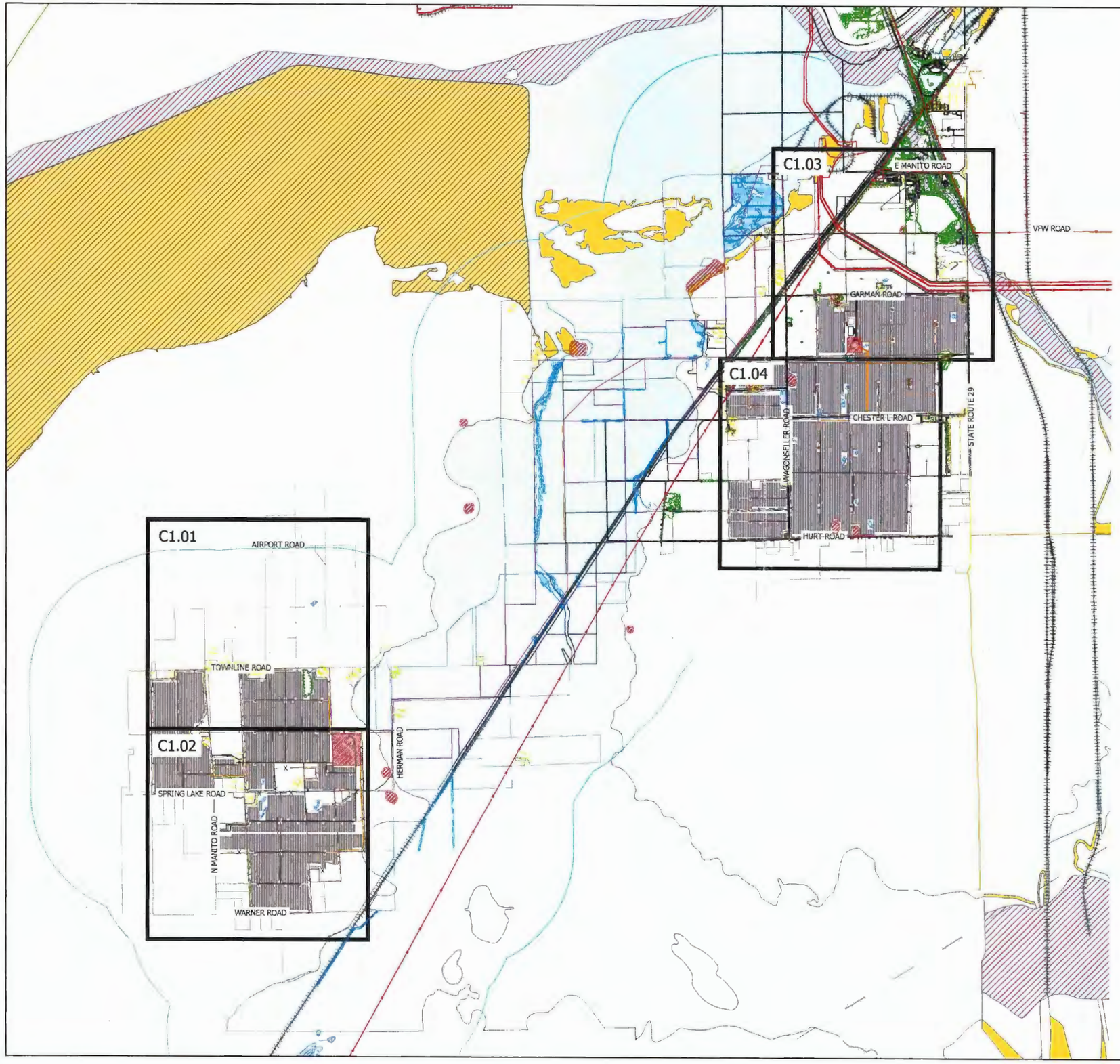
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DRAWN	MJM
DESIGNED	MJM
CHECKED	JMT
APPROVED	JMC
PROJ. NO.	190319031

SHEET NUMBER
C0.04

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LEGEND

EXISTING

- PROJECT AREA
- PROJECT PARCEL BOUNDARY
- ADJACENT PROPERTY LINE
- BUILDING
- ROAD EDGE
- ROAD CENTERLINE
- TREE LINE
- OVERHEAD ELECTRICAL TRANSMISSION LINE
- RAILROAD
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND FIBER OPTIC LINE
- DELINEATED STREAM
- CULTURAL RESOURCE AREA
- DELINEATED WETLAND
- FEMA FLOOD ZONE AE
- FEMA REGULATORY FLOODWAY
- FEMA FLOOD ZONE B
- FEMA REDUCED RISK AREA
- EXISTING DRAIN TILE

PROPOSED

- WILDLIFE FENCE
- PVCASE TRACKERS
- INVERTERS
- ACCESS ROAD
- UNDERGROUND ELECTRIC
- GEN-TIE LINE
- SUBSTATION

N

0 2500' 5000'

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10000 MEDLANTIC DR SUITE 330W
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OVERALL SITE PLAN

MACKINAW SOLAR
TAZEWELL COUNTY, IL

ISSUED:	CUP APP
	8/20/2026

NO.	REVISION	DATE

DRAWN	MJM
DESIGNED	MJM
CHECKED	JMT
APPROVED	JMC
PROJ. NO.	193719231

SHEET NUMBER
C1.00

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AIRPORT ROAD

TOWNLINE ROAD

N MANITO ROAD

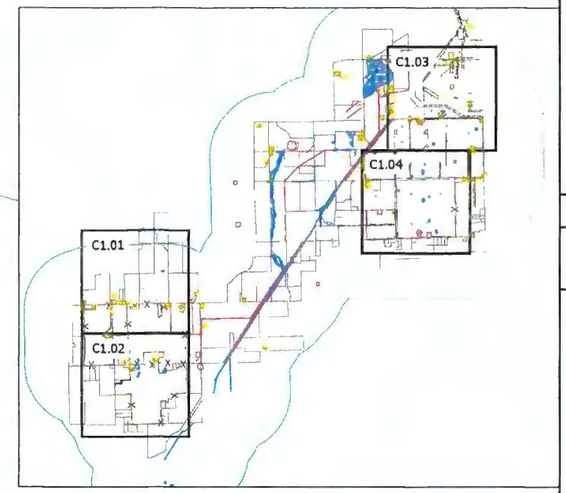
50' PROPERTY SETBACK

PROPOSED ACCESS ROAD (TYP.)

PROPOSED INVERTER (TYP.)

PROPOSED FENCE (TYP.)

KEY MAP



LEGEND

EXISTING

- PROJECT AREA
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- BUILDING
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- TREE LINE
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- FEMA REGULATORY FLOODWAY
- FEMA FLOOD ZONE B
- FEMA REDUCED RISK AREA
- EXISTING DRAIN TILE

CONSTRAINTS

- 50' IRRIGATION WELL BUFFER
- 35' FEMA FLOODPLAIN BUFFER
- 50' WETLAND BUFFER
- 50' PROPERTY SETBACK
- 50' ROW PROPERTY SETBACK
- 150' BUILDING BUFFER
- 50' CULTURAL SETBACK
- 35' EXISTING UTILITY SETBACK

PROPOSED

- WILDLIFE FENCE
- PVCASE TRACKERS
- INVERTERS
- ACCESS ROAD
- UNDERGROUND ELECTRIC
- GEN-TIE LINE
- SUBSTATION
- VEGETATIVE SCREENING
- EX. VEGETATIVE SCREENING TO REMAIN

N

0 400' 800'

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PRELIMINARY
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SITE PLAN

MACKINAW SOLAR

TAZEWELL COUNTY, IL

ISSUED:	CUP APP
	8/20/2026

NO.	REVISION	DATE

DRAWN	MJM
DESIGNED	MJM
CHECKED	JMT
APPROVED	JMC
PROJ. NO.	193319231

SHEET NUMBER
C1.01

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PROPOSED TRANSMISSION ROUTE

PROPOSED SUBSTATION LIGHTING

PROPOSED SUBSTATION AREA

SPRING LAKE ROAD

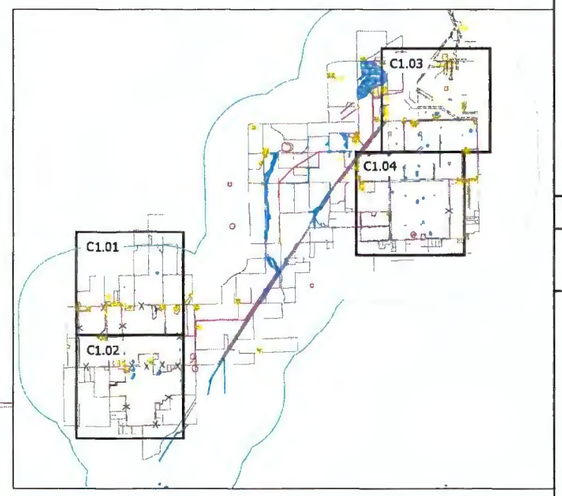
50.00 PROPERTY SETBACK

N MANITO ROAD

PROPSED FENCE (TYP.)

WARNER ROAD

KEY MAP



LEGEND

EXISTING

- PROJECT AREA
- PROJECT PARCEL BOUNDARY
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- FEMA REGULATORY FLOODWAY
- FEMA FLOOD ZONE B
- FEMA REDUCED RISK AREA
- ET EXISTING DRAIN TILE

CONSTRAINTS

- 50' IRRIGATION WELL BUFFER
- 35' FEMA FLOODPLAIN BUFFER
- 50' WETLAND BUFFER
- 50' PROPERTY SETBACK
- 50' ROW PROPERTY SETBACK
- 150' BUILDING BUFFER
- 50' CULTURAL SETBACK
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PROPOSED

- WILDLIFE FENCE
- PVCASE TRACKERS
- INVERTERS
- ACCESS ROAD
- UNDERGROUND ELECTRIC
- GEN-TIE LINE
- SUBSTATION
- VEGETATIVE SCREENING
- EX. VEGETATIVE SCREENING TO REMAIN

N

0 400' 800'

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SITE PLAN

MACKINAW SOLAR
TAZEWELL COUNTY, IL

ISSUED:	CUP APP
	8/20/2026

NO.	REVISION	DATE

DRAWN	MJM
DESIGNED	MJM
CHECKED	JMT
APPROVED	JMC
PROJ. NO.	193519031

SHEET NUMBER
C1.02

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E MANITO ROAD

IRRIGATION ARM PIVOT (TYP.)

IRRIGATION ARM LIMITS (TYP.)

EXISTING DRAIN TILE (TYP.)

GARMAN ROAD

PROPOSED FENCE (TYP.)

150.00' RESIDENTIAL SETBACK (TYP.)

PROPOSED ACCESS ROAD (TYP.)

PROPOSED STORMWATER BASIN

50.00' IRRIGATION WELL SETBACK (TYP.)

50.00' PROPERTY SETBACK (TYP.)

PROPOSED INVERTER (TYP.)

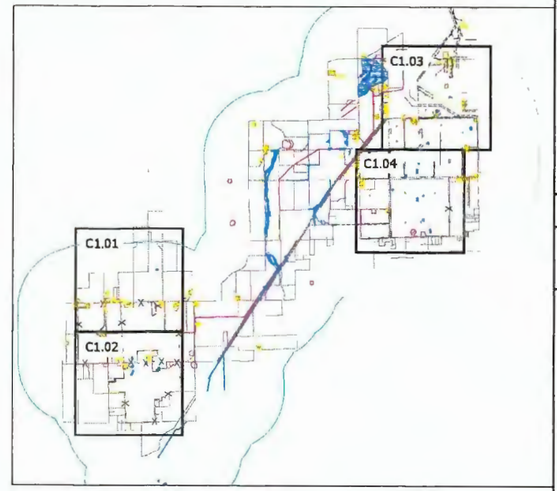
PROPOSED O&M BUILDING

PROPOSED SUBSTATION LIGHTING

PROPOSED SUBSTATION AREA

STATE ROUTE 29

KEY MAP



LEGEND

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- FEMA FLOOD ZONE B
- FEMA REDUCED RISK AREA
- EXISTING DRAIN TILE

CONSTRAINTS

- 50' IRRIGATION WELL BUFFER
- 35' FEMA FLOODPLAIN BUFFER
- 50' WETLAND BUFFER
- 50' PROPERTY SETBACK
- 50' ROW PROPERTY SETBACK
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- 50' CULTURAL SETBACK
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PROPOSED

- WILDLIFE FENCE
- PVCASE TRACKERS
- INVERTERS
- ACCESS ROAD
- UNDERGROUND ELECTRIC
- GEN-TIE LINE
- SUBSTATION
- VEGETATIVE SCREENING
- EX. VEGETATIVE SCREENING TO REMAIN

N

0 400' 800'

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REGO PARK, IL 60564
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SITE PLAN

MACKINAW SOLAR

TAZEWELL COUNTY, IL

ISSUED:	CUP APP
	8/20/2026

NO.	REVISION	DATE

DRAWN	MJM
DESIGNED	MJM
CHECKED	JMT
APPROVED	JMC
PROJ. NO.	193219031

SHEET NUMBER
C1.03

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PROPOSED TRANSMISSION ROUTE

PROPOSED FENCE (TYP.)

CHESTER L ROAD

WAGONSELLER ROAD

50.00' PROPERTY SETBACK (TYP.)

PROPOSED INVERTER (TYP.)

PROPOSED ACCESS ROAD (TYP.)

150.00' RESIDENTIAL SETBACK (TYP.)

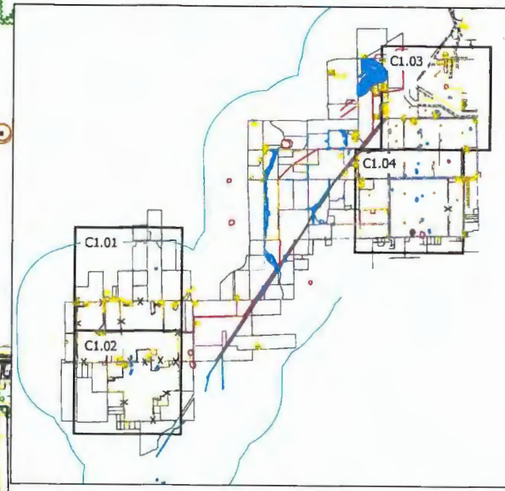
50.00' IRRIGATION WELL SETBACK (TYP.)

HURT ROAD

N

0 400' 800'

KEY MAP



LEGEND

EXISTING

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- FEMA REGULATORY FLOODWAY
- FEMA FLOOD ZONE B
- FEMA REDUCED RISK AREA
- EXISTING DRAIN TILE

CONSTRAINTS

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- 50' PROPERTY SETBACK
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- 35' EXISTING UTILITY SETBACK

PROPOSED

- WILDLIFE FENCE
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- INVERTERS
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- UNDERGROUND ELECTRIC
- GEN-TIE LINE
- SUBSTATION
- VEGETATIVE SCREENING
- EX. VEGETATIVE SCREENING TO REMAIN

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SITE PLAN

MACKINAW SOLAR
TAZEWELL COUNTY, IL

ISSUED:	CUP APP
	8/20/2026

NO.	REVISION	DATE

DRAWN	MJM
DESIGNED	MJM
CHECKED	JMT
APPROVED	JMC
PROJ. NO.	193219031

SHEET NUMBER
C1.04

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L1.01

L1.02

L1.03

L1.04

LEGEND

EXISTING

- PROJECT AREA
- PROJECT PARCEL BOUNDARY
- ADJACENT PROPERTY LINE
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- FEMA FLOOD ZONE B
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- EXISTING DRAIN TILE
- HISTORICAL DRAIN TILE

PROPOSED

- WILDLIFE FENCE
- PVCASE TRACKERS
- INVERTERS
- ACCESS ROAD
- UNDERGROUND ELECTRIC
- GEN-TIE LINE
- SUBSTATION
- VEGETATIVE SCREENING
- EX. VEGETATIVE SCREENING TO REMAIN
- SEED MIX - SEE VEG. MANAGEMENT PLAN

N

0 2000' 4000'

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OVERALL LANDSCAPE PLAN

MACKINAW SOLAR

TAZEWELL COUNTY, IL

ISSUED:	CUP APP
	8/20/2026

NO.	REVISION	DATE

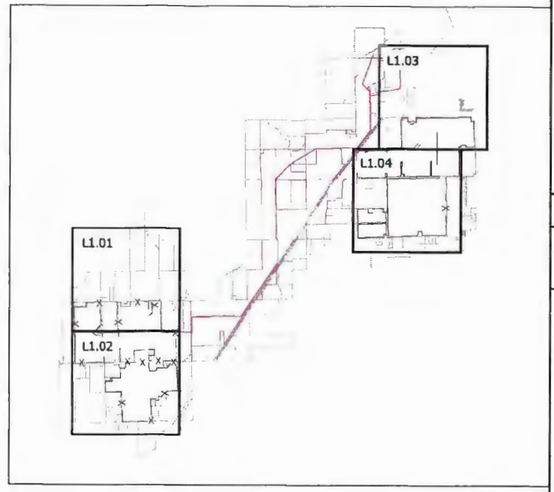
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DESIGNED	MJM
CHECKED	JMT
APPROVED	JMC
PROJ. NO.	193519031

SHEET NUMBER
L1.00

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KEY MAP



LEGEND

EXISTING

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- PROJECT PARCEL BOUNDARY
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- GEN-TIE LINE
- SUBSTATION
- VEGETATIVE SCREENING
- EX. VEGETATIVE SCREENING TO REMAIN
- SEED MIX - SEE VEG. MANAGEMENT PLAN



N

0 400' 800'

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LANDSCAPE PLAN

MACKINAW SOLAR
TAZEWELL COUNTY, IL

ISSUED:	CUP APP
	8/20/2026

NO.	REVISION	DATE

DRAWN	MJM
DESIGNED	MJM
CHECKED	JMT
APPROVED	JMC
PROJ. NO.	193019031

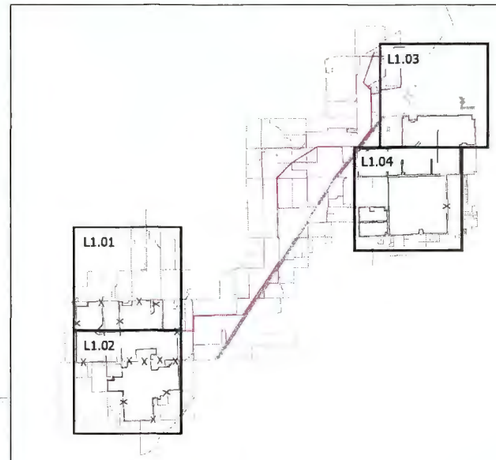
SHEET NUMBER
L1.01

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KEY MAP



LEGEND

EXISTING

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- SUBSTATION
- VEGETATIVE SCREENING
- EX. VEGETATIVE SCREENING TO REMAIN
- SEED MIX - SEE VEG. MANAGEMENT PLAN

N

0 400' 800'

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MOUNT LAUREL, NJ 08054
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LANDSCAPE PLAN

MACKINAW SOLAR
TAZEWELL COUNTY, IL

ISSUED: CUP APP 8/20/2026		
NO.	REVISION	DATE

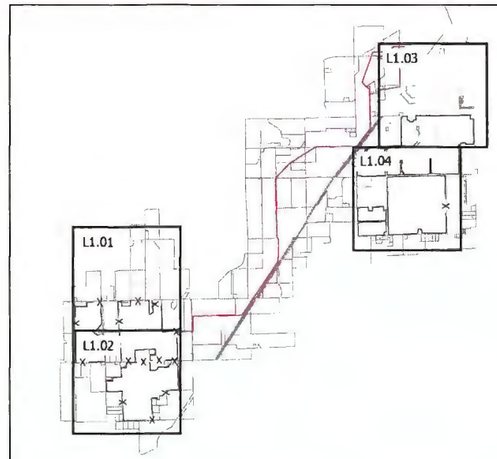
DRAWN	MJM
DESIGNED	MJM
CHECKED	JMT
APPROVED	JMC
PROJ. NO.	190319031

SHEET NUMBER
L1.02

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KEY MAP



LEGEND

EXISTING

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- PROJECT PARCEL BOUNDARY
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- ET HISTORICAL DRAIN TILE

PROPOSED

- WILDLIFE FENCE
- PVCASE TRACKERS
- INVERTERS
- ACCESS ROAD
- UNDERGROUND ELECTRIC
- GEN-TIE LINE
- SUBSTATION
- VEGETATIVE SCREENING
- EX. VEGETATIVE SCREENING TO REMAIN
- SEED MIX - SEE VEG. MANAGEMENT PLAN

PROPOSED VEGETATIVE SCREENING

N

0 400' 800'

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LANDSCAPE PLAN

MACKINAW SOLAR
TAZEWELL COUNTY, IL

ISSUED:	CUP APP
	8/20/2026

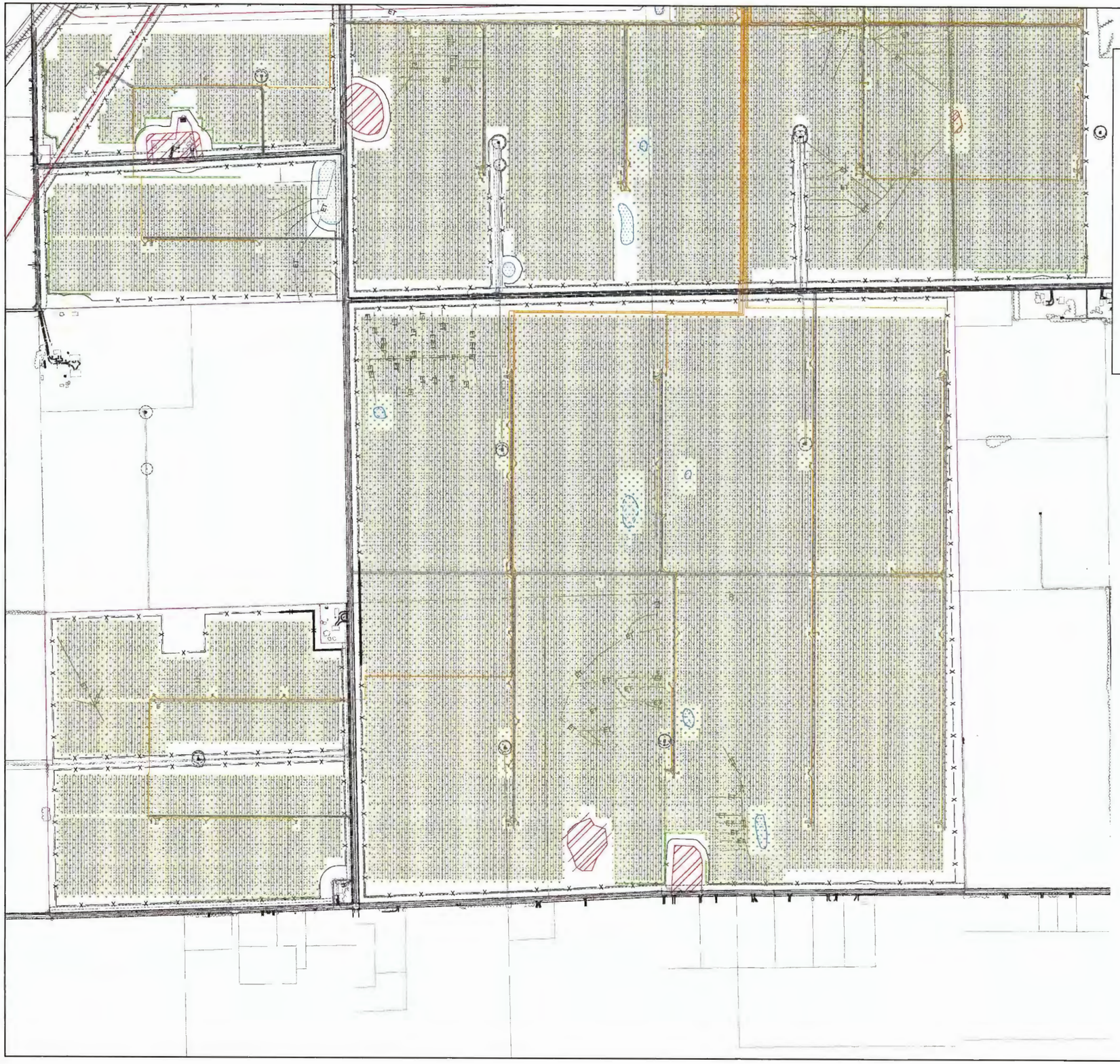
NO.	REVISION	DATE

DRAWN	MJM
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APPROVED	JMC
PROJ. NO.	193719031

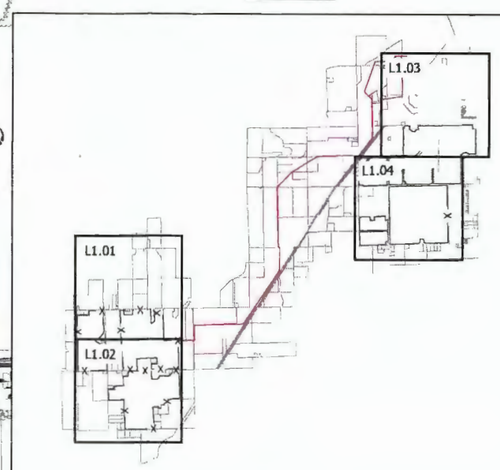
SHEET NUMBER
L1.03

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KEY MAP



LEGEND

EXISTING

- PROJECT AREA
- PROJECT PARCEL BOUNDARY
- ADJACENT PROPERTY LINE
- BUILDING
- ROAD EDGE
- ROAD CENTERLINE
- TREE LINE
- OVERHEAD ELECTRICAL TRANSMISSION LINE
- RAILROAD
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND FIBER OPTIC LINE
- DELINEATED STREAM
- CULTURAL RESOURCE AREA
- DELINEATED WETLAND
- FEMA FLOOD ZONE AE
- FEMA REGULATORY FLOODWAY
- FEMA FLOOD ZONE B
- FEMA REDUCED RISK AREA
- EXISTING DRAIN TILE
- HISTORICAL DRAIN TILE

PROPOSED

- WILDLIFE FENCE
- PVCASE TRACKERS
- INVERTERS
- ACCESS ROAD
- UNDERGROUND ELECTRIC
- GEN-TIE LINE
- SUBSTATION
- VEGETATIVE SCREENING
- EX. VEGETATIVE SCREENING TO REMAIN
- SEED MIX - SEE VEG. MANAGEMENT PLAN

N

0 400' 800'

Stantec
10000 MIDLANTIC DR SUITE 300W
MOUNT LAUREL, NJ 08054
WWW.STANTEC.COM

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE PLAN

MACKINAW SOLAR
TAZEWELL COUNTY, IL

ISSUED:	CUP APP
	8/20/2026

NO.	REVISION	DATE

DRAWN	MJM
DESIGNED	MJM
CHECKED	JMT
APPROVED	JMC
PROJ. NO.	193119031

SHEET NUMBER
L1.04

C:\Users\jmcclory\DOCUMENTS\Stantec Consulting\193119031_Mackinaw_Solar\Project Files\Layouts\193119031_L1.02.dwg

DECISION AND FINDINGS
OF THE ZONING BOARD OF APPEALS
ON PROPOSED SPECIAL USE

(Zoning Board Case No. 26-47-S)

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 November 4, 2026 with deliberations on November 5, 2026, pursuant to notice given in accordance with law:

A. DESCRIPTION OF CASE

SUBJECT MATTER: Special Use

LOCATION AND/OR PROPERTY INVOLVED:

Current Owner of Property: Robert D. & Angela D. Wildermuth, Trustee of the Robert D. & Angela D. Wildermuth Living Trust, 16783 Springfield Rd., Pekin, IL.

Currently a part of P.I.N. 11-11-03-200-022; approximated 25.5 +/- acres utilized of a 45.81 +/- acre parcel located in part of the N ½ of the NE ¼ of Sec 3, T24N, R4W of the 3rd PM, Elm Grove Twp., Tazewell Co., IL;

located immediately East and adjacent to 4702 Broadway Rd. (Co. Hwy. 19), Pekin, IL.

REQUESTED BY: Lumina Energy Storage, LLC

PROPOSAL: The petition of Lumina Energy Storage, LLC requesting a Special Use to allow for the construction and operation of a 300 Mega Watt Energy Storage System Facility located in A-1 Agriculture Preservation Districts.

PARTIES OF RECORD:
Ben Jacobi, Attorney on behalf of Petitioner
Allen Wynn, On behalf of Petitioner
Rae Goldman, On behalf of Petitioner
Hannah Perl, On Behalf of Petitioner
Tina Brazil, On Behalf of Petitioner
Andrew Blum, On behalf of Petitioner
Kevin Pereria, On behalf of Petitioner
Dan Pressman, On behalf of Petitioner
Kenny Eathington, Attorney for Beverly L. Week, Objector
James Anderson, Objector
Margaret Bialeschki, Objector
Brian Cross, Objector
Rex Vanrheeden, Objector
Robert Wildermuth, Property Owner, On behalf of Petitioner

B. JURISDICTION

NOTICE OF HEARING: A notice of the proposed Special Use thereon was published in the Tazewell Chronicle on September 30, 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 Special Use request.

Tazewell County Health Department submitted a report regarding

the proposed Special Use request The application states that an onsite septic system will be installed to serve the operations trailer. The proposed swale to the east of the trailer could prevent installation in that area. Ensure that adequate space is available for a septic system to serve the office trailer. If the facility is expected to be in place indefinitely, consideration must also be given to space for a future replacement of the septic system. Note that if/when the facility closes, the septic tank serving the building must be pumped by a licensed septic pumper and properly abandoned if the building is not repurposed.

The existing drain tile that runs across the southern half of the subject property (identified as D2 in the Existing Agricultural Drain Tile Investigation) is likely to be removed or rerouted during construction of the Battery Energy Storage System (BESS). This drain tile feeds a pond used as a backup water supply for multiple neighboring properties. Removing the drain tile or reducing its flow could negatively affect that backup water supply. The potential impact of the project on the neighboring properties' water supply needs to be adequately addressed by Lumina and any changes to the water supply must meet the IDPH Illinois Water Well Construction Code (77 Ill. Adm. Code Part 920/415 ILCS 30/), and the Illinois Surface Source Water Treatment Code (77 Ill. Adm. Code Part 930/Implementing and authorized by Section 9 of the Illinois Groundwater Protection Act [415 ILCS 55/9]).

It is suggested that there is a legally recorded shared well agreement regarding the neighboring well and addresses any backup supply provided between all parties.

During the construction of the Battery Energy Storage System (BESS), portable toilets and handwashing stations must be provided.

Tazewell County Soil & Water Conservation District submitted a report regarding the proposed Special Use recommending denial because there is prime farmland being removed from production. See report for additional comments.

Tazewell County Farm Bureau made no comment regarding the proposed Special Use request

Tazewell County Emergency Management Agency made no comment regarding the proposed Special Use request.

Tazewell County Highway Dept. made no comment regarding the proposed Special Use request.

Community Development Staff states the petition, as provided, complies with all local ordinance requirements. Staff will ensure any additional requirements are satisfied and any modifications upon complete engineering of the project remain in compliance with the ordinance prior to the issuance of the building permit regarding the proposed Special Use request.

C. FINDINGS OF FACT

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

1. *The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.*

   (POSITIVE) The A-1 Zoning District has specific setback and height requirements as stated in the Tazewell County Zoning Code. If approved, the proposed energy storage system will be reviewed against the Tazewell Zoning Code through the building permit process to verify that the development meets all applicable standards in the A-1 Zoning District.

2. *The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations or of any officially adopted Comprehensive Plan of a municipality within a 1.5-mile planning jurisdiction.*

   (POSITIVE) The proposed special use is not within 1.5 miles of a municipality with an adopted Comprehensive Plan. Energy storage systems are not discussed within the Tazewell County Comprehensive Plan as they are a use that is relatively recent. Still it is found that the proposal is consistent with the plan's strategy of allowing for supplemental uses to supplement farm income and support the viability of farms. The request would also keep the subject parcel as an intact agricultural property which could return to agricultural usage following the decommissioning of the project. The proposed special use is consistent with the following policies of the Tazewell County Comprehensive Plan:

   - Minimize conflict between land uses
   - Allow for supplemental uses to supplement farm income and support the financial viability of farms.

3. *The petitioner has provided the information required by 7TCC1-25(c) and has demonstrated the ability to complete the proposal shown in 7TCC1-25(c)(1)-(10) and has met those items required by the statements described in TCC1-25(c)(9).*

   (POSITIVE) Per the application, the requirements of Article 25 of the Tazewell County Zoning Code have been met.

4. *The site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.*

   (POSITIVE) The proposed energy storage system is situated near an existing substation with a few residences to the north and east. The application showcases berms to shield view of the proposed energy storage system from nearby residences. Staff is concerned there are a few areas where proposed structures may not be shielded from view and recommend the applicant collaborate with the Community Development Department at building permit review to minimize further any visibility of structures from nearby residences. Another condition to reduce any visual impacts is to minimize lighting both in volume and height to the greatest extent possible to reduce light trespass on to adjacent properties.

5. *The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.*

   (**NEGATIVE**) The nearby residents rely on surface water as their potable water source and the facility site will require the re-routing of a tile that directly serves a pond from which the water is taken. This re-routing will direct the water to the northern pond, from which water drawn from when the southern pond becomes low and needs replenished.

6. *The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.*

   (**NEGATIVE**) Should water run off from the site contaminate the ponds, it would not only impact the drinking water but also have the ability to impact the use of the ponds for general recreation such as fishing and swimming.

7. *The Special Use shall not substantially diminish and impair property value within the neighborhood.*

   (**NEGATIVE**) A negative impact to the water resource that serves the residences would likely have a negative impact on their property values.

8. *Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

   (POSITIVE) The application identifies utilities, access roads, and other necessary features for energy storage system. The road commissioner will need to approve the proposed access on to Broadway St.

9. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.*

   (POSITIVE) The proposed access to the subject property is off of Broadway Street which the road commissioner will need to approve. The proposed energy storage system will likely cause a temporary increase to traffic during construction but should have little to no impact on traffic afterward. Based on these considerations, this finding is judged to be positive.

10. *The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.*

    (POSITIVE) Not applicable.

11. *Evidence presented establishes that granting the use, which is located more than one half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.*

    (POSITIVE) Once operational, an energy storage system is a low intensity use and will not hinder the operation or expansion of a livestock feeding operation within a one half mile of the subject property.

12. *Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.*

    (**NEGATIVE**) The portion of the subject property that is proposed to be developed upon contains two soil types which are both rated above 125. The proposal would remove agricultural land that is deemed to be productive from operation. The energy storage system does need to be sited close to a substation of which the nearest is almost entirely surrounded by agricultural production. Also, the decommissioning plan shows that the site would be returned to a state where agricultural production could continue if desired.

    - 138 (Shiloh) - 135
    - 278 (Stronghurst) -135

13. *The Special Use is consistent with the existing uses of property within the general area of the property in question.*

    (**NEGATIVE**) Although compatible with the existing Ameren substation, energy storage facilities are not typical in rural residential settings. Adding the BESS alongside the substation is visually increasing the industrialized look of the area.

14. *The property in question is suitable for the Special Use as proposed.*

    (POSITIVE) Given the reasons stated above, the subject property is suitable for the requested special use.

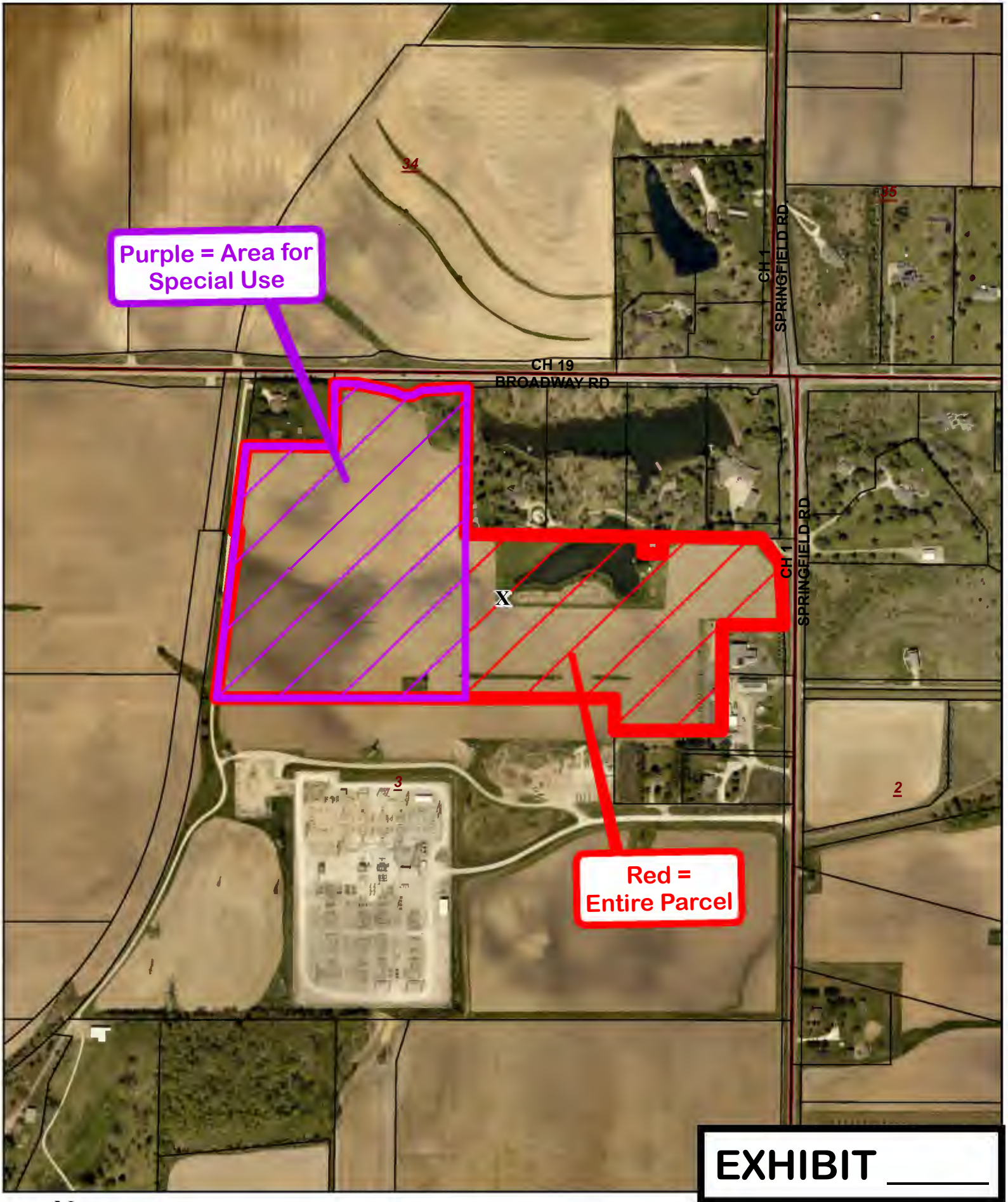
D. DECISION OF THE ZONING BOARD OF APPEALS

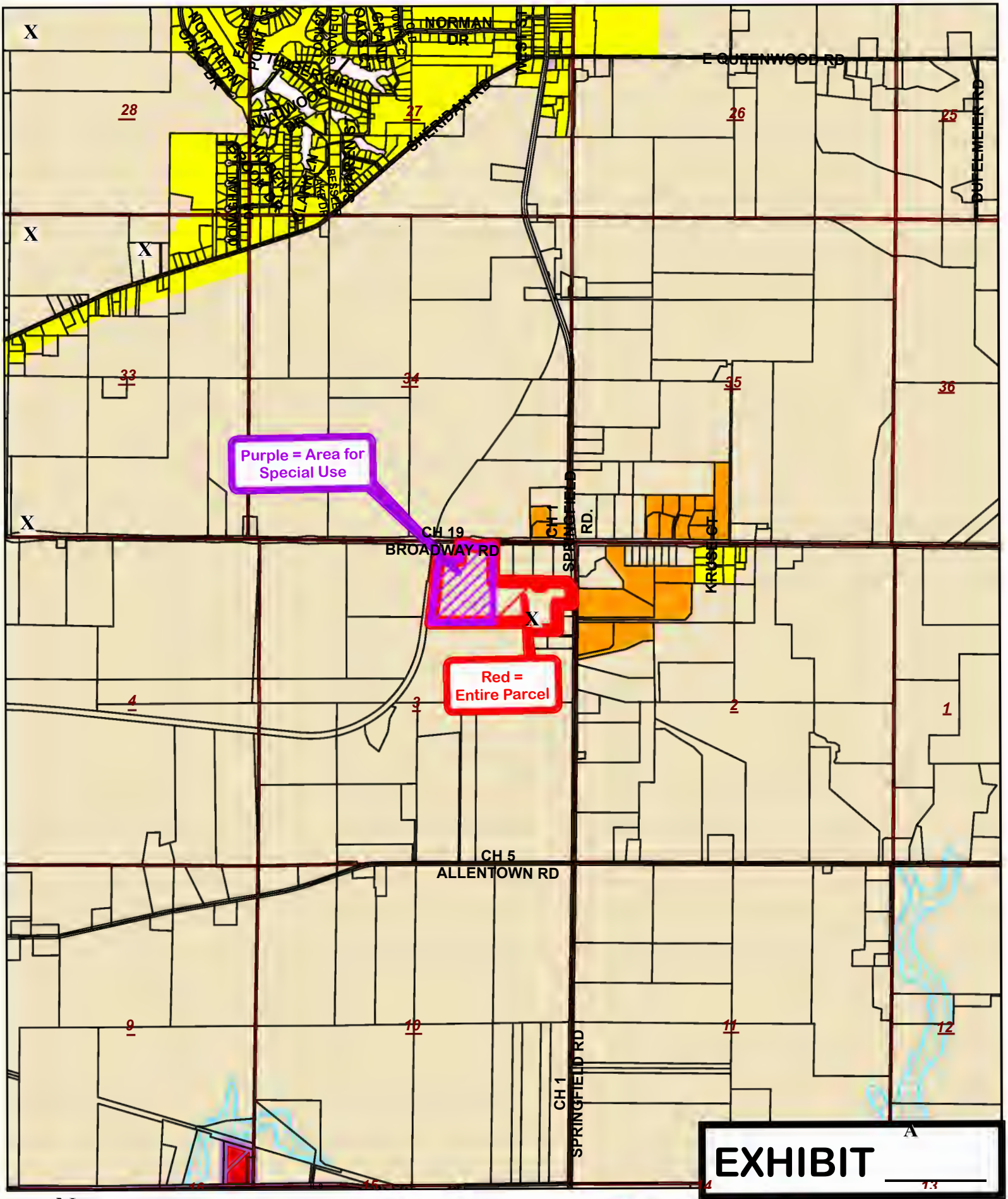
Having considered the information contained in the petition herein, and the testimony given and statements made at the public hearing on said proposal, the Zoning Board of Appeals hereby, based on the findings of fact set forth above**, recommends denial** of the proposed Special Use request:

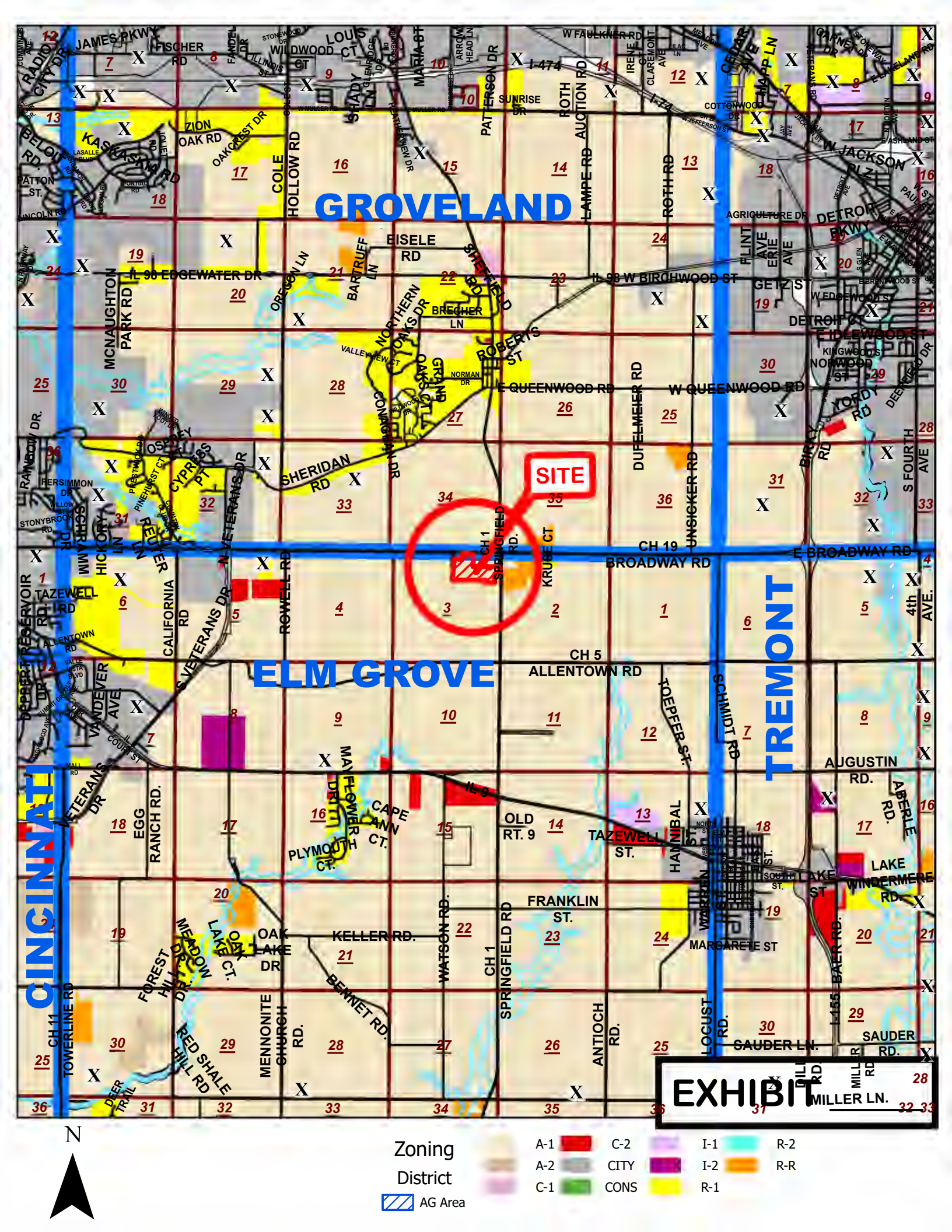
Ayes: 0
Nays: 5 – Cupi, Fehr, Miller, Vaughn, and Chairman Lessen
Absent: 2 – Bong, McClanahan

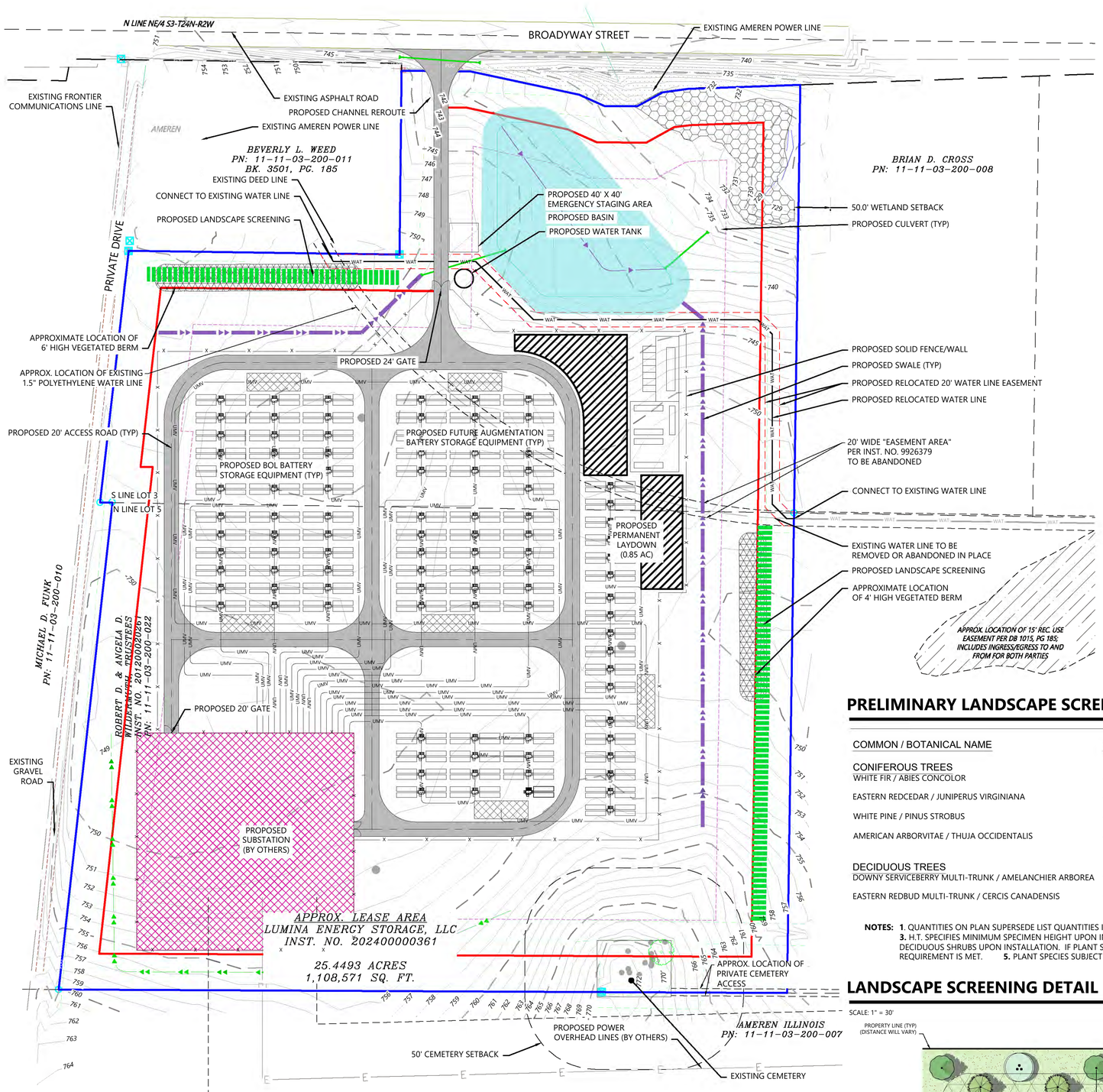
Dated this 5th day of November, 2026.

/s/ DUANE LESSEN
Chairman, Zoning Board of Appeals
Tazewell County, Illinois


Purple = Area for Special Use
CH 19
BROADWAY RD
CH 1
SPRINGFIELD RD
CH 1
SPRINGFIELD RD
X
Red = Entire Parcel
34
35
3
2
EXHIBIT _____
N


NORMAN DR
E QUEENWOOD RD
SHERIDAN RD
DUFFELMEIER RD
Purple = Area for Special Use
CH 19
BROADWAY RD
CH 1
SPRINGFIELD RD.
KRUST CT
Red = Entire Parcel
CH 5
ALLENTOWN RD
CH 1
SPRINGFIELD RD
EXHIBIT A
N
Zoning
District
AG Area
A-1
A-2
C-1
C-2
CITY
CONS
I-1
I-2
R-1
R-2
R-R


GROVELAND
ELM GROVE
TREMONT
CINCINNATI
SITE
EXHIBIT
JAMES PKWY
FISCHER RD
WILDWOOD CT
LOUIS CT
I-474
W FAULKNER RD
SUNRISE DR
ROTH AUCTION RD
PATTERSON DR
CEDAR AVE
HAPP LN
ZION OAK RD
OAKCREST DR
KASKASKIA RD
BELOIT RD.
PATTON ST.
LINCOLN RD
COLE HOLLOW RD
SHADY LN
MARIA ST
LAMPE RD
ROTH RD
W JACKSON PLZ
AGRICULTURE DR
DETROIT PKWY
EISELE RD
IL 98 EDGEWATER DR
IL 98 W BIRCHWOOD ST
MCNAUGHTON PARK RD
OREGON LN
BARTRUFF LN
STEINFIELD RD
BRECHER LN
NORTHERN OAKS DR
ROBERTS ST
GETZ ST
FLINT AVE
ERIE AVE
DETROIT CT
E IDLEWOOD ST
KINGWOOD ST
NORWOOD ST
E QUEENWOOD RD
W QUEENWOOD RD
DUFELMEIER RD
YORDY RD
BIRCH RD
S FOURTH AVE
OSPREY LN
CYPRESS PT
SHERIDAN RD
CONGRESS DR
GRAND OAKS CT
NORMAN DR
VALLEY VIEW CT
PERSIMMON DR
STONYBROOK RD
SCHWAMM DR
HICKORY LN
REUTER LN
N VETERANS DR
CH 1 SPRINGFIELD RD.
KRUSE CT
UNSICKER RD
CH 19 BROADWAY RD
E BROADWAY RD
TAZEWELL RD
CALIFORNIA RD
ROWELL RD
S VETERANS DR
4th AVE.
DEPOT RESERVOIR RD
ALLENTOWN RD
CH 5 ALLENTOWN RD
VANDEVER AVE
COURT ST
TOEPFER ST.
SCHMIDT RD
AUGUSTIN RD.
ABERLE RD.
EGG RANCH RD.
MAYFLOWER DR
CAPE ANN CT.
PLYMOUTH CT.
IL 9
OLD RT. 9
TAZEWELL ST.
HANNIBAL ST
LAKE ST
LAKE WINDERMERE RD.
FRANKLIN ST.
MARGARETE ST
OAK LAKE DR
KELLER RD.
WATSON RD.
CH 1 SPRINGFIELD RD
MEADOW DR.
OAK LAKE CT.
FOREST HILL DR.
BENNET RD.
ANTIOCH RD.
LOCUST RD.
SAUDER LN.
SAUDER RD.
I-155
BAER RD.
CH 11 TOWERLINE RD
MENNONITE CHURCH RD.
RED SHALE HILL RD
DEER TRAIL
MILLER RD
MILLER LN.
N
Zoning
District
AG Area
A-1
A-2
C-1
C-2
CITY
CONS
I-1
I-2
R-1
R-2
R-R



LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- 50' BUILDABLE LIMITS
- EX. EASEMENT LINE
- EX. INDEX CONTOUR
- EX. INTERVAL CONTOUR
- EX. POWER BOX
- EX. OVERHEAD POWER LINE
- EX. WATER LINE
- EX. WETLAND
- EX. 50' WETLAND SETBACK
- EX. DEED LINE
- EX. ASPHALT ROAD
- EX. GRAVEL ROAD
- PROPOSED EASEMENT LINE
- PROPOSED 100' BATTERY SETBACK LINE
- PROPOSED DRAINAGE BASIN
- PROPOSED CULVERT
- PROPOSED SUBSTATION
- PROPOSED SOLID FENCE/WALL
- PROPOSED AUX AREA
- PROPOSED SWALE
- PROPOSED BERM
- PROPOSED UNDERGROUND MV LINE
- PROPOSED LAYDOWN
- PROPOSED WATER LINE
- PROPOSED LANDSCAPE SCREENING

TAZEWELL RENEWABLE ENERGY ORDINANCE

A. ENERGY STORAGE SYSTEM FACILITY
5. VEGETATIVE SCREENING. ALTHOUGH NOT REQUIRED, IT IS RECOMMENDED THAT THE OWNER PROVIDE VEGETATIVE SCREENING SIMILAR TO THAT OF THE SOLAR REQUIREMENT TO LESSEN THE VISUAL IMPACT OF THE FACILITY TO NONPARTICIPATING LANDOWNERS AND THE GENERAL PUBLIC.

LANDSCAPE SCREENING INTENT & SELECTION

THE PROPOSED PLANS INCLUDE STRATEGICALLY PLACED VEGETATIVE LANDSCAPE BUFFERS AND BERMS DESIGNED TO REDUCE DIRECT VIEWS OF THE BESS FACILITY. WHERE COMMERCIALLY PRACTICABLE, THESE BUFFERS WILL UTILIZE REGIONALLY APPROPRIATE TREES THAT ARE WELL-ADAPTED TO THE LOCAL CLIMATE WHICH ALLOWS FOR BETTER ESTABLISHMENT AND HIGHER SURVIVAL RATES. THE BUFFER DESIGN INCORPORATES A MIX OF EVERGREEN TREES FOR YEAR-ROUND VISUAL SCREENING AND MULTISTEM DECIDUOUS TREES SELECTED FOR SEASONAL INTEREST--SUCH AS FOLIAGE COLOR, FLOWERING, AND FRUITING CHARACTERISTICS. VEGETATION WILL BE PLANTED IN SMALL GROUPINGS TO ENSURE THAT VARIOUS AESTHETIC FEATURES ARE VISIBLE THROUGHOUT THE YEAR. IN ADDITION TO VISUAL SCREENING, THE PLANTINGS OFFER ECOLOGICAL BENEFITS BY SUPPORTING POLLINATORS AND PROVIDING FORAGE, SHELTER, AND OVERWINTERING HABITAT FOR LOCAL WILDLIFE. AS THE PLANTINGS MATURE, THEY WILL FORM A DENSE, NATURAL HEDGE THAT ENHANCES BOTH FUNCTIONAL AND ENVIRONMENTAL PERFORMANCE.

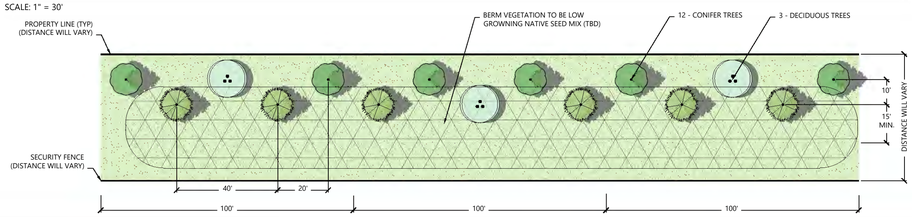
PRELIMINARY LANDSCAPE SCREENING PLANTING SCHEDULE

COMMON / BOTANICAL NAME	SIZE	SPACING	MATURE SIZE	NATIVE TO IL	SOIL TOLERANCE
CONIFEROUS TREES					
WHITE FIR / ABIES CONCOLOR	4' - 5' HT B&B/CONT.	15'-0" O.C.	H 30-60' W 15'-25'	NATIVE	MEDIUM WELL-DRAINED SOILS; DROUGHT TOLERANT
EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	4' - 5' HT B&B/CONT.	15'-0" O.C.	H 25'-40' W 15'-25'	NATIVE	DRY TO MEDIUM WELL DRAINED SOILS; DROUGHT TOLERANT
WHITE PINE / PINUS STROBUS	4' - 5' HT B&B/CONT.	15'-0" O.C.	H 50'-70' W 10'-20'	NATIVE	DRY TO MEDIUM WELL DRAINED SOILS; DROUGHT TOLERANT
AMERICAN ARBORVITAE / THUJA OCCIDENTALIS	4' - 5' HT B&B/CONT.	15'-0" O.C.	H 25'-40' W 10'-15'	NATIVE	MEDIUM WELL-DRAINED SOILS; MODERATE DROUGHT TOLERANT
DECIDUOUS TREES					
DOWNY SERVICEBERRY MULTI-TRUNK / AMELANCHIER ARBOREA	#15 CONT.	AS SHOWN	H 20-25' W 15-20'	NATIVE	MEDIUM WELL-DRAINED SOILS; DROUGHT TOLERANT
EASTERN REDBUD MULTI-TRUNK / CERCIS CANADENSIS	#15 CONT.	AS SHOWN	H 15-20' W 10-15'	NATIVE	MEDIUM WELL-DRAINED SOILS; DROUGHT TOLERANT

NOTES: **1.** QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY. **2.** B.B. SPECIFIES ROOT TYPE AS BALLED AND BURLAPPED. **3.** H.T. SPECIFIES MINIMUM SPECIMEN HEIGHT UPON INSTALLATION. **4.** #5 CONT. TO MEET MINIMUM SIZE REQUIREMENT OF 24"H OR 30"W FOR DECIDUOUS SHRUBS UPON INSTALLATION. IF PLANT SIZE UNAVAILABLE AT #5 CONT. UPSIZE CONTAINER UNTIL MINIMUM PLANT SIZE REQUIREMENT IS MET. **5.** PLANT SPECIES SUBJECT TO CHANGE BASED UPON AVAILABILITY AT TIME OF PLANTING

LANDSCAPE SCREENING DETAIL

SCALE: 1" = 30'



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westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

STRATA CLEAN ENERGY

800 Taylor St, Suite 200
Durham, NC 27701

REVISIONS:

#	DATE	COMMENT	BY	CHK	APR
A	2026-09-18	ISSUED FOR REVIEW	EAC	EAC	NTM
B	2026-11-02	ISSUED FOR REVIEW	EAC	NTM	JRW

0' 80' 160' 240'

Lumina BESS

Tazewell County, Illinois

Preliminary Landscape Plan

NOT FOR CONSTRUCTION

DATE: 2026-11-02

SHEET: L-100 REV: B

a:\0008\00\05_CAD_Civil\0008\00\05\LA\01.dwg, 11/2/2026 1:17 PM Ellie Crock

NOISE SOLID FENCE/WALL VISUAL SCREENING EXAMPLES





NOTES: 25' METAL NOISE SOLID FENCE/WALL TO MEET TAZEWELL COUNTY SPECIFICATIONS. SOLID FENCE/WALL TO BE PAINTED COLOR THAT MEETS REQUIREMENTS, PRESENT NO FIRE RISK, AND CAN BE FULLY GROUNDED TO PREVENT ANY CONDUCTIVITY ISSUES THAT CONFLICT WITH THE BESS SITE. THE ABOVE 15' METAL SOLID FENCE/WALL PHOTOS ARE REPRESENTATIVE PHOTOS FOR CHARACTERISTIC AND FINISHES, 25' SOLID FENCE/WALLS REQUIRED FOR PROJECT SITE.

LANDSCAPE SCREENING PLANTING MATERIALS

White Fir



Eastern Red Cedar



White Pine



American Arborvitae



Downy Serviceberry



Eastern Redbud



811 Know what's **below.** **Call** before you dig.

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Westwood Professional Services, Inc.

PREPARED FOR:

STRATA CLEAN ENERGY

800 Taylor St, Suite 200
Durham, NC 27701

REVISIONS:

#	DATE	COMMENT	BY	CHK	APR
A	2026-09-18	ISSUED FOR REVIEW	EAC	EAC	NTM
B	2026-11-02	ISSUED FOR REVIEW	EAC	NTM	JRW

Lumina BESS
Tazewell County, Illinois

Preliminary Landscape Notes & Details

NOT FOR CONSTRUCTION

DATE: 2026-11-02

SHEET: L-101 REV: B

a:\0008\0008\05_CAD_Civil\0008\0008\05-LA-01.dwg, 11/2/2026 1:17 PM Ellie Clock

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. 26-48-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 November 4, 2026 with deliberations on November 5, 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:

Current Owners and Officers of Copart of Connecticut, Inc.: President – Leah C. Stearns, 14185 Dallas Pkwy., Ste. 300, Dallas, TX 75254; Treasurer – Stephen T. Powers, 14185 Dallas Pkwy., Ste. 300, Dallas, TX 75254

Current Owner of Property: The Estate of Mary Shallenberger, c/o Eliff, Dancey, & Bosich, P.C., 109 S. 4th St., Pekin, IL 61554

P.I.N. 10-10-15-303-006, an approximate 30.03 +/- acre parcel; and
P.I.N. 10-10-15-303-005, an approximate 15 +/- acre parcel;

all situated in a part of the SW ¼ of Sec 15, T24N, R5W of the 3rd P.M., Cincinnati Twp., Tazewell Co., IL;

located immediately West and adjacent to 350 Veterans Dr., Pekin, IL.

REQUESTED BY: Copart of Connecticut, LLC

PROPOSAL: The petition of Copart of Connecticut, Inc. for a Map Amendment to change the official zoning maps of Cincinnati Township from an A-1 Agriculture Preservation District to an I-1 Light Industrial District.

PARTIES OF RECORD: Dan Privett, on behalf of Petitioner
Richard Evans, Appeared with concerns

B. JURISDICTION

NOTICE OF HEARING: A notice of the proposed Rezoning thereon was published in the Tazewell Chronicle on October 14, 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 according to TCHD records, there is an existing private sewage disposal system on parcel 10-10-15-303-005 and one on parcel 10-10-15-303-006. All septic tanks on the property must be pumped and properly abandoned by a licensed septic contractor, or in the presence of a TCHD representative.

Tazewell County Soil & Water Conservation District submitted a report recommending approval stating 802D Orthents, loamy, 2 to 20% slope, with no index rating, and is not considered prime farmland soil. This area is not farmed and overgrown 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.

Ron Hawkins, Cincinnati Township made no comment regarding the proposed Rezoning request.

Nic Maquet, City of Peking Zoning made no comment regarding the proposed Rezoning request.

Carrie Brandle, Illinois Department of Transportation made no comment regarding the proposed Rezoning request.

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

C. FINDINGS OF FACTS

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 shows that the subject property is within the City of Pekin’s 1.5 mile interjurisdictional boundary. The City has identified the subject property as having a future land use of industrial in their comprehensive plan. 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 Pekin 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 most of the adjacent properties designated either I-1 or I2 including a vehicle storage facility, landscape services, and a shed building company. As there are no nearby residences or commercial properties near the subject property, 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 vehicle storage facility, landscape services, and a shed building company. 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 suitability of the property in question for the uses permitted under the existing zoning classification.*

(POSITVE) The A-1 district is intended to preserve land that is best suited for agriculture. The subject property is surrounded by industrial businesses homes and does not feature productive soil types. Due to the surrounding uses and the unproductive land, the subject property is not suitable for the uses permitted under the existing zoning classification of A-1.

6. *The suitability of the property in question 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 industrial in the future land use map of the City of Pekin's Comprehensive Plan meaning it has been determined that the area is suitable for uses permitted I-1 district.

7. *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.

8. *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) A small portion of the subject property has some buildings and structures which are no longer occupied while most of the property has been left vacant after being utilized as a gravel pit.

9. *The proposed map amendment is within one and one half (1 ½) miles of a municipality and consistent with an adopted Comprehensive Plan.*

(POSITIVE) The subject property is within 1.5 miles of the City of Pekin which has an adopted Comprehensive Plan. The future land use map within the plan identifies the subject property as an industrial site.

10. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.*

(POSITIVE) Rezoning the property to I-1 would align the property with the future land use map as seen in the City of Pekin Comprehensive Plan as the subject property is designated as 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. Denying the proposed rezone would keep leave the property vacant until it is developed with a use that is permitted within the A-1 zoning district.

11. *The proposed amendment is consistent with the goals, objectives, and policies of the Tazewell County Comprehensive Plan.*

(POSITIVE) Due to the subject property requesting to be rezoned to match the future land use category listed in the Pekin 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:

- New and existing businesses and industries are willing and able to establish and maintain operations.
- Land development occurs in an orderly fashion.
- Avoid land development that occurs in isolated areas away from existing developed areas.
- Locate intensive land uses inappropriate areas where their impacts do not harm other land uses.

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: 5 – Cupi, Fehr, Alt. Miller, Vaughn, and Chairman Lessen
Nays: 0
Absent: 2 – Bong, McClanahan

Dated this 5th day of November 2026.

/s/ DUANE LESSEN
Chairman, Zoning Board of Appeals
Tazewell County, Illinois

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811 Know what's below. Call before you dig.

SITE LEGEND

- ROCK BALLAST SURFACING
- PAVING
- 100-YR FEMA FLOODPLAIN
- FEMA FLOODWAY

SITE DEVELOPMENT SUMMARY

EXISTING ZONING:	A-1, AGRICULTURAL PRESERVATION
PROPOSED ZONING	I-1, LIGHT INDUSTRIAL
PARCEL NUMBER:	10-10-10-303-006, 10-10-15-303-005
PROPERTY AREA:	45.42 AC
ESTIMATED NET ACREAGE:	26.6 AC
ESTIMATED USABLE ACREAGE:	23.2 AC
ESTIMATED STORAGE ACREAGE:	23.2 AC

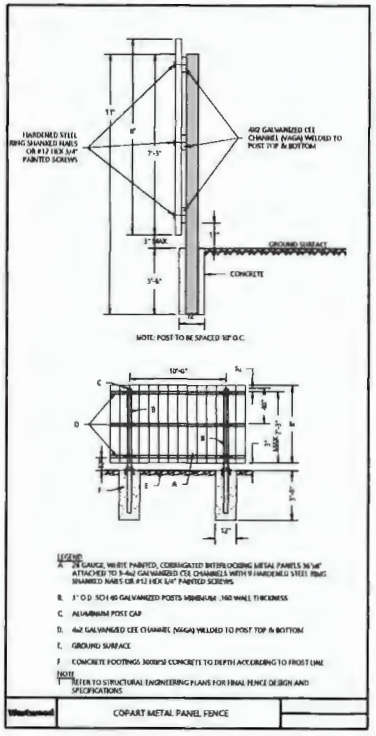
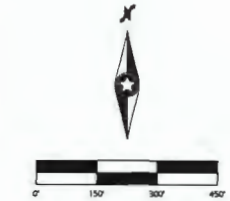


EXHIBIT A



NOT FOR CONSTRUCTION

THIS PLAN IS FOR CONCEPTUAL AND DISCUSSION PURPOSES ONLY

COPART PEKIN, IL 45AC

N:\20080319.00\06 CAD\ON\SITE DESIGN\FIGURES\CONCEPT\20080319.00-C-2001.DWG

DESIGNED
CHECKED
DRAWN
HORIZONTAL SCALE: 150'
VERTICAL SCALE:

INITIAL ISSUE: 5/13/2026
REVISIONS:

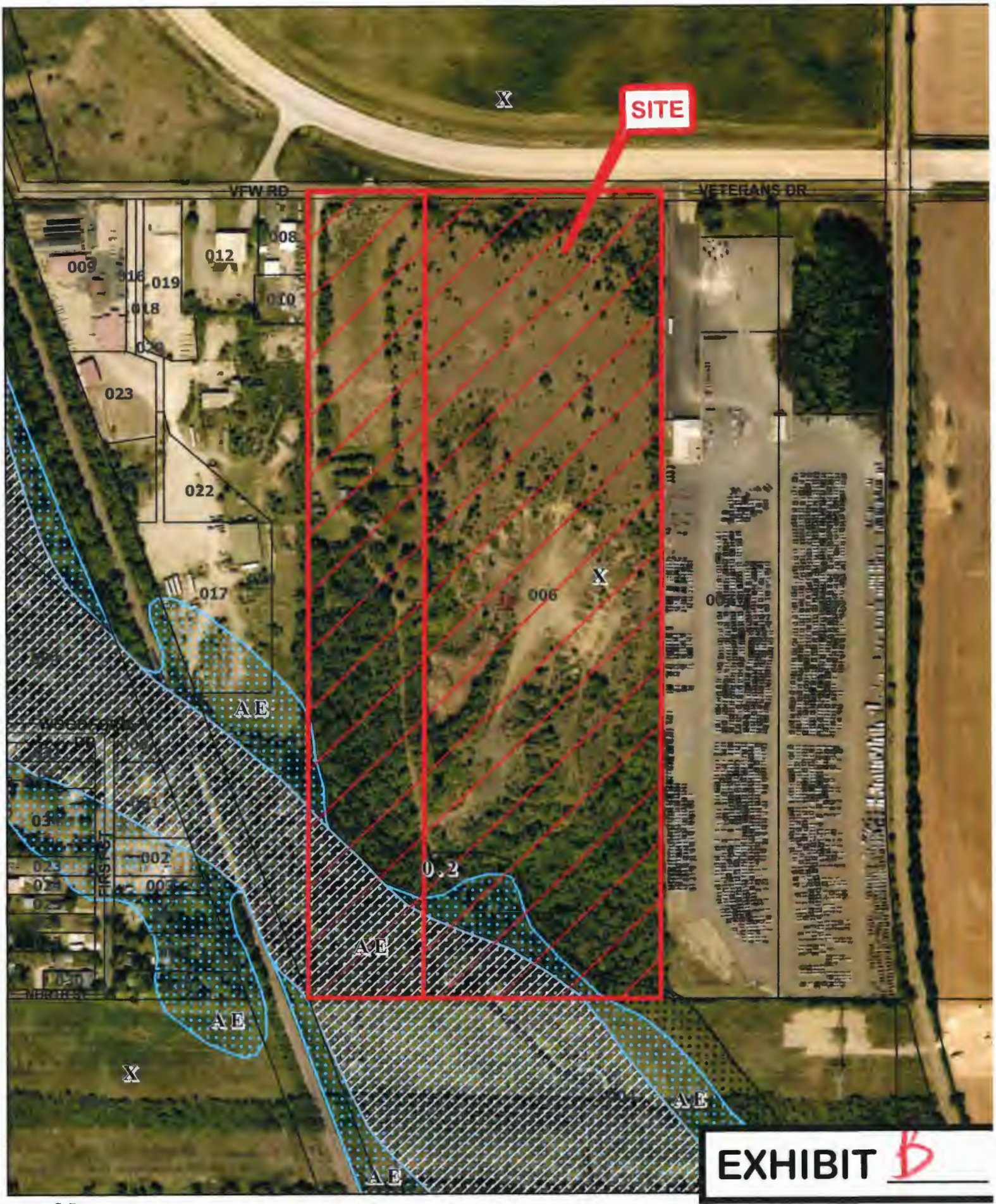
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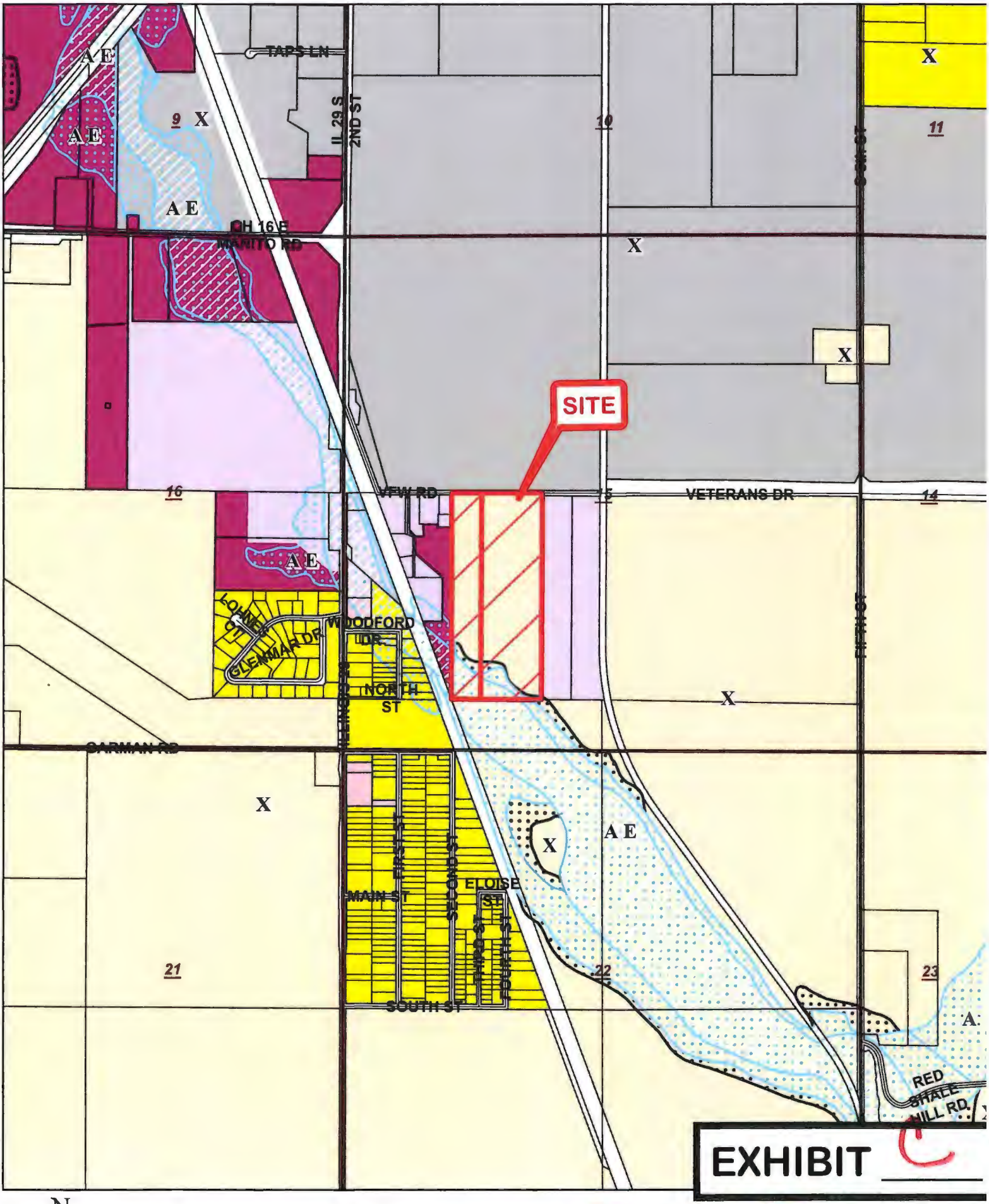
COPART PEKIN, IL 45AC
CINCINNATI TOWNSHIP, IL

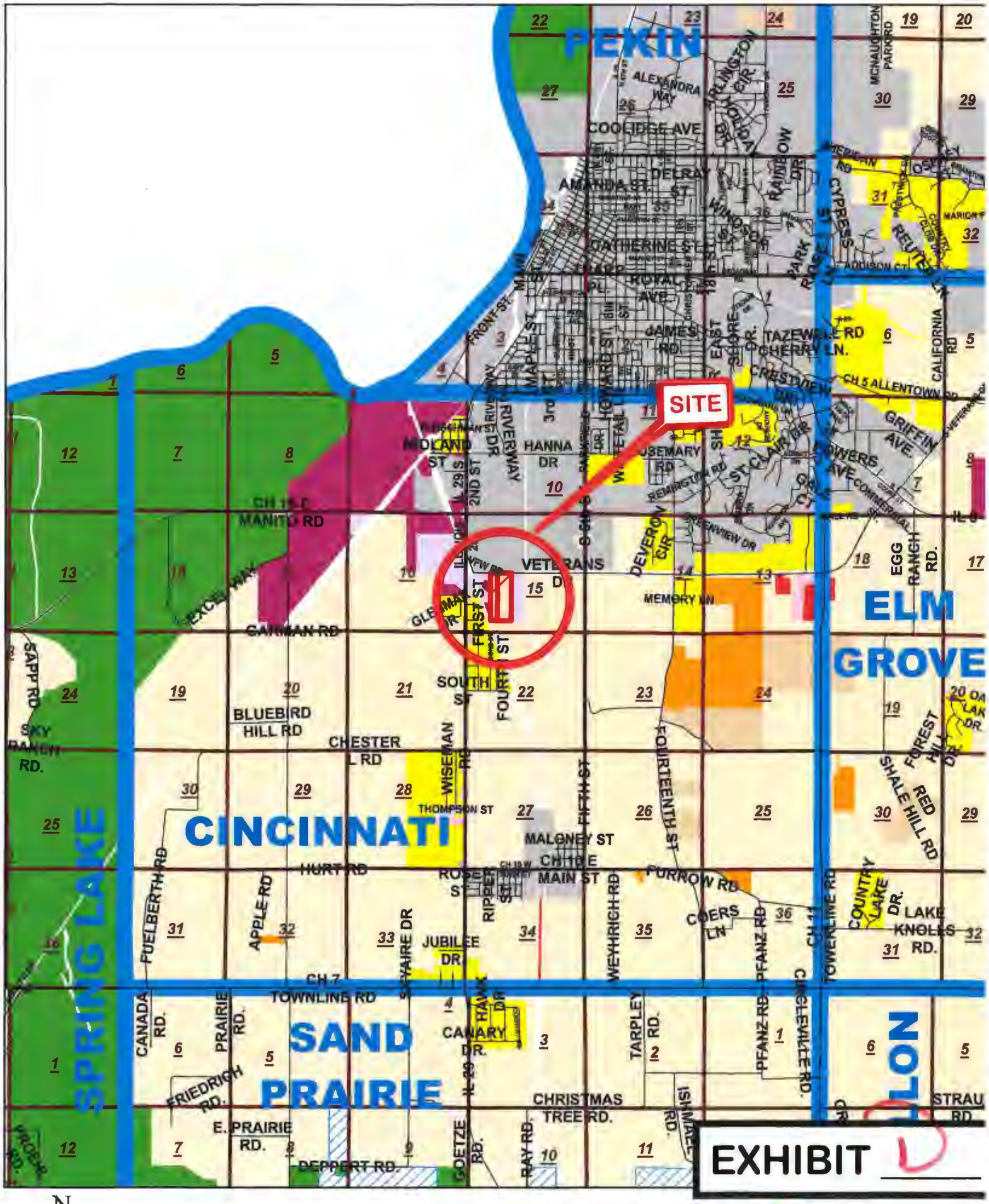
Westwood
Phone (508) 353-8666
Fax (508) 366-2601
Toll Free (888) 270-8705
Westwood Professional Services, Inc.

SITE CONCEPT

SHEET NUMBER: 1 OF 1
DATE: 5/13/2026


SITE
VFW RD
VETERANS DR
X
012
008
009
016
019
018
010
023
022
017
006
AE
0.2
002
N
EXHIBIT B


SITE
TAPS LN
IL 29 S
2ND ST
CH 16 E
MANITO RD
VFW RD
VETERANS DR
WOODFORD
DR
GLENMAR DR
NORTH
ST
CARMAN RD
MAIN ST
ELOISE
ST
SOUTH ST
RED
SHALE
HILL RD
A E
X
9
10
11
14
15
16
21
22
23
EXHIBIT
N
Zoning
District
AG Area
A-1
A-2
C-1
C-2
CITY
CONS
I-1
I-2
R-1
R-2
R-R


PEKIN
SITE
ELM GROVE
CINCINNATI
SAND PRAIRIE
SPRING LAKE
COOLIDGE AVE
AMANDA ST
CATHERINE ST
ROYAL AVE
JAMES RD
TAZEWELL CHERRY LN.
CH 5 ALLENTOWN RD
GRIFFIN AVE
MIDLAND ST
HANNA DR
RIVERWAY DR
MANITO RD
VETERANS DR
MEMORY LN
EGG RANCH RD.
CAIRMAN RD
SOUTH ST
BLUEBIRD HILL RD
CHESTER RD
WISEMAN RD
THOMPSON ST
MALONEY ST
CH 10 E
MAIN ST
HURT RD
ROSE ST
FURROW RD
COERS LN
LAKE KNOLLS RD.
RED SHALE HILL RD
FOREST HILL DR
COUNTRY LAKE DR.
JUBILEE DR.
CH 7
TOWNLINE RD
CANADA RD.
PRAIRIE RD.
FRIEDRICH RD.
CANARY DR.
HAWK DR
TARPLEY RD.
PFANZ RD.
CHRISTMAS TREE RD.
E. PRAIRIE RD.
DEPPERT RD.
GOETZE RD.
RAY RD.
ISHMAEL RD.
STRAU RD
SAPP RD
SKY RANCH RD.
PUELBERTH RD
APPLE RD
FIRST ST
SECOND ST
THIRD ST
FOURTH ST
FIFTH ST
FOURTEENTH ST
WEYHRICH RD
TOWERLINE RD
CH 11
CALIFORNIA RD
N
Zoning District
AG Area
A-1
A-2
C-1
C-2
CITY
CONS
I-1
I-2
R-1
R-2
R-R
EXHIBIT D

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. 26-49-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 November 4, 2026 and deliberations on November 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. 10-10-28-200-004, an approximate 40 +/- acre parcel; and
P.I.N. 10-10-28-201-004, an approximate 14.34 +/- acre parcel;

all situated in a part of the NE ¼ of Sec 28, T24N, R5W of the 3rd P.M., Cincinnati Twp., Tazewell Co., IL;

located immediately West and adjacent 12500 Carter Rd., Pekin, IL.

REQUESTED BY: Zachary and Monica Charlton

PROPOSAL: The petition of Zachary and Monica Charlton for a Map Amendment to change the official zoning maps of Cincinnati Township from a R-1 Low Density Residential to an A-1 Agriculture Preservation.

PARTIES OF RECORD: Jason Proehl, Attorney at Law, on behalf of Petitioner

B. JURISDICTION

NOTICE OF HEARING: A notice of the proposed Rezoning thereon was published in the Tazewell Chronicle on October 14, 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 made no comment regarding the proposed Rezoning request.

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.

Village of South Pekin Zoning Department made no comment regarding the proposed Rezoning request.

Ron Hawkins, Cincinnati Township made no comment regarding the proposed Rezoning request.

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

C. FINDINGS OF FACTS

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 shows that the subject property is classified as R-1 for low density single family residential development. The subject property has not been developed with single family homes while being within this designation for multiple decades. As there has been no interest in developing the subject property with single family dwellings for many years and it has stayed as farmland, it is determined that orderly development on the subject property would be farmland.

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 most of the adjacent properties designated either farmland or low density single family dwellings. The subject property has been utilized for farmland for many decades next to the adjacent subdivision with no 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) Most of the land in the general area is utilized as farmland with some small pockets of low density single family housing also seen in small pockets. As most of the surrounding area is utilized for farmland which is the purpose of the A-1 zoning district, 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) Most properties in the surrounding area are zoned A-1 with the rest zoned R-1. Therefore, the request is consistent with zoning classifications of property within the general area of the subject property.

5. *The suitability of the property in question for the uses permitted under the existing zoning classification.*

   (NEUTRAL) The primary use seen in the R-1 zoning district is single family dwellings. The subject property does not possess any natural characteristics that would prohibit the development of single-family homes but has yet to see any development of this kind for many years while being appropriately zoned.

6. *The suitability of the property in question for the uses permitted under the proposed zoning classification.*

   (POSITIVE) The subject property is of a size and in a location where farming would be suitable. The site, while zoned R-1, has been utilized as farmland for many years. Many of the nearby properties are also utilized for farmland purposes as well.

7. *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) While the subject property has been zoned R-1 for many years it has remained a farmland use. This circumstance can also be seen for properties to the north and south which are also zoned R-1 but are utilized for farmland purposes. These properties have remained utilized for agricultural production and no other new development has occurred in the area for multiple decades.

8. *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 property has been utilized for agricultural production for many years.

9. *The proposed map amendment is within one and one half (1 ½) miles of a municipality and consistent with an adopted Comprehensive Plan.*

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

10. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.*

    (POSITIVE) Rezoning the property to A-1 would align the property with the Comprehensive Plans goals of preserving agricultural land. Comprehensive Plans are typically seen as promoting development patterns that are within the public's interest. If the rezone is denied the property owner may still use the site for farmland but may see restrictions in any new development requests.

11. The proposed amendment is consistent with the goals, objectives, and policies of the Tazewell County Comprehensive Plan.

(POSITIVE) As the property has not seen residential development despite being zoned for such for many years, the proposed rezone is seen as being consistent with the goals, objectives, and policies of the Tazewell County Comprehensive Plan as listed below:

- Appropriate areas for agricultural land are protected to allow for agricultural activities to continue.

- Agricultural activities are protected to allow for their establishment and continued operation.

D. RECOMMENDATION

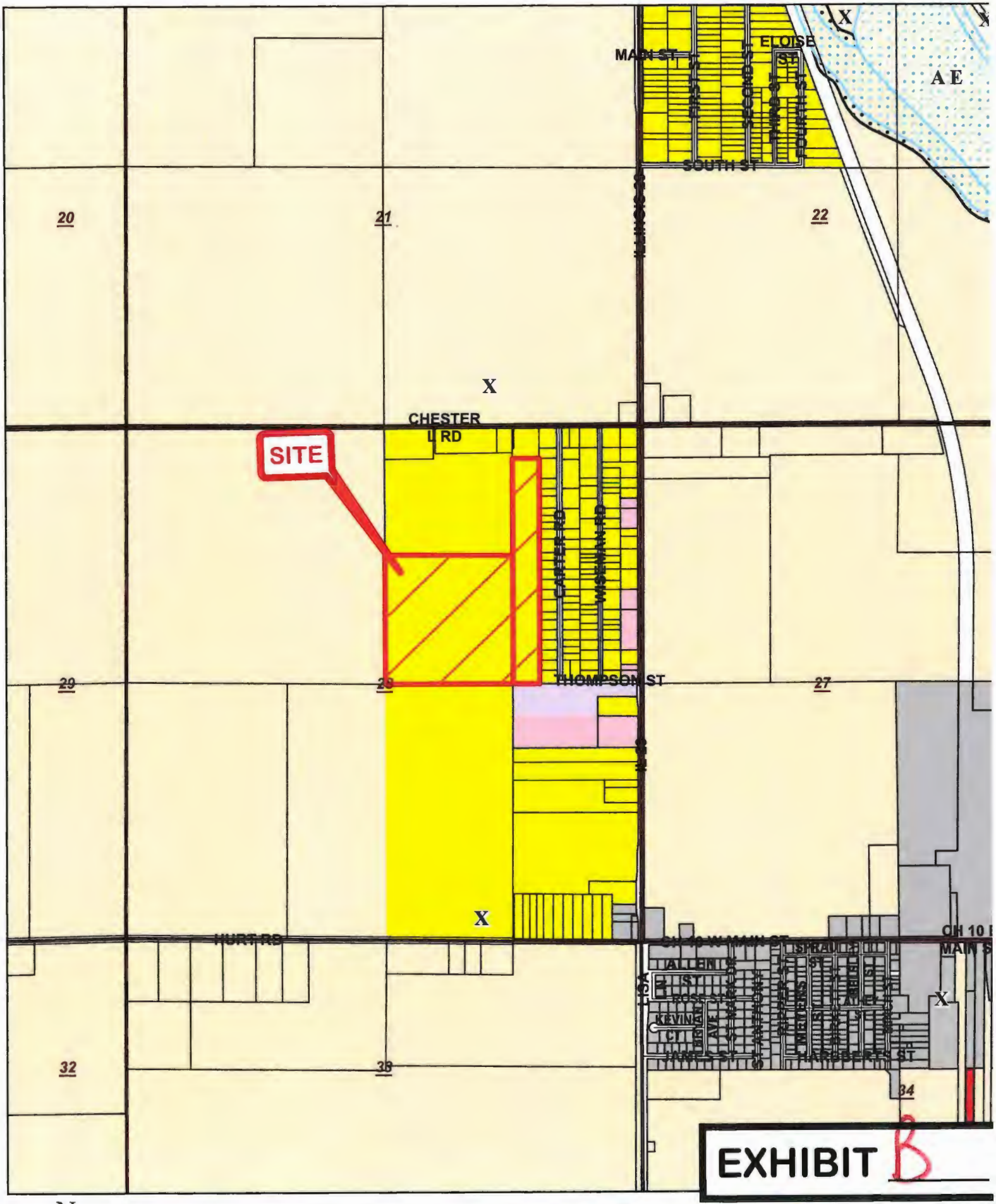
Having considered the information contained in the petition herein, and the testimony given and statements made at the public hearing on said proposal, the Zoning Board of Appeals hereby recommends, based on the findings of fact set forth above, that the petition be approved.

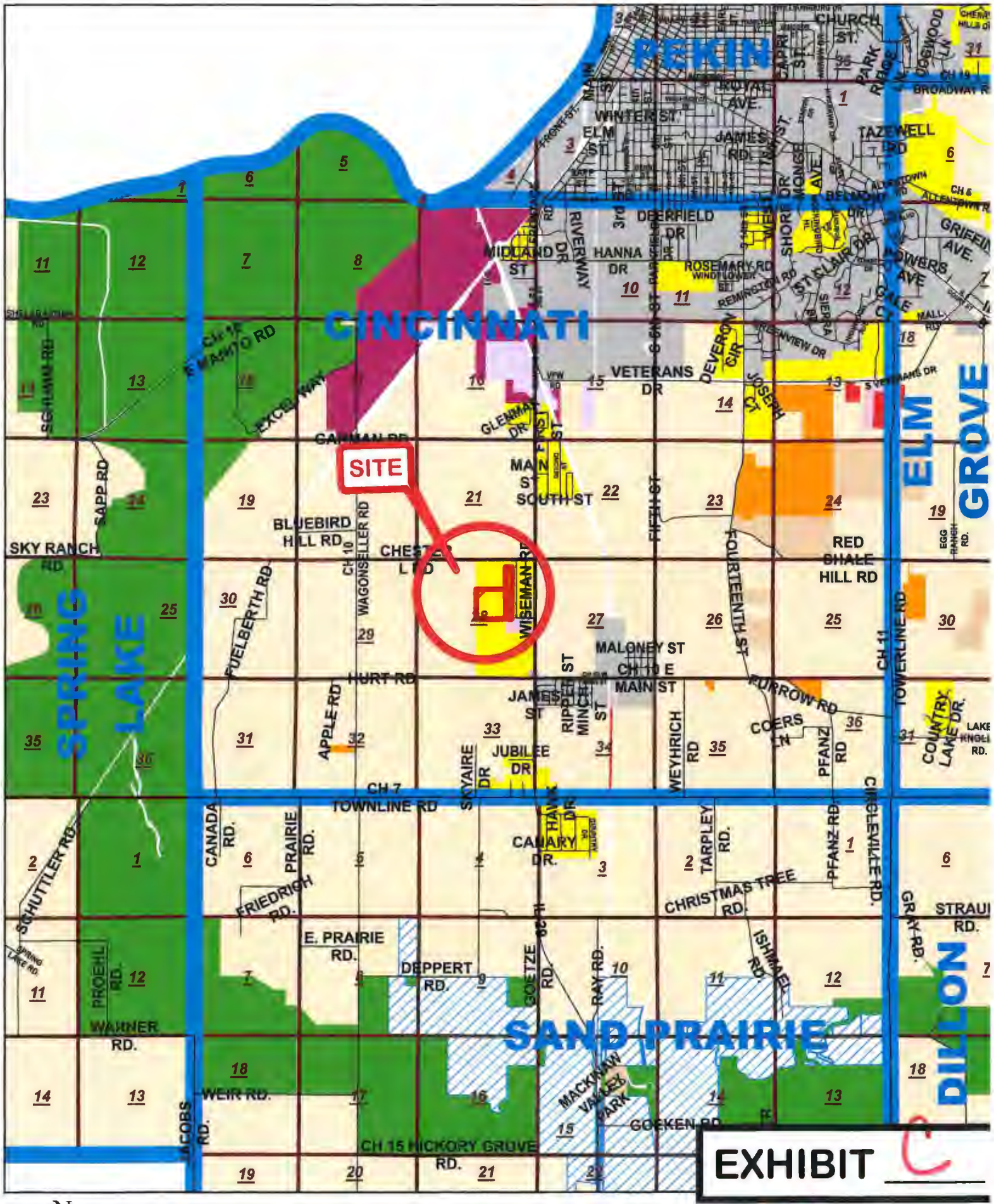
Ayes: 5 – Cupi, Fehr, Alt. Miller, Vaughn, and Chairman Lessen
Nays: 0
Absent: 2 – Bong, McClanahan

Dated this 5th day of November 2026.

/s/ DUANE LESSEN
Chairman, Zoning Board of Appeals
Tazewell County, Illinois


21
22
CHESTER
L RD
SITE
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27
X
EXHIBIT A
N


MAIN ST
ELOISE ST
SOUTH ST
A E
20
21
22
X
CHESTER LRD
SITE
THOMPSON ST
29
28
27
X
HURT RD
ALLEN ST
KEVIN CT
32
33
34
EXHIBIT B
N
Zoning District
AG Area
A-1
A-2
C-1
C-2
CITY
CONS
I-1
I-2
R-1
R-2
R-R


PEKIN
CINCINNATI
ELM GROVE
SPRING LAKE
SAND PRAIRIE
DILLON
SITE
CHURCH ST.
MAIN ST.
WINTER ST.
ELM ST.
JAMES ST.
TAZEWELL RD
BROADWAY
ROYAL AVE.
PARK RIDGE
OGEWOOD LN
FRONT ST.
DEERFIELD DR
MIDLAND ST
HANNA DR
RIVERWAY
ROSEMARY RD
WINDFLOWER
REMINGTON RD
SHORE DR
MONROE AVE
BELMONT
ST CLAIR DR
GRIFFIN AVE.
POWERS AVE
GALE CT
MALL RD
VETERANS DR
DEVERON CIR
JOSEPH CT
GREENVIEW DR
E MACKINAW RD
EXCEL WAY
SCHLAMM RD
GLENMAR DR
FIRST ST
MAIN ST
SOUTH ST
FIFTH ST
SAPP RD
BLUEBIRD HILL RD
WAGONSELLER RD
CH 10
WISEMAN RD
SKY RANCH RD
FUELBERTH RD
RED SHALE HILL RD
EGG RANCH RD.
CH 11
TOWERLINE RD
THIRTEENTH ST
MALONEY ST
CH 10 E
MAIN ST
HURT RD
JAMES ST
RIPPLE MINCER ST
FURROW RD
COERS LN
PFANZ RD
WEYHRICH RD
COUNTRY LAKE DR.
LAKE KNOLL RD.
APPLE RD
JUBILEE DR
SKYAIRE DR
CH 7
TOWNLINE RD
HAWK DR
CANARY DR.
CANADA RD.
PRAIRIE RD.
SCHUTTLER RD
FRIEDRICH RD.
TARPLEY RD.
CHRISTMAS TREE RD.
CHERRYVALE RD.
GRAY RD.
STRAUB RD.
E. PRAIRIE RD.
DEPPERT RD.
GOETZE RD.
RAY RD.
ISHMAEL RD.
PROEHL RD.
WARNER RD.
WEIR RD.
JACOBS RD.
MACKINAW VALLEY PARK
GOEKEN RD.
CH 15 HICKORY GROVE RD.
N
Zoning District
AG Area
A-1
A-2
C-1
C-2
CITY
CONS
I-1
I-2
R-1
R-2
R-R
EXHIBIT

LU-26-19
COMMITTEE REPORT

Mr. Chairman and Members of the Tazewell County Board:

Your Land Use Committee has considered the following **RESOLUTION** and recommends it be Adopted by the Board:

==========

R E S O L U T I O N

WHEREAS, the County's Land Use Committee recommends to the County Board to approve a Contractual Agreement for Plumbing Inspections with T.P.I. of Pekin, Inc. an independent contractor to perform residential plumbing inspections and advisory consulting services on an as needed basis at the request of the Community Development Administrator; and

WHEREAS, said services are needed as part of the Building Code Program for compliance with the State of Illinois Plumbing Code Part 890 Administrative Code which requires that all plumbing inspections be conducted by a licensed plumbing contractor.

NOW THEREFORE BE IT RESOLVED, that the County Board approve this Contractual Agreement.

BE IT FURTHER RESOLVED, that the County Clerk notifies Jaclynn Workman, Community Development Administrator, Tucker Plumbing and the Auditor of this action.

Adopted this _____ day of _____, 2026.

_____
Tazewell County Board Chairman

ATTEST:

_____
Tazewell County Clerk

CONTRACTUAL AGREEMENT
FOR PLUMBING INSPECTIONS

This agreement entered this 18th day November, 2026 by and between the COUNTY OF TAZEWELL, ILLINOIS, a body politic and corporate hereinafter referred to as "COUNTY' AND T.P.I. of Pekin, Inc., an independent contractor to perform the services of PLUMBING INSPECTOR, hereinafter referred to as "CONTRACTOR".

WHEREAS, Tazewell County adopted a building code program which became effective on February 3, 2014;

WHEREAS, as part of the Building Code Program Tazewell County has adopted the State of Illinois Plumbing Code Part 890 Administrative Code which requires that all plumbing inspections be conducted by a licensed plumbing contractor;

NOW THEREFORE, in consideration of these promises of good and sufficient consideration the parties agree as follows:

1. **Scope of Work**

   a. The County and Contractor hereby agree that Contractor will serve as a PLUMBING INSPECTOR, to perform plumbing inspection duties and responsibilities as assigned by the Tazewell County Community Development Administrator in furtherance of ensuring compliance with the Tazewell County Building Code Program. Said Contractor shall maintain all licenses and certifications as required by the State of Illinois to conduct such plumbing inspections during the course of this agreement.

   b. Contractor will conduct plumbing inspections and advisory/consulting services on an as-needed basis at the request of the Tazewell County Community Development Administrator. Contractor will provide said services from time to time at the request and assignment of the Tazewell County Community Development Administrator. Contractor understands that the Tazewell County Office of Community Development will contact Contractor by phone or electronic mail when inspection or advisory/consulting services by the Contract are desired. Contractor understands that the Tazewell County Community Development will, whenever possible, provide twenty-four (24) hours notice of when such services are desired to be completed. Contractor understands that there may be times when a request will be made for services to be completed in less than twenty-four (24) hours.

b. The Community Development Administrator shall be responsible for collecting all fees related to all Plumbing Permits.

c. When said Contractor is acting pursuant to this contract he shall be authorized to act and exercise all powers as provided by the Tazewell County Building Code Program and applicable associated statues and ordinances.

d. The parties agree that the specific duties of the Contractor may be changed from time to time by mutual consent of the County and the Contractor. Notwithstanding any change, the employment of the Contractor shall be construed as continuing under this Agreement as modified.

e. The Contractor shall not be considered an employee of the County and shall not be entitled to any of the benefits of County employment. Contractor is not entitled to any consideration of any kind that is not specifically outlined herein.

f. The Contractor agrees to abide by and comply with all state and federal statutes, County ordinances and rules, regulations, policies and procedures of the County during the term of this contract.

2. **Rates/Billing.**

The parties agree that Contactor will be compensated by the County, under this agreement as follows:

a. It is estimated that there will be 3 inspections (underground, rough-in and final) at a rate of $75.00 per inspection with mileage to be included in the rate.

b. Services shall be billed to the County on a monthly basis

3. **Hold Harmless.**

In consideration of the County hiring said Contractor he shall save and hold the County of Tazewell free and harmless from all liability, losses, damages, costs, attorneys' fees, expenses, causes of actions, claims or judgments, resulting from claimed injury, damage, loss or of loss of use to or of any person, or any legal entity, or property of any kind (including but not limited to, chooses in action), arising out of or in any way connected with the performance of inspections for the County, and shall indemnify the County for any cost, expenses, judgments, attorneys' fees paid or incurred, by or on behalf of the County or its agents or employees, or paid for on behalf of the County or its agents and employees by insurance provided by the County.

4. **Terms of Agreement.**

a. This Agreement contains all terms and conditions agreed upon by the parties. No other agreement, oral or otherwise, regarding the subject matter of this Contract shall be deemed to exist or to bind either of the parties hereto.

b. The validity, interpretation, construction and effort of this Agreement shall be in accordance with and governed by the laws of the State of Illinois. Should any litigation occur as a result of or in conjunction with this Agreement, any such disputes shall be litigated in Tazewell County, Illinois. In the event any provision hereof is determined to be unenforceable or invalid, such unenforceability or invalidity shall not affect the remaining provision of this Agreement, which shall remain in full force and effect. To that extent, this Agreement is deemed severable.

c. This agreement shall be in full force and effective from December 1, 2026 through November 30, 2027. Either party may terminate this Agreement by written notice of termination given to the other party at least (30) calendar days prior to the specified date of termination.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date as first written above.

COUNTY OF TAZEWELL, ILLINOIS

Brett Grimm
County Board Chairman

CONTRACTOR

Tim Tucker, T.P.I. of Pekin, Inc.
Independent Contractor

LU-26-20
COMMITTEE REPORT

Mr. Chairman and Members of the Tazewell County Board:

Your Land Use Committee has considered the following **RESOLUTION** and recommends it be Adopted by the Board:

==========

R E S O L U T I O N

WHEREAS, the County's Land Use Committee recommends to the County Board to approve the renewal of a Contractual Agreement for Electrical Inspections with Richard Young an independent contractor, to perform commercial electrical inspections and advisory consulting services on an as needed basis at the request of the Community Development Administrator; and

WHEREAS, Contractor will also perform residential electrical inspections, on an as needed basis at the request of the Community Development Administrator; and

WHEREAS, said services are needed as part of the Tazewell County Building and Property Maintenance Code Program; and

WHEREAS, said fees or services were increased to a rate of $75.00 per inspection with mileage included; and

NOW THEREFORE BE IT RESOLVED, that the County Board approve this Contractual Agreement subject to approval of the Community Development's Budget for contractual expenditures.

BE IT FURTHER RESOLVED, that the County Clerk notifies Jaclynn Workman, Community Development Administrator, Richard Young and the County Auditor of this action.

Adopted this _____ day of _____, 2026.

_____
Tazewell County Board Chairman

ATTEST:

_____
Tazewell County Clerk

CONTRACTUAL AGREEMENT
FOR ELECTRICAL INSPECTIONS

This agreement entered this 18th day of November 2026, by and between the COUNTY OF TAZEWELL, ILLINOIS, a body politic and corporate hereinafter referred to as "COUNTY' AND RICHARD YOUNG, an independent contractor to perform the services of ELECTRICAL INSPECTOR, hereinafter referred to as "CONTRACTOR".

WHEREAS, Tazewell County has adopted a building code program which became effective on February 3, 2014;

WHEREAS, as part of the Tazewell County Building and Property Maintenance Code Program Tazewell County has adopted the NFPA 70: National Electrical Code 2017;

NOW THEREFORE, in consideration of these promises of good and sufficient consideration the parties agree as follows:

1. **Scope of Work**

a. The County and Contractor hereby agree that Contractor will serve as an ELECTRICAL INSPECTOR, to perform electrical inspection duties and responsibilities as assigned by the Tazewell County Community Development Administrator in furtherance of ensuring compliance with the Tazewell County Building Code Program. Said Contractor shall maintain all licenses and certifications as required during the course of this agreement.

b. Contractor will conduct electrical inspections and advisory/consulting services on an as-needed basis at the request of the Tazewell County Community Development Administrator. Contractor will provide said services from time to time at the request and assignment of the Tazewell County Community Development Administrator. Contractor understands that the Tazewell County Office of Community Development will contact Contractor by phone or electronic mail when inspection or advisory/consulting services by the Contract are desired. Contractor understands that the Tazewell County Community Development will, whenever possible, provide twenty-four (24) hours notice of when such services are desired to be completed. Contractor understands that there may be times when a request will be made for services to be completed in less than twenty-four (24) hours.

b. The Community Development Administrator shall be responsible for collecting all fees related to all Electrical Permits.

c. When said Contractor is acting pursuant to this contract he shall be authorized to act and exercise all powers as provided by the Tazewell County Building Code Program and applicable associated statues and ordinances.

d. The parties agree that the specific duties of the Contractor may be changed from time to time by mutual consent of the County and the Contractor. Notwithstanding

any change, the employment of the Contractor shall be construed as continuing under this Agreement as modified.

e. The Contractor shall not be considered an employee of the County and shall not be entitled to any of the benefits of County employment. Contractor is not entitled to any consideration of any kind that is not specifically outlined herein.

f. The Contractor agrees to abide by and comply with all state and federal statutes, County ordinances and rules, regulations, policies and procedures of the County during the term of this contract.

2. **Rates/Billing.**

The parties agree that Contactor will be compensated by the County, under this agreement as follows:

a. It is estimated that there will be 3 inspections (underground, rough-in and final) at a rate of $75.00 per inspection with mileage to be included in the rate.

b. Services shall be billed to the County on a monthly basis

3. **Hold Harmless.**

In consideration of the County hiring said Contractor he shall save and hold the County of Tazewell free and harmless from all liability, losses, damages, costs, attorneys' fees, expenses, causes of actions, claims or judgments, resulting from claimed injury, damage, loss or of loss of use to or of any person, or any legal entity, or property of any kind (including but not limited to, chooses in action), arising out of or in any way connected with the performance of inspections for the County, and shall indemnify the County for any cost, expenses, judgments, attorneys' fees paid or incurred, by or on behalf of the County or its agents or employees, or paid for on behalf of the County or its agents and employees by insurance provided by the County.

4. **Terms of Agreement.**

a. This Agreement contains all terms and conditions agreed upon by the parties. No other agreement, oral or otherwise, regarding the subject matter of this Contract shall be deemed to exist or to bind either of the parties hereto.

b. The validity, interpretation, construction and effort of this Agreement shall be in accordance with and governed by the laws of the State of Illinois. Should any litigation occur as a result of or in conjunction with this Agreement, any such disputes shall be litigated in Tazewell County, Illinois. In the event any provision hereof is determined to be unenforceable or invalid, such unenforceability or invalidity shall not affect the remaining provision of this Agreement, which shall remain in full force and effect. To that extent, this Agreement is deemed severable.

c. This agreement shall be in full force and effective from December 1, 2026, through November 30, 2027. Either party may terminate this Agreement by written notice of termination given to the other party at least (30) calendar days prior to the specified date of termination.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first written above.

COUNTY OF TAZEWELL, ILLINOIS	**CONTRACTOR**
_____	_____
Brett Grimm County Board Chairman	Richard Young Independent Contractor

LU-26-21
COMMITTEE REPORT

Mr. Chairman and Members of the Tazewell County Board:

Your Land Use Committee has considered the following **RESOLUTION** and recommends it be Adopted by the Board:

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R E S O L U T I O N

WHEREAS, the County's Land Use Committee recommends to the County Board to approve a Contractual Agreement for Residential Inspections with Glen Gullette, an independent contractor to perform building inspections and advisory consulting services on an as needed basis at the request of the Community Development Administrator; and

WHEREAS, said services are needed as part of the Tazewell County Building and Property Maintenance Code Program; and

NOW THEREFORE BE IT RESOLVED, that the County Board approve this recommendation subject to approval of the Community Development's Budget for contractual expenditures.

BE IT FURTHER RESOLVED, that the County Clerk notifies Jaclynn Workman, Community Development Administrator, Glen Gullette and the County Auditor of this action.

Adopted this _____ day of _____, 2026.

_____
Tazewell County Board Chairman

ATTEST:

_____
Tazewell County Clerk

CONTRACTUAL AGREEMENT
FOR BUILDING INSPECTIONS

This agreement entered this 18th day of November 2026, by and between the COUNTY OF TAZEWELL, ILLINOIS, a body politic and corporate hereinafter referred to as "COUNTY' AND GLEN GULLETTE, an independent contractor to perform the services of BUILDING INSPECTOR, hereinafter referred to as "CONTRACTOR".

WHEREAS, Tazewell County has adopted a building code program which became effective on February 3, 2014;

WHEREAS, as part of the Tazewell County Building and Property Maintenance Code Program Tazewell County conducts necessary inspections to ensure public safety;

NOW THEREFORE, in consideration of these promises of good and sufficient consideration the parties agree as follows:

1. **Scope of Work**

a. The County and Contractor hereby agree that Contractor will serve as a BUILDING INSPECTOR, to perform building and electrical inspection duties and responsibilities as assigned by the Tazewell County Community Development Administrator in furtherance of ensuring compliance with the Tazewell County Building Code Program. Said Contractor shall maintain all certifications as required during the course of this agreement.

b. The Contractor will conduct building and electrical inspections and advisory/consulting services on an as-needed basis at the request of the Tazewell County Community Development Administrator. The Contractor will provide said services from time to time at the request and assignment of the Tazewell County Community Development Administrator. The Contractor understands that the Tazewell County Office of Community Development will contact Contractor by phone or electronic mail when inspection or advisory/consulting services by the Contract are desired. The Contractor understands that the Tazewell County Community Development will, whenever possible, provide forty-eight (48) hours' notice of when such services are desired to be completed. The Contractor understands that there may be times when a request will be made for services to be completed in less than forty-eight (48) hours.

b. The Community Development Administrator shall be responsible for collecting all fees related to all Building Permits.

c. When said Contractor is acting pursuant to this contract he shall be authorized to act and exercise all powers as provided by the Tazewell County Building Code Program and applicable associated statues and ordinances.

d. The parties agree that the specific duties of the Contractor may be changed from time to time by mutual consent of the County and the Contractor. Notwithstanding any change, the employment of the Contractor shall be construed as continuing under this Agreement as modified.

e. The Contractor shall not be considered an employee of the County and shall not be entitled to any of the benefits of County employment. The Contractor is not entitled to any consideration of any kind that is not specifically outlined herein.

f. The Contractor agrees to abide by and comply with all state and federal statutes, County ordinances and rules, regulations, policies and procedures of the County during the term of this contract.

2. **Rates/Billing.**

The parties agree that Contactor will be compensated by the County, under this agreement as follows:

a. It is estimated that there could be up to 4 inspections per project. These inspections may include a pre-footing (single), foundation (single), rough-in (combination) and final (combination). Combination inspections are inspections that are multi-faceted (building and electrical). The inspection shall be billed at a rate of $65.00 per single inspection and $85 per combination inspection, mileage included in the flat inspection rate.

b. Services shall be billed to the County on a monthly basis

3. **Hold Harmless.**

In consideration of the County hiring said Contractor he shall save and hold the County of Tazewell free and harmless from all liability, losses, damages, costs, attorneys' fees, expenses, causes of actions, claims or judgments, resulting from claimed injury, damage, loss or of loss of use to or of any person, or any legal entity, or property of any kind (including but not limited to, choses in action), arising out of or in any way connected with the performance of inspections for the County, and shall indemnify the County for any cost, expenses, judgments, and/or attorneys' fees paid or incurred, by or on behalf of the County or its agents or employees, or paid for on behalf of the County or its agents and employees by insurance provided by the County.

4. **Terms of Agreement.**

a. This Agreement contains all terms and conditions agreed upon by the parties. No other agreement, oral or otherwise, regarding the subject matter of this Contract exists or binds either of the parties hereto.

b. The validity, interpretation, construction and effort of this Agreement shall be in accordance with and governed by the laws of the State of Illinois. Should any litigation occur as a result of or in conjunction with this Agreement, any such disputes shall be litigated in Tazewell County, Illinois. In the event any provision hereof is determined to be unenforceable or invalid, such unenforceability or invalidity shall not affect the remaining provision of this Agreement, which shall remain in full force and effect. To that extent, this Agreement is deemed severable.

c. This agreement shall be in full force and effective from December 1st 2026 through November 30th, 2027. Either party may terminate this Agreement by written notice of termination given to the other party at least (30) calendar days prior to the specified date of termination.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first written above.

COUNTY OF TAZEWELL, ILLINOIS	**CONTRACTOR**
_____	_____
Brett Grimm	Glen Gullette
County Board Chairman	Independent Contractor

LU-26-22
COMMITTEE REPORT

Mr. Chairman and Members of the Tazewell County Board:

Your Land Use Committee has considered the following **RESOLUTION** and recommends it be Adopted by the Board:

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R E S O L U T I O N

WHEREAS, the County's Land Use Committee recommends to the County Board to approve a Contractual Agreement with Central Illinois Fire Inspection Services, LLC an independent contractor to perform Commercial Plan Review for Fire and Life Safety and Inspections in addition to advisory consulting services on an as needed basis at the request of the Community Development Administrator; and

WHEREAS, said services are needed as part of the Building Code Program.

NOW THEREFORE BE IT RESOLVED, that the County Board approve this Contractual Agreement subject to approval of the Community Development's Budget for contractual expenditures.

BE IT FURTHER RESOLVED, that the County Clerk notifies Jaclynn Workman, Community Development Administrator, the Auditor and Central Illinois Fire Inspection Services, LLC.

Adopted this _____ day of _____ , 2026.

_____
Tazewell County Board Chairman

ATTEST:

_____
Tazewell County Clerk

CONTRACTUAL AGREEMENT
FOR COMMERCIAL PLAN REVIEW FOR FIRE AND LIFE SAFETY INSPECTIONS

This agreement entered this 18th day of November 2026, by and between the COUNTY OF TAZEWELL, ILLINOIS, a body politic and corporate hereinafter referred to as "COUNTY' AND CENTRAL ILLINOIS FIRE INSPECTION SERVICES, LLC an independent contractor to perform the services of COMMERCIAL PLAN REVIEW AND INSPECTIONS FOR FIRE AND LIFE SAFETY, hereinafter referred to as "CONTRACTOR".

WHEREAS, Tazewell County has adopted a building code program which became effective on February 3, 2014;

WHEREAS, as part of the Building Code Program Tazewell County has adopted the 2018 International Building Code, 2018 International Existing Building Code, 2018 International Fire Code, NFPA 101 Life Safety Code, NFPA 70 National Electric Code 2017 Edition and the Illinois Energy Conservation Code (most current addition);

NOW THEREFORE, in consideration of these promises of good and sufficient consideration the parties agree as follows:

1. **Scope of Work**

a. The County and Contractor hereby agree that Contractor will serve as the COMMERCIAL FIRE AND LIFE SAFETY PLANS REVIEWER AND INSPECTOR, to perform Life Safety and Fire Review on all Commercial buildings as assigned by the Tazewell County Community Development Administrator in furtherance of ensuring compliance with the Tazewell County Building Code Program. Said Contractor shall maintain all licenses and certifications as needed or required by the State of Illinois to conduct such Life Safety Review and Inspections during the course of this agreement. The Community Development Administrator shall give Contractor up to five (5) business days from receipt of project materials or another mutually agreed upon time frame for review.

b. For all inspections related to Fire and Life Safety Contractor understands that the Tazewell County Office of Community Development will contact Contractor by phone or electronic mail when inspection or advisory/consulting services by the Contractor are desired. Contractor understands that the Tazewell County Community Development Department will, whenever possible, provide twenty-four (24) hour notice when such services are desired to be completed. Contractor understands that there may be times when a request will be made for services to be completed less than twenty-four (24) hours when mutually agreed upon.

c. The Community Development Administrator shall be responsible for collecting all fees related to Fire and Life Safety Review for Commercial Permits.

d. When said Contractor is acting pursuant to this contract he shall be authorized to act and exercise all powers as provided by the Tazewell County Building Code Program and applicable associated statues and ordinances.

e. The parties agree that the specific duties of the Contractor may be changed from time to time by mutual consent of the County and the Contractor. Notwithstanding any change, the employment of the Contractor shall be construed as continuing under this Agreement as modified.

f. The Contractor shall not be considered an employee of the County and shall not be entitled to any of the benefits of County employment. Contractor is not entitled to any consideration of any kind that is not specifically outlined herein.

g. The Contractor agrees to abide by and comply with all state and federal statutes, County ordinances and rules, regulations, policies and procedures of the County during the term of this contract.

2. **Rates/Billing.**

The parties agree that Contactor will be compensated by the County, under this agreement as follows:

Plan Review Services

a. $250.00 each for Life Safety, Fire Alarm, Fire Suppression Sprinkler Review up to 49,999 square feet and $350.00 each for structures at 50,000 or more square feet. Fee includes one of either a Life Safety Review, Fire Alarm Review or Fire Suppression Sprinkler Review, one re-review of a corrected or amended plan and a final inspection with documentation. All third or greater re-reviews of corrected or amended plans will be billed at full review fee.

b. $250.00 each for Commercial Kitchen Suppression Hood System Review for kitchens with 1 to 3 Hoods and $350.00 each for Kitchens with 4 or more Hoods. Fee includes the hood plan review, one re-review and the final inspection with documentation.

On-site Inspection Services (other than the included final inspection following a plan review), along with existing building, routine or complaint driven life or fire safety inspections, occupant load calculations, etc.

a. Services billed at $50.00 per hour from time of leaving office to time of return to office plus documentation time (1 hour minimum charge per instance, 30 minute increments thereafter, mileage included) unless otherwise negotiated.

Consulting Services
(Research, meetings, formal document preparation, phone consultations)

d. $50.00 per hour including any necessary travel time (15 minute minimum charge, 15 minute increments thereafter)

Services will be invoiced to the County, via email zoning@tazewell-il.gov , within one week of services. The

3. **Hold Harmless.**

In consideration of the County hiring said Contractor he shall save and hold the County of Tazewell free and harmless from all liability, losses, damages, costs, attorneys' fees, expenses, causes of actions, claims or judgments, resulting from claimed injury, damage, loss or of loss of use to or of any person, or any legal entity, or property of any kind (including but not limited to, chooses in action), arising out of or in any way connected with the performance of inspections for the County, and shall indemnify the County for any cost, expenses, judgments, attorneys' fees paid or incurred, by or on behalf of the County or its agents or employees, or paid for on behalf of the County or its agents and employees by insurance provided by the County.

4. **Terms of Agreement.**

a. This Agreement contains all terms and conditions agreed upon by the parties. No other agreement, oral or otherwise, regarding the subject matter of this Contract shall be deemed to exist or to bind either of the parties hereto.

b. The validity, interpretation, construction and effort of this Agreement shall be in accordance with and governed by the laws of the State of Illinois. Should any litigation occur as a result of or in conjunction with this Agreement, any such disputes shall be litigated in Tazewell County, Illinois. In the event any provision hereof is determined to be unenforceable or invalid, such unenforceability or invalidity shall not affect the remaining provision of this Agreement, which shall remain in full force and effect. To that extent, this Agreement is deemed severable.

c. This agreement shall be in full force and effective from December 1, 2026 through November 30, 2027. Either party may terminate this Agreement by written notice of termination given to the other party at least (30) calendar days prior to the specified date of termination.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first written above.

COUNTY OF TAZEWELL, ILLINOIS

Brett Grimm
County Board Chairman

CONTRACTOR

Central Illinois Fire Inspection Services, LLC
Independent Contractor
PO Box 356
Morton, IL 61550
CIFireInspection@gmail.com

LU-26-23
COMMITTEE REPORT

Mr. Chairman and Members of the Tazewell County Board:

Your Land Use Committee has considered the following **RESOLUTION** and recommends it be Adopted by the Board:

R E S O L U T I O N

WHEREAS, the County's Land Use Committee has reviewed the attached proposal by Tri-County Regional Planning Commission to provide Zoning and Planning Services for the Tazewell County Community Development Department; and

WHEREAS, the attached proposal is for one year at the following cost of:

One Year (2027) $9,045.00

WHEREAS, the Land Use Committee recommends approval of the proposal submitted by Tri-County Regional Planning Commission for Zoning and Planning Services with the following conditions:

1. This proposal may be terminated at any time by either party, with or without cause, upon thirty (30) days written notice to the other party.

2. This proposal is subject to approval of the Community Development Departments Fiscal Year 2027 Operating Budget by the Tazewell County Board.

NOW THEREFORE BE IT RESOLVED, that the County Board hereby approves the attached proposal by Tri-County Regional Planning Commission to provide Zoning and Planning Services for Tazewell County Community Development Department December 1, 2026 through November 30, 2027.

BE IT FURTHER RESOLVED, that the County Clerk notify the Tazewell County Auditor, Tri-County Regional Planning Commission and the Community Development Administrator of this action.

PASSED THIS _____ day of _____, 2026.

_____
Tazewell County Board Chairman

ATTEST:

_____
Tazewell County Clerk

PROPOSAL BY TRI-COUNTY REGIONAL PLANNING COMMISSION TO PROVIDE FY 2026 PLANNING AND ZONING SERVICES TO TAZEWELL COUNTY, ILLINOIS

SECTION I. Services

Tri-County Regional Planning Commission (TCRPC) will provide the following services to Tazewell County, Illinois:

- **Task 1: Zoning**
  TCRPC will review all Rezoning and Special Use cases that are presented to the Tazewell County Zoning Board of Appeals (ZBA). TCRPC will provide a written report based on the County Comprehensive Plan and the County Zoning Ordinance. Said report will be delivered to the Community Development Administrator at least three days prior to the monthly ZBA hearing date.

- **Task 2: Subdivision Plat Reviews**
  TCRPC will review all Preliminary and Final Plats submitted to the County Plat Officer and make written recommendations based on the County Comprehensive Plan and Subdivision Code.

- **Task 3: Zoning Code and Subdivision Code Updates**
  TCRPC will provide recommendations regarding revisions to the Zoning Code and Subdivision Code. This task will be undertaken on an as-needed basis at the request of the Community Development Administrator.

- **Task 4: Meeting Attendance**
  A staff member of TCRPC will attend meetings of the Zoning Board of Appeals, Plat Review Committee, and County Land Use Committee to provide information and answer questions.

SECTION II. Contract Amount

TCRPC will provide the above services for $9,045 for the period December 1, 2026, through November 30, 2027.

SECTION III. Additional Tasks

TCRPC will provide additional services not listed above at the rate of $75 per hour, at the direction of the County Community Development Administrator.

LU-26-24
COMMITTEE REPORT

Mr. Chairman and Members of the Tazewell County Board:

Your Land Use Committee has considered the following **RESOLUTION** and recommends it be Adopted by the Board:

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R E S O L U T I O N

WHEREAS, the Tazewell County Land Use Committee has reviewed the attached agreement with Cloudpoint Geospatial to enter into a one year agreement beginning December 1, 2026, through November 30, 2027, for address services for the unincorporated areas of Tazewell County for a financial commitment as follows:

WHEREAS, the Land Use Committee further approves the proposal with the following conditions:

1. Said contract shall be funded through the general revenue fund with said fund being replenished by fees collected through addressing applications accepted by the Community Development Administrator;

2. Said contract shall be subject to approval of the Community Development's Fiscal Year 2027 Operating Budget by the Tazewell County Board;

NOW THEREFORE BE IT RESOLVED, that the County Board approve this Contractual Agreement.

NOW THEREFORE BE IT FURTHER RESOLVED, that the County Clerk shall notify Municipal Addressing Services, the Tazewell County Auditor and the Community Development Administrator of this action.

Adopted this _____ day of _____ , 2026

_____
Tazewell County Board Chairman

ATTEST:

_____
Tazewell County Clerk

Permit Summary Report Fees/Count By Month

12/01/2025 T0 10/31/2026

Fee Name	Row Total	Row Total
911 Addressing	$1,550.00	23
911 Addressing Subdivision	$0.00	0
Adjudication Fine	$2,376.51	4
Administrative Variance	$100.00	1
Change-In-Use: Comm/Ind	$600.00	3
Commercial - Addition/Alterations	$2,825.00	3
Commercial - Electrical	$1,590.00	18
Commercial - HVAC - Cooling	$515.00	2
Commercial - HVAC - Heating	$515.00	2
Commercial - New Construction	$2,125.00	5
Commercial - Plumbing	$110.00	2
Commercial - Plumbing Per Add. Fixture	$90.00	2
Communication Co-Locate	$17,500.00	14
Communication Facility	$0.00	0
Demolition	$1,100.00	12
Enterprise Zone	$7,250.00	3
Erosion - Site Specific	$750.00	3
Erosion - Standard	$2,800.00	17
Fence	$2,600.00	52
Flood Plain Development	$400.00	2
Home Occupation	$200.00	1
Home Occupation RENEWAL	$900.00	20
Inspection Fine	$675.00	9
Move A Structure	$100.00	1
NO CHARGE AG STRUCTURE	$0.00	5
Not for Profit	$620.00	2
OVER/UNDER	$0.00	0
Pool - Above Ground	$1,200.00	12
Pool - In-Ground	$1,750.00	10
Residential - Accessory Structure/Addition To	$25,585.00	102
Residential - Deck Attached/Detached	$4,755.00	35
Residential - Duplex/Condo *NEW*	$0.00	0
Residential - Dwelling *NEW*	$13,050.00	21
Residential - Dwelling Addition	$4,800.00	13
Residential - Dwelling Remodel/Alteration	$3,250.00	11
Residential - Electrical Addn/Access	$12,475.00	279
Residential - Electrical NEW	$1,265.00	23
Residential - HVAC - Cooling	$1,500.00	26
Residential - HVAC - Heating	$1,850.00	29
Residential - Mobile Home Dwelling *NEW*	$450.00	1
Residential - Plumbing	$2,695.00	49
Residential - Plumbing Per Add. Fixture	$345.00	6
Sign	$220.00	2
Solar Energy System	$179,250.00	61
Stormwater Combo	$7,650.00	5
Subdivision - Final Plat	$0.00	0
Subdivision - Modification/Road Waiver	$400.00	2
Subdivision - Preliminary Plat	$350.00	1
Temporary Use	$800.00	5
Tract Survey Review	$1,050.00	30
ZBA - Incidentals	$0.00	0
ZBA - Publication Fee	$1,161.75	36
ZBA - Rezoning	$4,100.00	6
ZBA - Special Use	$183,950.00	21
ZBA - Special Use - Chickens	$0.00	0
ZBA - Variance	$5,400.00	18
Totals:	**$506,593.26**	**1010**

12/01/2024 T0 10/31/2025

Fee Name	Row Total	Row Total
911 Addressing	$1,600.00	27
911 Addressing Subdivision	$140.00	1
Adjudication Fine	$8,360.27	8
Administrative Variance	$200.00	2
Change-In-Use: Comm/Ind	$600.00	3
Commercial - Addition/Alterations	$2,950.00	4
Commercial - Electrical	$910.00	10
Commercial - HVAC - Cooling	$145.00	1
Commercial - HVAC - Heating	$145.00	1
Commercial - New Construction	$2,200.00	2
Commercial - Plumbing	$110.00	2
Commercial - Plumbing Per Add. Fixture	$0.00	0
Communication Co-Locate	$12,500.00	10
Communication Facility	$22,150.00	4
Demolition	$1,100.00	12
Enterprise Zone	$0.00	0
Erosion - Site Specific	$997.00	4
Erosion - Standard	$3,150.00	18
Fence	$1,800.00	36
Flood Plain Development	$400.00	2
Home Occupation	$0.00	0
Home Occupation RENEWAL	$1,080.00	24
Inspection Fine	$750.00	10
Move A Structure	$0.00	0
NO CHARGE AG STRUCTURE	$0.00	9
Not for Profit	$300.00	1
OVER/UNDER	$70.00	1
Pool - Above Ground	$1,200.00	12
Pool - In-Ground	$1,225.00	7
Residential - Accessory Structure/Addition To	$27,445.00	112
Residential - Deck Attached/Detached	$4,910.00	39
Residential - Duplex/Condo *NEW*	$600.00	1
Residential - Dwelling *NEW*	$15,050.00	24
Residential - Dwelling Addition	$9,250.00	25
Residential - Dwelling Remodel/Alteration	$2,200.00	9
Residential - Electrical Addn/Access	$12,920.00	290
Residential - Electrical NEW	$1,650.00	29
Residential - HVAC - Cooling	$1,600.00	29
Residential - HVAC - Heating	$1,725.00	32
Residential - Mobile Home Dwelling *NEW*	$0.00	0
Residential - Plumbing	$3,080.00	56
Residential - Plumbing Per Add. Fixture	$885.00	11
Sign	$100.00	1
Solar Energy System	$112,850.00	107
Stormwater Combo	$11,956.50	6
Subdivision - Final Plat	$325.00	1
Subdivision - Modification/Road Waiver	$200.00	1
Subdivision - Preliminary Plat	$0.00	0
Temporary Use	$600.00	3
Tract Survey Review	$1,075.00	36
ZBA - Incidentals	$15,000.00	1
ZBA - Publication Fee	$875.25	28
ZBA - Rezoning	$2,150.00	3
ZBA - Special Use	$9,950.00	22
ZBA - Special Use - Chickens	$900.00	3
ZBA - Variance	$3,900.00	13
Totals:	**$305,279.02**	**1093**