DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL

BOARD: TAZEWELL COUNTY

COMMITTEE: LAND USE

DATE/TIME: Tuesday, October 13, 2026 at 5:00 p.m.

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

ABSENT: Greg Sinn

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

OTHERS PRESENT: Justin Nolte, Noah Benckendorf, Steve Stein and other interested parties

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CALL TO ORDER: Chairman Crawford called the meeting to Order at 5:03 p.m.

MINUTES: Moved by Woodrow, seconded by Schmidgall to approve the September 9, 2026 minutes. On voice vote, **motion declared carried.**

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

PUBLIC COMMENT: None.

CASES:

LU-26-13, Case 26-43-A
Amendment 78, Data Center Moratorium

Chairman Crawford gave on overview of the proposed Amendment for a 9 month moratorium on data centers while the county works to establish an ordinance. Mr. Crawford stated he would encourage the committee to establish a task force to help develop strong language that would protect the citizens of Tazewell County.

Following discussion, moved by Glueck, seconded by Schmidgall to recommend approval of LU-26-13, Case No. 26-43-A to the Tazewell County Board. On voice vote, **motion declared carried.**

LU-26-14-Z, Case 26-44-Z
All About Home, LLC

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

Member Eugene Glueck stated the rezoning of this property to I-1 Light Industrial made sense given the area surrounding it already zoned for industrial.

Following discussion, moved by Glueck, seconded by Woodrow to recommend approval of LU-26-14, Case No. 26-44-Z to the Tazewell County Board. On voice vote, **motion declared carried.**

DISCUSSION:

Proposed Amendment Home Commercial Use

Assistant States Attorney Matt Drake gave an overview of the proposed Amendment. Mr. Drake stated the amendment was to specify that only uses that would be allowed within a particular zoning district would be eligible to be applied for.

Member Glueck stated these requests should be given "3 bites of the apple" and go before the County Board for approval and asked how often these types of cases come up.

Administrator Workman stated that Home Commercial Use cases do not come up too often and noted that this is a reason to also revert the language back to read "analogous use".

Member Stahl asked for examples of Home Occupations to understand the difference between Home Occupation and Home Commercial.

Member Schmidgall stated the strict language needs to be kept in the regarding prohibited uses.

Attorney Drake stated the current Home Commercial definition was too vague and the non-analogous language was too restrictive.

It was the consensus of the committee to not proceed at this time with this proposed amendment.

NEXT MEETING:

The next meeting of the Land Use Committee will be held on Monday, November 9, 2026 at 5:00 p.m.

RECESS:

There being no further business, the meeting recessed at 6:21 p.m.

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

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