



VOT SPECIAL BOARD MEETING Minutes

VILLAGE OF TILTON
4/1/2026 5:30 PMCDT
@ 1001 TILTON RD, TILTON IL 61833

1. CALL MEETING TO ORDER

Mayor Wear called meeting to order at 530pm

2. ROLL CALL

Attendance

Present:

Members: John Barnes - Board Trustee, Bob Finley - Board Trustee, Courtney George - Board Trustee, Virgil Sheets - Board Trustee, Vanessa Sims - Board Trustee, Billy Wear - Village Mayor, Mike Weidenburner - Board Trustee

Attendance

Present:

Members: Lori Fields - Village Clerk, Tiffany Jones-McClellan - Village Administrator, Tom Overmyer - Village Engineer, Cassidy Warrick - Treasurer

3. STRATEGIC LAND USE PLAN

Village Engineer Tom Overmyer opened the discussion by explaining that over the past month or two, the village had been working on a strategic land use plan, which would become part of the comprehensive plan when completed. The village wanted to complete the land use plan first to support policies regarding zoning and energy projects. Farnsworth Group was hired to guide the process and conducted surveys of existing land uses throughout the town.

Tom noted that an important document in the materials discussed the reasons and philosophies behind establishing a two-tier system, where the first half-mile outside corporate boundaries would be reserved for special use growth of the village, with other uses potentially allowed beyond that boundary. He then turned the presentation over to Greg Huss, Farnsworth Group.

Greg explained that definitions had been created for all land uses, with each land use categorized as primary, secondary, or discouraged use based on work sessions the board had conducted. The discussion covered existing land use maps and future land use designations for areas within village boundaries.

A trustee noted that adjacent land to village boundaries represented the priority for development, accounting for future growth over the coming years. Greg emphasized the importance of the half-mile boundary, explaining that the village did not want to give up growth opportunities or allow others to landlock the community.

Tom added that this approach tied closely to zoning ordinances discussed at previous meetings, using similar language. He explained that energy projects like solar installations were relatively new

considerations for communities, and since large-scale projects would remain in place for extended periods, the village wanted to preserve its ability to grow. Given existing development patterns—with blocks to the north, industrial uses to the south, existing housing to the east—westward expansion appeared to be the only viable direction for significant residential growth.

The future land use map was reviewed, showing yellow areas designated for low-density housing and green areas for open space and agricultural use. Tom clarified that this was a planning document rather than regulatory zoning, noting that the yellow area extended approximately a quarter mile west of Leverich Road down to Catlin-Tilton Road.

Discussion turned to overlapping jurisdictional areas with neighboring communities. Greg explained that when two areas overlap, policy agreements are needed. A trustee mentioned that a letter of agreement was supposed to be developed between Catlin and Tilton to divide overlapping areas in half, with each community getting half the overlap area to determine jurisdiction over projects. Greg indicated that they hoped to complete at least the primary part of the comprehensive plan before June 1st, with some special area studies potentially added as amendments later.

Motion:

MOTION TO ADOPT THE STRATEGIC LAND USE PLAN

Motion moved by Bob Finley and motion seconded by Vanessa Sims. 6 AYES, 0 NAYES, MOTION PASSED

**No audience was present.

4. ADJOURN

Motion:

MOTION TO ADJOURN AT 620PM

Motion moved by Vanessa Sims and motion seconded by John Barnes. 6 AYES, 0 NAYES, MOTION PASSED

LORI FIELDS-CLERK

