



ORDINANCE COMMITTEE MEETING Minutes

VILLAGE OF TILTON
7/27/2026 5:30 PM
1001 TILTON RD, TILTON IL 61833

1. CALL TO ORDER
CHAIRMAN WEIDENBURNER CALLED MEETING TO ORDER AT 530PM
2. ROLL CALL

Attendance

Present:

Members: Lori Fields - Village Clerk, Courtney George - Board Trustee, Vanessa Sims - Board Trustee, Cassidy Warrick - Treasurer, Mike Weidenburner - Board Trustee

Absent:

Members: Tiffany Jones-McClellan - Village Administrator, Billy Wear - Village Mayor

3. APPROVE OR AMEND AGENDA PRESENTED

Motion:

MOTION TO APPROVE AGENDA AS PRESENTED

Motion moved by Vanessa Sims and motion seconded by Courtney George. 3 AYES, 0 NAYES, MOTION PASSED

4. BATTERY STORAGE

Trustee Weidenburner introduced the topic of battery storage, noting that during prior discussions on solar ordinances, it was determined that battery storage would need to be addressed under a separate ordinance. He acknowledged that the committee was not in a position to draft specific regulatory language at this meeting, but that the intent was to initiate the process. He expressed concern that the Village currently lacks fire-fighting capabilities for hazardous battery-related incidents, and noted that if the Earthrise project moves forward, battery storage infrastructure may follow. Trustee Weidenburner indicated he had reviewed ordinances from other municipalities to familiarize himself with the subject matter.

The committee agreed to refer the matter to Village Attorney Wesner to begin drafting a battery storage ordinance for the committee's review.

Motion:

SEND TO WESNER TO CREATE A DRAFT BATTERY STORAGE ORDINANCE TO REVIEW

Motion moved by Mike Weidenburner and motion seconded by Courtney George. 3 AYES, 0 NAYES, MOTION PASSED

5. DATA CENTER

Trustee Weidenburner introduced the topic of data center regulation, which was prompted in part by concerns surrounding the East Ross Lane project. He noted that the applicant for that project had previously been in contact regarding a Bitcoin data center concept, though the applicant subsequently denied that was the intent. Trustee Weidenburner expressed that while he is not categorically opposed

to data centers, the Village should be proactive about establishing regulatory standards. He referenced a three-year data center moratorium enacted in Michigan as an example of how other jurisdictions are creating time and space to evaluate such uses. The committee shared concerns that the East Ross Lane project may have been positioned to function as a data center under the guise of a solar-powered warehouse operation.

The committee agreed to refer the matter to Attorney Wesner to begin drafting a data center ordinance.

Motion:

SEND TO WESNER TO CREATE A DRAFT DATA CENTER ORDINANCE TO REVIEW

Motion moved by Mike Weidenburner and motion seconded by Courtney George. 3 AYES, 0 NAYES, MOTION PASSED

6. EAST ROSS LANE SOLAR

The committee engaged in an extended discussion regarding the 309 East Ross Lane solar project, which had been approved by the Village Board in April 2024. Trustee Weidenburner and other members raised several concerns about the manner in which the project had been presented and approved.

Clerk Fields reviewed the record and confirmed that in April 2024, the Board had voted to rezone 309 East Ross Lane from open land/agricultural to industrial, and had also approved a special use permit at that time. The committee noted that the special use permit application did not appear to have been formally submitted or made available to board members in written form prior to the vote, and that the zoning commission had verbally pushed through the special use permit concurrent with the rezoning. Members expressed concern that the application — which described a "behind the meter solar array" for an industrial warehousing use — was not accompanied by site plans, environmental assessments, or evidence of required neighbor notification, all of which were referenced within the application itself. The committee discussed the distinction between the application's stated purpose — generating solar power to reduce reliance on traditional energy for warehouse tenants — and what members believe may be the project's actual intent: the development of a large-scale solar field selling excess power back to the grid, potentially in support of data center operations. Members noted that the applicant had reached out to Ameren requesting a significant amount of power, which they felt was inconsistent with powering a modest warehouse. It was also observed that the project has been stalled for over two years with no building construction, though solar panel materials have been staged on site.

Additional concerns were raised regarding whether the original special use permit remains valid, given that additional land may have been incorporated beyond the originally approved 32-acre parcel. Clerk Fields noted that a building permit had been submitted in May 2025 after the original expired, but that no completed permit application had been returned to the Village. Members also raised the possibility that required neighbor notifications were never carried out.

The committee agreed that Trustee Weidenburner would send a formal email to Clerk Fields and Village Administrator Tiffany requesting all relevant documentation — including the original special use permit application, records of neighbor notification, the current building permit, and any

environmental or site studies — and that the East Ross Lane project be placed on the agenda for the special board meeting on August 4th.

Motion:

MOTION TO DIRECT TRUSTEE WEIDENBURNER TO SUBMIT A FOLLOW-UP EMAIL TO STAFF REQUESTING RELEVANT PROJECT DOCUMENTATION AND TO PLACE THE EAST ROSS LANE SOLAR PROJECT ON THE AGENDA FOR THE AUGUST 4TH SPECIAL BOARD MEETING

Motion moved by Mike Weidenburner and motion seconded by Courtney George. 3 AYES, 0 NAYES, MOTION PASSED

7. ROSS LANE AND KING ST WEIGHT LIMIT

Trustee Weidenburner raised the matter of weight limits on Ross Lane and King Street. He noted that the weight limit sign currently posted on Ross Lane was originally placed as a deterrent rather than as a formally established regulatory limit, and that there may be no documented engineering basis for it. The committee discussed balancing the need to allow residents and Ameren utility vehicles reasonable access with the desire to restrict heavy commercial traffic such as fully loaded garbage trucks from using the route. Members suggested that obtaining the weight of the heaviest Ameren service trucks — could serve as the basis for establishing an appropriate weight limit. Trustee Weidenburner indicated he would follow up with Kylee Bott to gather that information.

Regarding King Street, the committee discussed the practice of semi-trucks from County Market exiting to King Street, causing congestion at the four-way stop. Members noted that a "no semi" sign had previously been posted near MH Equipment to address a similar issue, and suggested that a comparable restriction be considered for the County Market exit onto King Street, given that the front parking lot provides ample access to Georgetown Road with a traffic signal. Trustee Weidenburner indicated this would be brought to the full board for consideration. No formal motion was made on this item.

8. CODE ENFORCEMENT OFFICER

The committee spoke with Amy Zaayer as a candidate for the Village's Code Enforcement Officer position. Ms. Zaayer currently serves in a similar part-time role for the Village of Westville, working approximately ten hours per week covering inoperative vehicles, trash and garbage violations, and grass height enforcement. She noted that she does not currently perform building inspections, though she expressed willingness to pursue certification if needed.

Ms. Zaayer described her approach to enforcement as communication-first — preferring phone calls and personal contact over immediate written notices whenever possible — and emphasized the importance of understanding the circumstances of residents, particularly elderly individuals who may be unable to maintain their properties without assistance. She noted her extensive background in workers' compensation case management over 25 years, which she indicated prepared her well for dealing with difficult or hostile interactions.

The committee discussed logistical matters including scheduling, use of Village vehicles, and the use of a tablet or similar device for documenting violations and uploading complaints to the Village's iWorks system. Ms. Zaayer expressed a preference for splitting her hours across multiple days to allow more

frequent coverage of the town. The committee indicated general support for her candidacy. No formal motion was made at this meeting, but the matter is expected to advance to the full board.

9. AUDIENCE
NONE PRESENT
10. ADJOURN
MOTION TO ADJOURN AT 6:32PM
Motion:
MOTION TO ADJOURN AT 6:32PM

Motion moved by Mike Weidenburner and motion seconded by Vanessa Sims. 3 AYES, 0 NAYES,
MOTION PASSED

LORI FIELDS-CLERK

8-4-2026

APPROVED