ZONING BOARD AGENDA
Thursday May 28, 2026
5:00 p.m.

This Public Hearing Zoning Board Meeting is being held to hear and consider testimony for the following item: Special Use Permit request TPE IL W004B, LLC for 28.30 acres

Zoning Board Members: Chairman Bill Moline, Eric Aeschliman, Craig Meyer, Darin Meierhofer, JR Dunning, Cole Klendworth

I. **CALL TO ORDER**

II. **PLEDGE OF ALLEGIANCE**

III. **ROLL CALL**

IV. **PUBLIC HEARING**

a. Special Use Permit request to split the originally approved Special Use permit for a 5 MW farm on parcels 06-06-301-002 & 06-06-301-003 to be split to allow for two separately owned solar units.

i. Jordan Belknap – Turning Point Energy

V. **REGULAR AGENDA**

VI. **PUBLIC COMMENTS**

VII. **ZONING BOARD RECOMMENTATION TO CITY COUNCIL**

VIII. **ADJOURNMENT**

PUBLIC NOTICE is hereby given that a Public Hearing before the Minonk Zoning Board is scheduled for 5:00 p.m., Thursday May 28, 2026, at the Minonk City Hall, 670 N. Chestnut Street, Minonk, Illinois, for the purpose of considering and hearing testimony on a Special Use Permit request made by TPE IL WO04B, LLC for a 28.30 portion of parcels 06-06-301-002 and 06-06-301-003 for the purpose of a solar farm energy system defined by the following legal description:

Being a portion of two certain tracts of land located in part of the southwest quarter and the southeast quarter of Section 6, Township 28 North, Range 2 East of the Third Principal Meridian, Woodford County, Illinois conveyed to Rodrick S. Studer as trustee of the R.S. Studer Land Trust No. 1 under trust agreement dated September 8, 2011 as to an undivided one-half interest and Laurie J. Studer as trustee of the L.J. Studer Land Trust No. 1 under trust agreement dated September 8, 2011 as to an undivided one half interest and recorded in Document No. 1105869 in the Office of Woodford County, Illinois Recorder, also being known as Lot 2 and Lot 3 on a plat titled Studer Subdivision and recorded in Document No. 1105418 in the Office of Woodford County, Illinois and being more particularly described as follows:

*Commencing at a found railroad spike at the southeast corner of said Section 6, thence along the south line of the southeast quarter of said Section 6, South 88°18'33" West a distance of 2,664.37 feet to the south quarter corner (calculated) of said Section 6 and thence along the east line of the southwest quarter of said Section 6, North 00°58'53" West a distance of 711.03 feet to the southeast corner of a proposed lease area and the **POINT OF BEGINNING** of the herein described area of land;*

Thence through lands of the above referenced Lot 2 the following three (3) courses and distances:

1. *North 89°58'25" West a distance of 393.05 feet to a point;*
2. *North 00°00'00" West a distance of 359.50 feet to a point;*
3. *South 90°00'00" West a distance of 705.30 feet to a point on the westerly line of said Lot 2;*

Thence along said westerly line of Lot 2 and into lands of the above referenced Lot 3, North 01°39'18" West a distance of 997.13 feet to a point;

Thence through said lands of Lot 3, South 89°48'27" East a distance of 1,103.98 feet to a point on the east line of the southwest quarter of said Section 6;

*Thence along said east line of the southwest quarter of Section 6, South 00°58'53" East a distance of 1,352.88 feet to the **POINT OF BEGINNING**;*

Containing an area of 1,232,623 square feet or 28.30 acres more or less

All people desiring to give testimony on said request will be heard. All matters will be conducted in open session.

Bill Moline
Zoning Enforcement officer