

**Bond County Zoning Board of Appeals**

**Tuesday, April 8, 2025, 7:00 pm**

**Board Room, Bond County Courthouse**

**200 West College Ave.**

**Greenville, Illinois 62246**

**AGENDA**

**1. Call to Order**

- Pledge of Allegiance

**2. Roll Call**

**3. Approval of Minutes**

- Approve minutes from the February 11, 2025 meeting

**4. Public Hearings**

- *Swearing in of all individuals offering testimony (as needed)*

**a) Variance Request – BC-2025-10**

- Applicant: Jane Childerson
- Request: To move a 2003, 16' x 72' single-wide mobile home from Clinton County to 516 White Oak Lane, Pocahontas (Old Ripley Township, Section 27)
- Relief Requested: Variance to place a pre-owned mobile home in accordance with Section 5-5 of the Bond County Zoning Ordinance

**b) Rezone Request – BC-2025-11**

- Applicant: Wayne Mollett, MI-PA RV Club LLC
- Location: Parcel #060626315001, 21 Lynch Loop, Greenville (La Grange Township, Section 26)
- Request: Rezone property from A-1 to C-2 to allow continued development of the RV park

### **c) Rezoning and Text Amendments – BC-2025-04**

- Applicant: Joe Langhauser, Abacus Professional Services
- Location: Parcels #030719327001, #030719325001, and #030719326001, 1406–1410 Ski Club Rd, Greenville (Mulberry Grove Township, Section 19)
- Request: Rezone from A-1 to R-1 to create a 3-lot residential subdivision (Three Points Estates)
- Includes: Related zoning text amendments for applicable sections

### **d) Proposed Amendments to the Bond County Zoning Ordinance**

1. Section 4-12 – Add exception allowing the Zoning Board of Appeals to grant variances to the minimum lot area (5-acre rule) for certain A-1 parcels
2. Section 5-12 – Expand to include Wind Energy Systems along with Solar
3. Section 5-13 – Add new section: Battery Energy Storage Systems (BESS)
4. Section 8-2 – Amend to allow the zoning administrator to issue a Siting Plan Permit for commercial projects prior to issuance of a building permit

### **5. New Business**

- None scheduled beyond public hearings and siting plan

### **6. Old Business**

- BESS and Solar/Wind

### **7. Public Comment**

### **8. Adjournment**

Respectfully submitted,

Susan File, Secretary

Bond County Zoning Board of Appeals