**Bond County Zoning Board of Appeals**

**Monday, May 19, 2025, 6:00 pm – Special Meeting**

**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**

- Minutes for 4-8-2025, 5-8-25 Special Meeting, 5-13-25, and 5-19-25 Special Meeting will be submitted for approval on June 10, 2025, meeting.

**4. Old Business**

**Proposed Amendments to the Bond County Zoning Ordinance**

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

1. Section 5-12 – Updating Section 5-12 to add wind farms, as well as the corresponding sections that provide for such (permitted use, etc.)

2. Section 5-13 – Adding new Section 5-13 to address Battery Energy Storage Systems (BESS), as well as amending corresponding sections to make new Section 5-13 consistent with overall Zoning Ordinance (permitted uses, etc.)

3. Section 5-12.2, 5-12.4, and 8.7 – Discussion to amend and adopt fee changes

4. Section 4-12 – Discussion regarding when variances are to be used for construction on less than minimum lot area of 5 acres for buildings in A-1 Districts, as well as update the corresponding sections that reference such (Section 3-1)

5. Section 8-2 – Amend to allow the Zoning Administer to issue a Siting Permit, as needed, for commercial projects prior to issuance of an initial certificate of zoning compliance (building permit), as well as update the corresponding sections that reference such

**5. New Business**

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

- Matt Sanders located at 627 Millersburg Rd – replace mobile home damaged by tornado

**6. Executive Session**

**7. Adjournment**

Respectfully submitted,

Susan File, Secretary

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