# Agenda

**Bond County Zoning Board of Appeals (ZBOA)**
**Tuesday, October 14, 2025 – 7:00 p.m.**
Board Room, Bond County Courthouse, 200 W. College Ave., Greenville, IL 62246

**1. Call to Order – Chairperson**

**2. Pledge of Allegiance**

**3. Roll Call – Secretary (quorum noted)**

**4. Approval of Minutes – September 15, 2025, Special Meeting**

**5. Public Comment**

* Accepted in accordance with the Bond County Zoning Ordinance, the Illinois Open Meetings Act (5 ILCS 120/2.06(g)), and the Board’s adopted rules (see attached).

**6. Old Business (if any)**

**7. New Business / Public Hearings**

a. **Variance Request (Case No. B-2025-111\_Dothager)**

* Case No. B-2025-111 (Dothager), the variance is from the **PSWES standards in Section 5-12.3** (and, by reference, **Section 4-12 yard setbacks/ROW** and **55 ILCS 5/5-12020**), to be heard and decided under **Article 9, Section 9-4 (Variances)**.
* Applicant: *Kris Dothager*
* Property Address/PIN: 04-13-10-303-001
* Request: A request by Kris Dothager for a VARIANCE to build a personal solar array with 30 feet from the front public right-of-way behind a tree line on our property and 50ft from the property line located at 1126 Lake Lola, Greenville IL 62246 IN MILLS TOWNSHIP, SECTION 10 IN BOND COUNTY WITH A LEGAL DESCRIPTION OF S10 T4 R3 NE SW SW.
* Swearing of witnesses; staff report; applicant presentation; public testimony; Board questions; deliberation; **possible action**.

b. **County Board Special Meeting – October 21, 2025, at 6:00 pm**

* A request by Peter McCauliffe, acting on behalf of 6GM, LLC located at 206 N Randolph St, Champaign, IL 61820 for a building permit for the construction, operation and maintenance of a community solar ground mounted solar array. Located at 0 MCKENDREE RD, KEYESPORT IL 62253 in Bond County, IL in Section 21 of Tamalco Township, with a legal description of S21 T4 R2 E 1/2 SW & SW SW. The applicant is not a corporation nor a partnership, joint venture, syndicate or an unincorporated voluntary association.
* Information and discussion; **possible action**

**8. Closed Session (if needed)**

* The Board may enter closed session pursuant to 5 ILCS 120/2(c) for any authorized purpose, including but not limited to personnel matters (§2(c)(1)) or litigation (§2(c)(11)).

**9. Return to Open Session**

* **Possible action** on items discussed in closed session.

**10. Adjournment**

**Notices**

* **Recording:** Members of the public may record the open portions of this meeting consistently with Open Meetings Act (OMA) and the Board’s rules.
* **Accessibility:** If you need reasonable accommodation to attend or participate, please contact the secretary at 618-664-1505 at least 48 hours in advance.
* **Posting:** This agenda has been posted continuously for at least 48 hours at the principal office and meeting location, and on the County website.

**Respectfully submitted,**
Susan File, Secretary
Bond County Zoning Board of Appeals

Zoning Board of Appeals Members:

Jim Tarasuik – Chairperson – November 5, 2022 to November 4, 2027
Chad Waters – November 4, 2021 to November 3, 2025
Ron Jarrett – November 4, 2024 to November 3, 2028
Kelli Bassett – February 21, 2023 to November 4, 2027
Susan File – Secretary – January 7, 2025 to January 6, 2029

**Bond County Zoning Board of Appeals**

**Public Comment Rules**

**1. Time for Comment**

Public comment will be heard at the designated agenda item. Comments specific to a zoning case (variance, special use, rezoning, or appeal) will be taken during the public hearing portion of that case.

**2. Length of Comment**

Each speaker is generally limited to 3 minutes. The Chairperson may extend or reduce time limits for good cause, ensuring fairness and efficiency.

**3. Sign-In**

Persons wishing to speak are encouraged to sign in before the meeting begins, providing their name, address, and whether they are speaking in favor, opposed, or neutral.

**4. Decorum**

Speakers shall address the Board, not other attendees. Personal attacks, abusive language, or irrelevant remarks are not permitted. The Chairperson may rule a comment out of order.

**5. Written Statements**

Written comments may be submitted to the Secretary for inclusion in the public record.

**6. Testimony in Zoning Hearings**

Persons wishing to present evidence or testimony in a zoning case will be sworn in by the Chairperson. Testimony should be confined to the standards for the relief requested (variance, rezoning, etc.) as set forth in the Zoning Ordinance.

**7. Board Action**

The Board may ask questions for clarification. No immediate debate between speakers and Board members will occur during public comment.

Adopted pursuant to the Illinois Open Meetings Act (5 ILCS 120/2.06(g)) and the Bond County Zoning Ordinance.

## Bond County Zoning Board of Appeals - Public Comment Sign-In Sheet

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| Name | Address | Position (Support / Oppose / Neutral) | Signature |
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