

Agenda

Bond County Zoning Board of Appeals (ZBOA)

Tuesday, January 13, 2026 – 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 determination noted pursuant to 55 ILCS 5/5-12011)

4. Administration of Oath of Office

Pursuant to 5 ILCS 290/3 and 55 ILCS 5/3-6002

5. Recognition and Seating of Newly Sworn Member

6. Approval of Minutes - ACTION

December 9, 2025

7. Public Hearing – INFORMATIONAL ONLY/NO ACTION

Potential Reduction of Minimum Lot Size in the A-1 Agricultural District

(from five (5) to three (3) acres)

- Public hearing conducted pursuant to Bond County Zoning Ordinance Article 9 and 55 ILCS 5/5-12009
- Purpose: To receive public input regarding possible future amendment to Section 3-1 (A-1 Agricultural District – Minimum Lot Size)
- No recommendation, vote, or final action will be taken

Public comment accepted in accordance with the Illinois Open Meetings Act (5 ILCS 120/2.06(g)), the Bond County Zoning Ordinance, and the Board's adopted rules.

Official Copy – Bond County Zoning Board of Appeals

Posted at: Bond County Courthouse main entrance bulletin board, Board Room, and County website

www.bondcountyl.gov/zoning Illinois Relay: 7-1-1

Bond County Zoning Board of Appeals
Bond County Courthouse • 200 W. College Ave • Greenville, IL 62246

8. Old Business

a. State Statutory Updates – INFORMATIONAL ONLY / NO ACTION

State statutory updates affecting local zoning authority over wind, solar, and battery energy storage systems, including Public Act 102-1123 and related provisions of 55 ILCS 5/5-12020.

b. ZBOA Member Terms and Appointments – INFORMATIONAL ONLY / NO ACTION

Discussion of ZBOA member terms and appointments pursuant to 55 ILCS 5/5-12011 following County Board action on January 6, 2026.

c. 2026 Meeting Schedule – INFORMATIONAL ONLY / NO ACTION

Confirmation that 2026 meeting dates and times have been posted in compliance with 5 ILCS 120/2.03.

d. Open Meetings Act Training Compliance – INFORMATIONAL ONLY / NO ACTION

Confirmation of Open Meetings Act training compliance pursuant to 5 ILCS 120/1.05 (records maintained by the Secretary). <https://illinoisattorneygeneral.gov/Page-Attachments/FOIAPAC/OpenMeetingsActElectedAppointedMembers.pdf>

e. Budget Follow-Up – INFORMATIONAL ONLY / NO ACTION

Follow-up to previously posed budget questions.

9. New Business

(Note: Newly sworn member may participate in discussion and voting.)

a. Post-Hearing Board Discussion - INFORMATIONAL ONLY / NO ACTION

Discussion regarding the earlier public hearing on potential reduction of minimum lot size in the A-1 Agricultural District

b. Variance Request - PUBLIC HEARING AND POSSIBLE ACTION

Case No. B-2025-187 (Snider)

- Authority: Bond County Zoning Ordinance Article 9, Section 9-4 (Variances) and 55 ILCS 5/5-12009.1
- Applicant: Gail and Clint Snider
- Property PIN: 09-05-11-318-001
- Property Address: 607 Sorento Avenue, Sorento, Illinois 62086

Official Copy – Bond County Zoning Board of Appeals

Posted at: Bond County Courthouse main entrance bulletin board, Board Room, and County website
www.bondcountyiil.gov/zoning Illinois Relay: 7-1-1

Bond County Zoning Board of Appeals
Bond County Courthouse • 200 W. College Ave • Greenville, IL 62246

- Legal Description: S11 T6 R4 PT W ½ NW SE LOT 23
- Request: “We would like to sell all of our property except 1 acre where our house is.”
- *This would be a variance from minimum lot size requirements of Section 3-1, with possible related dimensional standards specific statutory exemption.*

10. Closed Session (If Necessary) – POSSIBLE ACTION

The Board may enter closed session only as authorized by 5 ILCS 120/2(c) and upon recorded majority vote citing the specific statutory exemption.

- Personnel matters (§2(c)(1));
- Pending, probable, or imminent litigation (§2(c)(11)); or
- Other matters expressly permitted by the Illinois Open Meetings Act, as applicable.

No final action shall be taken in closed session.

11. Return to Open Session - POSSIBLE ACTION

Possible action on items lawfully discussed in closed session.

12. Adjournment - ACTION

Respectfully submitted,

Susan File, Secretary
Bond County Zoning Board of Appeals

Zoning Board of Appeals Members:

Jim Tarasuik – Chairperson
Vacancy
Ron Jarrett
Kelli Bassett
Susan File – Secretary

Notices

- Recording permitted for open portions of the meeting pursuant to 5 ILCS 120/2.05
- Accessibility accommodations available upon request (618-664-1505; Illinois Relay 7-1-1)

Official Copy – Bond County Zoning Board of Appeals

Posted at: Bond County Courthouse main entrance bulletin board, Board Room, and County website
www.bondcountyiil.gov/zoning Illinois Relay: 7-1-1

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) shall be made during the public hearing portion of that case, as provided in Article 9 of the Bond County Zoning Ordinance.

2. Length of Comment

Each speaker is generally limited to three (3) minutes. The Chairperson may extend or reduce time limits for good cause to ensure fairness, efficiency, and orderly conduct of the meeting, consistent with 5 ILCS 120/2.06(g).

3. Sign-In

Persons wishing to speak are encouraged to sign in prior to speaking, providing their name and address for the record, and indicating whether they are speaking in favor of, opposed to, or neutral on the matter.

4. Decorum

Speakers shall address all remarks to the Board. Personal attacks, abusive or profane language, or irrelevant comments are not permitted. The Chairperson may rule comments out of order to maintain decorum and ensure compliance with the Board's rules.

5. Testimony in Zoning Hearings

All persons wishing to present evidence or testimony in a zoning matter shall be sworn by the Chairperson. Testimony shall be confined to the applicable standards for the relief requested (variance, special use, rezoning, or appeal) as set forth in Article 9 of the Bond County Zoning Ordinance, as applicable.

6. Board Action and Interaction

The Board may ask questions of speakers for clarification and to develop the record. Debate between speakers and Board members, or among speakers, shall not occur during public comment. Board deliberation and action, if any, shall occur after the close of public testimony, consistent with Article 9 of the Bond County Zoning Ordinance and 55 ILCS 5/5-12009.1.

These rules are adopted pursuant to the Illinois Open Meetings Act (5 ILCS 120/2.06(g)) and Article 9 of the Bond County Zoning Ordinance.

Bond County Zoning Board of Appeals
Bond County Courthouse • 200 W. College Ave • Greenville, IL 62246

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

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