

Agenda

Bond County Zoning Board of Appeals (ZBOA)

Tuesday, February 10, 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

4. Approval of Minutes –ACTION

January 13, 2026, Monthly Meeting and Information Hearing

5. New Business / Public Hearings

a. Variance Request – Case No. B-2026-1 (Bone) – PUBLIC HEARING / POSSIBLE ACTION

- Case No.: B-2026-1 (Bone)
- Applicant: Kenny Bone
- Property Address / PIN:
1401 Lake Rd., Sorento, IL 62086
PIN: 09-05-17-201-001
- Location: Shoal Creek Township, Section 17, Bond County, Illinois
Legal Description: S17 T6 R4 NW ¼ of the NE ¼
- Request:
A request by Kenny Bone for a variance from the applicable manufactured/mobile home use and placement standards of the Bond County Zoning Ordinance, to allow the placement of a used 2017 16' x 80' mobile home on the subject property located at 1401 Lake Road, Sorento, Illinois.
- The variance is requested to permit the relocation of a used mobile home from White County into Bond County, where compliance with current zoning regulations governing residential structures, manufactured/mobile homes, and associated placement requirements is otherwise required.
- Applicable Law and Authority:
Article 9, Section 9-4 (Variances), Bond County Zoning Ordinance and 55 ILCS 5/5-12020, Illinois Counties Code

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

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

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- Hearing Procedure:
Swearing of witnesses; staff report; applicant presentation; public testimony; Board questions; deliberation; findings of fact; motion and vote.

b. Public Hearing – INFORMATIONAL WITH DISCUSSION / POSSIBLE ACTION

- A request by Jonathan Miller, acting on behalf of Nativeflow Energy LLC (through its affiliated entity TAEP Greenville, LLC), for review of a proposed ground-mounted community solar energy facility and associated zoning approvals, as required under the Bond County Zoning Ordinance.

The proposed project is a 4.65 MWac community solar farm to be located on property along Hillview Avenue, at the intersection of W. Hillview Avenue and Dudleyville Road, in Greenville, Bond County, Illinois, within Section 15, Township 5 North, Range 3 West, with a legal description of S15 T5 R3 PT Lot 63, PIN: 05-10-15-308-001.

The project will consist of a ground-mounted solar array utilizing single-axis tracking systems, with solar panels mounted on driven steel pier foundations or ground-screw foundations, subject to subsurface conditions. The facility will be designed and constructed in compliance with applicable provisions of the Bond County Zoning Ordinance, including Article 5 (Use Regulations and Development Standards) governing solar energy systems, and all other applicable local, state, and federal laws and regulations.

An Illinois-licensed professional engineer will certify that the foundation system and solar racking design are suitable for local soil and climate conditions.

The application has been submitted under Cloudpermit Application No. US-IL005-B-2025-189.

- Public comment will be 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 guidelines and procedures.

6. Old Business

a. Remanded Corrective Action Order – INFORMATIONAL / DISCUSSION ONLY / NO ACTION

Review and discussion of the Order entered by Judge Bauer regarding a Corrective Action Order involving Larry Saylor. The Court remanded the matter to the Zoning Board of Appeals for further proceedings consistent with Illinois Law.

This item is for procedural discussion only. No public hearing, decision, or action will occur at this meeting.

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b. Post-Informational Hearing Discussion – POSSIBLE ACTION

Discussion regarding the January 13, 2026, informational hearing concerning a potential reduction of minimum lot size in the A-1 Agricultural District.

c. State Statutory Updates – INFORMATIONAL ONLY / NO ACTION

Overview of recent state legislation affecting local zoning authority over wind, solar, and battery energy storage systems, enacted January 8, 2026, commonly referred to as the Clean and Reliable Grid Affordability Act (CRGA).

<https://ilga.gov/documents/legislation/PublicActs/104/104-0458.htm>

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

Review of Open Meetings Act training requirements. See handout/checklist.

7. Closed Session – NO ACTION

The Board may enter closed session only if necessary, upon recorded majority vote of a quorum, and only for purposes expressly authorized under 5 ILCS 120/2(c).

8. Return to Open Session - POSSIBLE ACTION

Possible action on matters lawfully discussed in closed session, if any.

9. Adjournment - ACTION

Respectfully submitted,

Susan File, Secretary
Bond County Zoning Board of Appeals

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)

Zoning Board of Appeals Members and Terms:

Kelli Bassett: February 21, 2023 (unexpired term) – October 31, 2026

James W. Tarasuik, Jr.: November 1, 2022 – October 31, 2027

Ron Jarrett: November 1, 2023 – October 31, 2028

Susan File: January 7, 2025 (unexpired term) – October 31, 2029

Brad Lurkins: November 1, 2025 – October 31, 2030

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Public Comment Guidelines

1. Time for Comment

Public comment will be heard at the designated agenda item. Comments specific to a zoning case (including 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 reasonably manage time limits, including extension or reduction, when necessary to ensure fairness, efficiency, and orderly conduct of the meeting, consistent with 5 ILCS 120/2.06(g) and applied in a content-neutral and uniform manner.

3. Sign-In

Persons wishing to speak are encouraged, but not required, to sign in prior to speaking by providing their name and address for the record and indicating whether they are speaking in favor of, opposed to, or neutral on the matter.

Failure to sign in shall not preclude a person from addressing the Board.

4. Decorum

Speakers shall address all remarks to the Board. Personal attacks, abusive or profane language, or comments unrelated to the matter before the Board are not permitted. The Chairperson may rule comments out of order as necessary to maintain decorum and ensure the orderly conduct of the meeting.

5. Testimony in Zoning Hearings

All persons wishing to present evidence or testimony during a zoning hearing 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

Members of 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 guidelines are adopted pursuant to the Illinois Open Meetings Act (5 ILCS 120/2.06(g)) and Article 9 of the Bond County Zoning Ordinance and are intended to facilitate orderly and fair public participation.

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Public Comment Sign-In Sheet

(Completion of this form is voluntary and for record-keeping purposes only.)

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