

Brad Criner
 Administrator
 Bond County Building & Zoning Department
 11/10/2021

November MTD Report

Month to date, 11 draft applications, no complaints and 12 issued building permits, conducted 3 field inspections at various locations throughout the county. Month to date revenues \$382.80; \$37,722 YTD.

The Bond County Zoning Board of Appeals meeting was held on 11.9.2021. The zoning board addressed an appeal to C05-21 filed by Jonathan Sones, approved two special use permits filed by Scott's Processing & Alhambra-Grantfork Communications and two variances filed by Alhambra-Grantfork Communications & Lauren/Nathan Schoen. A copy of the draft meeting minutes is below.

Issued permits report:

Applicant	Municipal address	Category	Work type	Work target	Permit fees total	Cost of construction
David Wilds	1469 PRAIRIE RD	Residential building	New	Mobile home	\$ 382.80	\$ 170,049.00

Fees & Payments report:

Fee Item Name	Amount	Bill Type
Building Fee - Conditioned	\$ 273.00	Permit
Automation Fee	\$ 34.80	Permit
Compliance Fee	\$ 75.00	Permit

STATE OF ILLINOIS)

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COUNTY OF BOND)

Proceedings had before the Honorable Zoning Board of Appeals at the regular meeting of said Board, begun and held in the City of Greenville in said County and State, on Tuesday, November 9, 2021, held for the transaction of general County Building & Zoning Business.

At 7:00 p.m., Jim Tarasuik, Chairman, opened the meeting by leading the Pledge of Allegiance. Brad Criner, called Roll Call showing a quorum present as follows: Jim Tarasuik, Ron Jarrett, Chad Waters & Carol Lingley.

Jim Tarasuik, Chairman proceeded with opening the floor for approval of the August 24, 2021 meeting minutes. Motion by Lingley, second by Waters. Roll call vote: 4 ayes, 0 nays, 0 abstain, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of Appeal to C05-21: Jonathan Sones. Tarasuik explained board's actions at the meeting in question. He went on to explain that subsequently, it was determined by the State's Attorney that the Zoning Board of Appeals had no jurisdiction to take up complaints and that the Zoning Administrator would manage all complaints. Statements and questions were heard from Jonathan Sones and his attorney. They were instructed to refer all requests through the State's Attorney's office via the FOIA process. No action was taken.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of SPECIAL USE PERMIT 44-21. Shall Nichol Scott, Scott's Processing, be granted a special use permit to operate a small rural business including sales of Ag Products packaged at Carlyle facility (current), Rent Excess Space (current), Processing Beef/Hogs from Farm Kills and processing Deer (future)? Finding of facts were reviewed and testimony taken from Nichol Scott and Tom Nolte. Motion by Jarrett, second by Lingley. Roll call vote: 4 ayes, 0 nays, 0 abstain, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of SPECIAL USE PERMIT 46-21. Shall Alhambra-Grantfork Communications Inc. be granted a special use permit under the A-1 district special use: Utility substations, including electrical substations, gas regulation stations and similar facilities; to build a 45'x70' structure on a lot less than 5-acres? Structure is to be an UN-CONDITIONED facility for storage of equipment and supplies for Alhambra-Grantfork Telephone Co. No interior walls, HVAC/plumbing or other conditioned space amenities? Finding of facts were reviewed and testimony taken from Kevin Osterbur. Motion by Lingley, second by Jarrett. Roll call vote: 4 ayes, 0 nays, 0 abstain, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of VARIANCE 46-21. Shall Alhambra-Grantfork Communications Inc. be granted a variance to build a new structure +/- 20' from West ROW & 8' from South property line? Property located in Section 18 of OLD RIPLEY Township. Finding of facts were reviewed and testimony taken from Kevin Osterbur. Motion by Lingley, second by Waters. Roll call vote: 4 ayes, 0 nays, 0 abstain, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of VARIANCE PERMIT BC-2021-41. Shall Lauren & Nathan Schoen be granted a variance to build a new structure +/- 30' from West property line. New construction must be completed within twelve months. Finding of facts were reviewed. Motion by Waters, second by Jarrett. Roll call vote: 4 ayes, 0 nays, 0 abstain, motion carried.

Waters made a motion seconded by Lingley to adjourn. Roll Call Vote: 4 ayes, 0 nays, 0 abstain, motion carried. Meeting was adjourned at 7:36 p.m.

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