

Brad Criner

Administrator

Bond County Building & Zoning Department

5.13.21

May Mid-month Report

Month to date, processed ten applications, no complaints and 29 miscellaneous inquiries. Issued two building permits, conducted four field inspections at various locations throughout the county. Month to date revenues totaled \$1,626; \$17,994 year to date. Expenses were \$243.37. A complete break-down is located in table 1 on page 3 of this report.

The Bond County Zoning Board held their monthly meeting on Tuesday, May 11, 2021 at the Bond County Courthouse at 7:00 p.m. The meeting was attended by Chad Waters, Emily Hartman, Jim Tarasuik and Ron Jarrett. The board took up several issues, Agenda with notes below:

Question:

#1: SHALL Daniel Bunker & Ron Gallas be issued a Special Use Permit for Mr. Bunker to deed Mr. Gallas one acre of land where Mr. Gallas' home is currently located.

1. Declined

a. Notified Mr. Gallas of Boards decision.

OLD BUSINESS

1. Complaint C01-21_ Kirkham
 - a. Discussed w/ Mrs. Rassler- no plans to clean up property
 - b. Discussed action briefly with States Attorney, Sec 17B of building code
 - c. No action taken, request landowner put no trespassing signs up
 - i. Criner will send certified letter to owner with request.
2. Variance request 12-21_ Sifford
 - a. Met with Mr./Mrs. Sifford- little interest in moving building
 - b. Discussed with J. Sauerwine, Parks District-
 - c. Researched subdivision covenants- expired, no current HOA
 - d. Declined
 - i. Criner notified Mrs. Sifford of Board decision
3. Special Use Permit 14-21_ Theiss

- a. No action taken
- 4. Update by Criner concerning e-permitting software solicitation
 - a. Met with IworQ, CloudPermit & Dude Solutions
 - b. No action taken

NEW BUSINESS

1. Special Use Permit 120-01- Pierson
 - a. Had meeting with Pierson's attorney, Tom Devore plans to attend meeting to discuss options for a permanent variance.
 - b. No action taken
 - i. Criner notified Mr. Devore that no action was taken
2. James Carpenter, 1016 Franklin St, Pocahontas IL wants to build solar array on his property
 - a. Review set-backs from adjoining lots
 - i. Midwest Solar, Braiden Pilla, 618.855.3511, b.pillamwsolarsolutions@gmail.com
 - b. Board approved plan providing that zoning ordinance is followed
 - i. Criner notified Midwest Solar of boards finding & initiated permit process
3. Inquiry: Timmins, Kelly
 - a. Wants to purchase 1.19-acre lot @ 547 Holler Ave, Pocahontas, IL 62275
 - b. Replace Mobile home (burned down in 2020) with a shed house
 - c. Board ruled that property does not meet zoning ordinance and therefore declined to allow any future construction of a dwelling unit.
 - i. Criner notified Mrs. Timmins of Boards findings
4. Review proposed zoning plot map for Miranda Lindahl @ 1805 Trapper Ave, MG
 - a. Board approved proposed plot plan and set 180 day deadline to update deed.
 - i. Criner notified Mrs. Lindahl of Boards findings and initiated permit process. Noted deadline for required deed update (Nov 9, 2021) on applications.
5. Request by Criner to define inspection criterion for mobile homes being moved within or outside the county- Sec 5-5, g.
 - a. Board clarified that inspection should include:
 - i. HUD tag
 - ii. Verify home meets Zoning standard for age
6. Discuss creation of on-line county zoning ArcGIS map
 - a. Update by Criner
 - i. located/identified existing zoning plats (Southwestern Illinois Planning Commission, Original data 1991.
 - ii. Working with Assessor to hire have plats converted into electronic ArcGIS layer
 - b. No action taken

Attended three zoom meetings with three e-permit software companies, Dude Solutions, iWorQ, & Cloud Permit. Evaluating vendor presentations and bid proposals. Plan to have summary with recommendations and budget for Board review prior to month-end.

Table 1

TABLE 1									
Permits	Dwelling	Addition	Repair	Modular home	Detached bldg	Solar	Tower	Special Use	Total
March	1	3	1	1	1	2			9
April	1	2			2		1	2	8
May	2								2
YTD	4	5	1	1	3	2	1	2	19
Complaints	Abandon property	Easement dispute	Noise						Total
March	1	1							2
April			1						1
May							-		-
YTD	1	1	1	-	-	-	-	-	3
Misc.	Ap request	Intial Zone Compliance	Final zoning Compliance	Field Inspections	Inquiries				Total
March	7	3	2	7					19
April	8	7	1	9					25
May	10	2		4	29				45
YTD	15	10	3	16		-	-	-	44
Fees	Variance	Special Use	Building	Zoning					Total
March	\$ 250	\$ 100	\$ 1,821	\$ 600					\$ 2,771
April		\$ 425	\$ 12,647	\$ 525					\$ 13,597
May			\$ 1,476	\$ 150					\$ 1,626
YTD	\$ 250	\$ 525	\$ 15,944	\$ 1,275	\$ -	\$ -	\$ -	\$ -	\$ 17,994
Expenses	Office supplies	Postage	Advertising	Misc.					Total
March		35	70	41					146
April	141	56	70						267
May	21	56	70	97					243
YTD	141	91	140	41	-	-	-	-	414
Hours	Date Range	Office hours	Field hours						Total Hours
	3.8-31.21	91	8						99
April	4.1-30.21	107	9						116
May	5.3-13.21	61	9						70
YTD		198	17	-	-	-	-	-	214