

Brad Criner

Administrator

Bond County Building & Zoning Department

6/11/21

June Month to Date Report

Month to date, processed four applications, twelve complaints and Multiple miscellaneous inquiries. Issued two building permits, conducted fifteen field inspections at various locations throughout the county. Month to date revenues totaled \$809; \$20,278 year to date. No expenses. A complete break-down is located in table 1 on page 4 of this report.

Received summons to appear in the Bond County Circuit Court on June 8, 2021 at 10:30a.m. in the case of Sones Properties, LLC et al. v. Thomas R. Theiss et al. Judge denied the plaintiff's injunction in favor of the County.

The Bond County Zoning Board of Appeals met at the Bond County Courthouse on June 8, 2021 at 7:00p.m. Minutes of meeting to follow:

STATE OF ILLINOIS)

) SS

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, June 8, 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. Emily Hartman, Secretary called Roll Call showing a quorum present as follows: Jim Tarasuik, Emily Hartmann, Ron Jarrett Carol Lingley and Chad Waters

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of request 14-21, SHALL THOMAS R & E LOUANNE THEISS, TRUSTEES be issued a special use permit to construct a primitive campground located in Section 35 of La Grange Township. Jarrett made a motion seconded by Lingley to go into executive session to confer with the States Attorney regarding the emergency injunction held earlier in the day. Roll Call Vote: 5 ayes, 0 nays, 0 abstain, motion carried. Board entered executive session with the states attorney & Criner. Executive session lasted 18 minutes.

Jim Tarasuik, Chairman proceeded with opening the floor for public comment. Twenty-one persons were given three minutes each to comment on 14-21. Mr. Theiss was then allowed time to make a statement and respond to the public.

Hartmann made a motion seconded by Jarett to vote on the variance request. Roll Call Vote: 0 ayes, 5 nays, 0 abstain, motion denied. The zoning board will not recommend approval of special use permit for the following reasons: Amount of Public comment, site feasibility, safety concerns, quiet enjoyment of property.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of recommendation by Criner for the county to purchase e-permit software. Hartman made a motion seconded by Lingley to recommend approval of Criner's preferred software. Roll Call Vote: 5 ayes, 0 nays, 0 abstain, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of 18-21R revised special use permit by Gallas/Bunker to parcel off one-acre of property where Mr. Gallas' home is located. Hartman made a motion seconded by Waters to recommend approval of revised application with the following stipulations: Mr. Bunker's name must remain on the deeded parcel of 1-acre. Mr.

Bunker agrees to rejoin the two parcels and remove the dwelling on the 1-acre parcel within 180 days of the expiration of the special use permit 18-21R. Roll Call Vote: 5 ayes, 0 nays, 0 abstain, motion carried.

Brad Criner, Administrator introduced variance request 23-21: Jim Zeeb requesting approval to parcel off & sell approximately 1.2 acres of his property located along County highway 140 to Middle Mile Infrastructure for the purpose of constructing a fiber optic substation. No action taken.

Hartmann made a motion seconded by Waters to adjourn. Roll Call Vote: 5 ayes, 0 nays, 0 abstain, motion carried.

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Bond County Building & Zoning

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	3				2			1	6
June	1				1			1	3
YTD	6	5	1	1	6	2	1	4	26
Complaints	Abandon property	Easement dispute	Noise	Property Line disputes	Operating illegal bussiness				Total
March	1	1							2
April			1						1
May				2	1				3
June				1	11				12
YTD	1	1	1	3	12	-	-	-	18
Misc.	Ap request	Intial Zone Compliance	Final zoning Compliance	Field Inspections	Inquiries	Variance			Total
March	7	3	2	7					19
April	8	7	1	9					25
May	12	4		9	40	1			66
June	4	2		15	Multiple				21
YTD	31	16	3	40	40	1	-	-	131
Fees	Variance	Special Use	Building	Zoning					Total
March	\$ 250	\$ 100	\$ 1,821	\$ 600					\$ 2,771
April		\$ 425	\$ 12,647	\$ 525					\$ 13,597
May	\$ 250		\$ 2,551	\$ 300					\$ 3,101
June			\$ 659	\$ 150					\$ 809
YTD	500	525	17,678	1,575	-	-	-	-	\$ 20,278
Expenses	Office supplies	Postage	Advertising	Misc.					Total
March		35	70	41					146
April	141	56	70						267
May	21	28	137						185
June	-	-	-	-					-
YTD	162	119	277	41	-	-	-	-	599
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	5.3-31.21	113	21						134
June	6.1-11.21	47	24						70
YTD	-	357	61	-	-	-	-	-	418