

June Mid-month Report

7 draft applications, two open complaints, issued 5 permits, 55 open permits & conducted 5 site visits at various locations throughout the county. MTD revenues \$1,528, \$23,258 YTD.

Zoning Board met on 6.14.22. The Board voted to recommend approving special use permit/variance BC-2021-62. See attached minutes.

Sent a corrective action to Larry Sayler for parcel #051001108001. See attached order.

Fees & Payments report:

June

Fee Item Name	Amount
Accessory Fee Total	\$ 60
Automation Fee Total	\$ 139
Building Fee - Conditioned Total	\$ 428
Building Fee - Unconditioned Total	\$ 352
Carport, Garage, Deck and Patio Total	\$ 150
Compliance Fee Total	\$ 375
Inspection fee Total	\$ 25
Grand Total	\$ 1,529

YTD:

Fee Item Name	Amount
Accessory Fee Total	\$ 10,138
Additional Fee Total	\$ 225
Automation Fee Total	\$ 1,369
Automation Fee max Total	\$ 300
Building Fee - Conditioned Total	\$ 3,358
Building Fee - Unconditioned Total	\$ 2,433
Carport, Garage, Deck and Patio Total	\$ 650
Compliance Fee Total	\$ 3,125
Inspection fee Total	\$ 450
Misc. Fee Total	\$ 686
Special Use Fee Total	\$ 350
Variance Fee Total	\$ 175
Grand Total	\$ 23,259

Site Visits

Permit number	Applicant	Address	Category	Work target	Inspection name	Visit date
BC-2021-40	ANGELA SMITH	572 BECKER RD	Residential building	Single-family dwelling	Footing	22-06-02 09:18
BC-2021-40	ANGELA SMITH	572 BECKER RD	Residential building	Single-family dwelling	Foundation wall	22-06-02 09:19
BC-2022-37	KAREN EVANS	1375 RED BALL TR	Accessory structures	Garage	Footing	22-06-07 11:45
BC-2021-50	Janet/Walter Waligorski	728 SHAWNEE RD	Accessory structures	Shed	Footing	22-06-09 09:17
BC-2022-10	Marc S. Jones Construction	106 E KAVANAUGH ST	Other structures	Solar panel, roof mount	Final - Zoning Compliance	22-06-16 10:39

Open Permits report:

Permit number	Applicant	Municipal address	Category	Work type	Work target	Status	Issued date
BC-2021-47	Milton Grasle	370 BADEN AVE	Other structures	New	Other	Permit issued	21-10-13
BC-2021-42	THRESA KENNEDY	1825 MINNESOTA AVE	Residential building	Addition	Single-family dwelling	Construction sta	21-09-24
BC-2021-61	Paul Pajor	517 BADEN AVE	Other structures	Remodel	Solar panel, roof mou	Construction sta	21-12-08
BC-2021-50	Janet/Walter Waligors	728 SHAWNEE RD	Accessory structures	New	Shed	Construction sta	21-10-15
BC-2021-48	DAVE DISCH	1198 COUNTRY CLUB RD	Accessory structures	New	Shed	Permit issued	21-10-13
BC-2021-51	Cyrus Bardsley	517 BADEN AVE	Residential building	Repair	Single-family dwelling	Construction sta	21-10-15
BC-2021-47-1	Milton Grasle	370 BADEN AVE	Plans resubmission			Permit issued	21-10-19
BC-2021-60	Marc S. Jones	27 BEAVER CREEK TRL	Other structures	New	Solar panel, roof mou	Permit issued	21-12-08
BC-2021-59	Dave & Rose Budwell	76 St. John AVE LOT 75 & 76	Residential building	New	Modular home	Construction sta	21-12-08
BC-2021-55	Lauren Schoen	1053 METTLER ST	Residential building	Addition	Single-family dwelling	Construction sta	21-11-17
BC-2021-56	Duane House, Duane H	1327 Red Ball TRL	Residential building	Remodel	Single-family dwelling	Construction sta	21-11-22
BC-2021-57	austin aubuschon	1550 Blackbird RD	Residential building	New	Single-family dwelling	Construction sta	21-11-24
BC-2021-58	ALLIE HOLLENKAMP	280 HUG CEMETERY RD	Residential building	New	Single-family dwelling	Construction sta	21-11-24
BC-2021-40	ANGELA SMITH	572 BECKER RD	Residential building	New	Single-family dwelling	Construction sta	21-09-20
	Rex Atkinson	SHOAL CREEK RD	Industrial building	New	Utility Building	Ready to issue	
BC-2021-63	Matt Balentine	627 MILLERSBURG RD	Residential building	Re-roof	Single-family dwelling	Construction sta	21-12-20
BC-2021-64	Hatteras Stella, Jamie	478 Stevenson DR	Other structures	Remodel	Cell antenna	Permit issued	21-12-22
BC-2021-65	Ruben Vital	1411 W OLD NATIONAL TRL	Residential building	Remodel	Single-family dwelling	Permit issued	21-12-29
BC-2022-1	Chad Korte	341 BADEN AVE	Accessory structures	New	Pole Barn	Construction sta	22-01-03
BC-2021-67	Brad Poths	1152 Hazel Dell RD	Residential building	Addition	Single-family dwelling	Construction sta	21-12-30
BC-2021-43	SHANE REYMOND	84 BEAVER CREEK TRL	Residential building	New	Single-family dwelling	Construction sta	21-10-01
BC-2021-41	Lauren Schoen	1053 METTLER ST	Accessory structures	New	Shed	Occupied	21-09-21
BC-2022-16	Chris Hilmes	255 HICKORY RD	Accessory structures	New	Bunkie	Permit issued	22-02-22
BC-2022-8	Kent Korte	386 Denick LOOP	Residential building	New	Single-family dwelling	Construction sta	22-01-21
BC-2022-12	Patrick donovan	478 Stevenson DR	Commercial building	Addition	Other	Permit issued	22-02-08
BC-2022-14	Joshua Koch	101 Jamestown rd RD	Residential building	Addition	Single-family dwelling	Construction sta	22-02-17
BC-2022-15	Nancy Clover, Roger P	1450 Woburn RD	Residential building	Addition	Single-family dwelling	Construction sta	22-02-16
BC-2022-17	Susan File	1624 Reno RD	Other structures	New	Concrete Slab	Permit issued	22-04-20
BC-2022-18	Joe Craver	1110 N IDLER LN	Other structures	New	Solar panel, ground m	Permit issued	22-03-14
BC-2022-19	Clayton Staff	1445 MT ZION AVE	Residential building	Remodel	Single-family dwelling	Permit issued	22-03-11
BC-2022-23	Marc S. Jones	617 THOMPSON LN	Other structures	New	Solar panel, ground m	Permit issued	22-03-25
BC-2022-24	Devon Leitschuh	801 R C Cardinal LN	Residential building	New	Single-family dwelling	Construction sta	22-03-28
BC-2022-20	Ruben Vital, Ruben Vi	1611 W OLD NATIONAL TRL	Residential building	Remodel	Single-family dwelling	Permit issued	22-03-23
BC-2022-21	Tiffany Howell	1134 Kentucky ST LOT 3-6	Residential building	Remodel	Recreational dwelling	Permit issued	22-03-23
BC-2022-22	GERHARD DIEKEMPER	556 IL RT 127 HWY	Accessory structures	New	Shed	Permit issued	22-03-24
BC-2022-25	Marc S. Jones	1974 RENCH AVE	Other structures	New	Solar panel, roof mou	Permit issued	22-04-06
BC-2022-26	Brandon Tally	635 HOCKETT BRIDGE RD	Agricultural building	New	Grain storage	Permit issued	22-04-20
BC-2022-27	Pat Kious	1305 WATER PLANT RD	Accessory structures	Remodel	Deck	Permit issued	22-04-20
BC-2022-28	JASON PRICHARD	XXX IL RT 127	Pools	New	Above Ground Pool	Permit issued	22-04-28
BC-2022-2	Kelly Shorts	804 SEVENTH ST	Other structures	Remodel	Cell antenna	Permit issued	22-01-10
BC-2022-33	Marc S. Jones	1304 E LAKE DR	Other structures	New	Solar panel, ground m	Permit issued	22-05-11
BC-2022-29	Antoinette Cusanelli	508 IL RT 140	Agricultural building	New	Pole Barn	Permit issued	22-05-05
BC-2022-30	Kendrick Sifford	SPRING DR	Accessory structures	New	Shed	Permit issued	22-05-04
BC-2022-31	Joe Seketa	946 TRI AVE, POCAHONTAS	Other structures	New	Solar panel, ground m	Permit issued	22-05-05
BC-2022-32	Charles Rolek	1408 BLUE JAY ROAD, SORE	Residential building	New	Single-family dwelling	Permit issued	22-05-09
BC-2022-3	Clint Kapp	366 BADEN AVE	Accessory structures	New	Shed	Permit issued	22-01-11
BC-2022-34	JASON HATFILL	PLEASANT MOUND AVE	Residential building	New	Single-family dwelling	Permit issued	22-05-11
BC-2022-36	Becky Criner	19080 MT MORIAH AVE	Other structures	New	Concrete Slab	Permit issued	22-05-13
BC-2022-38	Mark Schaeve, as agen	478C STEVENSON DRIVE, PC	Other structures	New	Other	Permit issued	22-06-09
BC-2022-37	KAREN EVANS	1375 RED BALL TR	Accessory structures	New	Garage	Construction sta	22-06-03
BC-2022-4	Wayne Mollett	937 U.S. 40 RTE	Industrial building	New	Storage Building	Permit issued	22-01-12
BC-2022-40	Antoinette Cusanelli	508 IL RT 140	Residential building	New	Single-family dwelling	Permit issued	22-06-14
BC-2022-39	DAVID BREINER	437 FREY MEADOWS AVE	Accessory structures	Addition	Garage	Permit issued	22-06-08
BC-2022-42	RICHARD GARDE	1920 OAK RD	Accessory structures	New	Garage	Permit issued	22-06-15
BC-2022-9	Vesarta Haxhaj	921 AIRPORT AVE	Other structures	Remodel	Cell antenna	Permit issued	22-01-26

6.14.22 Official Meeting Minutes_Zoning Board

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 14, 2022, held for the transaction of general County Building & Zoning Business.

At 7:06 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, Chad Waters & Carol Lingley.

Brad Criner, Administrator, proceeded with opening the floor for approval of the April 12, 2022 meeting minutes. Motion by Waters, second by Lingley. Roll call vote: 3 ayes, 0 nays, 0 abstain, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of review of Special Use Permit Request B-2021-62 by MMI Infrastructure. This request was tabled at the January zoning meeting until MMI produced a deed showing they owned the property in question. A copy of the deed was presented to the board by Criner. Board discussed detail drawings, set-back requirements and variance request. Motion by Waters, second by Lingley to:

1.Allow MMI Infrastructure be granted a special use permit to build a utility substation on parcel #051030416001 for the purpose of broadband fiber distribution.

-Section 4-1.2 Special Uses: Utility substations, including electrical substations, gas regulationstations and similar facilities

2.Allow MMI Infrastructure be granted a variance to build a substation on less than five-acres onparcel # 051030214001

- New parcel will be 120 x 120 feet.

Roll call vote: 3 ayes, 0 nays, 0 abstain, motion carried.

Tarasuik opened the floor for public comment. Mr.Larry Sayler and his wife Cynthia were sworn in and requested requested that the board review a proposed sale of a portion of parcel # 051001108001. The Board explained that sale of this would leave less than five acres for the home they presently live in (built in 1995). It was also discussed that the original home on the property will be required to be removed/demolished upon future sale of the property.

Motion by Waters, second by Lingley to adjourn. Roll Call Vote: 3 ayes, 0 nays, 0 abstain, motion carried. Meeting was adjourned at 7:39 p.m.

Brad Criner, Administrator
Bond County Building & Zoning

BOND COUNTY ZONING ADMINISTRATOR

207 N. 2nd Street, Greenville, IL 62246

Telephone 618.664.9263

Zoning Board of Appeals Minutes

Date: 6/14/22 Begin: 7:00 pm End: 7:39 pm

Members	Absent	Present	Aye	Nay	Abstain
Emily Hartmann	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Jarrett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carol Lingley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Tarasuik	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chad Waters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Question: Shall MMI Infrastructure be granted a special use permit to build a utility substation on parcel # 051030416001 for the purpose of broadband fiber distribution.
 -Section 4-1.2 Special Uses: Utility substations, including electrical substations, gas regulation stations and similar facilities
 Shall MMI Infrastructure be granted a variance to build a substation on less than five-acres on parcel # 051030214001
 - New parcel will be 120 x 120 feet.

Motion:
Recommend:
 1. Allow MMI Infrastructure be granted a special use permit to build a utility substation on parcel # 051030416001 for the purpose of broadband fiber distribution.
 -Section 4-1.2 Special Uses: Utility substations, including electrical substations, gas regulation stations and similar facilities
 2. Allow MMI Infrastructure be granted a variance to build a substation on less than five acres on parcel # 051030214001
 - New parcel will be 120 x 120 feet.
 Roll call vote: 2 ayes, 0 nays, 0 abstain, motion carried.

By: Waters Second: Lingley

Finding of Fact: - Fuel cell for generator unit is self-contained
 - All set-backs for A-1 district will be met

Official Action: Recommend County Board approved BC-2021-62

Sworn Witness: Brad Criner Digitally signed by Brad Criner
 Date: 2022.06.17 11:12:11 -05'00'

Secretary, Board of Appeals

State of Illinois- County of Bond
Bond County Zoning Administrator

CORRECTIVE ACTION ORDER

TO: SAYLER LARRY W & CYNTHIA A
PIN 051001108001
1165 COUNTRY CLUB RD
GREENVILLE IL 62246

I, Brad Criner, Bond County Zoning Administrator, find that the premises described below are in violation of the Bond County Zoning Ordinance for the reasons set forth herein and that the remedial action described below must be taken within the time frame set forth herein. Failure to adhere to the provisions of this Corrective Action Order will result in the imposition of penalties as indicated below and/or the initiation of judicial proceedings for injunctive relief.

A. The premises on which the violation exists is described as follows:

1. Legal description: S1 T5 R3 PT SE NW.
1165 COUNTRY CLUB RD, Greenville, IL 62246
2. Tax Identification 051001108001
3. 911 Street Address: 1165 COUNTRY CLUB RD, Greenville, IL 62246

B. Statement of the nature of the violation:

The above-referenced property is located in an A-1 District. The Bond County Zoning Ordinance, Section 3-11, requires:

SECTION 3-11 ONE DWELLING PER LOT
 Except as specifically provided otherwise herein, only one dwelling may be situated on any lot or lot of record. Thus, for example, it shall generally be unlawful to place a mobile home on any lot on which there is an existing dwelling.

ARTICLE 3. GENERAL SUBSISTANTIVE REGULATIONS
SECTION 3-1 ESTABLISHMENT OF DISTRICTS
 In order to implement the regulatory scheme of this ordinance so to achieve the objectives stated in Section 1-1, all the territory of Bond County other than territory within the corporate limits of municipalities which have adopted local zoning ordinances is hereby divided into the following zoning districts:

NAME OF DISTRICT	DESIGNATION	MINIMUM LOT SIZE	MINIMUM AREA * OF DISTRICT
Agricultural	A-1	5 acres	40 acres

There are currently two dwellings located on this property. Only one dwelling per five acres is allowed.

C. Remedial action necessary to effect compliance:

Demolish and/or remove one of the two dwellings within 90 days of future date property is deeded or sold to another party other than the current owners listed.

D. The date by which the violation must be corrected: See Above

E. The alleged violator:

SAYLER LARRY W & CYNTHIA A is hereby notified that he is entitled to a conference with the Bond County Zoning Administrator if he so desires. In order to arrange such a conference, he may contact that Bond County Zoning Administrator at 618-664-9263 or may visit with the Administrator at his office at 206 W. Main Street in Greenville, Bond County, Illinois between the hours of 8:30 a.m. and 10:00 a.m. Monday through Friday.

F. The Alleged violator, SAYLER LARRY W & CYNTHIA A, is notified that he has the right to appeal this decision of the Zoning Administrator with the Bond County Zoning Board of Appeals. Any such appeal must be filed on or before 8/3/22 and must be filed with the Administrator and with the Bond County Zoning Board of Appeals. Said notice of appeal must be in writing and must specify the grounds for appeal. A copy of the written appeal must be filed with Bond

County Soil and Water Conservation District and further, with the clerk of any municipalities whose borders are within one and one-half miles of the subject premises. THE APPLICABLE FILING FEE FOR SUCH APPEALS MUST ACCOMPANY THE WRITTEN APPEAL AT THE TIME OF ITS FILING.

G. Failure to take the corrective action described above within the time frames allowed herein may result in the imposition of a fine not to exceed \$500.00 for each week the violation persists.

BOND COUNTY ZONING
ADMINISTRATOR

8/3/22

Brad Criner

Brad Criner