

Brad Criner
Administrator
Bond County Building & Zoning Department
9/2/21

August Month-end Report

Month to date, processed four applications, four complaints and issued three building permits, conducted six field inspections at various locations throughout the county. Month to date revenues totaled \$5679; \$32,466 year to date. Expenses were \$489. A complete break-down is located in table 1 & 2.

Jonathan Sones filed an appeal to the ruling by the Board of Appeals at the 8/24/2021 BOA meeting. Our office was notified of potential procedural errors in the application of our complaint processes. I have asked the states attorney's office to review and clarify procedures prior to closing this file. In the meantime, the zoning board has been notified of the appeal and will be scheduled for review at the October zoning board meeting. Jonathan Sones has filed an additional complaint against Tom & Louanne Theiss for operating a campground without a special use permit and claims they are in violation of Section 3-10 Sewage Disposal of the Bond County Zoning Ordinance.

Our office was contacted by Bill Bodan, IL Farm Bureau, requesting a copy of our solar farm ordinance. His office had been contacted by various farmers in the county inquiring about protections in the event of decommissioning.

TABLE 1								
Permits	Dwelling	Addition	Repair	Modular home	Detached bldg	Solar	Tower	Total
March	1	3	1	1	1	2		9
April	1	2			2		1	6
May	3				2			5
June	2				2		1	5
July	1				2	2	2	7
August	1					1	1	3
YTD	9	5	1	1	9	5	5	35
Complaints	Abandon property	Easement dispute	Noise	Property Line disputes	Operating illegal bussiness	Illegal Structure	Other	Total
March	1	1						2
April			1					1
May				2	1			3
June				1	11	1		13
July						1	1	2
August					1	2	1	4
YTD	1	1	1	3	13	4	2	25
Misc.	Ap request	Intial Zone Compliance	Final zoning Compliance	Field Inspections	Variance	Special Use		Total
March	7	3	2	7				19
April	8	7	1	9		2		27
May	12	4		9	1	1		27
June	9	5		21		1		36
July	9	6	1	6				22
August	4	2		6		1		13
YTD	49	27	4	58	1	5	-	144

TABLE 2							
Revenue	Variance	Special Use	Building	Zoning			Total
March	\$ 250	\$ 100	\$ 1,821	\$ 600			\$ 2,771
April		\$ 425	\$ 12,647	\$ 525			\$ 13,597
May			\$ 2,551	\$ 300			\$ 2,851
June			\$ 2,126	\$ 375			\$ 2,501
July			\$ 4,692	\$ 375			\$ 5,067
August		\$ 175	\$ 5,279	\$ 225			\$ 5,679
YTD	\$ 250	\$ 700	\$ 29,116	\$ 2,400	\$ -	\$ -	\$ 32,466
Expenses	Travel	Postage	Advertising	Office supplies	Misc.	E-subscription	Total
March							\$ -
April	\$ 62	\$ 35	\$ 56	\$ 278			\$ 431
May	\$ 50	\$ 28	\$ 126	\$ 44	\$ 97		\$ 344
June	\$ 79	\$ 42	\$ -	\$ 477	\$ -		\$ 598
July	\$ 195	\$ 42	\$ 56	\$ 302	\$ -		\$ 595
August						\$ 489	\$ 489
YTD	\$ 385	\$ 147	\$ 238	\$ 1,101	\$ 97	\$ 489	\$ 2,457
Hours	Date Range	Office hours	Field hours				Total Hours
March	3.8-31.21	91	8				99
April	4.1-30.21	107	9				116
May	5.3-31.21	113	21				134
June	6.1-30.21	95	36				131
July	7.1-30.21	92	10				102
August	8.2-31.21	90	12				102
YTD	-	588	96	-	-	-	683

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, August 24, 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 & Carol Lingley. Emily Hartmann arrived @ 7:13 p.m.

Jim Tarasuik, Chairman proceeded with opening the floor for approval of July 13, 2021 meeting minutes. Motion by Jarrett, 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 Special Use Permit 21-13: Family Vine. Brad Criner informed the board that he had reviewed the documentation, met with Mr./Mrs. Gann and found no changes in the nature of business specified on the permit. No action was taken.

Jim Tarasuik, Chairman proceeded with recognized Brad Criner, zoning administrator. Criner reviewed Application of Zoning Compliance 34-21 submitted by Chris Oliver. Facts of the application were reviewed against zoning ordinance. No action was taken.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of old business.

Brad Criner, Administrator updated the board with new information concerning special use permit 120-01. It was agreed that while this permit had not been renewed due to changes in the nature of the circumstances that Mrs. Chase could apply for a variance asking that the mobile home be allowed to remain on the property. The board asked the following stipulations be put into the variance and that the variance application be reviewed by the States Attorney prior to submission to the board.

- A. Property dwellings and parcels will be permanently joined on the deed and never be separated, deeded nor sold separately.
- B. Variance, if approved, would only become valid if/when Mrs. Chase provided court documents showing success in claiming adverse possession for the mobile home's encroachment onto neighboring property
- C. Mrs. Chase agrees and any/all future owners of said parcels are bound to the terms set forth in the variance and that the mobile/modular home on parcel 011414203001 may not be replaced and must be removed from the property at which time in the future that it becomes non-conforming and/or un-inhabitable.
- D. This variance, if approved, will be reviewed every five years. If the Board of Appeals finds a change in circumstances, it reserves the right to revoke the variance and order that mobile/modular home and all additions be removed from the premises within 180 days of said revocation.

Hartmann made a motion seconded by Lingley to adjourn. Roll Call Vote: 4 ayes, 0 nays, 0 abstain, motion carried.

Brad Criner
 Brad Criner, Administrator
 Bond County Building & Zoning