

February Mid-Month Report

The Zoning Board of Appeals met on 2.13.2024, discussed & voted on proposed updates to the BOCO Zoning & Building Ordinances, a request for a special use permit and a variance. The following zoning board recommendations are on the agenda for the County Board to review:

- BC-2024-89: Special Use Permit for Ryan & Katie Rakers to operate an event venue.
- Amendments to the Bond County Building Code
- Amendments to the Bond County Zoning fee schedule

Official meetings minutes attached. Next meeting is scheduled for 3.19.24.

SmartGov project is on track. Working on creation of permit documents and work flow for zoning, highway department and Clerk's offices.

Attended a SWIMPAC meeting on 1.24.24. Report attached.

Participated in a zoom conference of the IACZO on 1.26.24. Report attached.

Contacted by Sol Source Power and was informed of their intent to apply for two Solar Farm building permits along Hwy 127.

February Mid-Month Report_ADDENDUM

Below are documents related to items being voted on by the county board at the 2.20.24 meeting

- Addendum A: Official meetings minutes
- Addendum B: BC-2024-89: Special Use Permit for Ryan & Katie Rakers to operate an event venue.
- Addendum C: Amendments to the Bond County Building Code
- Addendum D: Amendments to the Bond County Zoning fee schedule
- Addendum E: SWIMPAC Report
- Addendum F: IACZO Report

STATE OF ILLINOIS)

) SS
COUNTY OF BOND)

Proceedings held 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, February 13, 2024, 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. Kelli Bassett, called Roll Call showing a quorum present as follows: Jim Tarasuik, Ron Jarrett and Chad Waters

Jim Tarasuik, Chairman proceeded with opening the floor for approval of January 9, 2024 meeting minutes. Motion by Jarrett, 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 new business after a motion by Waters, second by Jarrett to move new business first and 4-0 vote carried. The board reviewed the special use permit BC-2024-89 and heard public comment. Motion by Waters, second by Jarrett to move forward with the question: Should the zoning board of appeals recommend approving a special use permit for Ryan and Katie Rakers to operate an event venue. Roll call vote: 0 ayes, 4 nays, 0 abstain, motion was denied.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of request for a variance by James Bertagnolli to build a mobile home within 20 feet of his rear property line. Public comment was heard and board discussed request. Motion by Waters, second by Jarrett to move forward with the question: Should the zoning board of appeals approve a variance for James Bertagnolli to place a mobile home no less than 20 feet from rear property line. Roll call vote: 4 ayes, 0 nays, 0 abstain, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of old business. The board reviewed and debated various requested changes to the BOCO Building & Zoning Ordinances.

1. Should the zoning board of appeals recommend amending the Bond County Zoning Ordinance 'Solar Farm Energy Systems' as noted in attached copy? Motion by Waters, second by Jarrett to to table the solar code verbiage until legislative session has heard all possibilities. Roll call vote: 4 ayes, 0 nays, 0 abstain, motion carried.
2. Should the zoning board of appeals recommend amending the Bond County Zoning Ordinance fee schedule as noted on the attached copy? Motion by Waters, second by Jarrett to recommend amending the Bond County Zoning Ordinance fee schedule as noted on the attached copy. Roll call vote: 4 ayes, 0 nays, 0 abstain, motion carried.
3. Should the zoning board of appeals recommend amending the Bond County Building Code in all locations to update code language as noted in attached copy? Motion by Jarrett, second by Waters to recommend amending the Bond County Building Code in all locations to update code language as noted in attached copy. Roll call vote: 4 ayes, 0 nays, 0 abstain, motion carried.

Waters made a motion seconded by Jarrett to adjourn at 9:15 p.m. Roll Call Vote: 4 ayes, 0 nays, 0 abstain, motion carried.

Brad Criner

Brad Criner, Administrator
Bond County Building & Zoning

Rakers

BOND COUNTY ZONING ADMINISTRATOR

207 N. 2nd Street, Greenville, IL 62246
Telephone 618.664.9263

Zoning Board of Appeals Minutes

Date: 2.13.24 Begin: 7:07 End 8:30 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kelli Bassett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jim Tarasuik	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chad Waters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Question:

Should the zoning board of appeals recommend approving a special use permit for Ryan and Katie Rakers to operate an event venue?

Motion: *to Move forward*

By: *Chad Waters* Second: *Ron Jarrett*

Finding of Fact: *Zoned A1; Grabel, Lappe, Hueter, Kellerman*

Official Action: *3 tenants along property; shared drive, ~~Mark~~ See Jim's notes*

Sworn Witness: *Kelli Ann Bassett*
Secretary, Board of Appeals

Recommendation to the County Board who will vote in February.

1) H₂O, Noise, Road, Pets, Kids

Sewer, Light Pollution, Privacy, Traffic, Home Value,

Farm Issues, Signs/Privacy, 3-600 guest w/revenue

Road Issues, Emergency, Safety Issues

ADDENDUM C, Amendments to BOCO Building Code

ORDINANCE NO. 3 OF BOND COUNTY, ILLINOIS

AN ORDINANCE ESTABLISHING RULES AND REGULATIONS
GOVERNING CONSTRUCTION AND ALTERATION OF BUILDING
STRUCTURE

SECTION 1. This 1976 ordinance, together with the BOCA-IBC, IRC, NEC & IFC and any cumulative supplements thereto or entirely new Abridged Building Code, as published by the Building Officials Conference of America, Inc., by reference thereto being hereby incorporated into this ordinance and made a part thereof as if fully set out herein, is hereby designated the Building Ordinance is hereby enacted for the purpose of promoting and safe-guarding the public health, safety, comfort and welfare of the Citizens of Bond County.

SECTION 2. No building, structure, camps or parks accommodating persons in motorized homes, house cars, cabins and parts and appurtenances thereof, shall hereafter be constructed or altered, except in conformity with the provisions of this ordinance.

SECTION 3. The provisions of this ordinance shall apply to only such structures, buildings, camps or parks as are located outside the limits of cities, villages and incorporated towns and shall not apply to those used for agricultural purposes on farms, including farm residences.

SECTION 4. The provisions of this ordinance shall be enforced by a Building Inspector to be appointed by the County Board, and who shall serve as such Building Inspector at the pleasure of the County Board. The Building Inspector shall be *paid* such fee as shall be established from time to time by the County Board by resolution.

SECTION 5. The Building Inspector shall determine code adoption date, shall enforce all laws relating to the construction, alteration and use of all buildings as regulated herein; shall issue permits and notices as required by this ordinance; and shall keep comprehensive records of applications of permits issued, of inspections made and of notices or orders issued.

SECTION 6. The Building Inspector in the discharge of his duties shall have the authority to enter any building, structure or premises at any reasonable hour, upon showing his certification of office and without necessity of judicially issued warrant, for the purpose of enforcing this ordinance, and may request so far as it may be necessary, the assistance of the Sheriff, State's Attorney and other county officials in the matter appropriate to their powers.

SECTION 18. STOP ORDERS - The building Inspector shall stop the construction, repair, alteration or removal of any building or structure when work done thereon, is carried on in violation of this code in a reckless, careless, unsafe or improper manner, All Stop Orders shall be in writing and signed by the Building Inspector and included in such stop order' the date and nature of the violation of this ordinance, and shall be effective on the person or persons involved in the building, enlarging, altering or moving of any building or structure by posting said written stop order on the premises. A copy of such written order shall be retained in the files of the Building Inspector and one copy delivered to the Office of the State's Attorney within a reasonable time after the issuance of same. When any work shall have been stopped by the Building Inspector for any reason whatsoever, it shall not again be resumed until the Building Inspector shall be been satisfied that the reason for work stoppage has been completely removed.

SECTION 19. PENALTY - Any person, firm or corporation violating any of the provisions of this ordinance shall be, upon conviction, fined not less that Twenty-Five (\$25.00) Dollars nor more than Five-Hundred (\$500.00) Dollars for each offense, and a separate offense shall be deemed committed each day during or on which a violation occurs or continues.

SECTION 20. There shall be appointed a Board of Standards and Appeals. This board shall be appointed by the Chairman of the County Board each year, with the approval of the County Board, and shall consist of members as shall be established from time to time by resolution of the County Board.

The Board of Standards and Appeals shall meet at the call of the Chairman or at the request of the Chairman of the County Board to act on appeals for variances and other matters relating to the building regulations and to review this ordinance from time to time to recommend amendments.

SECTION 21. This ordinance shall be published in ~~pamphlet~~electronic form within thirty (30) days of its passage and shall be effective ten (10) days thereafter and not less than three (3) copies of the rules and regulations of this ordinance shall be kept on file in the office of the County Clerk. The provisions of a certain ordinance, being Ordinance No. 2, establishing rules and regulations governing construction and alteration of building and structures, as adopted and approved by the Bond County Board on June 8, 1970, shall remain in force and effect concerning any and all permits for building, enlarging, altering or moving of buildings or structures where said permit was issued prior to the date of this ordinance as hereinbefore adopted.

BOND COUNTY BUILDING & ZONING

206 W. MAIN STREET GREENVILLE, IL 6246

OFFICE: (618) 664-9263

FILING FEES

Approved by the Bond County Board as of:

9/21/2021

8/16/2022

2/20/2024

By resolution, the County Board shall establish (and may amend from time to time) a schedule of filing fees for the various permits and procedures listed in this ordinance. Said fees are intended to defray the administrative costs connected with the processing/conducting of such permits or procedures; the fees do not constitute a tax or other revenue raising device. All such fees shall be paid by the applicant to the County Treasurer's office. All fees are non-refundable.

Appeals Application:

- Application fee: \$75.00
- Filing fee: \$175.00
- Additional Fee: AS NEEDED (for miscellaneous or additional costs)

Zoning Application:

- Permitted Use Fee: \$75.00
- Other Use Fee: \$175.00 (Special Use, Variance or Rezoning Requests)
- Additional Fee: AS NEEDED (for miscellaneous or additional costs)

Automation Fee: *To be added to all project applications*

- 10% of total project fee
- **Minimum charge \$25**

BCBC SECTION 15. APPLICATION FEES- Each application for Building Permit shall be accompanied by a fee computed according to the following schedules:

BUILDING TYPE	RATE PER SQUARE FOOT OF FOUNDATION AREA
One (1) story residence	\$ 0.15
One and one-half (1 ½) story residence Tri- level residence	\$ 0.15
Two (2) story residence	\$ 0.15
Carport, Garage, Deck and Patio	\$ 50.00 Flat Fee
Non-residential	\$ 0.10
Sub-Stations & Bulk, Storage Tanks (above or underground for commercial use) Towers	Rate based on Current Market Cost Estimate \$60 for first \$5,000, \$40 for each additional \$1,000 for cost of tower or additions to existing towers \$25 Inspection Fee per visit
Billboards	\$ 60.00

Application fees for permits for all alterations and remodeling, including enlarging or moving of structures, shall be charged in accordance with the following schedule:

ESTIMATED CURRENT MARKET VALUE OF WORK	FEE
Up to \$5,000.00	\$ 10.00
\$5,000.01 and over	\$ 25.00

5-12.2 BUILDING PERMIT AND APPLICATION REQUIRMENTS AND FEES:

Solar Energy Systems (SES) will be required to have a Bond County Building Permit. Solar Energy Systems constructed before a Building Permit has been issued will be charged double the permit fee. A written plan and a plat/drawing for the proposed Solar Energy System shall be provided with the Building Permit Application. The plat /drawing must show the location of the system on the building or on the property, with all property lines and setbacks indicated.

Fees for processing the application for building permits shall be submitted to and collected by the Bond County Zoning Dept as follows:

	FEES BELOW
0-10 kW	\$200
11-50 kW	\$375
51-100 kW	\$750
101-500 kW	\$2,000
501kW-1 MW	\$4,000
1 MW-2 MW	\$6,000
over 2 MW	\$6,000 plus \$200 each add'l 100kw or \$2,000 per each additional MW

The above fees do not include inspection fees, which must be paid for by the applicant. In addition to the inspection fees a one-time application fee will be assessed at the time the application is filed. The operator must hire an inspector and the report delivered to the Bond County Zoning Administrator.

ADDENDUM E: SWIMPAC REPORT

Brad Criner, Administrator
2/19/2024

Criner_Zoning

SWIMPAC Report

Myself and Butch Myers attended the SWIMPAC meeting at the library in Collinsville, IL on 1.24.24. Five members of the board plus Executive Director, Linda Tragesser were present. Five of the seven counties in the commission were represented by various executives. The commission is not, at present, able to hold legal meetings due to a lack of needed commissioners required to meet the quorum requirements as laid out by the statute. The commission currently employs one person who is scheduled to retire in May, 2024. The board and commissioners present agreed the organization needs a complete over-haul. The group is committed to getting a new executive director hired and begin back-filling positions.

A profile of the organization, letter and invoice sent to BOCO are attached.

The letter from SWIMPAC states that pursuant to 70ILCS 1710/34, the 'Governing body of each county, city, village, incorporated town, park district...unit of governments is authorized to make appropriations....'The commission annually shall suggesta sum which the commission considers fair...'

The commission has invoiced the county for \$1342 per capita fee plus \$4,000 for over-all economic development. I do not believe the county is required by state statute, to pay any monies to the commission. If the county, or other municipalities within the county, choose to contribute to the commission; it is up to each entity to determine how much will be paid.

Subsequently, I had a conference call with Executive Director, Linda Tragesser. We discussed the history of the organization, actions that led to its current situation and why we should continue to support the future of the organization. SWIMPAC is a regional land use & development entity. It is basically a 'council of governments' that pools resources for the general purpose of comprehensive economic development, grant funding and department administration (grant distribution, zoning ordinance development and highway department assistance.) Examples include: Carlisle Syntec warehouse/parking lot grant, KC Port district grant (\$1.7mm), Storage facilities grant for Ballwin Power Plant, Randolph county zoning ordinance for battery storage facilities, Bond County Multi-hazard mitigation plan and other community development block grants. The commission uses these grants as another revenue stream by receiving monies to administer grant distributions. Admin fees vary based off type of grant and grant amount. On average, the commission receives 6-8% of the grant award. This is adjusted up/down based off the size of the grant awarded. These fees are paid by the federal economic development administration. No funds are received from the actual grant or grant applicant. Administration duties include: land acquisition, regulatory docs/reporting, and engineering work.

In conclusion, if the organization is able to reorganize, I believe Bond County can benefit from the services offered. I do think the county should only be responsible for the portion of monies paid for those areas of the county that are un-incorporated. See the table as an example:

MUNICIPALITY	POPULATION	COST/CAPITA	PER CAPITA		ECONOMIC DEVELOPMENT	
			AMOUNT DUE	FEE (\$4,000)	TOTAL	
BOND COUNTY	16,596	\$ 0.08	\$ 1,327.68	\$ 4,000	\$5,327.68	
<i>BOND COUNTY_UN-INCORPORATED</i>	<i>6,962</i>	<i>\$ 0.08</i>	<i>\$ 556.96</i>	<i>\$ 1,677.99</i>	<i>\$2,234.95</i>	
GREENVILLE	6,507	\$ 0.08	\$ 520.56	\$ 1,568.33	\$2,088.89	
POCAHONTAS	730	\$ 0.08	\$ 58.40	\$ 175.95	\$ 234.35	
MULBERRY GROVE	543	\$ 0.08	\$ 43.44	\$ 130.87	\$ 174.31	
PIERON	490	\$ 0.08	\$ 39.20	\$ 118.10	\$ 157.30	
SORENTO	445	\$ 0.08	\$ 35.60	\$ 107.25	\$ 142.85	
KEYSPORT	419	\$ 0.08	\$ 33.52	\$ 100.99	\$ 134.51	
PANAMA	338	\$ 0.08	\$ 27.04	\$ 81.47	\$ 108.51	
SMITHBORO	162	\$ 0.08	\$ 12.96	\$ 39.05	\$ 52.01	
TOTALS	16,596		\$ 1,327.68	\$ 4,000.00	\$5,327.68	

Sources include: [United States Census Bureau](#)

Southwestern Illinois Metropolitan & Regional Planning Commission

Contact Information

Southwestern Illinois Metropolitan & Regional Planning Commission

10025 Bunkum Rd

Fairview Heights, IL 62208

Contact: Kevin Terveer

Title: Director

Phone: (618) 344-4250

Website: www.simapc.org

There are **2** [Companies located at 10025 Bunkum Rd, Fairview Heights, IL 62208](#)

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Map

[View larger map](#) [Directions](#)

Business Description

Southwestern Illinois Metropolitan & Regional Planning Commission is located in Fairview Heights, Illinois. This organization primarily operates in the Economic Consultant business / industry within the Engineering, Accounting, Research, and Management Services sector. This organization has been operating for approximately 61 years. Southwestern Illinois Metropolitan & Regional Planning Commission is estimated to generate \$299,155 in annual revenues, and employs approximately 3 people at this single location.

Sector: Engineering, Accounting, Research, and Management Services

Category: Business Consulting, nec

Industry: Economic Consultant

SIC Code: 8748

NAICS Name: Other Scientific and Technical Consulting Services

NAICS Code: 541690

Name: Southwestern Illinois Metropolitan & Regional Planning Commission

Year Founded: 1963

Engaged In:

Manufacturing

Importing

Exporting

State of Inc:

Illinois

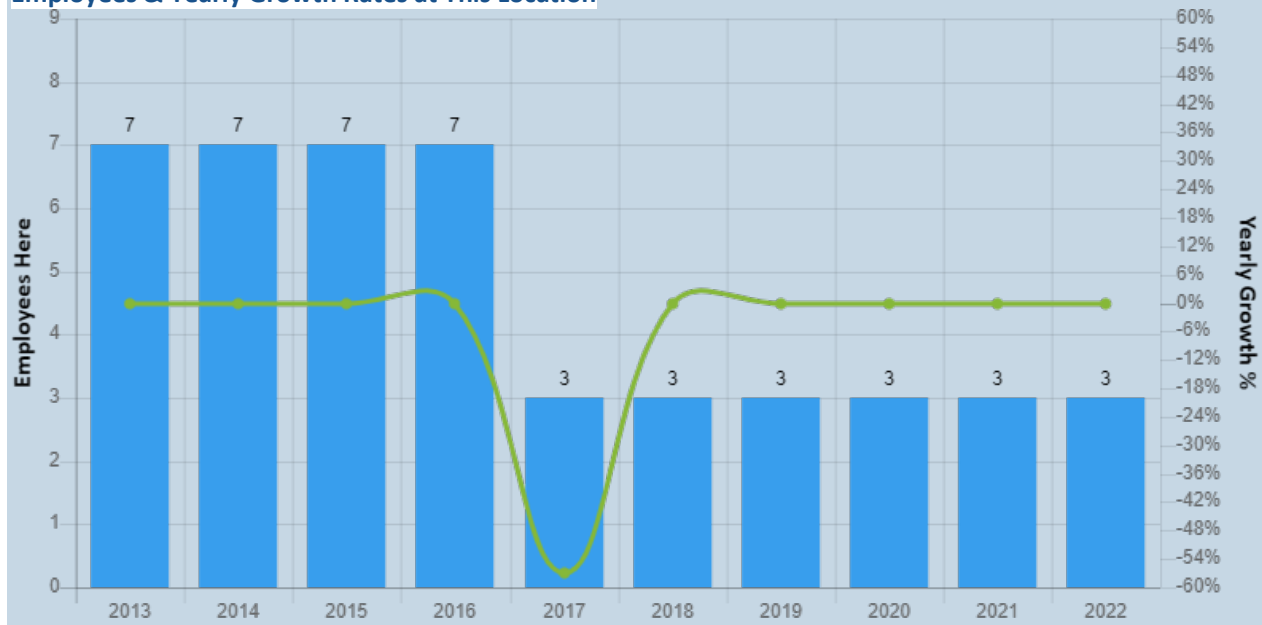
Location Type:

Single

Revenue:

\$ 299,155

Employees & Yearly Growth Rates at This Location



Questions & Answers

Q How long has Southwestern Illinois Metropolitan & Regional Planning Commission been in business?

A Southwestern Illinois Metropolitan & Regional Planning Commission has been in business for approximately **61 years**.

Q Where is Southwestern Illinois Metropolitan & Regional Planning Commission located?

A Southwestern Illinois Metropolitan & Regional Planning Commission is located at **10025 Bunkum Rd, Fairview Heights, IL 62208**. This location is in Saint Clair County and the St. Louis, MO-IL Metropolitan Area.

Q Is there a key contact at Southwestern Illinois Metropolitan & Regional Planning Commission?

A **Kevin Terveer** is the **Director** at Southwestern Illinois Metropolitan & Regional Planning Commission. You can contact Kevin at **(618) 344-4250**.

Q Are there other companies located at 10025 Bunkum Rd, Fairview Heights, IL?

A There are **2 commercial tenants** at 10025 Bunkum Rd, Fairview Heights, IL.

Q How many people work at Southwestern Illinois Metropolitan & Regional Planning Commission?

A Southwestern Illinois Metropolitan & Regional Planning Commission has approximately **3 employees** at this location.

Q What is the internet address for Southwestern Illinois Metropolitan & Regional Planning Commission?

A The website (URL) for Southwestern Illinois Metropolitan & Regional Planning Commission is **www.simapc.org**.

Q What are the annual sales for Southwestern Illinois Metropolitan & Regional Planning Commission?

A Southwestern Illinois Metropolitan & Regional Planning Commission generates approximately **\$299,155** in annual sales.

Q What is the phone number for Southwestern Illinois Metropolitan & Regional Planning Commission?

A The phone number for Southwestern Illinois Metropolitan & Regional Planning Commission is **(618) 344-4250**

Q Is Kevin Terveer the only contact you have for Southwestern Illinois Metropolitan & Regional Planning Commission?

A On Buzzfile's **Professional (subscription) Service** we have **3 contacts** for Southwestern Illinois Metropolitan & Regional Planning Commission, **including 1 contact with email addresses**.

Q Where is Southwestern Illinois Metropolitan & Regional Planning Commission incorporated?

A Southwestern Illinois Metropolitan & Regional Planning Commission is incorporated in the state of Illinois.

Q How big is Southwestern Illinois Metropolitan & Regional Planning Commission?

A Southwestern Illinois Metropolitan & Regional Planning Commission is estimated to generate **\$299,155** in annual revenues, employs approximately **3** people at this location



SOUTHWESTERN ILLINOIS METROPOLITAN & REGIONAL PLANNING COMMISSION

Phone: (618) 344-4250

10025 Blunkum Road, Suite 201

Fairview Heights, IL 62208-1703

September 15, 2023

Herbert Simmons
PRESIDENT

Randy Bolle
VICE-PRESIDENT

David Moyer
SECRETARY-
TREASURER

EXECUTIVE COMMITTEE

Madison County

Kurt Pronzler
Paul Nicolussi
Adam J. Walden
Liz Sanchez-Setser
Dennis Wilmsmeyer

St. Clair County

Roy Mosely, Jr.
Randy Bolle
Norman Etling
Herbert Simmons
Mark Kupsky

Monroe County

Dennis Knobloch
Aaron Metzger

Randolph County

Ronnie White
Marc Kiehna
Susan Harbaugh

Bond County

Bernard Myers

Clinton County

Brad Knolhoff

Washington County

David Moyer
Eric Brammeler

EXECUTIVE DIRECTOR

Linda Tragesser

Illinois Compiled Statutes Chapter 70-Special Districts, 70 ILCS 1710/4 Southwestern Illinois Metropolitan and a Regional Planning Act creates a unit of local government, a body politic and corporate by the name and style of Southwestern Illinois Metropolitan and Regional Planning Commission to exercise the powers and duties prescribed by [the] Act for such Commission. In Section 3 of the Act the counties of "Washington, Bond, Madison, St. Clair, Randolph, Clinton, and Monroe" are specified as the Area included in the Commission. Pursuant to 70 ILCS 1710/34, the following provision is authorized: "The governing body of each county, city, village, incorporated town, park district or other political subdivision, unit of government or taxing body within the Metropolitan and Regional Counties Area is authorized to make appropriations out of general revenues for the purpose of providing funds necessary to carry out the public functions and activities of the Commission. The Commission annually shall suggest to each such governing body a sum which the Commission considers a fair and equitable appropriations by such governing body."

The Southwestern Illinois Metropolitan and Regional Planning Commission respectfully request that Bond County appropriate **\$5,342** for the Commission in the County's Fiscal Year 2024 budget. Proposed budget amounts and program activities include:

General Local Contribution (\$1,342). Over the past years, the Commission has continued to provide information collection and sharing services, short-term technical assistance and grant assistance as requested to over 200 local units of government in this region. In order to do this effectively, funding is needed to keep the information files updated and maintain current information on State and Federal programs available to local governments in our region. Additionally, the Commission is frequently requested to coordinate activities among local units of government. The Commission is also asked to assist local units of government and State or Federal governmental agencies for the preparation of grant applications. Changes in State and Federal programs have increased the need for this activity, which can be done more cost-effectively through the Commission than by duplicative, concurrent efforts by each of the local governments or by using private consultants.

Historically the Commission has requested and obtained local contributions on a per-capita basis for this purpose. Based on the 2020 Census population count in Bond County, we are requesting the amount of **\$1,342** to assist the Commission in covering the cost of providing these services (16,729 at \$.08 per capita).

Overall Economic Development (\$4,000). The Commission is designated as an Economic Development district by the Economic Development Administration of the U.S. Department of Commerce ("EDA"). In order to maintain certification, certain activities are required. EDA provides a planning grant to assist in such activities and that grant requires a local match. Your County funds, along with funds proportionately appropriated by other counties, are used to account for our local share of annually required for the EDA grant. This program has brought in over \$100 million in grants to local units of government throughout the region.

The Commission believes its past efforts have been beneficial to Bond County and that the Commission can continue to be of assistance. The ability of the Commission to be effective and to be of service to Bond County depends on continued financial and political support. The Commission, therefore, requests that \$5,342 in 2024 County funds be appropriated in your budget for Fiscal Year starting 12/1/2023 and ending 11/1/2024.

Payment to the Commission should be made in two semi annual installments as follows:

1st Installment \$ 2,671 due and payable January 1, 2024

2nd Installment \$ 2,671 due and payable July 1, 2024

In addition, for this year only we have another matter to bring up. For the Fiscal Year starting 12/1/2022 and ending 11/30/2023 your County made no payment of the annual appropriation customarily set aside for payment to the Commission but likely budgeted the funds regardless. Likewise, the Commission failed to send you a notice of payment due for this period. We respectfully request that your annual payment of \$5,342 for FY 2023 be forwarded at this time without further notice from the Commission.

FY-2023 \$5,342 Due Now

If you have need for additional information or have questions concerning the above, please contact me by email at ltragesser@simapc.com or by calling my cell phone at 818-531-5270. If you so desire, I am available to meet with you and the County Board for discussion.

The Commission staff have always enjoyed the relationship our relationship with your County and we look forward to continuing to work with you in the future to promote the sound and orderly growth and development of your County.

Sincerely,

Herbert Simmons, President
Executive Committee

By:



Linda Tragesser, Executive Director-Interim

IACZO Report

The council of the Illinois Association of County Zoning Officials (IACZO) met via zoom on 1.26.24.

Agenda included:

- A. Accessory Dwelling Unit Regulations
- B. Carbon Dioxide Sequestration/Injection Wells, Including Pipelines
- C. Wind/Solar Regulations-Any Denials; Any Lawsuits
- D. Floodplain Base Flood Elevation Determinations for Counties Where This Is Not Set by FEMA
- E. INDR Floodplain Management Audit (CAV)
- F. EV Charging Stations in Single- and Multi-Family Homes
- G. Other Topics of Interest to Attendees

The group held an open discussion on the above topics and additional questions. BOCO is scheduled to have our updated FEMA flood plain map completed in 2025. At that time, we will be required to update our flood plain ordinance and begin requiring applicants building in the floodplain to obtain a state IEMA permit. The group stressed the importance of counties in Southern Illinois to ensure they have a robust wind/solar & battery storage ordinance. BOCO has solar covered but does not currently have a wind or battery storage ordinance. Another topic of interest discussed was whether special use permits should be transferable. BOCO sup's are not currently transferable. The majority of members present have amended their respective ordinances to allow sup's to be transferable provided no requirements of the permit are added to or omitted. The primary reason to the change was to reduce the liability of county for denying a sup based off the owners of the property.

The annual meeting for this organization will be held at Starved Rock State Park on April 24, 2024. I plan to attend.