

## June Mid-Month Report

*7 draft application, issued 3 permit, 251 open permits, 0 complaint & conducted 6 site visits at various locations throughout the county.*

- The BOCO Zoning Board met on 6.10.2025 to work on ordinance updates. The board voted on five submitted ordinance updates.

- **Amendment #1: Sections 5-12.2, 5-12.4, 8-7 – Fee Schedule and Appendix “A”**

- **Proposal:** Update ordinance language to implement a centralized, transparent fee schedule (Appendix “A”), including a \$5,000 commercial plan review fee.
- **Zoning Board Recommendation:** Approval with amendment. The ZBOA supports adoption of the updated fee schedule and Appendix “A”, incorporating the revision to increase the per-square-foot fee for acreage exceeding 100 acres to \$0.05/sq ft.
- **Zoning Admin Comments:** Dissent. This amendment was proposed by the zoning administrator at the direction of the county board to review and propose any changes to the land use fee. I provided the chairman multiple options and was directed to move forward with \$0.025/sq ft above 100 acres. I do not believe the zoning board has offered any new tangible evidence to deviate from this level. I recommend the board adopt the original draft Appendix A, see attached.

- **Amendment #2: Section 5-1 – Battery Energy Storage Systems (BESS)**

- **Proposal:** Establish new provisions to regulate BESS, including definitions, permitted uses, and compatibility standards.
- **Zoning Board Recommendation:** Approval. The ZBOA supports the amendment as a necessary regulatory measure for battery storage systems in conjunction with renewable energy development.
- **Zoning Admin Comments:** Agree

- **Amendment #3: Section 5-12 – Solar/Wind Energy Systems (SWES)**

- **Proposal:** Expand Section 5-12 to incorporate provisions for Wind Energy Systems alongside existing solar regulations.
- **Zoning Board Recommendation:** Approval. The ZBOA supports this amendment to encourage responsible renewable energy development.
- **Zoning Admin Comments:** Agree

- **Amendment #4: Section 8-2 – Initial Certificates of Zoning Compliance (Siting Permit)**

- **Proposal:** Authorize a preliminary “siting permit” for projects needing early zoning confirmation prior to full permit submission.
- **Zoning Board Recommendation:** Approval. The ZBOA supports the siting permit process as a modernization of the administrative zoning framework.
- **Zoning Admin Comments:** Agree

- **Amendment #5: Section 4-12 – Minimum Lot Area Variance in A-1 Agricultural District**

- **Proposal:** Allow the Zoning Board of Appeals to grant variances for existing sub-5-acre parcels in the A-1 District, provided they do not meet the standard for high agricultural productivity.
- **Zoning Board Recommendation:** Denial by a vote of 3–1. The ZBOA determined that the amendment would erode the purpose of agricultural zoning and that existing variance procedures remain the appropriate mechanism for addressing such requests.
- **Zoning Admin Comments:** Dissent. In my experience and opinion, the zoning board is applying the definition of the ag district too rigidly and strictly enforcing the requirements of this district without exception to all parcels located in the A-1 district whether the parcel meets the definition of the district or not. The variance process is designed to allow the zoning board to 'relax' the requirements of the ordinance. The zoning board, on a discretionary basis, may relax specific requirements under special circumstances. In fact, they are doing the opposite. I can find no variance request of this type that has been approved by the zoning board since before 2015.

1. Article 4 of the Bond County Zoning Ordinance states ‘The “A-1” District encompasses sparsely developed areas which, because of the fertility of the soil, topography, the availability of water, and other factors, including the suitability of the land for the raising of animals, have high agricultural productivity. The regulations for this district are intended to preserve such agricultural land by severely restricting the encroachment of non-agricultural uses and structures.’
2. There are multiple parcels through-out the county that were created prior to adoption of this ordinance that, for various reasons, do not meet the litmus test to qualify to build dwellings/structures in the A-1 district.
3. There are multiple areas throughout the county, in the A-1 district, that do not meet the standards of the verbiage in item 1 above but are unable to meet 5-acre minimum parcel requirement.
4. In these situations, the land in question is either not suited to be farmed or too small to raise animals.
5. The zoning office has been contacted by multiple citizens including landowners, Realtors, county officials and buyers seeking home sites inquiring why such locations, items 2 & 3 above, are not permissible to be developed.
6. **The county is missing out on \$ hundreds of thousands of dollars in potential tax revenue by not allowing homes to be built on such lots.**

- Concern has been raised over the use of the word 'discretion' in this amendment. This word is defined in the ordinance under Article 2 Definitions section 2-1 Construction of Terms (e) The term “shall” is mandatory’ the term “may” is discretionary.

# **APPENDIX "A"**

## **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

12/17/2024

6/17/2025

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.

### **Zoning Certificate of Compliance:**

- Residential, Commercial/industrial structures, Accessory use: \$100.00
- Commercial, solar farms, Towers, Sub-station, & Bulk-storage tanks: \$0.10 per sq ft for the first 100 acres, \$0.025/sq ft for all acreage above 100 acres of permitted property area which includes all area within fencing and screening area
- Commercial Use Fee: \$5,000.00 (3rd party plan review/inspections)
- Additional Fee: cost of public notice & certified mail to adjoining property owners.

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

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

### **Appeals Application:**

- Application fee: \$75.00
- Filing fee: \$175.00
- Additional Fee: cost of public notice & certified mail to adjoining property owners.

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

<u>BUILDING TYPE</u>	RATE PER SQUARE FOOT OF FOUNDATION AREA
Residential, Commercial & Industrial	\$ 0.15
Accessory	\$ 0.10
Carport, Garage, Deck and Patio	\$ 50.00 Flat Fee
Other Use Fee: Special Use, Variance or Rezoning Requests	\$ 175.00
Billboards	\$ 60.00 Flat Fee
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 new construction or additions. \$50 Inspection Fee per visit

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	\$ 50.00
\$5,000.01 and over	\$ 100.00

#### 5-12.2 BUILDING PERMIT AND APPLICATION REQUIREMENTS 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.

Application fees shall be submitted to and collected by the Bond County Zoning Dept prior to processing the application 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.**