

Bond County Zoning Board of Appeals
Bond County Courthouse • 200 W. College Ave • Greenville, IL 62246

STATE OF ILLINOIS)

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COUNTY OF BOND)

ZONING BOARD OF APPEALS

Main Courthouse Building - Board Room
200 W College Ave., Greenville, IL 62246
Tuesday, December 9, 2025, at 7 PM

*Persons with disabilities requiring accommodation may contact the Bond County Zoning
Administrator's Office.*

Regular Meeting – Official Minutes

Call to Order

The regular meeting of the Bond County Zoning Board of Appeals (ZBOA) was called to order at 7:00 PM by Chairperson Jim Tarasuik, who led the Pledge of Allegiance.

Roll Call

Present: Chairperson Jim Tarasuik, Ron Jarrett, Kelli Bassett, and Susan File.

Absent: Chad Waters.

A quorum was established.

Honored Guest: State's Attorney Dora Mann attended to provide legal and procedural guidance as needed.

Approval of Minutes

A motion to approve the October 14, 2025 meeting minutes as presented was made by Ron Jarrett and seconded by Susan File.

Roll call vote: Ayes — Jarrett, File and Tarasuik. Nays — None. Abstain — Bassett (not present at that meeting). Absent — Waters.

Motion carried.

Public Comment and Discussion

None.

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New Business/Public Hearing

- a. Review of State Statutory Updates – Wind, Solar, and Battery Energy Storage Systems
The ZBOA reviewed a preliminary summary of proposed updates to State of Illinois statutes governing wind, solar, and battery energy storage systems (inclusive of Public Act 102-1123 and subsequent amendments), which take effect June 1, 2026. Once the Governor signs the bill into law, the ZBOA will initiate the standard text-amendment process under the Bond County Zoning Ordinance and forward recommendations to the County Board prior to the statutory deadline. A preliminary timeline was distributed for reference.
- b. ZBOA Member Term Tracking & Appointment Compliance
The ZBOA discussed member term tracking, expiration dates, and statutory appointment requirements pursuant to 55 ILCS 5/5-12011 et seq. and Section 9-1.2 of the Bond County Zoning Ordinance.
- c. 2026 Meeting Schedule
The Board established its 2026 regular meeting dates as the second Tuesday of each month at 7 PM.
- d. Open Meetings Act Compliance
Members were reminded to complete the required Open Meetings Act (OMA) training for each appointed term via the Illinois Attorney General's portal:
<https://illinoisattorneygeneral.gov/Page-Attachments/FOIAPAC/OpenMeetingsActElectedAppointedMembers.pdf>

The ZBOA Secretary shall maintain the OMA certification records for all board members as suggested by the State's Attorney.
- e. Budget Discussion
Brief discussion occurred regarding the current and historical ZBOA budgets, given fee schedule changes enacted earlier this year.

Public Hearing Item

A public hearing regarding the minimum lot size requirements in the A-1 Agricultural District is scheduled for January 13, 2026, at 7:00 PM to ensure proper statutory notice in the newspaper. Minor revisions were made to the draft notice, which will be provided to Zoning Administrator Brad Criner for publication.

Old Business

None.

Executive Session

None.

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Adjournment

A motion to adjourn was made by Ron Jarrett and seconded by Kelli Bassett.

Roll call vote: Ayes — Jarrett, Bassett, File, Tarasuik. Nays — None. Absent — Waters.

Motion carried.

The meeting adjourned at 8:38 PM.

Respectfully submitted,

Susan File, Secretary

Jim Tarasuik, Chairperson

Zoning Board of Appeals Members

Jim Tarasuik – Chairman

Ron Jarrett

Kelli Bassett

Susan File – Secretary

Open Seat