

Bond County Zoning Board of Appeals

8/13/2024

Sign-In Sheet

PRINT NAME

Wayne Ambueh
Gerald McCray

SIGNATURE

[Handwritten signature]
Gerald McCray

Solar Zoning Update

BOND COUNTY ZONING ADMINISTRATOR

207 N. 2nd Street, Greenville, IL 62246

Telephone 618.664.9263

Zoning Board of Appeals Minutes

Date: 08/13/2024 Begin: 7:12 End 7:38pm

| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Kelli Bassett | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Jim Tarasuik | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Chad Waters | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Question:

Should the zoning board of appeals recommend approval to amend section 5-12 Solar Energy Systems as noted?

Motion: (See Above) to approve as noted in document.

By: Chad Waters Second: Ron Hartmann

Finding of Fact: Review of State of ill statute pertaining to solar

Official Action: Motion passes

Sworn Witness: Kelli Bassett

Secretary, Board of Appeals

SUP- Ambuehl

BC-2024-136

BOND COUNTY ZONING ADMINISTRATOR

207 N. 2nd Street, Greenville, IL 62246

Telephone 618.664.9263

Zoning Board of Appeals Minutes

Date: 08/13/2024 Begin: 8:00 End 7:10

| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Kelli Bassett | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Jim Tarasuik | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Chad Waters | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

1st
2nd

Question:

Should the zoning board of appeals approve a request by Wayne Ambuehl for a variance to build a room addition to be located no less than 23 feet off of the Eastern property line, located in Section 33 of La Grange Township, with a legal description of S33 T6 R3 PT SE SE. and a street address of 1218 AYERS RD, GREENVILLE IL 62246 ?

Motion: ~~Wayne Ambuehl~~ To ~~grant the above variance.~~ grant the above variance.

By: Ron Jarrett Second: Chad Waters

Finding of Fact: No Space to construct on property due to obstruction of septic ~~and~~ on South, well on North side. No space on front between home and driveway. Adjoining landowner had no objection.

Official Action: Motion Passes
Sworn Witness: Kelli Bassett

Secretary, Board of Appeals

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, August 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, Chad Waters, Ron Jarrett and Kelli Bassett. Emily Hartmann absent.

Jim Tarasuik, Chairman proceeded with opening the floor to recommend deferring approval of the June 11, 2024 meeting minutes at the next meeting. Motion by Waters, second by Jarrett. Roll call vote: 4 ayes, 0 nays, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of variance BC 2024-136 requesting Wayne Ambuehl be allowed to build a room addition to be located no less than 23 feet off of the Eastern property line, located in Section 33 of LaGrange Township, with a legal description of S33 T6 R3 PT SE SE and a street address of 1218 AYERS RD, GREENVILLE IL 62246. Report and facts of the application given by the zoning administrator to the board. Finding of fact and discussion held by the board. Motion by Jarrett, second by Waters. Roll call vote: 3 ayes, 0 nays, 1 abstain, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of an update to the Bond County Zoning Ordinance Update of Solar Farms to allow approval to amend section 5-12 Solar Energy Systems. Report and facts of the update given by the zoning administrator to the board. Discussion by the board to approve. Motion by Waters, Second by Jarrett. Roll call vote: 4 ayes, 0 nays, 0 abstain, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion for any other new business. Discussion was held by the board regarding wind energy and battery storage and if there is a need to address these in the Bond County Zoning Ordinance. No action was taken.

Motion by Waters, second by Jarrett to adjourn at 7:50 p.m. Roll Call Vote: 4 ayes, 0 nays, 0 abstain, motion carried.

Kelli Bassett



Kelli Bassett, Acting Secretary
Bond County Board of Appeals

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