

STATE OF ILLINOIS )

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COUNTY OF BOND )

**ZONING BOARD OF APPEALS**

**Tuesday, February 11, 2025, at 7:00 pm**

**Main Courthouse Building -Board Room**

**200 W College Ave, Greenville, IL 62246**

**MINUTES**

**Call to Order**

Chairman Jim Tarasuik called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

**Roll Call**

Secretary Susan File called roll. The following members were present:

- Jim Tarasuik, Chairman
- Chad Waters
- Ron Jarrett
- Kelli Bassett
- Susan File

A quorum was declared.

**Approval of Minutes**

Chairman Tarasuik called for approval of the January 14, 2025, and January 28, 2025 Special Meeting minutes.

- Motion: Waters
- Second: Jarrett
- Roll Call Vote: 5 Ayes, 0 Nays, 0 Abstain – Motion Carried

**Old Business**

The Zoning Board of Appeals (ZBA) continued discussions on the proposal to create Section 5-13: Battery Energy Storage Systems (BESS) to the Bond County Zoning Ordinance, last revised on September 3, 2024. In alignment with state efforts to incorporate BESS into solar and wind energy laws, the ZBA recommends the following for County Board consideration:

1. Update Section 5-12: Solar and/or Wind Energy Systems to include wind energy alongside solar.
  - Update Section 2-2: Selected Definitions as follows:

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Solar and/or Wind Energy Systems (SWES) – A system or facility designed to harness solar and/or wind energy for electricity generation or other renewable applications. These systems may serve on-site use with limited grid export or commercial utility-scale power supply.

- Solar Energy Systems – Photovoltaic (PV) panels, inverters, mounting structures, and related infrastructure.
- Wind Energy Systems – Wind turbines, towers, supporting structures, and associated components.
- Hybrid Systems – Integrated systems utilizing both solar and wind energy.

All systems must comply with applicable building codes, electrical codes, and zoning regulations.

Solar and/or Wind Farm Energy Systems (SWFES) are large-scale solar facilities designed for commercial power generation installations and are restricted to Agricultural, Commercial, or Industrial Districts.

2. Remove the solar fee schedule from the Zoning Ordinance, establish it as a separate addendum, and expand it to include wind energy fees. The updated fee schedule will be made available on the Zoning website.
3. Revise the Solar and Wind Farm Checklist under the Zoning Ordinance and post the updated version online.
4. Introduce Section 5-13: Battery Energy Storage Systems (BESS) into the Zoning Ordinance.
5. Define BESS in Section 2-2: Selected Definitions as follows:

Battery Energy Storage System (BESS) – A facility or system consisting of batteries, battery chargers, controls, power conditioning systems, and associated equipment used to store electrical energy. BESS can provide backup power, load balancing, or grid support through controlled storage and discharge.

- BESS installations may be on-site with limited grid export or grid-tied for commercial power supply.
  - Compliance with BESS Technical Specifications, building codes, and fire codes is required to ensure safe operation.
  - Only lithium-based or superior battery technology is permitted; lead-acid batteries are prohibited.
6. Zoning and Fees for BESS Installations:
    - When part of an integrated solar/wind system, BESS installations will follow solar and/or wind zoning regulations.
    - Standalone BESS installations will be a permitted use under Section 5-13 of the Zoning Ordinance.
    - Fees for BESS will be included in solar and/or wind energy fees when installed as part of a renewable energy system. Standalone BESS installations will have separate permit fees, as determined by the County Board.

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7. Create a BESS Checklist and post it alongside the Solar and/or Wind Farm Checklist on the Zoning website.
8. Update the Zoning Website to reflect the following:
  - Bond County Zoning Ordinance (September 3, 2024)
  - Solar and/or Wind Farm Checklist
  - Solar and/or Wind Fee Addendum
  - Battery Energy Storage System (BESS) Checklist
  - Agrivoltaics as a means of preserving agricultural land

### **New Business**

1. Siting Plan Permit Discussion
  - Zoning Administrator Brad Criner presented the need for a Siting Plan Permit and proposed:
    - a. Definition of the Siting Plan Permit
    - b. A one-sentence addendum to Section 8-2: Required Initial Certificates of Zoning Compliance for approval by the County Board at its next meeting.
  - The ZBA concurred with his proposal and submission to the County Board.
2. Rezoning of Parcels for Three Points Estates
  - Informational Only – No Action for ZBA
  - Parcels: 030719327001, 030719325001, 030719326001
  - Rezoning request: A-1 (Agricultural) to R-1 (Residential) for a three-lot subdivision to be known as Three Points Estates.
  - This item will be submitted to the County Board for approval.

### **Adjournment**

A motion was made to adjourn the meeting.

- Motion: Bassett
- Second: Waters
- Roll Call Vote: 5 Ayes, 0 Nays, 0 Abstain – Motion Carried

Meeting adjourned at 8:53 PM.

Respectfully submitted,

Susan File

Secretary, Bond County Zoning Board of Appeals