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
Monday, September 15, 2025, at 7:00 pm**

 **SPECIAL MEETING**

The Bond County Zoning Board of Appeals (ZBOA) convened for a Special Meeting on Monday, September 15, 2025, at 7:00 PM in Greenville, Illinois, to discuss zoning matters.

## Call to Order and Roll Call

In the absence of Chairman Jim Tarasuik, Chad Waters acted as Chairman pro tempore. Chairman Pro Tem Waters called the meeting to order and led the Pledge of Allegiance. Secretary Susan File conducted a roll call, confirming the presence of a quorum:

Present: Chad Waters (Chairman Pro Tem), Ron Jarrett, Kelli Bassett, Susan File
Absent: Jim Tarasuik (Chairman)

## Approval of Minutes

A motion to approve the July 8, 2025, meeting minutes as presented was made by Ron Jarrett, seconded by Susan File. Roll call vote: Ayes — Jarrett, File, Waters. Nays — None. Abstain — Bassett (not present at that meeting). Absent — Tarasuik. Motion carried.

## Old Business

None.

## Public Comment and Discussion

State’s Attorney Dora Mann and Zoning Administrator Brad Criner were present to provide legal and procedural guidance throughout the meeting. All individuals providing testimony were sworn under oath by Chairman Pro Tem Waters.

## Variance Request (Case No. B-2025-105\_Belcher)

Pursuant to Article 9, Section 9-4 (Variances) of the Bond County Zoning Ordinance.

Applicant: Mark Belcher
Property Address/PIN: 1403 Airport Ave., Greenville, IL 62246 (PIN 02-11-303-02001)
Request: Move a 1996 modular home within Bond County to the above location.
Acreage: Approximately 109 acres, more or less.

Findings: The Board finds that strict application of the ordinance would create a practical difficulty; conditions are unique to the property; the difficulty was not self-created; the variance represents the minimum deviation necessary; and approval will not be injurious to neighboring property or the public.

Motion: A motion was made by Ron Jarrett, seconded by Kelli Bassett, to approve the variance request submitted by Mark Belcher. Roll call vote: Ayes — Jarrett, Bassett, File, Waters. Nays — None. Absent — Tarasuik. Motion carried unanimously. Variance approved.

Stipulations: Placement of the home shall conform to the site plan and testimony presented; all required permits, foundation, tie-downs, utility connections, and exterior finishes shall comply with applicable codes and regulations.

## Map Amendment / Rezoning (Case No. B-2025-145\_Smith)

Pursuant to Article 9, Section 9-5 of the Bond County Zoning Ordinance.

Applicant: Steve Smith
Property Address/PIN: Part of PIN 06-06-261-04001
Request: Rezone from A-1 (Agricultural) to R-1 (Single-Family Residential). Property lies east of Red Ball Trail, south of Glenwood Trail, west of Glenwood Trail, and north of the south property line of parcel number shown above (approximately 12 acres).

Findings: The ZBOA finds the subject tract suitable for R-1 use; rezoning will not adversely affect surrounding agricultural uses; the change reflects existing and planned development patterns; and the amendment serves the public interest.

Motion: A motion was made by Ron Jarrett, seconded by Kelli Bassett, to recommend approval of the rezoning request to the County Board as submitted by Steve Smith for the acreage identified within the boundaries stated above. A new parcel number will be in order for the rezoned acreage. Roll call vote: Ayes — Jarrett, Bassett, File, Waters. Nays — None. Absent — Tarasuik. Motion carried unanimously.

Recommendation: Rezoning is recommended for approval to the Bond County Board.

**Note:** This action is a recommendation. Final action rests with the Bond County Board at a duly noticed meeting.

## Executive Session

The ZBOA entered executive session at 8:05 PM with State’s Attorney Dora Mann and Zoning Administrator Brad Criner to discuss pending litigation and personnel matters pursuant to 5 ILCS 120/2(c)(1) and (11) (Open Meetings Act exceptions). Motion was made by Kelli Bassett and seconded by Ron Jarrett to end executive session at 8:16 PM. Roll call vote: Ayes — Jarrett, Bassett, File, Waters. Nays — None. Absent — Tarasuik. Motion carried.

## Adjournment

A motion to adjourn was made by Kelli Bassett and seconded by Ron Jarrett. Roll call vote: Ayes —Jarrett, Bassett, File, Waters. Nays — None. Absent — Tarasuik. Motion carried. Meeting adjourned at 8:21 PM.

Respectfully submitted,

Chad Waters

Chairman Pro Tempore

Susan File
Secretary, Bond County Zoning Board of Appeals

Zoning Board of Appeals Members:

Jim Tarasuik – Chairperson – November 5, 2022 to November 4, 2027
Chad Waters – November 4, 2021 to November 3, 2025
Ron Jarrett – November 4, 2024 to November 3, 2028
Kelli Bassett – February 21, 2023 to November 4, 2027
Susan File – Secretary – January 7, 2025 to January 6, 2029