

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, January 28, 2025 at 7:00 pm

SPECIAL MEETING

The Bond County Zoning Board of Appeals convened for a special meeting on Tuesday, January 28, 2025, at 7:00 PM in Greenville, Illinois, to discuss zoning matters.

Call to Order and Roll Call

Chairman Jim Tarasuik called the meeting to order and led the Pledge of Allegiance. Secretary Susan File conducted roll call, confirming the presence of a quorum:

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

Discussion: Battery Energy Storage Systems (BESS)

Chairman Tarasuik opened the discussion on Battery Energy Storage Systems (BESS). The Board reviewed examples of existing and proposed BESS ordinances from various counties, considering national, state, and local regulatory frameworks, agency guidelines, and industry best practices.

Key discussion points included:

- **Zoning and Land Use Considerations:** Identifying appropriate zoning classifications, setback requirements, and conditional use permitting. The Board discussed mirroring Solar Farm Energy Systems (2 MW or larger) regulations in applying BESS requirements across all zoning districts, excluding residential districts.
- **Safety Standards & Compliance:** Addressing fire safety measures, emergency response protocols, and compliance with National Fire Protection Association (NFPA) guidelines, also with consideration for local volunteer fire departments.
- **Environmental and Public Impact:** Evaluating concerns related to noise, thermal runaway risks, hazardous material handling, decommissioning procedures, and proximity to public waterways, wetlands, and densely occupied structures.

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- **Grid Integration & Infrastructure:** Assessing the location of BESS facilities in relation to utility substations and other infrastructure to ensure grid reliability and service continuity.
- **Insurance & Financial Assurance:** Reviewing requirements for bonding, liability insurance, and decommissioning funds to mitigate financial and environmental risks.
- **Inspection & Oversight:** The Board agreed that the Zoning Administrator may request a third-party inspection at the applicant's expense to ensure compliance with safety and regulatory standards.
- **Permitting & Zoning Approval:** BESS installations will be classified as a permitted use requiring a variance from the Zoning Board of Appeals. The proposed ordinance updates will be incorporated into the Bond County Zoning Ordinance, last revised on September 3, 2024.

Zoning Administrator Brad Criner provided insights into regulatory precedents and industry standards. He agreed to draft an initial ordinance incorporating the Board's discussion for review at the next regular meeting on February 11, 2025.

Adjournment

A motion to adjourn was made by Chad Waters and seconded by Ron Jarrett. The motion passed unanimously with a roll call vote:

- Ayes: 4
- Nays: 0
- Abstentions: 0

The meeting adjourned at 7:58 PM.

Respectfully submitted,

Susan File

Secretary, Bond County Zoning Board of Appeals