

STATE OF ILLINOIS )

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COUNTY OF BOND )

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, February 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, Ron Jarrett and Chad Waters

Jim Tarasuik, Chairman proceeded with opening the floor for approval of January 9, 2024 meeting minutes. Motion by Jarrett, second by Waters. Roll call vote: 4 ayes, 0 nays, 0 abstain, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of new business after a motion by Waters, second by Jarrett to move new business first and 4-0 vote carried. The board reviewed the special use permit BC-2024-89 and heard public comment. Motion by Waters, second by Jarrett to move forward with the question: Should the zoning board of appeals recommend approving a special use permit for Ryan and Katie Rakers to operate an event venue. Roll call vote: 0 ayes, 4 nays, 0 abstain, motion was denied.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of request for a variance by James Bertagnolli to build a mobile home within 20 feet of his rear property line. Public comment was heard and board discussed request. Motion by Waters, second by Jarrett to move forward with the question: Should the zoning board of appeals approve a variance for James Bertagnolli to place a mobile home no less than 20 feet from rear property line. Roll call vote: 4 ayes, 0 nays, 0 abstain, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of old business. The board reviewed and debated various requested changes to the BOCO Building & Zoning Ordinances.

1. Should the zoning board of appeals recommend amending the Bond County Zoning Ordinance 'Solar Farm Energy Systems' as noted in attached copy? Motion by Waters, second by Jarrett to to table the solar code verbiage until legislative session has heard all possibilities. Roll call vote: 4 ayes, 0 nays, 0 abstain, motion carried.
2. Should the zoning board of appeals recommend amending the Bond County Zoning Ordinance fee schedule as noted on the attached copy? Motion by Waters, second by Jarrett to recommend amending the Bond County Zoning Ordinance fee schedule as noted on the attached copy. Roll call vote: 4 ayes, 0 nays, 0 abstain, motion carried.
3. Should the zoning board of appeals recommend amending the Bond County Building Code in all locations to update code language as noted in attached copy? Motion by Jarrett, second by Waters to recommend amending the Bond County Building Code in all locations to update code language as noted in attached copy. Roll call vote: 4 ayes, 0 nays, 0 abstain, motion carried.

Waters made a motion seconded by Jarrett to adjourn at 9:15 p.m. Roll Call Vote: 4 ayes, 0 nays, 0 abstain, motion carried.

Brad Criner

Brad Criner, Administrator  
Bond County Building & Zoning