

PUBLIC HEALTH, SOLID WASTE & ZONING COMMITTEE
MINUTES
JUNE 21, 2018
5:40 PM

PRESENT: Greg Stumpf – Chairman, David Mendenhall – Vice Chairman, Abe Forsyth, Linda Fulgenzi, Craig Hall, Lisa Hills, Rose Ruzic, Sam Snell, Mike Sullivan and Linda Douglas-Williams.

ABSENT: Annette Fulgenzi & Jason Ratts

OTHERS: Trustin Harrison, Dwayne Gab, Molly Berns, Jim Stone, Jessica Scaife, Steve Keenan, Emily Prather, Cathy Scaife, Todd Smith and Mary Carter.

Chairman Stumpf called the meeting to order at 5:44 pm. He asked for a motion to approve the minutes from May 17th. **Hills made a motion and Sullivan seconded. Motion carried (9-0)**

Public Health:

- Approval of Public Health Requisitions **Mendenhall made a motion to approve and L. Fulgenzi seconded. Motion carried (9-0)**
- Approval to hire an RN/Case Manager at an annual salary of \$49,430.03 effective 6/21/18.
- Approval to hire an RN/Case Manager at an annual salary of \$49,430.03 effective 7/29/18. Previous employee will leave the payroll on 6/29/18.
- Approval to hire a Clerk Typist II at an annual salary of \$34,523.56 effective 8/13/18. Previous employee will leave the payroll on 7/5/18. **Mendenhall made a motion to approve all three approvals & Forsyth seconded. Motion carried (9-0)**

Steve Kennan/Trustin Harrison

- **ZONING BOARD OF APPEALS AGENDA**

2018-017 J & L Strawn Properties, LLC **REMANDED BACK TO ZBA BY COUNTY BOARD**
County Board Member: Tom Madonia, Jr., District #9
Address: 7836 Johnson Road, Rochester, IL 62563
Tax ID # 23-35.0-400-008 Township: Rochester
Petitioner requests for Proposed Parcel 1: a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District, a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width, and a variance to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the "R-1" Single-Family Residence District; for Proposed Parcel 2: a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot

width, and a variance to allow one (1) parcel less than forty (40) acres (approximately 6 acres); and, for Proposed Parcel 3: a variance to allow one (1) parcel less than forty (40) acres (approximately 25 acres)

- 2018-023** Erik Karhliker
County Board Member: Tom Madonia, Jr., District #9
Address: 2623 Hilltop Road, Springfield, IL 62707
Tax ID # 23-07.0-200-056 Township: Rochester
Petitioner requests a variance to allow the front yard setback to be approximately seven (7) feet instead of the required thirty (30) feet and a variance to allow a parcel without public road frontage. **Staff recommended denial of the requested front yard setback variance. Staff recommended approval of the requested variance to allow a parcel without public road frontage. This will bring the parcel into compliance.**
- 2018-024** Michael Hemberger
County Board Member: Sam Snell, District #6
Address: 3550 Hudson Road, Auburn, IL 62615
Tax ID # 34-01.0-100-036 Township: Auburn
Petitioner requests a variance to allow an accessory structure to be approximately twenty-one (21) feet instead of the required eighteen (18) feet allowed in the "R-1" Single-Family Residence District. **Staff recommended approval.**
- 2018-025** Cheryl Kutchma
County Board Member: Todd Smith, District #2
Address: 5959 Barlow Road, Riverton, IL 62561
Tax ID # 07-35.0-100-009 Township: Williams
Petitioner requests for a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District, and for Proposed Parcel 1: a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width. **Staff recommended approval. While the LESA score of 208 indicates the property is suitable for ag use only, the subject property is in an area of established rural residences and the proposed parcel sizes are consistent with the other lots in the immediate area ranging from one to five acres.**
- 2018-026** Richard Narup
County Board Member: Tom Fraase, Jr., District #1
Address: 20 Country Lake Road, Springfield, IL 62711
Tax ID # 13-32.0-200-001 Township: Gardner
Petitioner requests a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District, and for Proposed Parcel 1: a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width. **Staff recommended approval.**

- 2018-027** Robert Underwood
County Board Member: Joel Tjelmeland, District #14
Address: 2900 S. Allis Street, Springfield, IL 62703
Tax ID # 22-10.0-429-006 Township: Woodside
Petitioner requests a rezoning from "R-2" Single-Family and Two-Family Residence District to "RM-4" Manufactured Home District. **Staff recommended denial of the requested RM-4 zoning. While one parcel located on the corner of Henry and Allis was granted RM-4 in Zoning Case #1977-A-44, the trend of development for the surrounding area has remained R-2.**
- 2018-028** Solar Provider Group IL LLC (SPG)
County Board Member: Tom Madonia, Jr., District #9
Address: 660 N. Oak Road, Rochester, IL 62563
Tax ID # 23-10.0-400-008 Township: Rochester
Petitioner requests a Conditional Permitted Use for a Solar Farm Energy System (SFES) and a variance to allow two (2) uses on one (1) parcel: (1) single family residence and (2) Solar Farm Energy System. **Staff recommended approval. The petitioner is proposing to comply with all the specific setback requirements and additional standards in the Solar Energy System Ordinance and maintain the site.**
- 2018-029** Legacy Real Estate Professionals LLC
County Board Member: Jeff Thomas, District #4
Address: 12051 Main Street, Glenarm, IL 62536
Tax ID # 29-33.0-229-004 Township: Ball
Petitioner requests a rezoning from "R-1" Single-Family Residence District to "B-3" General Business District; a variance to allow the front yard setback to be five (5) feet instead of required fifteen (15) feet; a variance to allow the side yard setback on a corner lot to be five (5) feet instead of the required seven and one-half (7 ½) feet; and, a variance to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat. **Staff recommended approval.**
- 2018-030** Advanced Seed Solutions, LLC
County Board Member: Craig Hall, District #7
Address: 3000 Block of Curran Road, New Berlin, IL 62670
Tax ID # 21-16.0-100-014 Township: Curran
Petitioner requests for Proposed Parcel 1: a rezoning from "A" Agricultural District to "B-2" Retail Business District and a variance to allow the parking and access way to remain unpaved (rock) instead of the required bituminous seal coat. Petitioner further requests for Proposed Parcel 1 that if the request for rezoning to "B-2" Retail Business District is deemed appropriate that a Use Variance be granted in accordance with Chapter 17.68; and a variance to allow one (1) parcel less than forty (40) acres (approximately 5 acres) **Staff recommended denial. Staff recommends that a Use Variance to allow an**

agricultural sales & service business on Proposed Parcel 1 be granted. Staff recommends approval of the variance to allow the parking and access way to remain unpaved (rock) instead of the required bituminous seal coat, and approval of a variance to allow one (1) parcel less than forty (40) acres.

Zoning:- Trustin Harrison

- Approval of Zoning Requisitions ***Ruzic made a motion to approve & Douglas-Williams seconded. Motion carried (10-0)***
- Petition for Amendment to the Text of the Sangamon County Zoning Ordinance -Amending Chapter 17.42 Setback lines to Add Exhibit A to the End of Chapter 17.42
 - Adding Plate 1 Map
 - Adopting R.O.W.
 - *80'
 - *100'
 - *120'
 - *210'
- ***Hills made a motion to approve & Snell seconded. Motion carried (9-1)(Hall voted no)***

-Amending Chapter 17.04 Definitions.

- Accessory structure in all zoning districts
- 1 container per parcel that is between 1-5 acres
- 2 containers on parcels greater than 5 acres or more
- May not exceed (8'6") in height, (8'0") in width and (40'0") in length
- May not be stacked
- Solid color with all numbering and lettering removed
- Side and rear yard setbacks must be a minimum of (10'); not allowed in front yards

Hall asked Trustin about an ag exception. Stumpf said we can always come back next month and change it. ***Ruzic made a motion to approve to move forward with amending 17.04 & Mendenhall seconded. Motion carried (10-0)***

- Margaret Mefford, Parcel #14-15.0-476-011, 2316 Peoria Rd, Springfield - Novelty Fireworks ***Hall made a motion to approve & Sullivan seconded. Motion carried (9-0)***

Stumpf asked Mendenhall & Douglas-Williams what their recommendation was for overhangs & setbacks and Mendenhall said after meeting with the Farm Bureau, Zoning & Regional Planning, they recommend that we keep it the way it is.

Regional Planning:

- Molly Berns: 1st Steering Committee meeting was last Thursday. They will be meeting monthly on the 2nd Thursday of the month at 4pm. She said she will provide updates to the committee on a monthly basis.

Old Business: Hills reminded the board members to clean up their candy wrappers.

Hall asked about his fence charger, it's solar charged- ag exemption as long as he meets the requirements.

Forsyth made a motion to adjourn and Sullivan seconded. Motion carried (9-0) and the meeting adjourned at 6:44 pm.

APPROVED