

## **MINUTES**

### **SANGAMON COUNTY BOARD**

**OCTOBER 10, 2006**

The Sangamon County Board met in Reconvened Adjourned September Session on October 10, 2006 in the County Board Chambers. Chairman VanMeter called the meeting to order at 7:00 p.m. Mr. Montalbano gave the Invocation and Mr. Griffin led the Board in the Pledge of Allegiance.

#### **ROLL CALL**

Chairman VanMeter asked the Clerk to call the roll. There were 26 Present – 3 Absent. Mr. Buecker, Mr. Forsyth, and Mr. Pace were all excused.

#### **PROCLAMATIONS**

Ms. Cimarossa presented a Proclamation in honor of Maralee Lindley who was a public servant for 40 years in the Springfield community. Joe Lindley, his wife, and his brother were present to accept the honor. Mr. Lindley stated that Maralee felt so much about Sangamon County and was proud to be part of the Sangamon County Republican Party. She was also so proud of all the people she worked with. He thanked the Board for all of their support.

#### **APPROVAL OF MINUTES**

A motion was made by Mrs. Turner, seconded by Mrs. Long, for approval of the Minutes of September 12, 2006. A voice vote was unanimous.

**MOTION CARRIED**  
**MINUTES ADOPTED**

#### **CORRESPONDENCE**

- A. Illinois Department of Transportation Motor Fuel Tax Allotment and Transactions for August, 2006.

A motion was made by Mrs. Long, seconded by Mrs. Turner, to place the Correspondence on file with the County Clerk. A voice vote was unanimous.

MOTION CARRIED  
CORRESPONDENCE FILED

### **RESOLUTION 1**

1. Resolution approving a supplemental engineering agreement for the MacArthur Blvd. Extension.

A motion was made by Mr. Montalbano, seconded by Mr. Snell, for the adoption of Resolution 1. Upon a roll call vote, there were 25 Yeas – 0 Nays.

MOTION CARRIED  
RESOLUTION ADOPTED

### **RESOLUTION 2**

2. 2006-51 – Norman Carver and Hal Bast, 7516 Mechanicsburg Road, Springfield – Granting a Variance. County Board Member – Sarah Musgrave, District #9.

A motion was made by Mrs. Musgrave, seconded by Mr. Vaughn, for the adoption of Resolution 2. A motion was made by Mr. Moore to waive the reading of the professional staff's report. There were no objections. A voice vote was unanimous on the motion to adopt Resolution 2.

MOTIONS CARRIED  
RESOLUTION ADOPTED

### **RESOLUTION 3**

3. 2006-52 – Selvaggio Ornamental & Structural Steel, Inc., 1100 Block of West Calhoun Avenue, Springfield – Granting a Rezoning and Variances. County Board Member – Dick Bond, District #11.

A motion was made by Mr. Bond, seconded by Mrs. Long, for the adoption of Resolution 3. Chairman VanMeter asked the professional staff to give the procedural history of the case.

Susan Poludniak stated that the petitioner is requesting a rezoning from B-1 to I-1 with variances to allow evergreen trees in place of a solid fence in a transition yard, a zero eastern transitional side yard with allowance for evergreen trees instead of a fence, a zero western side yard and a three foot front yard with allowance for evergreen trees instead of a fence except for the western 40 feet for visibility.

Randy Armstrong stated that the Selvaggio case is at the southeast corner of North Lincoln Avenue and West Calhoun Avenue. The petitioner wants to expand its ornamental and structural steel company which is located adjacent to the south.

Ms. Poludniak stated that the industrial zoning is not appropriate in a residential neighborhood. The yard variations would negatively impact the neighborhood visually and would not protect the residents from a highly intensive use. The fence variation could negatively impact the safety of the neighborhood and the staff recommends denial. Mr. Armstrong stated that that Zoning Board of Appeals recommends approval. The Board felt the rezoning was appropriate due to the amount of nearby industrial zoning uses and because most of the property has remained vacant for many years.

Mark Selvaggio stated that he is the President of Selvaggio Steel in Springfield. This business was started back in 1957 so in January they will be celebrating 50 years as a family business. They have been at the current address on Dorlan Avenue for 37 years. Over the years the facility has grown and there has been a significant change in the steel environment. Some of the ways they have purchased their steel has changed dramatically. They have rushed to try and find a location close to the facility so they can start storing material to be accessed for projects. Some time ago they negotiated a contract with Mr. Eddington to purchase property at the corner of Calhoun and Lincoln. For the past 25 years that site was pretty much a junk yard. Mr. Eddington tried to improve the area, but wasn't able to finish all the improvements he wanted to make. It's been zoned B-1 with a variance for mini-warehouses for about 12 to 15 years and there hasn't been any significant improvement other than the initial cleaning up of the property. Selvaggio Steel set out to put a solid wall of evergreens on two sides of that property instead of an 8-foot fence to shield the neighbors. They intend to use the property for short term storage and don't intend to be on the property more than a few times a week. There will not be any fabrication and will not be any buildings other than an office building in the future. They want to be able to co-exist with the neighbors if possible. He stated that they are willing to do whatever is needed to get this done. As a company, Selvaggio Steel needs a location or they will be in a little bit of trouble.

Mr. Moore asked if they would be willing to come back under a variance which would limit certain activity on the property. Mr. Selvaggio stated that they would accept a variance to do what they need to do. Mr. Moore explained that if this is done there would be further discussion about it because they would have to come back to have that discussion. Mr. Moore asked if they have given consideration to perhaps putting the office at this location and putting the industrial storage at the current location where it is already zoned industrial. Mr. Selvaggio stated they have been asked that, but steel is big and the current office is only 1200 square feet so there is absolutely no way to satisfy any needs they have. It just would not fit in that area.

Mr. Fulgenzi asked if they would be willing to put a fence inside the evergreens. Mr. Selvaggio stated that they were under the impression this was added to the request. It would be a 6-foot fence that would go all the way down to the drive on Dorlan Avenue to keep the kids out of it.

Ann Scott, residing at 1151 West Calhoun in Springfield, addressed the Board. She stated she is representing the neighbors. She explained that she bought her property in good faith and has upgraded and improved it and the neighbors have done the same. Mr. Eddington bought his property and said he would do things, but never did. There are already people who are woken up early everyday by the noise from the business. This rezoning could decrease property values. Mr. Selvaggio led the Board to believe they live in a slum area and this is not a slum. She stated that he says he spends \$2 million in payroll, but she doesn't think the people who work for him make that much money. If he gets this zoning he will do exactly what he wants to do.

Mr. Cahnman asked what Mr. Eddington said he would do. Ms. Scott stated that he said he would pave the property, put in a row of storage buildings and a nice bait shop. He just put up a wood building and had some old guy with no feet taking care of it. He has not mowed the grass since Mr. Selvaggio decided he would purchase it. Mr. Cahnman asked if she objected when Mr. Eddington had the property rezoned from residential to commercial. Ms. Scott stated that she did not because of what he told her he would do. Mr. Cahnman asked if some of her objections would be met if the hours of operation were limited. Ms. Scott stated that they just don't want this in their neighborhood.

Mr. Moore asked if she would object to an office building versus the storage site. Ms. Scott stated she would agree to that.

Mrs. Musgrave asked the professional staff asked what else would be included in I-1 zoning. Randy Armstrong stated there are a lot of uses including all the business uses, retail uses, highway service uses, and manufacturing uses.

A motion was made by Mr. Goleman, seconded by Mrs. Long, to suspend the rules to allow an additional person to speak regarding the petition. A voice vote was unanimous.

David Beeler, residing at 1045 W. Calhoun in Springfield, addressed the Board. He stated that Mr. Selvaggio is actually closer to his home than to Ms. Scott. He stated that he has known the Selvaggios for over 50 years and they have been good neighbors and have kept their equipment upgraded and tried to control the noise, but he does agree with Ms. Scott. There is no way they would be able to access Lincoln Avenue from that property. They would have to access Calhoun which is already a high traffic area and there is no traffic control there now. There is no good use of tax dollars in this area, no street lighting, and no good maintenance on the roads. Any extra truck activity would create quite a hazard since there are a lot of small children in the area. Mr. Beeler added that he has lived there for 35 years.

Chairman VanMeter asked the professional staff what township this is in. Randy Armstrong stated that it is Springfield Township. Mr. VanMeter asked if the roads and infrastructure are subject to the government of Springfield Township and not the County. Mr. Armstrong stated that is correct.

Mr. Selvaggio stated there is only going to be one entrance on Lincoln. There would be no access from Calhoun. He explained that they want to protect the neighbors from this, they have tried to accommodate them, and they do respect their opinion. He stated that they would like to see a vote in favor of this rather than have to come back for a variance.

Ms. Scott stated that she does not think this is good for the neighbors. People are working to get this neighborhood looking good. This area has always been residential and the only property not being maintained is owned by the Eddington family.

Mr. Goleman stated that he did not hear any comments from Mr. Selvaggio saying this is a slum area.

Chairman VanMeter asked for a roll call vote on the motion to adopt Resolution 3. Upon the roll call vote, there were 2 Yeas – 23 Nays. Mr. Bond and Mr. Tjelmeland voted yes. Mr. Bunch explained that he is not against the company but against the I-1 because it is not proper for the neighborhood. Mr. Mendenhall stated that he wants to see the petition come back and get a variance.

MOTION CARRIED  
RESOLUTION ADOPTED

#### **RESOLUTION 4**

4. Resolution amending Section 5.04.040 of the Sangamon County Code regarding liquor licenses.

A motion was made by Mr. Fraase to withdraw Resolution 4. There were no objections.

MOTION CARRIED  
RESOLUTION WITHDRAWN

#### **RESOLUTION 5**

5. Resolution abolishing a County Complex Lease Tax.

A motion was made by Mr. Goleman, seconded by Mrs. Long, for the adoption of Resolution 5.

Mr. Vaughn asked Mr. Goleman if he could explain what the last sentence means when it says the tax is abolished. Mr. Goleman explained that this means the tax is no longer on there and the County has paid all their debts on the complex. A promise was made to the taxpayers this tax would be taken off when the debt was paid off and that is exactly what was done.

This means when people get their tax bills next June they will see their taxes have gone down. The county portion of their tax bill will go down. A promise was made and kept by this County Board.

Mr. Vaughn asked for clarification if the only way this tax could be re-instated would be through a referendum by the voters of Sangamon County. Mr. Goleman explained that this would be the only way because of tax caps.

Mr. Moore stated that at a neighborhood meeting he attended one of the citizens there made a remark that "isn't this kind of a shell game that you raise the assessment and then the County drops the tax rate". Mr. Goleman stated that this is not a shell game it is a fact the taxes will go down in Sangamon County. Mr. Moore asked what would happen if the assessment was raised. Mr. Goleman stated that the tax rate would go down if the assessment was raised.

Chairman VanMeter explained how tax caps work. Tax caps are capped on the counties revenue. The assessor assesses the property and decides the value of the property. The tax rate is the percentage of the value of the property that gets paid in taxes. For example if the counties revenue is \$10 and the value of a property is assessed at \$100 then the tax rate is the percentage of the value of the property that gets paid in taxes. Year two the tax cap says the tax revenue can only go up by a certain percentage. For example if it is 10% that means the revenue can only go up by 10% which would be \$1.00 so the revenue could only go up to \$11.00. In this second year if the assessment is raised to \$200 with the maximum revenue being \$11.00 the tax rate would have to go down 5.5 %. That is the way tax caps work. What has happened is part of this revenue was being used to pay off this building over the past 20 years. Tax caps says when you have a dedicated revenue stream for one specific purpose and taxpayers know you are using the money for that purpose then you can't collect that tax anymore and the money goes back to the taxpayers. If they wanted more money they would have to go back to the voters.

Mr. Moore asked if the City of Springfield is the only entity not under tax caps. Chairman VanMeter stated that every entity in this county is subject to this except the City of Springfield because it is a home rule entity.

Mr. Goleman explained that some school districts do not have tax caps if they have property in Sangamon County and in a non tax-cap county.

Mr. Vaughn stated that since 1995 the only increase has been for the cost of living. The Board has never gone to the maximum of 5%. When there are members who have voted against the budget then they are saying you can't go with the cost of living.

Mr. Moss asked what other buildings were paid off. Mr. Goleman stated that the 911 Center, state of the art election equipment they were mandated to purchase was paid off, and some one-time grants were all paid off. Mr. Moss asked if they were able to do that under all the restraints of the tax caps.

Mr. Goleman explained that they were able to do this because of planning by previous County Boards who looked and said they need to plan for the future. This Board has worked together to do this. With this planning they have been able to build a new 911 Center, Animal Control Facility, and Juvenile Center. They have done this by working together with the elected officials and department heads.

Mr. Bunch stated that thanks to two Board Members Bert Merriam and Bill Clark, who are no longer here, he is very pleased they have paid off the juvenile center.

Chairman VanMeter asked for a roll call vote on the motion to adopt Resolution 5. Upon the roll call vote, there were 25 Yeas – 0 Nays.

Mrs. Turner stated that she really is pleased they could all work together. Most of the votes taken on the Board have been unanimous and the Democrats did play a roll in making this happen. Mr. Goleman confirmed that the majority of the Democrats did help.

**MOTION CARRIED  
RESOLUTION ADOPTED**

### **RESOLUTIONS 6 – 10**

6. Resolution approving a contract with Community Resources and the Lawrence Education Center.

A motion was made by Mrs. Scaife, seconded by Mr. Hall, for the adoption of Resolution 6. A motion was made by Mr. Bunch, seconded by Mr. Griffin, to consolidate Resolutions 6 – 10. Chairman VanMeter asked the Clerk to read Resolutions 7 – 10.

7. Resolution approving a contract with Community Resources and UCP Land of Lincoln.
8. Resolution approving the purchase of a vehicle by Community Resources for weatherization services in Sangamon County.
9. Resolution approving the final plat of the Turley Minor Subdivision.
10. Resolution approving the road name change of an unnamed road to Franciscan Road.

A voice vote carried on the consolidation. Mr. Cahnman voted no.

Mr. Cahnman asked if the funds on Resolutions 6 and 7 came from the State of Illinois. Mrs. Scaife stated that they did.

A motion was made by Mr. Cahnman to amend Resolution 8. On Page 1 in Paragraph 2 the word grand should be changed to grant. There were no objections.

A motion was made by Mr. Bunch, seconded by Mr. Goleman, that the roll call vote for Resolution 1 stand as the roll call vote for Resolutions 6 – 10, as consolidated and amended. A voice vote was unanimous.

MOTIONS CARRIED  
RESOLUTIONS ADOPTED

**WAIVER OF TEN-DAY FILING PERIOD**

A motion was made by Mrs. Turner, seconded by Mrs. Long, to waive the ten-day filing period. A voice vote was unanimous.

MOTION CARRIED  
TEN-DAY FILING PERIOD WAIVED

**RESOLUTION 11**

- 11. Resolution approving a contract with Sangamon County and CJP Architects to compile relevant data in the request for proposal for a new Public Health facility.

A motion was made by Mrs. Long, seconded by Mr. Goleman, for the adoption of Resolution 11. A voice vote was unanimous.

MOTION CARRIED  
RESOLUTION ADOPTED

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

- A. Resolutions

There were no new resolutions.

- B. Appointments

Coroner Facility Task Force Committee  
Rosemarie Long   Clyde Bunch   Tim Griffin  
John O’Neill   Cathy Scaife   John Fulgenzi

Appointment of Betty Busby to the Eastside Fire District to replace Marcella Flaminio for a term expiring May 2008.

A motion was made by Mrs. Long, seconded by Mrs. Turner, to add Mr. Fulgenzi to the Coroner Facility Task Force Committee appointments. A voice vote was unanimous to approve the appointments as amended.

**MOTION CARRIED  
APPOINTMENTS ADOPTED**

C. Approval of the proposed budget for FY 2007

A motion was made by Mr. Goleman, seconded by Mr. Bunch, for approval of the proposed budget for FY 2007. A voice vote was unanimous.

**MOTION CARRIED  
PROPOSED BUDGET APPROVED**

### **COMMITTEE REPORT ON CLAIMS**

A motion was made by Mrs. Long, seconded by Mrs. Turner, to place the Committee Report on Claims on file with the County Clerk. A voice vote was unanimous.

**MOTION CARRIED  
REPORT FILED**

### **RECESS**

A motion was made by Mrs. Turner, seconded by Mrs. Long, to recess the meeting to November 14, 2006 at 7:00 p.m. A voice vote was unanimous.

**MOTION CARRIED  
MEETING RECESSED**