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**SANGAMON COUNTY CLERK**



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## **MINUTES**

### **SANGAMON COUNTY BOARD**

**JANUARY 13, 2015**

The Sangamon County Board met in Reconvened Adjourned September Session on January 13, 2015 in the County Board Chambers. Chairman Van Meter called the meeting to order at 7:00 p.m. Mr. Hall gave the Invocation and Mr. Smith led the County Board in the Pledge of Allegiance.

### **ROLL CALL**

Chairman Van Meter asked the County Clerk to call the roll. There were 27 Present – 2 Absent. Mr. Montalbano and Mr. Sullivan were excused.

### **PRESENTATION BY THE GREATER SPRINGFIELD CHAMBER OF COMMERCE**

Chris Hembrough, President and CEO of the Greater Springfield Chamber of Commerce, and Josh Collins, Director of Business and Community Development were present to give a presentation. Mr. Hembrough addressed the County Board. He stated they are not just the Springfield Chamber of Commerce, but they are the Greater Springfield Chamber of Commerce representing all of Sangamon County. Over the last six or seven months they have taken a much more aggressive approach to working with their existing businesses from the standpoint of retention, expansion and business attraction throughout the entire county. That is where they are really putting their efforts and where their dollars are being put to use. Over the last several months they have spent a lot of time in relationship development around Sangamon County. They have met with a number of officials including Todd Smith, David Mendenhall, Andy Goleman and Craig Hall. They also met with the Mayor and a number of trustees of the Village of Illiopolis, Divernon, Riverton and Chatham. They are working especially hard at visiting and trying to identify a handful of sites they can certify from the standpoint of being shovel ready throughout the county. They have taken a very aggressive approach. In 2015 they will engage with at least 25 site selectors, business consultants and corporate real estate executives in order to promote Sangamon County and not just Springfield itself.

They have been working hard with developer attractions, especially for downtown Springfield and the medical district. Last year they visited with 101 of their existing businesses throughout the county to gather critical information that could help them as they pass it along to community leaders from the standpoint of developing a business friendly culture. They have set a goal this year to meet with 125 local businesses throughout the county to gather that kind of information to pass on to folks like you and policy makers in the community. They are continuing their partnership with the Springfield project on redevelopment efforts on the east side of Springfield. They are working to become a certified ACT Work Ready Community, which is really a program only established in two other counties in the state. It allows them to identify the workforce needs and skills training they need to do locally so they can be certified within the next 12 months. This will be another one of the elements they can promote to others as they are working on business attraction from the standpoint of the available workforce. They are going to continue to work alongside the county from the standpoint of advocacy when it comes to the rail relocation project in Springfield. He thanked the County Board for all their support. At The Chamber they believe they are here to represent the entire county and to be the counties biggest promoter. They want to help existing businesses retain and expand their customer base and especially to work hard from an attraction standpoint.

Chairman Van Meter asked if the Chamber is still considering organizing some kind of welcome for the new administration. Josh Collins stated they are, and there are a few packets ready at their office to be picked up. They have coordinated how they will be delivered to Governor Rauner's staff. They are also working on setting up some meetings with community leaders and top administrators in the Rauner administration including his Chief of Staff. Chairman Van Meter asked if they would offer to connect them with bankers to help with home mortgages and things like that. Mr. Collins stated they absolutely would. That is actually included in the packet. Chairman Van Meter stated whether Republican or Democrat, it is extremely beneficial to this community if they can attract some of the members of the administration to live in this community. They have a fresh opportunity here so he hopes they can make the most of it. Everyone knows The Chamber was essential in their struggle to get someone to pay attention to what the High Speed Rail Program was initially threatening to do to this community. The Chamber played an essential role. Josh was there in the background through all of that. They are really grateful to The Chamber for stepping up as they did during the difficult controversy.

Mr. Ratts asked Josh if they had any interest in regards to notification of the old Pillsbury plant. Mr. Collins stated they are seeking developers specifically who specialize in that kind of project with hazard mitigation, but they have not had any interest yet. They are also trying to schedule a meeting with the railroad who serves that site to not only look at that site but other sites in the county where there is land that abuts the railroad.

Mr. Stumpf asked Josh if he could speak on behalf of some of the shovel-ready projects they have in the works. Mr. Collins explained they are working with their partners Ameren. They have an elite certified sites program. You have to be invited and have to be in Ameren electric territory. There are a couple sites they are looking at for that program.

They have not had permission from land owners to discuss other sites. They are looking at three specifically to try and narrow it down to get their first site certification. Two are in the county and one is in the city.

Mr. Krell asked if they are working with the University of Illinois Springfield. They are planning on building some more housing out there, and there was talk about commercial development in that area. Mr. Collins stated they have been working with someone on that project. They stay in contact weekly on it, including the opportunity for downtown housing.

Mr. Fulgenzi asked if they have plans to redevelop part of Benedictine University. Mr. Collins stated they do have communications with Benedictine.

Chairman Van Meter thanked Mr. Hembrough and Mr. Collins for their presentation and expressed appreciation for the work they do.

### **MINUTES**

A motion was made by Mr. O'Neill, seconded by Mr. Bunch, for approval of the minutes of December 9, 2014. A voiced vote was unanimous.

MOTION CARRIED  
MINUTES ADOPTED

### **CORRESPONDENCE**

A motion was made by Mr. Goleman, seconded by Mr. Fraase, to place the correspondence on file with the County Clerk. A voice vote was unanimous. There was none filed.

### **RESOLUTION 1**

1. Resolution approving the low bid for a culvert replacement on Island Grove Road in New Berlin Township.

A motion was made by Mr. Fraase, seconded by Mr. Hall, to place Resolution 1 on the floor. Upon a roll call vote, there were 26 Yeas - 0 Nays for the adoption of Resolution 1.

MOTION CARRIED  
RESOLUTION ADOPTED

**RESOLUTION 2**

2. 2014-047 – Roy F. Throop, Jr., 1823 Camp Lincoln Road, Springfield – Granting a Variance. County Board Member – John Fulgenzi, District #17.

A motion was made by Mr. Fulgenzi, seconded by Mr. O’Neill, to place Resolution 2 on the floor. A motion was made by Mr. Stumpf to waive the reading of the professional staff’s report. There were no objections. A voice vote was unanimous for the adoption of Resolution 2.

MOTIONS CARRIED  
RESOLUTION ADOPTED

**RESOLUTION 3**

3. 2014-048 – William & Martha Coombe, 25 Carole Road, Springfield – Granting a Variance. County Board Member – Sam Montalbano, District #13.

A motion was made by Mr. O’Neill, seconded by Mr. Tjelmeland, to place Resolution 3 on the floor. A motion was made by Mr. Stumpf to waive the reading of the professional staff’s report. There were no objections. A voice vote was unanimous for the adoption of Resolution 3.

MOTIONS CARRIED  
RESOLUTION ADOPTED

**RESOLUTION 4**

4. 2014-049 – Joseph Fickas & Cindy Fickas, 2425 Catalina Lane, Springfield – Granting a Rezoning. County Board Member – Greg Stumpf, District #16.

A motion was made by Mr. Stumpf, seconded by Mr. O’Neill, to place Resolution 4 on the floor. Chairman Van Meter asked the professional staff to give the procedural history of the case.

Cyndi Knowles, professional staff, stated the petitioners are requesting a rezoning from R-1 single-family residence district to RM-4 manufactured home district to allow for a manufactured home to be placed on the property. Molly Berns, professional staff, stated that staff recommends approval. The petitioner desires to place a manufactured home on the site and RM-4 is not considered to be spot zoning. While the property is vacant and can be developed with a use permitted in the existing R-1 zoning, the trend of development in the area is a mix of mobile homes and commercial versus single-family residences. Mrs. Knowles stated the Zoning Board of Appeals concurs with the staff report and recommends approval of the requested rezoning.

Joseph Fickas, residing at 2800 Placid Court in Springfield, addressed the County Board. He stated that he is just looking to have this zoned for the area the property is in. The varieties of properties around there are zoned RM-4 and B-1. In order for him to put anything on the property that would justify his money to invest in anything there, he would have to be in this category. They could put a junk yard right across the street even if he puts a \$150,000 home there because it is already zoned B-1. He will probably be putting more than that into this property.

Mr. Stumpf asked Mr. Fickas if he is aware there are some drainage issues across these properties. He encouraged Mr. Fickas to work with Sangamon County, the City of Springfield and the township to make sure, as much as he can, that this doesn't drain off into other properties if this does pass. Mr. Fickas stated he wasn't even aware there was a water problem on this property. He will not build this up to a mountain so it will be flowing onto other properties.

Mrs. Ruzic asked if this is on the east or west side of Peoria Road. Mr. Fickas stated it is on the east side of the road.

Chris Werth, residing at 2412 E Ardmore in Springfield, addressed the County Board. He stated he lives in the residential area there, and they are requesting not to have this changed from residential to residential manufactured because 25 of the 29 homes there are stick built. There are only four modular/manufactured homes there; therefore, it is not a precedence to have modular homes put there. They have also contacted the Sangamon County Assessment office who stated there may or may not be a decrease in the value of the properties of stick built homes. It all depends on how it looks and what is being put there. He did say there is the possibility of a decrease of property values. He also has a petition with 18 people who have signed it to request not to have this changed. They would prefer to have a regular stick built home and not worry about the decrease in the value of their homes. Mr. Werth submitted his petition to the County Clerk for filing.

Mr. Stumpf asked the professional staff why they think it is okay to have mobile homes in this area. Molly Berns stated she thinks what Mr. Stumpf is getting down to is the consideration of staff not considering this to be spot zoning. There are four mobile homes with several being on a couple of different parcels as well. So, they have some legal non-conforming where there are two mobile homes on one parcel. There is a trend in the immediate area, but when you are looking at spot zoning you don't necessarily look within an eight-parcel radius. You also look at a neighborhood and an area. On other streets there are also mobile homes as well. This leads it to not be spot zoning because a trend was created whether it be legal nonconforming from years ago or actions by this or previous boards to create mobile homes in this area. In addition, at the rear of the property, which abuts properties that front on Peoria Road, there are heavy commercial uses. There are contractor offices with outside storage. There is a trend in the area for mobile homes, so it is not spot zoning, and for it to be a mixed use mixed zoning classification area. That is where the recommended approval is coming from.

Mr. Good asked what the use of the previous use of the property was. Mr. Werth stated it was owned by a resident named old man Frank Lesko who passed away. His property had four plots to it. The one empty plot had a garden on it, another plot he lived on, and then he had another empty plot next to his house.

Mr. Fickas gave his rebuttal. He stated this was zoned RM-4 about nine or ten years ago. He is just trying to get it back to this.

Mrs. Fulgenzi asked if the manufactured home will remain on wheels or if it would be put on a foundation. Mr. Fickas stated that he hasn't decided what is happening yet. It depends on the zoning. He has legal matters elsewhere, and he is waiting for them to be completed within the next couple months. Until then, he does not know what he is going to do. The properties there now are currently not on permanent foundations.

Mr. Goleman asked the legal staff if they can amend the resolution to say it should be on a block foundation. Dewayne Gab stated he does not think so. Mr. Goleman asked Mr. Fickas if he is saying he doesn't know what he is going to do with this. Mr. Fickas stated that he could turn it into a pig farm if he wants. Anything he does on the property, as far as building wise, will appreciate the properties around him. The property values will not decrease at all.

Mr. Bunch asked why he would want to put a modular home on a piece of property and not put a foundation on it. Modular homes are very attractive when they are put together right. Mr. Fickas stated it would probably be a summer home for him. His winter months will be south. He won't be living there year round, so he wants to put the least amount of money into it.

Mr. Mendenhall asked the professional staff if this property was RM-4 before. Cyndi Knowles stated it has been R-1 since zoning went into effect in 1969 according to their records.

Mrs. Ruzic asked what the size of the home would be. Mr. Fickas stated it would probably be a 1,500 to 1,800 square foot double wide.

Marie Brest, residing at 2509 Catalina Lane in Springfield, addressed the County Board for the opponent's rebuttal. Mrs. Brest stated she is opposing this because part of that property is a natural waterway. She lives on the lowest part of the street and the street runs downhill. If that is built up and filled in it will totally flood both of her buildings and her property will be a pond. It is a pond part of the time now, and she has worked really hard all these years to keep the water flow going. The side of the property he wants to build on and put the trailer is 10 feet from the property line. It is going to be right on the natural waterway. She has pictures and has lived there for over 12 years. She has learned to direct the water the best she can to flow on her driveway. When Frank was alive it was a running joke about getting the lawn mower in the swamp because they had to get out there with a weed whacker to even cut the grass unless they kept it down. If she loses that she will lose the value of her home and property. She will turn into the water spot on the street.

Mr. Ratts asked if she has a basement or crawlspace. Mrs. Brest stated she is on a crawlspace.

Chairman Van Meter asked for a roll call vote on the adoption of Resolution 4. Upon the roll call vote there were 11 Yeas – 15 Nays. Those voting Nay were: Mr. DelGiorno, Mr. Fraase, Mrs. Fulgenzi, Mr. Goleman, Mr. Good, Mr. Hall, Mrs. Hills, Mr. Madonia, Mr. Mendenhall, Mr. Preckwinkle, Mrs. Ruzic, Mrs. Scaife, Mrs. Sheehan, Mrs. Small and Mr. Tjelmeland. Resolution 4 written “to grant a rezoning” was denied.

MOTION CARRIED  
RESOLUTION DENIED

#### **WAIVER OF TEN-DAY FILING PERIOD**

A motion was made by Mr. O’Neill, seconded by Mr. Fulgenzi, to waive the ten-day filing period. A voice vote was unanimous.

MOTION CARRIED  
TEN-DAY FILING PERIOD WAIVED

#### **RESOLUTIONS 5 – 11**

5. Resolution approving participation in the service program of the Office of the State’s Attorney’s Appellate Prosecutor.

A motion was made by Mr. Krell, seconded by Mr. O’Neill, to place Resolution 5 on the floor. A motion was made by Mr. Bunch, seconded by Mr. Hall, to consolidate Resolutions 5 – 11. Chairman Van Meter asked the County Clerk to read Resolutions 6 – 11.

6. Resolution approving the renewal of the county’s property/casualty insurance policy with CHUBB Federal Insurance Company.
7. Resolution authorizing the execution of amendment No. 1 for the County’s Economic Development Revenue Bonds (The Hope School Project), Series 2010.
8. Resolution approving the purchase of software for the SMART system.
9. Resolution approving a contract for the maintenance and upgrade of the County Complex fire alarm system.
10. Resolution approving the purchase of equipment for the Building and Grounds Department.
11. Resolution allowing the Board of Review to be in session until the 2014 complaints and subsequent administrative duties are complete.

A voice vote was unanimous on the consolidation. A motion was made by Mr. Goleman, seconded by Mr. O'Neill and Mr. Fulgenzi, that the roll call vote for Resolution 1 stand as the roll call vote for Resolutions 5 – 11, as consolidated. A voice vote was unanimous.

MOTIONS CARRIED  
RESOLUTIONS ADOPTED

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

A. Resolutions

There were no new resolutions.

B. Appointments

Appointment of Tony Mares to the Zoning Board of Appeals for a term expiring April, 2015.

A motion was made by Mr. Bunch, seconded by Mr. O'Neill, for approval of the appointments. A voice vote was unanimous. The nominations for appointment in February were also submitted.

MOTION CARRIED  
APPOINTMENTS ADOPTED

**REPORTS OF COUNTY OFFICIALS, REPORTS OF SPECIAL COMMITTEES,  
REPORTS OF STANDING COMMITTEES, COMMITTEE REPORT ON CLAIMS**

A motion was made by Mr. Bunch, seconded by Mr. O'Neill, to place the reports on file with the County Clerk. A voice vote was unanimous.

MOTION CARRIED  
REPORTS FILED

**RECESS**

A motion was made by Mr. O'Neill, seconded by Mr. Fulgenzi, to recess the meeting to February 10, 2015 at 7:00 p.m. A voice vote was unanimous.

MOTION CARRIED  
MEETING RECESSED

**Joe Aiello**  
**Sangamon County Clerk**