

(2) PROBLEM: The appeals process in the zoning ordinance would not be appropriate where there is a difference of opinion with regard to a plat violation. It is, therefore, recommended that when a zoning petition has been returned to an individual and the individual feels that a plat violation has not occurred, then an appeal would be made to the Sangamon County State's Attorney's Office. An amendment is proposed which would give authority to the State's Attorney's Office to make the determination.

AMENDMENT: Section VII E (1) Authority would be amended as follows:

The Zoning Board of Appeals shall hear and decide appeals from an administrative order, requirement, decision or determination made by the Zoning Administrator or other authorized officials of the County of Sangamon, relating to regulations of this ordinance, except that any appeal with regard to a Plats Act or County Sub-division Ordinance violation shall be made to the Sangamon County State's Attorney's Office.

(3) PROBLEM: Currently there are no sign regulations in the A District. Since residences are permitted in the A District, such regulations are needed to protect residential areas from large advertising signs. On premises signs would be exempted. Only off-premise advertising signs would be regulated.

AMENDMENT: Section V R, Add new item 6 - Signs in the A Agricultural District.

Signs on buildings and freestanding signs shall be permitted subject to the following conditions:

a. Area. The gross area in square feet of all signs on a zoning lot shall not exceed 2 times the lineal frontage of such zoning lot. However, any sign which exceeds 240 sq. ft. requires authorization by the County Board as a Conditional Permitted Use.

b. Projection. No sign shall project more than 8 feet from the face of the wall of any building or structure.

c. Spacing. Advertising signs on any controlled access route must be spaced at least 330 feet apart on either side of the road. All advertising signs must be kept at least 500 feet away from an entrance or exit to a controlled access route. No sign is permitted to be closer to property improved with a residence than the height of the sign.

d. Height. No freestanding business or advertising sign shall exceed 60 feet.

e. Signs may have constant or flashing illumination, provided that any such signs that are located in direct line of vision of any traffic control signal shall not have contrasting or flashing intermittent illumination of red, green, or amber color. Where a sign is illuminated by light reflected upon it, direct rays of light shall not beam upon any part of any existing residential building nor into a residential district or into a street.

f. On premise business signs in the A District are not regulated.

A reference in the first paragraph of Section R to the fact that sign regulations are not applied in the A District would be deleted as well as the exemption in Section R(1)(a).

(4) PROBLEM: All variances granted under the provisions of the zoning ordinance are required to meet seven standards. Some of the standards are repetitive which requires longer than necessary deliberation by the Board of Appeals and often leads to confusion on the part of the petitioner.

AMENDMENT: Section VII(F)(5) Standards for Variations

Reduce the seven standards to the three standards that have been applied in most court cases involving variances.

(a) That the property in question cannot be economically used or cannot yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations;

(b) That the plight of the owner is due to circumstances unique to the property and not generally applicable to other property in the area; and

(c) That the variation, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

(5) PROBLEM: The R-1 District currently allows a lot area of 10,000 square feet where either public water or sanitary sewer is available. Under the regulations, it is possible to have a septic tank on a 10,000 square foot lot where a public water supply is available. Public health officials and other soil specialists have noted that 10,000 square feet is not sufficient for a septic system, given the amount of land area required for setbacks and building, on most soil types in the County.

RESOLUTION 16-A

TEXT AMENDMENTS TO THE SANGAMON COUNTY ZONING ORDINANCE

Exhibit A - Problem (5) - Pages 4 & 5 - Amendment to Section V(N) of the Zoning Ordinance - Clarification - Existing lots of parcels of record and lots under preliminary plan approval which are zoned R-1 and have public water but do not have public sewer are exempt from the increase in lot area from 10,000 square feet to 15,000 square feet.

AMENDMENT: Section V(N) Minimum Lot Area

Only allow a 10,000 square foot lot where public sewer is available. When public sewer is not available, require a lot area of 15,000 square feet. Where neither is available, one acre of lot area would be required as is currently required by the zoning ordinance.

(6) PROBLEM: The zoning ordinance currently requires that all parking facilities be maintained in a dust free condition and that areas between a public street and principal building be paved. There is some confusion over the meaning of dust free. Therefore, it is recommended that more specific language be added.

AMENDMENT: Section VI, Off-Street Parking and Loading, Section 5 Development would be amended to read:

WHEREAS, a public hearing was held in the County Building in Room 301 on October 17, 1985, at 7:00 p.m. with regard to the proposed amendment to the Sangamon County Zoning Ordinance; and

WHEREAS, the Zoning Board of Appeals, after hearing the testimony for the proposed amendment, finds the following:

FINDINGS OF FACT

1. The Sangamon County Board, pursuant to an act in relation to County zoning, adopted a Comprehensive Zoning Ordinance on the 22nd day of April, 1969.

2. During 1985, a general review of the ordinance was conducted, which culminated in a report by the Springfield-Sangamon County Regional Planning Commission recommending several amendments to the zoning ordinance.

3. The following comments were made by County Board members present or by members of the Zoning Board of Appeals:

A. An amendment was proposed that would increase the minimum lot area in the R-1 District where pub water is available but there is no sewer, from 10,000 square feet to 20,000 square feet. After some discussion it was resolved that 20,000 square feet was excessive and a lower increase should be proposed. Subsequently, the proposal is now 15,000 square feet.

B. Since new requirements are to be added establishing minimum distance between taverns and liquor stores, it is felt the same requirement should apply to institutional care facilities.

C. Road to be Constructed. The ordinance currently requires that zoning certificates only be issued for land that fronts on a public road dust proof all weather construction which is under the regular care and maintenance of the appropriate local or State agency. It is felt that dust proof should be stricken and that the requirement remain as being of the regular care and maintenance of the appropriate local or State agency.

D. The ordinance currently requires 15 days written notice of a pending zoning case to owners of adjacent property. The 15 day requirement creates a burdon on the Zoning Office. It was recommended that the notice be reduced to 7 days. After discussion at the hearing, it was agreed to set the notice requirement at 10 days.

E. A new requirement was proposed which prohibits the use of tractor trailers, vans, or other inoperable motor vehicles as accessory buildings. It is felt that the problem is the use of such vehicles in residential areas and that their use in commercial or industrial areas does not create a problem. Therefore it is recommended that the use of such vehicles be prohibited in residential areas only.

F. While there was discussion concerning the new section which regulates satellite receiving dishes, there weren't any specific recommendation for changes to the proposal at the public hearing.

4. There were no objectors present at the public hearing.

IT IS THE UNANIMOUS OPINION OF THE ZONING BOARD OF APPEALS that the 1985 text amendments to the Sangamon County Zoning Ordinance be approved subject to the revisions listed in paragraphs A, B, C, D, and E. A motion was made by Dan Vaughn and seconded by Charles Chimento to recommend to the County Board that the test amendment be so approved. The vote was four Ayes making the vote unanimous. Those present and voting were: Henry Detjen, Chairman, John Goleman, Dan Vaughn, and Charles Chimento. George Reavy was absent but had indicated his support of the amendments in a letter to the Zoning Board of Appeals.

Dated and signed this ____ day of _____, 1985.

ZONING BOARD OF APPEALS
SANGAMON COUNTY, ILLINOIS

/s/ Dan Vaughn

EXHIBIT A

PROPOSED REVISIONS TO
THE SANGAMON COUNTY ZONING ORDINANCE

The following are recommended revisions to the Sangamon County Zoning Ordinance:

(1) PROBLEM: Zoning petitions are sometimes filed for land that has been or will be divided in violatic of the State Plats Act and County Subdivision Regulations. The State's Attorney's Office has advised that such petitions should not be considered until the plat violation has been rectified. To avoid unnecessary deliberation by the Zoning Board of Appeals, it is recommended that such petitions be returned to the petitioner and not be placed on the docket of the Zoning Board of Appeals until the plat violation is resolved. Determination of whether a violation exists would be made by the Zoning Administrator in consultation with the Executive Director of the Planning Commission. The State's Attorney's Office would be consulted when necessary.

AMENDMENT: Section VII A(2) Duties of the Zoning Administrator. Items F and G would be combined and amended to read:

Receive, file and forward to the Zoning Board of Appeals, the Springfield-Sangamon County Regional Planning Commission and the Planning, Zoning and Subdivision Committee of the Sangamon County Board all petitions for amendments, variances, conditional permitted uses and appeals which are filed in the office of the Zoning Administrator. Petitions for land which have been divided or are proposed to be divided in violation of the State Plats Act and County Subdivision Regulations shall be returned to the petitioner with a directive noting the violations. Petitions which are in violation of the Plats Act shall not be placed on the docket of the Zoning Board of Appeals until the violation has been resolved. All petitions shall have attached a location map illustrating the shape and dimensions of the property in question and a list of contiguous property owners and their addresses including owners across streets and alleys.

All parking facilities and access ways to the parking areas shall at a minimum, be improved with a bitumi seal coat, except that parking areas located between a public street and the principal building on the lot shall be paved. Any lighting shall be arranged and maintained so that it does not shine directly upon any adjacent residence or street and does not produce excessive glare. Uncovered parking spaces must be at least three (3) feet from any street right-of-way line.

Each off-street parking facility shall be provided with an appropriate means of vehicular access to a street or alley in a forward manner only, except for single family and duplex residences.

(7) PROBLEM: Satellite receiving dishes are not dealt with in the existing ordinance. It is felt that some minimal requirements should be added to regulate the location, height and appearance of the dishes. The following section would be added to Section II General Provisions.

Satellite Receiving Dishes

Satellite receiving dishes shall not be located in a required front yard, or in a side yard which adjoins a street or road. Satellite receiving dish post or legs may not be closer to any side or rear property line than the diameter of the dish. Ground mounted dishes may be no greater than 15 feet in height. Roof mounted dishes and dishes mounted on poles which are bolted to principal buildings must conform to the zoning district height limit. No form of advertising or identification is allowed on the dish or framework other than the manufacturer's small identification plates or other identifying marks which shall not exceed one square foot in size. Satellite receiving dishes must be neutral in color.

(8) PROBLEM: The section of the ordinance which regulates accessory buildings and structures currently requires that such structures may not be located within 10 feet of the principal building. Since the uniform Building Code only requires a 6' separation, it is felt that the ordinance should be amended to be consistent with the uniform building requirement. A section would also be added that specifies that a principal building may not be expanded, altered, or moved to a location within 6 feet of an existing accessory building. Another problem with the section is that it does not regulate the height of an accessory building or structure. It is recommended that a provision be added which limits the maximum height of an accessory building on a residentially zoned parcel to 18'. A minor classification would also be added that specifies that accessory buildings or structures are prohibited in the required front yard, not the front yard in general.

AMENDMENT:

K. ACCESSORY BUILDINGS AND STRUCTURES

No accessory building or structure except solar energy systems, unless structurally part of the principal building, shall be erected, altered, or moved to a location within six (6) feet of the nearest wall of the principal building, nor within the required front yard or within the minimum area specified for side yards. No principal building shall be erected, enlarged, altered, or moved to a location within six (6) feet of the nearest wall of any existing garage or accessory building. An accessory building or structure in a required rear yard shall be not less than three (3) feet from any property line. On a corner lot where the side lot line is substantially a continuation of the front lot line of the first lot to the rear, accessory buildings or structures shall be set back from the property line adjoining the street the distance required for a front yard in the district in which the accessory building or structure is located. The maximum height allowed for any detached garage or accessory building in the R-1, R-2, R-3 or RM-4 District is eighteen (18) feet.

On lots of record on the effective date of this ordinance, a private garage or other accessory structure may be located in a rear yard not less than eighteen (18) inches from the lot line or 3 feet from the side lot line, provided that on a corner lot no building or other structure shall be located nearer to the side street lot line than the distance required for a principal structure on the same lot. Mobile homes shall not be considered to be a permissible accessory building for living purposes, storage or any other use. (Also see problem (15))

(9) PROBLEM: The standards for conditional permitted uses (CPUs) are in need of revision. They were written to deal with a more narrow range of public oriented uses such as fire stations and hospitals than the broader range CPUs in the current ordinance. Since it will also be recommended that taverns be made CPUs in their current districts, it would be appropriate to add an additional standard for taverns and liquor stores under item d.

AMENDMENT: Section VII (H)(6) standards for conditional permitted uses - delete item a. and substitute new standards dealing with the impact on the character of the area. Also, add new item d (4) to deal with taverns.

a. is so proposed, that the proposed location, design and method of operation of such use will minimize the adjacent effects on the character of the surrounding area;

d.(4) Taverns and liquor stores - that the following distances be maintained: 1) schools - 100' from the property line of the school to the property line of the tavern or liquor store; 2) churches - 100' from the church building to the tavern or liquor store building; and 3) residences - 100' from the tavern or liquor store property line to the residential structure or institutional care facility.

(10) PROBLEM: From time to time uses are proposed which are not on the list of permitted uses in the ordinance or some confusion arises concerning a listed use. As a result it is necessary to amend the list of permitted uses.

A particular problem has been the number of different institutional/rehabilitative uses listed in the current ordinance. For example, there are institutions for the care of the aged and children, rest homes, sanitariums, rehabilitation centers, sheltered care homes and nursing homes. These types of rehabilitation and care facilities provide a needed and desirable function. Recently, more emphasis has been placed on providing these services on a small scale, family type setting in residential areas. To accommodate the new emphasis on small family type care facilities, it is recommended that 3 basic categories be established: family care facilities for providing care to six or fewer residents, group care facilities for providing care to more than 6 but less than 15 residents and institutions which would be the larger type of facility. The family care facility would be allowed in the low density residential districts, the group care facility would be allowed in the R-3 General Residence District and the institution category would be handled as a CPU and permitted in the office district. The proposal is modeled after amendment made to the Springfield Zoning Ordinance in 1984. Another concern is the treatment of taverns. One of the most common concerns when the Zoning Board of Appeals considers a request for commercial zoning is that if the classification is granted for

some other commercial use, then the site could be used as a tavern at some later date. The solution to this problem would be to make taverns and liquor stores a CPU in the B-2 and B-3 Districts, as they are in the B-1 District. This would give the County Board more control over the location of taverns, which usually is a controversial issue. The City of Springfield handles taverns in the same manner.

AMENDMENT: The following definitions would be added:

FAMILY CARE FACILITY

A facility providing shelter, counseling, and other rehabilitative services in a family-like environment to six or fewer residents, who by reason of mental or physical disability, chemical or alcohol dependency, family or school adjustment problems require a minimal level of supervision, but do not require medical or nursing care or general supervision, and with not more than two staff or supervisory personnel, not legally related to the facility operators or supervisors, and which is licensed and/or approved by the State of Illinois, or by a state agency. A Family Care Facility may include uses such as foster homes, halfway houses, Community Residential Alternative facilities, or Home Individual Programs.

GROUP CARE FACILITY

A facility providing shelter, counseling, and other rehabilitative services in a family-like environment to more than six (6) but less than fifteen (15) residents, who by reason of mental or physical disability, chemical or alcohol dependency, family or school adjustment problems require a minimum level of supervision, but do not require medical or nursing care or general supervision, and with not more than three (3) staff or supervisory personnel not legally related to the facility operators or supervisors, and which is licensed and/or approved by the State of Illinois or by a state agency.

INSTITUTION

A facility or establishment providing shelter, counseling, general or specialized care, or nursing care, dedicated to public service, education, fraternal or philanthropic purposes. An institution includes uses such as nursing homes, sanitariums, all types of facilities for children, the aged, mentally and physically disabled.

Additions to the A District permitted uses: Family day care centers, family care facilities, gas regulator stations, grain haulers, township offices, polling places and meeting halls. Greenhouses with heating plants that conform with performance standards set forth herein for industrial districts would be changed to simply greenhouses. It is also recommended that antique stores be made a CPU in the A district. Hospitals and sanitariums would be deleted from the permitted uses in the A district.

Additions to the R-1 Permitted Uses: Family care centers.

Addition to the R-1 CPUs: Group care facilities. Deletions from the R-1 CPUs: Institutions for the care of the aged and for children, Rehabilitation centers, rest homes, and sanitariums.

Addition to the R-3 permitted uses: group care facilities

Additions to the R-3 CPUs: Institutions.

Additions to the O District permitted uses: Group care facilities, Institutions. Deletions from the O District permitted uses: Institutions for the care of the aged and for children, Philanthropic institutions, Rehabilitation centers, Sanitariums, Shelter care homes.

Deletion from the B-2 permitted uses: Liquor stores and taverns.

Addition to the B-2 CPUs: Liquor stores and taverns.

Additions to the B-3 permitted uses: Automobile sales, service and repair, but not including body repair, new and used, on an open lot or within a building. Deletion from the B-3 permitted uses: Taverns including live entertainment and dancing. Addition to B-3 CPUs: Liquor stores, taverns including live entertainment and dancing; automobile towing service with temporary storage limited to 6 months.

Deletion from the I-1 permitted uses: Restaurants including the sale of liquor in conjunction therewith; recreational center buildings (public & private)

Additions to I-1 Permitted Uses: Towing service with temporary storage of vehicles limited to 6 months.

(11) PROBLEM: Section IIIB Exemptions.

Paragraph 1 states that agricultural uses of land are exempt from the ordinance but that the location of farm buildings must conform to the setback regulations of the ordinance. The blanket exemption makes it confusing as to whether or not a certificate of compliance is required to make sure that the building or structure complies with the setback requirement. Therefore, it is recommended that the paragraph be clarified. It is also recommended that gas regulator stations, telephone distribution centers, exchange and substation and electric substations and distribution centers be exempted from the lot width and area requirements and the front yard requirements.

AMENDMENT: Section III B Exemptions Paragraph 1 would be amended to read:

Agricultural uses as herein defined, except that location of farm buildings shall conform with the front yard setback regulations of this ordinance, (certificate of compliance still required) and

A new paragraph would be added as follows:

4. Telephone distribution centers, exchanges and substations and electric substations and distribution centers and gas regulator stations shall be exempt from the lot area and width requirements and the front yard requirement except that a 15' front yard must be maintained. The requirements of II D(1) relative to corner lots shall also apply.

(12) PROBLEM: Many times homes builders will install driveway culverts without obtaining the necessary approval from either the Township Road Commissioner, County Superintendent of Highways, or Illinois Department of Transportation. In the latter two cases, access permits are also required. The primary problem encountered is that homebuilders will select a culvert that is not large enough or constructed of improper

materials. The result is drainage problems. It is recommended that certificates of compliance not be issued until such approvals have been obtained in cases where an access permit would be required or where culvert approval is necessary. This could be done by adding a provision on the application for Certificate of Compliance. A reference to the requirement would be added to Section III General Revisions (M) Road to be Constructed; Frontage.

AMENDMENT: Section III(M) Road to be Constructed; Frontage.

M. ROAD TO BE CONSTRUCTED; FRONTAGE; ACCESS PERMIT/CULVERT APPROVAL

Zoning Certificate of Compliance shall only be issued for lots or parcels that have frontage on a public road which is under the regular care and maintenance of the appropriate local or State agency or which is included in an approved large scale development. In addition, applicants are required to have their driveway culverts approved by the appropriate Township Road Commissioner or proof of an access permit to a State or County highway.

(13) PROBLEM: When the original zoning maps were drafted, they were based on the City of Springfield's 1/2 mile zoning maps and on idealized zoning districts. It was not practical or even desirable to have zoning district boundaries to match property lines. In addition, property lines change from time to time. As a result, parcels are often split with 2 different classifications. It is recommended that a provision be added that allows a property owner to apply the requirements of the district which makes up the majority of the parcel but that the resulting extension of the district boundary may not result in over one acre of adjustment. It is further recommended that the provision only apply to parcels or lots of record on the effective date of the adoption of the zoning ordinance (April 1969).

AMENDMENT: Section IV Zoning District, Item C. Rules as to Boundaries of Districts. A new paragraph 4 would be added:

4. In any case where a single lot or parcel is divided into different or separate zoning districts, the general requirements of the district of the largest size on said lot or parcel shall govern the entire area, except that (1) the resulting extension of the district requirements shall not exceed 1 acre and (2) the lot or parcel was of record on the effective date of this ordinance of 1969. If said lot or parcel is equally divided between different districts, the general requirements for the less restrictive district shall govern the entire area.

(14) PROBLEM: While it has been the practice of the zoning office for some time, the ordinance does not require notice to adjacent property owners for amendments or CPUs, but does specify that written notice be given to adjacent property owners where a bulk variance has been requested. The written notice is not a statutory requirement but it is felt that it is a good practice. In order to make the ordinance consistent, the notice requirement would be added to the sections on amendments and conditional permitted uses. In addition, the number of days that the notice must be given in advance will be reduced from 15 to 7 days in order to reduce the burden on the zoning office.

AMENDMENT: Section VII Administration and Enforcement, Item G Amendment paragraph 4. Hearing on Petition, the following would be added:

A written notice shall be served at least ten (10) days before the hearing on the owners of the property located adjacent to and across the street or alley from the location where the amendment is requested.

Item H Conditional Permitted Uses, paragraph 5. Hearing on Petition, the following sentence would be added:

A written notice shall be served at least ten (10) days before the hearing on the owners of the property located adjacent to and across the street or alley from the location where the conditional permitted use is requested.

Item F Variances - Paragraph 4. would be amended from fifteen (15) days to ten (10) days of written notice to adjacent property owners.

(15) PROBLEM: There have been cases in the past where tractor trailers, vans and other inoperable motor vehicles have been used for storage purposes. Such uses are unsightly and have a negative effect on property values. It is recommended that the use of such trailers and vehicles be prohibited. Also see problem (9) for proposed amendments to this section.

AMENDMENT: To the last line of Section III(K) Accessory Buildings and Structures.

. . . Mobile homes, tractor trailers, vans or other inoperable motor vehicles shall not be considered to be a permissible accessory building for living purposes, storage or any other use on any residentially zoned property or property in the A District which is improved with a residence.

(16) PROBLEM: Section IV which establishes and sets out the purpose of the various zoning districts includes a reference to the old zoning maps. A new urbanized area map and zoning maps for each separate township at a larger scale are now in use. Therefore, the reference to the old maps in Paragraph B are out of date.

AMENDMENT: Section IV(B) would be amended to read:

B. Adoption of Zoning District Maps

The location and boundaries of the above zoning districts are hereby established as set forth on the Zoning District Map for the Springfield Urbanized Area (1" - 800') and the individual township zoning district maps (3" - 1 mile), which are hereby adopted and are incorporated into this ordinance. Copies of the map are available for inspection in the office of the Sangamon County Zoning Administrator. Copies may be purchased in the Planning Commission office.

(17) PROBLEM: Section III(R) regulates Large Scale Developments. Large Scale Developments are for the most part apartment complexes and mobile home courts where there is more than one principal building on a lot or parcel. The section currently requires that plans can be drawn at a scale of 60 to 100 feet per inch. The scale is too small for a good review of such projects. It is recommended that the scale be increased to 30 to 40 feet per inch. The section also does not specify that the plans must be drawn by a registered architect, engineer or surveyor. It is recommended that such a provision be added.

AMENDMENT: Section III(R) first paragraph would be amended to read:

R. LARGE SCALE DEVELOPMENT

Whenever a development in Sangamon County is proposed which 1) is a mobile home court, or 2) would involve more than one principal structure on a lot or parcel, the developer builder must present his physical development plans to the Springfield-Sangamon County Regional Planning Commission for review and recommendations to the Sangamon County Board. The plans shall be prepared at a scale of 30 to 40 feet per inch and shall be prepared by an Illinois Registered Surveyor, Architect or Engineer.

(18) PROBLEM: Currently there is no regulation of the outside storage of materials in the commercial districts. Outside storage areas can become very unsightly. It is recommended that outside storage in the commercial districts only be allowed if screened by a solid wall or fence (where they abut residential districts as is the practice in the I-1 and I-2 districts). It is also recommended that the distance that the screening requirement would apply be reduced from 300' to 200' for both industrial and commercial districts.

AMENDMENT: Section V(0) would be amended to include the commercial districts and the distance would be reduced from 300' to 200':

O. REGULATIONS ALONG RESIDENCE DISTRICT BOUNDARY LINES IN THE B01, B02, B03, I-1 and I-2 DISTRICTS

1. Within 200 feet of a residence district boundary line, all uses, except drive in types of business establishments, off-street parking spaces for vehicles in operable condition, and off-street loading and unloading spaces installed in accordance with requirements set forth in Section VI shall be within completely enclosed building, provided that all such facilities may be out-of-doors if completely screened by a solid wall or uniformly painted solid fence at least eight feet in height. Open storage is restricted to a height no greater than that of the enclosing fence.

2. No building, structure, or land within 50 feet of residence district boundary line shall be erected or used for the operations of any use requiring certification of compliance with performance standards, except that off-street parking and off-street loading spaces may be located within this setback area in accordance with regulations hereinafter set forth in Section VI.

(19) PROBLEM: In the B-3 District, automobile sales and services, new and used, on an open lot or within a building is a permitted use as is automobile service stations. It should be clarified that general repairs are permitted and that body work and painting is not permitted.

AMENDMENT: Under Section V(I) B-3 Permitted Uses the following would be added:

Automobile repairs, but not including body work or spray painting.

(20) PROBLEM: The section of the ordinance which regulates the size of off-street parking spaces is out-of-date. The size specified should be reduced to allow for the smaller cars. It is recommended that the City of Springfield standards be applied.

AMENDMENT: Section VI(3) Size of Spaces would be amended to read:

An accessory off-street parking space must be at least eight and one-half (8½) feet wide and be at least eighteen (18) feet long having a minimum loading area of one hundred fifty-three (153) square feet, exclusive of access drives, aisles, ramp columns, or work areas. On areas surfaced, the parking stalls shall be marked with paint or other equivalent method. In lots containing eight (8) or more required spaces provision of up to 50 per cent of the parking stalls with seven and one-half (7½) by sixteen (16) feet parking spaces will be permitted if each of the smaller parking spaces is equally convenient to the use being served as the larger spaces, if each of the parking stalls is double lined painted, and if each of the smaller spaces is signed "Small Cars Only". The Zoning Administrator shall determine what is equally convenient and what is not.

Handicapped parking spaces must be a minimum of twelve and one-half (12½) feet in width and eighteen (18) feet in length.

(21) PROBLEM: The current definition of front lot line does not provide for curved front lot lines. In addition, the definition would not allow large parcels to be used which have adequate buildable area but limited frontage. The new definition would take care of both situations.

AMENDMENT: Section II Definitions, Lot line, front, would be amended to read:

A "front lot line" is a dividing line between the street and the contiguous lot and shall mean that lot line which is most distant from and approximately parallel to (opposite) from the rear and/or assumed rear lot line.

For the purpose of determining the front yard setback and building line for lots with curved front lot lines, a line tangent to the front lot line at its midpoint shall be assumed to be the front lot line. Said line may or may not be within the lot. A line parallel to the assumed front lot line which meets or exceeds the minimum required front yard setback and which is not less than the required lot width and which is entirely within the lot shall be assumed to be the front yard setback and building line for the purpose of this ordinance.

In the case of an irregular shaped lot(s), where the contiguous front lot line and street right-of-way line does not meet the required lot width, a line not less than the required lot width entirely within the lot and parallel to the front lot line shall be assumed to be the front lot line. A line parallel to said line which meets or exceeds the minimum required front yard setback and which is not less than the required lot width and which is entirely within the lot shall be assumed to be the front yard setback and building line for the purpose of this ordinance. In no case shall the portion of a lot or parcel which is contiguous with the street right-of-way be less than 20'.

(22) PROBLEM: Near street corners where the rear lot line of one lot is the side lot line of the lot to the rear, a 6 foot fence may be constructed along the rear lot line. However, along the side lot line a 6 foot fence may not be constructed in the required front yard. The lot to the rear, therefore, has its visibility obstructed and must look at the back side of the fence constructed along the rear lot line. It is recommended that a 6 foot fence not be allowed in a side yard adjoining a street (½ the depth of the required front yard) and that the lot to the rear be allowed to construct a fence to the same point.

AMENDMENT: Section III O (2) Fences would be amended to read:

2. In residential districts for interior lot, fences, walls, and/or hedges are allowed to a height of 4 feet along the front property line and along the side property line between the front property line and the building setback line. Anywhere behind the required front yard, a fence, wall, and/or hedge may be placed not to exceed 6 feet in height except that on reversed corner lots, where the rear lot line is the side lot line of the lot to the rear, a 6 foot fence may only be constructed up to one-half the depth of the required front yard on both sides of said lot lines. Fences, walls, and hedges are subject to the restriction on obstructions in required yards on corner lots contained in Section III (D) of this ordinance.

(23) PROBLEM: Archery, pistol, rifle, and shotgun ranges are not specifically listed as permitted in any one district. Due to the nature of the uses, it is felt that they should all be conditional permitted uses to allow for public comment on any proposed location. The most logical location would be in the A district since the uses would most likely locate in rural areas. It is also proposed that they be allowed in the B-3 District as a CPU provided they are within buildings.

AMENDMENT: Section V(A) A-1 District - the following uses would be added to the list of conditional permitted uses in the A district: archery, pistol, rifle and shotgun ranges.

Section V(I) B-3 District - the following uses would be added to the list of conditional permitted uses. Archery, pistol, rifle and shotgun ranges, provided they are in completely enclosed buildings.

(24) PROBLEM: The ordinance allows for some temporary uses of land for special events, but only during the duration of the event. The intent is to allow such uses as fireworks sales around the 4th of July. It should be clarified that other temporary sales of general merchandise are not exempted from the ordinance.

AMENDMENT: Section III(B)(3) Exemptions would be amended as follows:

3. The temporary use of land for special events, only during the duration of the event, including but not limited to fairs, rodeos, firework stands; and seasonal fruit and vegetable stands; including associated parking. This exemption is not intended to allow general merchandise sales unrelated to special events.

Section VII (A) (2) Duties of the Zoning Administrator.

k. Issue, upon the approval of the County Zoning, Planning, and Subdivision Committee of the Sangamon County Board, permits regulating the erection and use of tents or other temporary structures for a stipulated period of time for special events, such as: Temporary circus, carnival and church tents, Boy Scout and Girl Scout tents, seasonal fruit and vegetable stands, concrete batch plants, etc., but not including general merchandise sales unrelated to special events.

(25) PROBLEM: The section of the ordinance which regulates swimming pools currently specifies that the fencing requirements apply in residential districts. Since residences are permitted in the A District, it is felt that the fencing requirement should apply in the A District. In addition, it is recommended that a reference to "in the ground" swimming pools be removed.

AMENDMENT: Section III L. Swimming Pools would be amended to read:

L. SWIMMING POOLS

~~in-the-ground~~ swimming pools and appurtenant equipment shall not extend into the required front yard and side yards. Rear yards shall be required which comply with accessory structure provisions provided for herein. When a swimming pool is considered the principal structure or use on a tract of land, the setback side and rear yard provisions shall be required as set forth for principal structures provided for in this ordinance. Lights used to illuminate swimming pools shall be so arranged as to reflect light away from adjoining premises and away from the vision of passing motorists. ~~Swimming pools in all residential districts~~ shall be enclosed with approved fencing with self closing gates which are to be kept locked when the pool is not in use. Such fencing shall be at least 4 feet in height above the surrounding grade level and shall be constructed in accord with the fencing provisions of this ordinance.

(26) PROBLEM: The section of the ordinance that allows pre-existing conditional permitted uses to continue as lawful uses in the district in which they are permitted states that such conditional uses are subject to the yard, floor area rates and building height requirements set forth in the ordinance. It should be made clear that such uses are subject to the screening requirements of Section V (O) of the ordinance.

AMENDMENT: Section III(E)(2) Conditional use, would be amended to read:

2. Where a use exists on the effective date of this ordinance and it is classified as a conditional use in the district in which it is located by said ordinance, it shall be considered to be a lawful conditional use. Additions or alterations to existing buildings, the construction of accessory buildings or land improvements for expansion of lawful conditional uses shall be permitted within the area of the lot included in the ownership existing at the time of adoption of this ordinance; and they shall be subject to yard, floor area ratio, building height, and screening regulations set forth in the ordinance for permitted uses in the district in which they are located. Any such lawful conditional use shall be allowed to reconstruct in the event of destruction by catastrophe.

(27) PROBLEM: Junk yards and automobile wrecking yards are conditional permitted uses in the I-2 District. Since they are unsightly and can be a threat to the public health and safety, it is recommended that they be completely enclosed with fencing. There is currently a requirement that such uses be screened along residentially zoned property.

AMENDMENT: Section V(K) I-2 District, Conditional permitted uses, automobile wrecking yards and junk yards would be amended to read: automobile wrecking yards and junk yard, completely enclosed by 8' fencing.

(28) PROBLEM: Where Business or Industrial Districts adjoin residential districts, special transitional yard requirements apply. Currently there is not a provision for rear yard of commercial districts abutting rear yards of residential district. Such a yard regulation is proposed. In addition, it is recommended that the requirements be reduced somewhat to be more consistent with actual practice and City standards.

AMENDMENT: Section V(P) & (Q) would be deleted and the following would be inserted:

P. Required Transitional Yards for Lots Adjoining Residential District. In any business or industrial districts, where a side lot line coincides with a side lot line or rear lot line in an adjacent residential district, a side yard shall be provided with at least the width set forth in the following table. In any business or industrial district where a rear lot line coincides with a side lot line or rear lot line in an adjacent residential district, a rear yard shall be provided with at least the depth set forth in the following table:

District	Minimum Width of Side Yard (In Feet)	Minimum Depth of Rear Yard (In Feet)
B-1	10	25
B-2	10	25
B-3	10	25
I-1	15	30
I-2	15	30

No yard required by this section shall be used for storage or processing of any kind. No side yard required by this section shall be used for accessory off-street loading.

A motion was made by Mr. Butcher, seconded by Mr. Bunch, for the adoption of Resolution 16a.

Mr. Butcher stated that after months of deliberations, the Committee made the recommendations provided for in Resolution 16a. He added that several pages needed housecleaning, and Mr. Hopkins assured him that those items would be corrected. However, one item needed to be amended, on page 4 of Exhibit A, paragraph #5, and an amendment was submitted to be inserted in lieu of what is in the resolution. A motion was made by Mr. Butcher, seconded by Mr. Marrin, to approve the amendment. A voice vote was unanimous on the amendment.

A voice vote was unanimous on the Resolution as amended.

MOTIONS CARRIED
RESOLUTION ADOPTED

RESOLUTION 17 - 36

RESOLUTION 17

WHEREAS, when the budget preparations were made for the fiscal year December 1, 1984, and ending November 30, 1985, an appropriation of One Hundred Thousand Dollars (\$100,000.00) was made for Fund 01, Dept. 08, Acct. 559, Contingency Fund, Dept. Finance Miscellaneous; and

WHEREAS, sufficient funds no longer exist in this account; and

WHEREAS, an emergency situation now exists, it is necessary to make additional expenditures from this account;

THEREFORE, BE IT RESOLVED that at the November 19, 1985, meeting of the Sangamon County Board, that the Sangamon County Board approves the transfer of Thirteen Thousand Dollars (\$13,000.00) from Fund 01, Dept. 08, Acct. 547, Group Insurance, Dept. Finance Miscellaneous, to Fund 01, Dept. 08, Acct. 559, Contingency Fund, Dept. Finance Miscellaneous.

/s/ P. A. Noonan

/s/ Larry K. Bomke

/s/ Dan Cadigan

/s/ James J. Moody

RESOLUTION 18

WHEREAS, when budget preparations were made for the Fiscal Year beginning December 1, 1984, and ending November 30, 1985, the appropriation of the Sangamon County Sheriff's Department Medical Account, #514, was made for an amount of Fifteen Thousand Dollars and no/100 cents (\$15,000.00); and

WHEREAS, it has been necessary to expend the above-mentioned amount, and an EMERGENCY CURRENTLY EXISTS; and

WHEREAS, there are now due and payable medical bills/expenses incurred by the Sangamon County jail inmates in the amount of Three Thousand Seven Hundred Fifty Six Dollars and no/100 cents (\$3,756.00);

NOW, THEREFORE, BE IT RESOLVED by the Board Members of Sangamon County, Illinois, in session assembled this 19th day of November, 1985, A.D., that an amount of Three Thousand Seven Hundred Fifty Six Dollars and no/100 Cents (\$3,756.00) be transferred from Fund 01, Dept. 08, Line 559, (Finance Miscellaneous, Contingent Fund) to Fund 01, Dept. 11, Acct. 514, (Medical Account), Sangamon County Sheriff's Department.

Respectfully submitted,

/s/ Daniel G. Petrilli

/s/ Ola M. Briggity

/s/ Mary Frances Squires

/s/ Robert L. Slagle

/s/ Dick Hall

/s/ J. William DeMarco

JAIL COMMITTEE
SANGAMON COUNTY BOARD

Respectfully submitted,

/s/ P. A. Noonan

/s/ Larry K. Bomke

/s/ William D. Clark

/s/ Dan Cadigan

FINANCE COMMITTEE
SANGAMON COUNTY BOARD