

Village of Sheridan
Zoning Board of Appeals/Plan Commission Hearing
May 23, 2022

The Zoning Board of Appeals/Planning Commission met on the above date with the following members present: Jamie Walker, David Bardson, Maggie Cimbalista, Pam Carlson, Mike Mott, Heather Weber and James Helling present.

PUBLIC COMMENT:

Attorney Burton swore in Lynn Reddington and Larry and Pam Nelson.

Lynn Reddington, of Pivot Energy, introduced herself. Pivot Energy is looking at constructing a community solar energy garden just south of town within village limits. She explained the parcel is zoned agricultural currently. They will be submitting in the near future a conditional use application and wanted to answer any preliminary questions from the zoning board before they proceed further. She stated there would be a 100' frontage setback and 50' side and rear setback within the design. As of now this will be roughly two to three megawatts which would be twenty acres or so. There would be a ground solar array with fencing around the array. Several visits would be done to maintain the site by Pivot Energy. Any Village of Sheridan Ameren customers would be able to subscribe to the electricity provided by the solar farm. Attorney Burton encouraged the board to view other current LaSalle County energy garden sites to familiarize themselves with them.

Larry Nelson owns land on Sandhill Road that he is interested in a Chatham Annexation agreement with the village. He would like to file a petition to ask for rural residential on his acreage containing a long term pre-agreement with the village. Attorney Burton stated if the village proceeds, a public hearing would be held on the annexation, similar to Greenfield Subdivision. This would shift the zoning authority to the village as opposed to the county. Larry would like to divide the lot into several larger lots. He will be filing the petition in the next several months.

NEW BUSINESS:

Larry Liss was sworn in. He stated having a split rail fence in the front and west side of his home that has been there for 47 years now. He would like to replace the existing fence placing it in the exact place as it is currently. He presented the board a letter submitted by the adjoining neighbor and all other neighbors in the area. They are all agreeable to the new fence construction in the same place. This fence is in the Village Right of Way. Attorney Burton stated issues could arise on the Right of Way. If they replaced and fencing was in the way, Larry would remove the fence for any work needed and replace it at his own cost. Attorney Burton also mentioned if relief were granted that Mr. Liss sign a hold harmless to the village in regards to the fence. David Bardson motioned to approve Larry Liss's variance request with the conditions and findings discussed by Attorney Burton. Maggie Cimbalista seconded the motion. All were in favor. Motion Carried. The Zoning Board of Appeals/Planning Commission will recommend approval of the variance to Larry and JoAnn Liss for the fence reconstructed in its current place.

Attorney Burton stated his thoughts with the trailer on Ron Schmoker's property could be a zoning issue therefore has set this on the agenda today. He reviewed the Trailer section and permitted accessory uses of the Zoning Ordinance with the board. Issues needing discussion: are current structures considered

accessory uses and if so do they fall under our ordinance or needing modifications or a variance. From the city ordinance side-trailers are prohibited for extended periods of time.

Ron Schmoker was sworn in. Ron stated the trailer was an office trailer with no bathroom or running water only an ice machine. He would like to use the trailer for an outdoor bar when he has a band playing, for a cooling area for his bands, and an area in the center for people to sit down and cool off. Ron stated this would be a permanent structure and not temporary. Attorney Burton stated for commercial purposes it would need architectural approval with building plans to be approved by the village building inspector. Maggie Cimbalista inquired on sanitation in the bar area with no running water. Attorney Burton stated LaSalle County Health Department would be inspecting and issuing a permit if approved by the village. Attorney Burton also stated that aesthetic updates may want to be considered as well as a foundation for the structure as requirements are that everything would need to be tied down. Mr. Schmoker agreed and stated that he was going to have a mural painted on the trailer and would be secured properly. Attorney Burton then stated Mr. Schmoker would potentially need to ask for an accessory use on a building permit application for the trailer. Mr. Schmoker stated he was previously given permission last year to have the flatbed trailer for band use on the property. Maggie Cimbalista inquired on the square footage of the property. Mr. Schmoker was unsure. Attorney Burton mentioned the lot coverage provision in the ordinances which the building inspector will review. Maggie Cimbalista asked Mr. Schmoker if he had obtained permits for his other additions placed on the lot. He stated one was a cooler, the other a shed and was placed during Covid when things were shut down. He has only gotten a permit on the temporary fencing. Mr. Schmoker will file a permit application and have Rick Nickel look over everything. David Bardson motioned to recommend to the village board for Mr. Schmoker to obtain a building permit. Heather Weber seconded the motion. All were in favor. Motion Carried.

Dayle Thibault inquired on her camper stored in her driveway for winter storage, asking if this is acceptable. Attorney Burton felt that this was not an issue providing it was not being used for living quarters.

Attorney Burton reviewed with the board some text changes as to fencing in a residential district. Ken Thompson had asked for clarification on decorative side and boundary lines. Maggie Cimbalista motioned to approve the recommendation of text amendments. Pam Carlson seconded the motion. All were in favor. Motion Carried.

Jamie Walker asked for approval of meeting minutes from the September 27, 2021 hearing. David Bardson motioned to approve the minutes as presented. Mike Mott seconded the motion. All were in favor. Motion Carried.

There being no further business, David Bardson motioned to adjourn the hearing. Maggie Cimbalista seconded the motion. All were in favor. Motion Carried.

Respectfully Submitted,

Cathy Grimwood
Village Clerk