

Village of Sheridan
Zoning Board of Appeals/Planning Commission
November 4, 2024

The Zoning Board of Appeals/Planning Commission met on the above date with the following members present: Jamie Walker, Maggie Cimbalista, David Bardson, Jack Harris, Tami Johnson, and Mike Mott. Mayor Wehner appointed Randy Murley to the vacant seat, and he was sworn in to office.

Minutes from the August 29, 2024, hearing were presented for approval. David Bardson motioned to approve the minutes as presented. Mike Mott seconded the motion. All were in favor. Motion Carried.

Jamie Walker introduced a Consideration of Amendment Adopting 2018 Building Codes. Attorney Burton passed out information from the Capital Development Board informing all that Building Codes needed to be updated to at least the 2018 version per Public Act 103. The board reviewed current codes and compared them to what Ottawa has adopted. The International Codes were reviewed first, which is where the major changes are taking place. Illinois Codes were then reviewed. Attorney Burton felt the state codes would prevail over the International Code. Jim Castelli, Village Building Inspector, agreed. Provisions on remodeling are also being adopted with this ordinance. Rooftop solar panels were discussed with the need for private engineering paperwork and inspections. Enforcement, Work Hours, Delinquencies, and Occupational Permitting were then discussed. Jamie Walker asked for any questions or comments. Jack Harris inquired on the sewer billing delinquency in an emergency situation and not being able to make repairs. Attorney Burton suggested amending the portion of the delinquencies due to the village. Additional wording states the Village President or Finance Committee Chairperson may authorize the issuance of a permit without full payment. Maggie Cimbalista motioned to approve the recommendation of adopting building codes to the Village Board. David Bardson seconded the motion. All were in favor. Motion Carried.

Attorney Burton introduced an Ordinance Amending Subsection 11 Schedule of Fees in Section 17-Administrative Provisions of the Zoning Ordinance of the Village of Sheridan. Inspection fees need to be added for Rooftop and Side Solar Panels. Jamie Walker suggested \$100.00 fees for each. Jim Castelli felt that Illinois Power would be the one doing electrical inspections to these and give approval. David Bardson motioned to approve the \$100.00 permit fee for solar panels. Jamie Walker seconded the motion. All were in favor. Motion Carried.

Attorney Burton introduced an Ordinance Amending Storage in Manufacturing Districts of the Zoning Ordinance of the Village of Sheridan. The board reviewed Manufacturing Districts within the Village of Sheridan regarding storage and storage containers. Going forward the proposed Ordinance states that a Special Use permit would be needed to allow these storage containers/outdoor storage. For those already having storage containers on properties in a Manufacturing District are essentially Grandfathered in. Tami Johnson motioned to approve the recommendation to approve the Ordinance. David Bardson seconded the motion. All were in favor. Motion Carried.

Jamie Walker asked to make recommendation to the Village Board regarding clarification of a reroof and a patching job to a roof. After discussion, this board felt two squares or 200 square feet or less is considered patching, where no permit would be needed.

PUBLIC COMMENT

Randy Murley asked for clarification of concrete not being required for over 200 sq feet on sheds. There is no concrete required for this, only anchoring. He suggested adding this to the schedule of fees.

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

Respectfully Submitted,

Cathy Grimwood
Village Clerk