

**REGULAR MEETING
TREMONT VILLAGE BOARD
March 7, 2016**

President Todd Bong called to order this regular meeting of the Tremont Village Board as 7:00PM, Monday, March 7, 2016, at the Tremont Village Hall

Present: President Bong, Trustees Scott, Replogle, Zuercher, Harding, Scranton

Absent: Trustee Getz, Clerk Madsen

Village Clerk: Chief M. Dodwell

Police Chief: M. Dodwell

Attorney: R. Wherry

Guests: Jim Evans, Mary Ann Vance, Shelby Wallace, Katie McGill, Clay McGill

Pledge of Allegiance.

MINUTES

Trustee Zuercher moved to approve the minutes for the regular meeting of February 15, 2016, and Replogle Seconded.

AYES: Scott, Replogle, Zuercher, Harding NAYS: None PASS: Scranton Motion Carried

BILLS

Trustee Zuercher moved to approve all bills incurred since February 15, and Replogle seconded.

AYES: All NAYS: None Motion Carried

Trustee Replogle discussed the McGill variance request that was before the Zoning Board which was approved by them with a vote of 6 yes and 0 no. See Attached Tremont Zoning Board Minutes. Trustee Zuercher moved to approve and uphold the Tremont Zoning Boards approval of the McGill variance. Seconded by Replogle.

AYES: Replogle, Zuercher, Harding NAYS: Scott, Scranton Motion Carried

Jim Evans discussed that the Lions club had taken down the Christmas decorations in the downtown area and that the polls the decorations were on are getting very dilapidated and should be looked at.

MOTION TO ADJOURN REGULAR MEETING: 8:37PM

Village President
Todd R. Bong

Village Clerk Pro Tem
Michael L. Dodwell

**Village of Tremont
Zoning Board
Minutes
January 28, 2016**

Zoning Board meeting was called to order at 7:00 pm. Attendance was recorded as follows:

| Present: | Public Attendance: |
|--------------------|--------------------|
| E. Hansen | Klay McGill |
| S. Bechtel | Katie McGill |
| Z. Baskimo | Shawn Lenington |
| J. Evans | Glen Gullett |
| R. Stuber | |
| J. Moore | |
| R. Polhemus | |
| Trustee Scott Getz | |

Agenda Item 2. January 28, 2016 Meeting Minutes approval: Minutes of the 1/28/16 meeting were not available for approval. All Board members except Hansen were in attendance at the 1/28 meeting.

Agenda Item 6. Variance requests:

Property Address: 205 N. Locust Street
 Property Zoning: R-2
 Applicant: Klay and Katie McGill
 Application Date: January 19, 2016

The Village Board did not act on the McGill Variance request at their February 1, 2016 meeting because it was determined the Public Hearing notice was not published at least 15 days in advance of the 1/28/16 Zoning Board Meeting. Therefore, the matter was sent back to the Zoning Board to be discussed in a Public Hearing format in compliance with the notification requirements.

A Public Hearing was held to consider a Zoning Variance request to build a two-family residence on a lot less than 65 feet wide. The Village has published the notice of public hearing and mailed notices to neighboring properties informing them of the variance request and hearing date and time. The width of the property being discussed is 60 feet and the minimum lot width on which a residence can be built within R-2 Zoning is 65 feet. The proposed plan is to build a back to back duplex with the door of one unit facing Locust and the door to the second unit facing the 20 foot wide Alley parallel to and west of Locust between Park Street and Tazewell Street. Mr. Lenington spoke in opposition to the request. The basis of his opposition is that he is opposed to a duplex unit being constructed on the site. Zoning Board members asked applicants if they would consider building a

1. All new residences must have the main (front) entrance facing a village street or in the case of multi-family dwellings, these entrances may face a side yard provided that the side yard has a 25' setback from the property line.
2. Minimum street frontage and square footage for multi-family dwellings are as follows:
 - a. Lot size for new multi-family dwellings must have a minimum lot width of 100' facing a village street with a total lot square footage not less than 10,000 square feet. All residential setbacks apply.
 - b. Structures with residences on two stories need only 60' of street frontage with a total lot square footage minimum of 8500 square feet. All residential setbacks apply.
 - c. Structures facing two parallel village streets need only 60' of street frontage on each street, with a total lot square footage minimum of 8500 square feet. Residential front and side setbacks apply.
3. On any residential lot, one single accessory structure may be constructed with a square footage that does not exceed 2% of the lot size, with a maximum size not to exceed 480 square feet total. One additional gazebo or pergola will be allowed with the same size constraints, provided it has no side walls or has only knee walls not exceeding 36" in height above the floor and which will not be used as a storage building.
4. Accessory structure height not to exceed 14'. (Redundant as per 1203 – 6.– Omit)
5. If a home has no attached garage, a detached garage may be added with a maximum size not to exceed 720 square feet total and a building height not to exceed 16' or the height of a nine (9) foot sidewall plus the roof with a pitch matching that of the home. This is not considered to be an accessory structure.
6. Clarify Article XI Schedule of Regulations to define the total square footage of all structures on a residential property may not exceed 35% of the total property square footage.
7. Any garage or accessory structure built on a residential lot must correspond with exterior wall finishing and characteristics of typical homes in the village of Tremont. No vertical ribbed metal siding or corrugated metal siding will be allowed.
8. No structure utilizing a wooden foundation may be built in residential areas of the village, if that wooden foundation is placed below grade.

9. Article XI Schedule of Regulations section 1100 be changed to reflect a 60' minimum width in feet for R-2 and R-3 on lots developed prior to the year 2000.
10. The definition of building height in Tremont Zoning Code section 101 be changed to read, "The vertical distance measured from the established grade of the yard to the highest surface of the roof" and Appendix A Illustration 3 deleted.

Next meeting is scheduled for 7:00 PM on March 31, 2016

Submitted by:



Eric J. Hansen, Board Chair

Village of Tremont

Rate Indications

| <u>Amount Financed</u> | <u>Rate</u> | <u>5 yr ARM</u> | <u>Payments per year</u> |
|------------------------|-------------|-----------------|--------------------------|
| \$2,000,000.00 | 2.75% | 15 Years | \$164,518/year** |
| \$1,500,000.00 | 2.75% | 15 Years | \$123,390/year |
| \$1,250,000.00 | 2.75% | 15 Years | \$102,825/year |
| \$1,000,000.00 | 2.75% | 15 Years | \$ 82,260/year |

** equates to \$8,226/\$100,000 borrowed.

- Initial 5 years @ 2.75% based on 1.5% over the 5 year CMT rate (Constant Maturity Treasury).
- Adjustment at the end of year 5 and at the end of year 10: Maximum increase of +1% with no floor
- No prepayment penalty

James R. Shafer
The First National Bank in Tremont
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