

**REGULAR MEETING  
TREMONT VILLAGE BOARD  
February 1, 2016**

President Todd Bong called to order this regular meeting of the Tremont Village Board at 7:00 PM, Monday, February 1, 2016, at the Tremont Village Hall.

**Present:** President Bong, Trustees Scott, Replogle, Zuercher, Harding, Getz

**Absent:** Trustee Scranton

Village Clerk: J. Madsen

Police Chief: M. Dodwell

Attorney: R. Wherry

**Guests:** Capt. Nate Troyer, Eric Hansen, Kristi Fitzanko, Mike Mudge, Roger Stuber, Clay & Katie McGill, Jim Evans, Shawn Lennington, Don Gunter

Pledge of Allegiance.

**MINUTES**

Trustee Replogle moved to approve the minutes for the regular meeting of January 18, 2016, and Getz seconded.

AYES: All    NAYS: None

Motion carried.

**BILLS**

Trustee Replogle moved to approve all bills incurred since January 18, and Harding seconded.

AYES: All    NAYS: None

Motion carried.

Trustee Harding moved to transfer \$16,351.76 from General Savings to Police Operations Checking to cover bills and payroll. Scott seconded.

AYES: All    NAYS: None

Motion carried.

President Bong reported that he had met with Will Glass of *First Midstate, Inc.* to discuss funding ideas for the proposed sewer lining project. The Board will need to decide what

alternative for funding would be most advantageous for the Village. Glass will be present at the next regular meeting to offer suggestions.

Following a short presentation by Mike Mudge, *Rock River Energy Services*, Trustee Scott moved to enter into a community wide contract with *Constellation Energy* for a three-year aggregation which will replace *Homefield Energy*. Harding seconded.

AYES: All    NAYS: None    Motion carried.

In a related matter, Trustee Zuercher moved to approve **Resolution 16-102** providing for a 3-year contract with *Constellation Energy* for municipality operations only. Harding seconded.

AYES: All    NAYS: None    Motion carried.

The Board heard a Zoning Board report concerning a variance request at 205 N Locust St for 5 feet to meet the 65 foot width requirement. The variance was recommended by the Zoning Board. However, because the proper 15 day notification was not done, Trustee Replogle moved to send the matter back to the Zoning Board with the proper notification for legal purposes. Harding seconded.

AYES: Scott, Replogle, Harding, Getz    NAYS: Zuercher    Motion carried.

Trustee Harding urged Board members and interested citizens to attend the **Rural Community Economic Development Conference** being held March 9 and 10.

In final business, Zoning Board Member Roger Stuber presented a list of proposed changes to the Tremont Village ordinances applicable to R1, R2 and R3 zoned residences. Also included were notes regarding intent. The Village Board will review these ideas for possible additions or changes. (**see attached**)

Motion to adjourn.  
Adjourn at 8:41 PM.

Gerald B. Madsen  
Village Clerk

Todd R. Bong  
President

Proposed changes to Tremont Village ordinances. **January 29, 2016** revision.  
These proposed amendments are applicable to R1, R2, and R3 zoned properties.

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 2.5% of the lot size, with a maximum size not to exceed 480 square feet total. Building height not to exceed 14'.
4. 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'. This is not considered to be an accessory structure.
5. 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.
6. 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.
7. No structure utilizing a wooden foundation may be built in residential areas of the village, if that wooden foundation is placed below grade.
8. 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.
9. 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.

**Notes regarding intent:**

1. Puts an end to residential units (primarily duplexes) with entrances onto an alley or onto a narrow side setback. Problems with neighbors have arisen in these situations and give a shoddy appearance to our community.
2. This would end the practice of “shoehorning” duplexes onto residential lots in the older sections of town that were never designed for such a structure.
3. Tremont has a history of oversized commercial looking storage structures built on lots intended for strictly residential use. (Percentage of lot size raised from an initial 1.6% to 2.5% to satisfy the desires of some zoning board members.) Building height restriction is in accordance with Section 1203 – 6. (Redundant, and probably no need to include again here.)
4. This distinguishes between a typical detached garage and an accessory structure for the purpose and intent of these ordinance amendments.
5. Clarifies an existing ordinance to include all building structures placed on the property.
6. Ending the “agricultural” or typical “barn” look of sheds covered with vertical steel siding that are being built in our residential areas. (Not necessary to specify “houses” as we do not have an issue with people using this type of siding on new homes.)
7. Eliminates the construction of buildings that utilize treated wooden poles buried in the ground as their main foundation. (Old style pole barn). It does allow for small sheds built on wooden skids and are “portable” with no in-ground foundation and are able to be moved. It would not allow for treated wood basement foundation walls, a method being tried in some parts of the country.
8. Do away with the annoyance of every residential construction project requiring a variance for our present 65’ minimum width in the R-2 and R-3 areas of the older parts of the village where many lots are 60’ wide.
9. Defines and clarifies the existing confusing definition of “building height” in Section 101 of Tremont ordinances.

As members of the Tremont Zoning Board we are hearing numerous complaints about the shoddy or commercial appearance of many buildings in the residential areas of our community. There are concerns about decreased property values and general appearance of our community to residents and visitors alike. These proposed amendments are similar, in some regards, to our neighboring village of Morton.