

**VILLAGE OF RICHMOND  
5600 HUNTER DRIVE  
ZONING HEARING  
OCTOBER 21, 2014**

**IN THE MATTER OF THE PETITION BY DAWN DEGUIDE AND PETER OLSON REQUESTING A USE VARIANCE TO ALLOW THE OPERATION OF A TOWING BUSINESS, STORAGE OF SIX VEHICLES AND INSTALLATION OF A SIX FOOT CHAIN LINK FENCE WITH PRIVACY SLATS FOR THE PROPERTY LOCATED AT 10611 COMMERCIAL STREET.**

**PRESENT:** Zoning Hearing Officer C. Eric Mayer.

**ALSO PRESENT:** Village President Peter Koenig, Village Clerk Karla L. Thomas and Deputy Clerk Jen Ezop.

C. Eric Mayer, Hearing Officer called the hearing to order at 3:02 PM in the Village Hall, 5600 Hunter Drive, Richmond, IL.

Zoning Hearing Officer Mayer opened the hearing on the application of Dawn Guide, owner of record and Peter Olson, contract purchaser, for a use variance permit to facilitate a towing business, outside storage on a gravel ground with a maximum of six (6) vehicles and installation of a 6' chain link fence with privacy slats on the perimeter of the property located at 10611 Commercial Street.

Village Clerk Thomas stated for the record that all fees and necessary documents required had been filed with the Village.

The following were then sworn in by the Zoning Hearing Officer: Petitioner/Contract Purchaser Peter Olson (5407 Fieldstone Way, Johnsburg, IL 60051).

**PRESENTATION BY APPLICANT:**

Attorney Neil J. Anderson, PC whose office is located at 1927 Main Street, Spring Grove, IL 60081 was present to represent Petitioner Peter Olson.

Attorney Anderson questioned the applicant regarding the property and hardships that exist. The current zoning of the property was noted as I-1 (Industrial)/T-6. Attorney Anderson asked if the petitioner believed that a towing business would be of benefit to the community. The petitioner stated that due to the only other towing business in the Village closed, he felt that the community would benefit from have a towing service readily available. The petitioner stated that he has been in the towing business for 20 years. He then explained the type of service he would provide. Attorney Anderson asked the petitioner if there would be any vehicle repair done at the location. The petitioner stated no, any repair would take place at his main business location in Johnsburg. The petitioner stated that he would have a small office with an impoundment yard at the proposed location. No hazardous materials will be placed on the site. Attorney Anderson asked if the towing/impoundment business would result in any noise, odors, or lighting issues. The petitioner replied no to all issues. Attorney Anderson asked the petitioner if he would comply with all Federal, State, and Local Ordinances. The petitioner stated that he would. The petitioner stated that he would be installing lighting and a 6' chain link fence with slats around the entire property for security purposes only. The petitioner requested to impound six (6) vehicles and two (2) vehicles owned by the Petitioner (1 flatbed and 1 tow truck) for a total of eight (8) vehicles. The petitioner stated that any lighting installed on the property would be restricted to on property only and not extend onto abutting properties. The petitioner again noted that the community has a need for this type of business. He reported that 90% of his towing comes from Police towing and the remaining 10% from miscellaneous towing related matters.

**QUESTIONS FROM ZONING HEARING OFFICER:**

Hearing Officer Mayer stated that due to the information presented he had no questions.

**PUBLIC COMMENTS:** There were no objectors present.

**DELIBERATION/DECISION:**

Hearing Officer Mayer stated that he would recommend the approval of the use variance permit to the Village Board with two (2) conditions: that the petitioner will provide appropriate lighting in a inward and downward direction on the property and that the number of vehicles be limited to eight (8) only.

**ADJOURNMENT:**

Hearing Officer C. Eric Mayer stated there being no further business, the hearing was adjourned. The hearing was adjourned at 3:17 PM.

Respectfully Submitted by:

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Karla L. Thomas, Village Clerk

Approved:

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C. Eric Mayer, Zoning Hearing Officer

Date