

**VILLAGE OF RICHMOND
5600 HUNTER DRIVE
PUBLIC ZONING HEARING
MAY 9, 2018**

IN THE MATTER OF THE PETITION BY JOHN AND JULIE ENNIS REQUESTING VARIANCES TO ALLOW FOR A THIRD DETACHED ACCESSORY STRUCTURE AND TO EXCEED THE 20' MAXIMUM STRUCTURAL HEIGHT REQUIREMENT MANDATED BY THE UDO TO 27' FOR THE PROPERTY LOCATED AT 5802 BROADWAY STREET.

After everyone stood for the pledge, C. Eric Mayer, Hearing Officer called the hearing to order at 10:00 AM in the Village Hall, 5600 Hunter Drive, Richmond, IL.

PRESENT: Zoning Hearing Officer C. Eric Mayer.

ALSO PRESENT: Petitioner John Ennis, Petitioners Attorney Neil Anderson and Village Clerk Karla L. Thomas.

APPROVAL OF MINUTES:

Zoning Hearing Officer Mayer reviewed the minutes from the October 17, 2016 Public Zoning Hearing. He approved them as presented and signed them.

Zoning Hearing Officer Mayer opened the hearing on the application of John and Julie Ennis requesting variances to allow for a third detached accessory structure and to exceed the 20' maximum structural height requirement mandated by the Unified Development Ordinance (UDO) to 27' for the property located at 5802 Broadway 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 John Ennis of 5802 Broadway Street, Richmond, Illinois and Petitioner's Attorney Neil J. Anderson, PC whose office is located at 1927 Main Street, Spring Grove, IL 60081.

PRESENTATION BY APPLICANT:

Attorney Anderson questioned the petitioner to confirm the variances being requested. The petitioner confirmed that the current zoning of the property was R-1, a single-family residential, 3-story home that was an old farm having five existing foundations and consisted of 6.124+ acres. Attorney Anderson confirmed through questioning of the petitioner that the accessory structure being proposed would be built on the same footprint as an existing foundation located behind the house. Attorney Anderson asked the petitioner what was the intended use of the accessory building. The petitioner stated that it would be used for a personal office/storage/art studio. Attorney Anderson stated that the property will stay in character with the surrounding area, there will be no exterior lighting, no parking impact, and no business operated out of the structure. The petitioner confirmed that information. Attorney Anderson stated that the purposed building height at the roof line was 20'; however, the petitioner is asking to install a cupola and weathervane to match the same architectural details of other structures on the property. It was noted that by installing these architectural elements the structure would be 27' in height. The petitioner confirmed that he would get all required permits, follow all regulations and get all inspections required by the Village and the code.

QUESTIONS FROM ZONING HEARING OFFICER:

Hearing Officer Mayer asked about the square footage of the structure and asked if all setbacks were within the code requirements. Attorney Anderson confirmed that they were within conformity of the UDO. Hearing Officer Mayer asked if the proposed structural foundation will exceed the existing foundation. The petitioner confirmed that it would not.

PUBLIC COMMENTS: There were no objectors present.

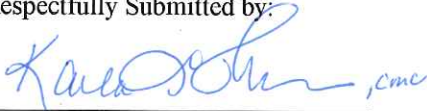
DELIBERATION/DECISION:

Hearing Officer Mayer stated that there were no objectors and he would recommend the approval of the variances to the Village Board with the following conditions: the Petitioner not change the use of the accessory structure without following the Village code requirements and that the Petitioner's use of the accessory structure be limited for personal use only for a home office, storage and art studio with no commercial use, such as selling of art or holding art classes. Hearing Officer Mayer requested that the Board carefully look at the height of the structure.

ADJOURNMENT:

Hearing Officer C. Eric Mayer stated there being no further business, the hearing was adjourned. The hearing was adjourned at 10:20 AM.

Respectfully Submitted by:



Karla L. Thomas, Village Clerk

Approved:



5.23.19

Zoning Hearing Officer

Date