

**VILLAGE OF RICHMOND
5600 HUNTER DRIVE
PUBLIC ZONING HEARING
MARCH 16, 2020**

IN THE MATTER OF THE PETITION BY JOHN BELLER BUILDERS, REQUESTING BULK VARIANCES MANDATED BY THE UDO FOR THE PROPERTY LOCATED AT 10112 COVELL STREET

Zoning Hearing Officer Tim Hartnett called the public hearing to order at 1:00 PM in the Village Hall, 5600 Hunter Drive, Richmond, IL.

PRESENT: Zoning Hearing Officer Tim Hartnett.

ALSO PRESENT: Petitioner John Beller, Petitioners Attorney Neil Anderson, Don Harris, Don May, and Village Clerk Karla L. Thomas.

PLEDGE: Everyone in attendance rose for the Pledge of Allegiance.

APPROVAL OF MINUTES:

Zoning Hearing Officer Hartnett reviewed the minutes from the May 22, 2019 Public Zoning Hearing. He approved and signed them as presented.

VERIFICATION OF FEE/DOCUMENTS: Village Clerk Thomas stated for the record that all fees and necessary documents required had been filed with the Village.

PRESENTATION BY APPLICANT:

Attorney Anderson asked the petitioner to state his name and who he was for the record. John Beller stated that he is the Owner/President of Beller Builders and the contract purchaser for the property located at 10112 Covell Street. Atty. Anderson asked the petitioner what he intends to construct on the property in question. The petitioner stated that intends to design and build a single-family ranch house on the property (3-bedrooms/2-full baths). Atty. Anderson asked if it was similar as other homes in the area. Petitioner replied yes. Atty. Anderson asked the petitioner to confirm that the lot in question measures 66 feet wide and 132 feet deep. Petitioner replied yes. Atty. Anderson submitted the purposed house plan as Exhibit "A". Atty. Anderson asked the petitioner to confirm that surrounding properties were improved lots with single-family homes and that all lots are of the same size in width. Petitioner replied yes. Anderson asked the petitioner if the size of the purposed home violated the maximum lot/building coverage. Petitioner replied no. Atty. Anderson asked the petitioner if the setbacks being requested were comparable or relatively equal to those setbacks of the neighboring properties. Petitioner replied yes. Atty. Anderson asked the petitioner to confirm the requested variances, as follows: reduce the lot width from 100 feet to 66 feet, reduce the side setback from 10 feet to 7 feet and reduce the front setback from 35 feet to 20 feet. Petitioner replied yes. Atty. Anderson asked the petitioner if the requested variances were different from what already exists in the neighborhood. Petitioner replied no. Atty. Anderson asked the petitioner if he would be allowed to build the house, would it be detrimental or harmful to the contiguous neighbor's property values. Petitioner replied no. Atty. Anderson asked if it would not be consistent with the normal growth of the community. Petitioner replied no. Atty. Anderson asked the petitioner if he created the hardship. Petitioner replied no. Atty. Anderson asked if the petitioner had anything to do with platting of the subdivision. Petitioner replied no. Atty. Anderson asked the petitioner if he was inheriting the property as it sits. Petitioner replied yes. Atty. Anderson asked if it would be harmful to the health, welfare, or safety of the surrounding community. Petitioner replied no. Atty. Anderson asked that other than these three variations (front, side and width), you would otherwise be in compliance with the current rules, regulations, and building/zoning ordinances already in existence. Petitioner replied yes. Atty. Anderson asked the petitioner if he was not granted the variances would the lot be buildable under current zoning. Petitioner replied no.

QUESTIONS FROM ZONING HEARING OFFICER REGARDING APPLICATION:

It was clarified that the Plat of Survey was submitted as part of the petition along with the Sidwell Map. Hearing Officer Hartnett stated that he had looked at a title policy and did not see any encumbrances on the

parcel for ComEd, NiCor, Frontier, etc. He did not see issues with easements. The proposal does fit with the lots between South Street and Milwaukee, which are 66 feet wide. He noted that he had received the plans for the house (as Exhibit "A") and the plans indicate that the structure will be 43 feet wide by 55 feet deep, so he asked the Petitioner why he was requesting a variance for the side setbacks. The Petitioner stated that the plans presented are basic floor plans and what will actually be built is a house 47 feet wide and the depth will remain 55 feet. The Petitioner wanted to make sure he had enough side setback to be safe. Hearing Officer Hartnett requested that when the Petitioner submits the survey with building, topography, with everything, please make sure they are accurate to scale. Zoning Officer Hartnett noted that drainage on the property moves from the northwest to the southeast and water pockets in the southeast corner. He asked that when the Petitioner when he files his plans for building considers the neighbors and looks at the situation and please don't create any hardship, drainage issue or water problems for neighbors or the neighborhood.

PUBLIC COMMENTS: Don Harris stated that he was the seller of the property and had no further comments, but would answer any questions if there were any. There were no questions.

FINDINGS AND RECOMMENDATION OF ZONING HEARING OFFICER:

Hearing Officer Hartnett stated that he had reviewed the file, visited the site and heard the testimony. Based upon that he announced he would put a report together to recommend that the Village Board grant the variances for the lot width, front and side setbacks as requested. Hearing Officer Hartnett requested that the petitioner submit appropriate and accurate plans to the Village when ready to build.

ADJOURNMENT:

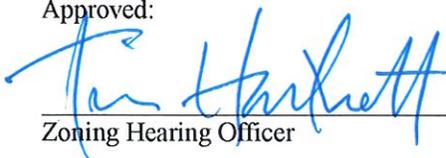
Hearing Officer Tim Hartnett stated there being no further business, the public hearing is adjourned. The hearing was adjourned at 1:15 PM.

Respectfully Submitted by:



Karla L. Thomas, Village Clerk

Approved:

 3/1/22

Zoning Hearing Officer Date