

**VILLAGE OF RICHMOND  
5600 HUNTER DRIVE  
SPECIAL PUBLIC ZONING HEARING  
MARCH 1, 2022**

**IN THE MATTER OF THE PETITION BY SAMUEL AND HEATHER EVERLY, REQUESTING  
BULK VARIANCES MANDATED BY THE UDO FOR THE PROPERTY LOCATED AT 10308 MAIN  
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 Samuel Everly, Village Administrator/Police Chief Ciro Cetrangolo, and Village Clerk Karla L. Thomas.

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

The following individual was then sworn in by the Village Clerk: Petitioner Samuel Everly regarding 10308 Main Street, Richmond, Illinois.

**APPROVAL OF MINUTES:**

Zoning Hearing Officer Hartnett reviewed the minutes from the March 16, 2020 Public Zoning Hearing. He made a motion to approve the minutes as presented and signed them.

**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:** Mr. Everly explained that he would like to add a pergola (accessory structure) to the existing structure at the back of the property, which would result in a lot coverage of 10% to 19%, as well as a rear yard setback from 10' to 9'6" and side yard setback (south plat line) from 10' to 6'-8 1/2". The pergola is a waterproof system. It would help with privacy, sound and provides for an outside patio. In regards to drainage, water will be pitched to the front and plantings of evergreens along the rear property line to provide additional privacy will be installed and a French drain will be installed as well. Mr. Everly noted that the property is being used for an event venue and this space would not be able to be used as an outdoor space if it rained. It would help to have this area covered, provide privacy for the event, and limit sound, as well as, privacy for the neighbors. It was determined that no real hardship was provided.

**QUESTIONS FROM ZONING HEARING OFFICER REGARDING APPLICATION:** Hearing Officer Hartnett having reviewed the submittal had some questions for Mr. Everly. The entire structure is a louvered, weather tight facility. Mr. Everly replied "yes". Hearing Officer Hartnett questioned what the steel and wood structure was located at the top of the rear of the building. Was it an upper party deck? Mr. Everly responded that it will hold the HVAC system for the building. Hearing Officer Hartnett asked if it would be screened. Mr. Everly stated that he has approval from the building department for a fenced in 42" hand railing for safety to be installed. Hearing Officer Hartnett addressed noise and noted that a beautiful fence has already been installed and that he had contacted the Building Inspector regarding work already underway. Hearing Officer Hartnett noted that the landscape plan/exhibit that was provided in the packet is different and asked what was changed. Mr. Everly stated that the pergola was shifted to the left to cover the stairs; however, the landscape plan/exhibit will be followed. The HVAC deck when looking at the top part will be 10' from the building, the top will be 15' from the building. The stairs get individuals from the patio area up into the upper part of the structure. The lift station accommodates ADA access to the basement. Landscape plans were reviewed and Mr. Everly noted that he is installing fencing around the area, as well. Along the north side of the building a food truck concept is planned and brick pavers will be installed in that area. Hearing Officer Hartnett noted that parking is limited in the Village, he asked if the paved area would be rented separately from the pergola and building. Mr. Everly responded that the entire area is rented together and not separately. Hearing Officer Hartnett addressed concerns

about utility easements, including water, gas, the old well, etc. Mr. Everly responded that the water line was relocated to the front of the building, the gas lines and old well were capped. Several neighbors were present, but had no comment and stated that they were present to only observe. Mr. Everly stated that he will respond to all questions from the Village Engineer, and Village Building Inspector. Drainage on the property has been addressed with the installation of drain tiles and a French Drain along with the plantings. Additionally, he noted that the drainage now flows from the left to front sidewalk and then into the Village's storm drain, which eventually drains into the Nippersink Creek. Hearing Officer Hartnett asked that Mr. Everly present an updated landscape plan to the Village, which he agreed too. Mr. Everly was directed to complete a Stormwater Management Permit Application even though the project is smaller, just so they have something on file. Hearing Officer Hartnett required that Mr. Everly met the downtown liquor license hours of operation and that the Pergola be quieted down by 11:00 pm to manage noise. Mr. Everly agreed. Hearing Officer Hartnett confirmed that a sprinkler system was not needed. Parking will be on Main Street or other areas on a first-come, first-serve basis.

**PUBLIC COMMENTS:** None.

**FINDINGS AND RECOMMENDATION OF ZONING HEARING OFFICER:**

Hearing Officer Hartnett stated that he had reviewed the file and heard the testimony. Based upon that he announced he would put a report together to recommend that the Village Board grant the bulk variances for the side yard setback of 6'-8 1/2" and rear yard setback of 9'6" with an increase of the maximum lot coverage of 19% 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 1:26 PM.

Respectfully Submitted by:



Karla L. Thomas, Village Clerk

Approved:



12/5/22

Zoning Hearing Officer

Date