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4
5
6
7
8
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10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

INDEX

Witness	Examination
Richard Bell.	7
By Kristine Donarski	9
End	14

1 MR. WELBERS: Well, it's 7 o'clock. We
2 can start anytime.

3 This is the -- where is the agenda at?
4 Can I have one?

5 MS. HOLT: I'll grab one for you.

6 MR. WELBERS: I'll borrow this.

7 This is the November 2024 regular hearing
8 of the Bureau County Zoning Board of Appeals.
9 And for our roll call, our members present are
10 Bill Jensen, Jim Forristall, Michael Stutzke,
11 I'm Barry Welbers. We'll be the Board tonight.
12 We have sufficient numbers for a quorum.

13 Then we have Samantha Holt from our Zoning
14 Enforcement Office; Kristine Donarksi, our
15 Zoning Enforcement Officer; Callie Bodmer, our
16 court reporter keeps record of everything we
17 talk about here tonight; and John Baracani
18 representing the County Board. He kind of hears
19 it live so he can exchange and relay what we
20 have done tonight to the County Board, as some
21 of these cases are ultimately their decision.

22 And so then after roll call, we usually --
23 we don't have any minutes for tonight to
24 approve, right?

1 MS. DONARSKI: No.

2 MR. WELBERS: So that brings us to our
3 first case. I read a little bit into the record
4 on every case, and then we call the Applicant
5 forward to talk about it.

6 So the first case is Richard Bell. The
7 legal description of the property, first of all,
8 is Parcel Number 14-19-304-010.

9 The common location is the northwest
10 corner of South Park Street and West Walnut
11 Street, 339 South Park Street, Sheffield.

12 The property is presently zoned as R-2.

13 And this is a request for a Variation to
14 build up to a 40-foot by 64-foot (2,560 square
15 foot) pole-type garage with a 15-foot by 64-foot
16 (960 square foot) lean-to, for a total of 3,520
17 square feet. Our Zoning Ordinance allows a
18 maximum of 900 square feet garage in the R-2
19 Zoning District. So this is a request for up to
20 a 2,620-square-foot Bulk Variation. Proposed
21 structures will have 16-foot side walls. Total
22 height from ground to peak will be 21 feet tall.
23 Maximum height allowed in the R-2 Zoning
24 District is 20 feet. So they're requesting a

1 1-foot height Variation.

2 The present use is a single-family home.

3 We have from the Bureau County Soil and
4 Water Conservation District:

5 The District has reviewed the request
6 from Richard Bell for a Variation on
7 property in Section 19 Concord Township as
8 applied in Case 24-10-16-1V. The request
9 is for a Bulk Variation and a height
10 Variation for a 40-foot by 60-foot pole-
11 type garage with a 15-foot by 64-foot
12 lean-to, for a total of 3,520 square feet.

13 The Soil and Water Conservation
14 District finds that impact to natural
15 resources from the proposed project is
16 minimal for the purposes of the Natural
17 Resource Inventory Evaluation. A full NRI
18 report will not be necessary, but we would
19 like to highlight the following resource
20 areas below.

21 Erosion. The property is on a 4.4
22 percent slope which slopes toward the
23 middle of the west side of the property
24 shown in Figure 1.

1 Soil Properties. The property is located
2 on Flanagan Silt Loam soils, which are
3 somewhat poorly draining. These soils
4 have a low runoff potential.

5 Natural Resource Areas. The site is
6 within three miles of the Mautino State
7 Fish and Wildlife Area and the Hennepin
8 Canal Parkway State Park.

9 This letter fulfills your requirement
10 to notify the Soil and Water Conservation
11 District of land use changes as per the
12 Illinois Compiled State Statutes, Chapter
13 70, Paragraph 405/1; and the Illinois
14 Revised Statutes, Chapter 5,
15 Paragraph 106.

16 If you have any questions concerning
17 this letter, please feel free to contact
18 our office.

19 From the Bureau Valley Community Unit
20 School District Number 340: Our School District
21 has no objection to the above application.

22 The proof of publication is here.

23 And I think that covers what I'm to read.

24 Is the Applicant present?

In Totidem Verbis, LLC (ITV)
815.453.2260

In Totidem Verbis, LLC (ITV)

1 MR. BELL: Yes.

2 MR. WELBERS: Would you come forward,
3 please, sir?

4 The court reporter is going to swear you
5 under oath so that you'll tell the truth, and
6 then we'll go from there.

7 RICHARD BELL,
8 being first duly sworn, testified as follows:

9 MS. DONARSKI: Please state your name and
10 address for the record.

11 MR. BELL: Richard Bell, 339 South Park
12 Street, Sheffield, Illinois.

13 MS. DONARSKI: Thank you.

14 MR. WELBERS: Tell us about your project,
15 Mr. Bell.

16 MR. BELL: First off, we went ahead and
17 got a permit from the Sheffield Fire Department
18 and had the old abandoned house tore down. That
19 was in really poor shape, so we had that tore
20 down and got the neighborhood looking a lot
21 better.

22 So the main reason for wanting a building
23 is to have the room for my racing hobby. I have
24 raced since I was 16 years old, and I need the

1 space for a storage area for my car and all my
2 tools and everything. Currently I am working
3 out of a 28-by-30 garage. There isn't really
4 enough room, especially for our vehicles for
5 parking in the wintertime. So the building will
6 give me a workspace for my car, storage space
7 for my tools, my backup car, ATV.

8 And the 15-by-64 lean-to will be used for
9 parking my truck and enclosed trailer that I use
10 to haul my car. The combined length of them two
11 is 62 feet.

12 So I currently have it on my property, but
13 it's on the alley line. So it would be much
14 better if I had it kind of in the middle of my
15 property.

16 And I have been in Sheffield my whole
17 life. I've never had any neighbors complain.
18 I'm always respectful, and this won't be -- add
19 any more noise. I'll still be working out of
20 this building as I did my garage, so.

21 MR. WELBERS: Okay. You're good?

22 MR. BELL: Yes.

23 MR. WELBERS: Questions, Kris.

24 EXAMINATION

1 BY MS. DONARSKI:

2 Q. Why does the garage need to be so tall?

3 A. My RV that I pull my trailer with is 13-foot
4 high.

5 Q. Okay. So it's to have a tall door to house
6 your RV?

7 A. Yes. So I'll have a 14-foot door.

8 Q. Okay. And will there be restrooms in your
9 proposed garage?

10 A. Yes, I would like to have one restroom in it.

11 Q. Okay. And so then you would hook that into the
12 Village water and sewer then?

13 A. Yes.

14 Q. Okay.

15 A. Actually, I would run my -- the water from my
16 house over, so yes, from the Village. It won't
17 be separate.

18 Q. Are you going to have any kind of a business
19 there?

20 A. No.

21 Q. Just your personal use?

22 A. Yes.

23 Q. Okay. Do you plan to install a floor drain?

24 A. I might do that, yes.

1 Q. Okay. If so, are you aware that the floor
2 drain must meet requirements of the State
3 Plumbing Code?

4 A. Yes.

5 Q. Okay. Will you be using the existing driveway
6 from the alley to access the new garage?

7 A. Part of it, and I'll add to it, along with out
8 front as well.

9 Q. So you want to come off of Park Street too?

10 A. Yes.

11 Q. Okay. And have you talked to the Village about
12 that new entrance yet?

13 A. Yes.

14 Q. And they're good with that?

15 A. Yes.

16 Q. Okay. Now, have you spoken with your neighbors
17 about your Variation request?

18 A. Yes, I have, and nobody has any problems with
19 it.

20 Q. Okay. Do you plan to put gutters and
21 downspouts on your proposed building?

22 A. I do.

23 Q. Okay. What's the lay of the land? Is it flat
24 or sloping? Or what is the -- which way does

1 the water drain naturally?

2 A. Right now it drains towards my house, and it
3 will when we're done as well.

4 Q. Okay.

5 A. We're going to do some work there to flatten it
6 out some, but it will still always drain --

7 Q. It will drain onto your own property?

8 A. Yes.

9 Q. And what are the existing land uses on the
10 properties around your property?

11 A. It's just houses -- on the north and south side
12 there's a house, and then on the east side of it
13 there's Homecoming Park.

14 MS. DONARSKI: Okay. That's all my
15 questions.

16 MR. WELBERS: Is there anyone in our group
17 of people present with us tonight that have any
18 interest in this application? Any questions of
19 this witness? Any testimony in this
20 application?

21 (No verbal response.)

22 MR. WELBERS: There are none.

23 MR. BELL: Okay.

24 MR. WELBERS: Does our Board have any

1 questions?

2 (No verbal response.)

3 MR. WELBERS: Michael, you inspected the
4 project?

5 MR. STUTZKE: I did. Very straightforward
6 what the request is. So I'll move to make a
7 motion to recommend approval for a Variation to
8 build up to a 40-foot by 64-foot (2,560 square
9 foot) pole-type garage with a 15-foot by 64-foot
10 (960 square foot) lean-to, for a total of
11 3,520 square feet. The Zoning Ordinance allows
12 a maximum of 900-square-foot garage in the R-2
13 Zoning District. Requesting up to a 2,620-
14 square-foot Bulk Variation. Proposed structure
15 will have 16-foot sidewalls. Total height
16 ground to peak will be up to 21 feet tall.
17 Maximum height allowed in the R-2 Zoning
18 District is 20 feet. Requesting up to a 1-foot
19 height Variation.

20 MR. WELBERS: So a motion to approve is
21 made. Is there a second?

22 MR. JENSEN: I'll second that.

23 MR. WELBERS: Mr. Jensen is the second.
24 Will you please call the roll?

1 MS. HOLT: Mr. Jensen?

2 MR. JENSEN: Yes.

3 MS. HOLT: Mr. Forristall?

4 MR. FORRISTALL: Yes.

5 MS. HOLT: Mr. Stutzke?

6 MR. STUTZKE: Yes.

7 MS. HOLT: Mr. Welbers?

8 MR. WELBERS: Yes.

9 (By voice vote four ayes.)

10 MR. WELBERS: Your Variation is approved.

11 MR. BELL: Thank you.

12 MS. DONARSKI: Thank you.

13 (The hearing was concluded at
14 7:12 p.m.)

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Now on this 21st day of November, A.D., 2024, I
do signify that the foregoing testimony was given
before the Bureau County Zoning Board of Appeals.

Barry Welbers, Chairman

Kristine Donarski,
Zoning Enforcement Officer

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