

STATE OF ILLINOIS)
)
COUNTY OF BUREAU)

In the Matter of the Petition
 of

Guthrie Helm
Selby Township
Bureau County, Illinois

Testimony of Witnesses
Produced, Sworn and
Examined on this 17th day
of April, A.D., 2025,
before the Bureau County
Zoning Board of Appeals

Present:

Troy Quest
Jim Forristall
Bill Jensen
Mike Stutzke
Barry Welbers, Chairman

Samantha Holt, Secretary
Kristine Donarski, Zoning Enforcement Officer

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MR. WELBERS: Okay. Our next application is Guthrie Helm, Parcel Number 17-13-376-006.

The common location is the south side of 1500 N Avenue, approximately 1,000 feet west of the jurisdiction with Illinois Route 6, 614 East Main Street, Hollowayville.

This property is presently zoned as Agriculture.

This is also a request for a Variation to build up to a 20-foot by 38-foot two-story addition as close as 15 feet from the west property line; needs 30 feet. Requesting up to a 15-foot side yard Variation. Applicant also wishes to build up to a 10-foot by 30-foot and a 10-foot by 46-foot wraparound open porch with steps on the north and east sides of the existing home. Proposed open porch will be as close as 35 feet from the right-of-way of East Main Street; needs 50 feet. Requesting up to a 15-foot front yard Variation. Also requesting a Variation to expand a nonconforming structure to said addition and porch to the existing nonconforming home.

The present use is a farmhouse.

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From the Selby Township Supervisor: Our Township has no objection to the above application.

Our proof of publication is here.

We have a letter from the Bureau County Soil and Water Conservation District:

The District has reviewed the request from Guthrie Helm for a Variation on property in Section 13, Selby Township, as applied in Case 25-03-04-1V. The request is for a Variation for a 24-foot by 38-foot two-story addition as close as 15 feet from the west property line, as well as a 10-foot by 30-foot and 10-foot by 46-foot wraparound porch.

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

Erosion. The area where the addition

1 will be constructed is very flat, and the
2 rest of the property slopes east away from
3 the neighbors, as shown in Figure 1.

4 Soil Properties. The property is
5 located on Birkbeck silt loam soils, which
6 are moderately well- draining. These
7 soils have a Medium runoff potential.

8 Natural Areas. The site is three
9 miles Meyer Woods nature preserve, the
10 closest natural area to the site.

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

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

20 Rebecca Taylor, Resource
21 Conservationist.

22 That's what I have to read. So is the
23 Applicant present?

24 Come forward, sir. She will also put you

In Totidem Verbis, LLC (ITV)
815.453.2260

In Totidem Verbis, LLC (ITV)

1 under oath.

2 GUTHRIE HELM,

3 being first duly sworn, testified as follows:

4 MS. HOLT: Can you please state your name
5 and address for the record.

6 MR. HELM: Guthrie Helm, 614 East Main
7 Street, Hollowayville.

8 MR. WELBERS: Tell us more about your
9 project.

10 MR. HELM: I just want to -- there's a
11 little back porch there now that's -- I want to
12 tear that off and then just add on a -- square
13 off the back of my house. It won't go any
14 further east or west than what the existing
15 walls are. Yeah, just need more space.

16 And then the wraparound porch, just kind
17 of make it look a little better.

18 MR. WELBERS: Okay.

19 MR. HELM: That's about it.

20 MR. WELBERS: We'll see what questions
21 Kris has for us.

22 EXAMINATION

23 BY MS. DONARSKI:

24 Q. Guthrie, will the addition have gutters and

1 downspouts?

2 A. Yes.

3 Q. Okay. And what do you do for a water supply
4 there?

5 A. We have a well.

6 Q. Okay. And what about your sewer, is that a
7 private septic?

8 A. Septic, yup.

9 Q. Okay. And will the addition have any impact on
10 your septic, or is it away from where the
11 construction is?

12 A. It's way out in the front yard.

13 Q. Okay. And what are the existing land uses on
14 the adjoining properties around you?

15 A. They are all agriculture, but the business is
16 on the way south.

17 Q. All agriculture and a business to the way
18 south, okay.

19 MS. DONARSKI: That's all I have.

20 MR. WELBERS: Is there anyone in our group
21 tonight with interest in this application,
22 questions or testimony?

23 (No verbal response.)

24 MR. WELBERS: There's not.

1 From our Board?

2 (No verbal response.)

3 MR. WELBERS: This is an area that I
4 inspected, and it's clear what you want to do.
5 Your home was where it was when you bought it,
6 and it's really too close to the property line
7 for the Zoning Ordinance.

8 There are no objectors in the
9 neighborhood. You want to make your home a
10 little larger and a nice porch, which I think is
11 the thing to do. So we're going to make a
12 motion to allow that, hopefully.

13 I would move to approve the Variation
14 request to build a 24-by-48-foot two-story
15 addition as close as 15 foot from the west
16 property line, even though you're required to
17 have 30.

18 Requesting up to a 15-foot side yard
19 Variation. Approving the 15-foot side yard
20 Variation.

21 And also approving the Variation request
22 to build up to a 10-foot by 30-foot and 10-foot
23 by 46-foot wraparound open porch, with steps on
24 the north and east sides of the existing home.

1 And also -- I'll just finish reading what
2 it says here.

3 And also approving a Variation for the
4 porch to be as close as 35 feet from the
5 right-of-way of East Main Street and approving
6 the Variation requesting up to a 15-foot front
7 yard Variation, and approving the Variation to
8 expand the nonconforming structure to the said
9 nonconforming addition to the porch of the
10 nonconforming home.

11 That's the motion.

12 MR. QUEST: I will second.

13 MR. WELBERS: Troy is the second.

14 Please call the roll.

15 MS. HOLT: Mr. Jensen?

16 MR. JENSEN: Yes.

17 MS. HOLT: Mr. Forristall?

18 MR. FORRISTALL: Yes.

19 MS. HOLT: Mr. Stutzke?

20 MR. STUTZKE: Yes.

21 MS. HOLT: Mr. Quest?

22 MR. QUEST: Yes.

23 MS. HOLT: Mr. Welbers?

24 MR. WELBERS: Yes.

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(By voice vote five ayes.)

MR. WELBERS: It's approved.

MR. HELM: Thank you very much.

MS. DONARSKI: So give me a call when
you're ready for a permit. We're closed
tomorrow.

MR. HELM: Okay.

MS. DONARSKI: Okay. Thank you.

MR. HELM: Thank you.

(The hearing was concluded at
7:21 p.m.)

1 Now on this 17th day of April, A.D., 2025, I do
2 signify that the foregoing testimony was given
3 before the Bureau County Zoning Board of Appeals.
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8 Barry Welbers, Chairman
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12 Kristine Donarski,
13 Zoning Enforcement Officer
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16 -----
17 *Callie S. Bodmer*

18 Callie S. Bodmer
19 Certified Shorthand Reporter
20 Registered Professional Reporter
21 IL License No. 084-004489
22 P.O. Box 381
23 Dixon, Illinois 61021
24