

VILLAGE OF RICHMOND  
REGULAR BOARD MEETING  
August 2, 2007

**PRESIDING:** President Pro-Tem Bruce Hunter

**PRESENT:** Trustees Dennis Bardy, Charlotte Hollenbach, David Kielpinski, Peter Koenig, Cindy Walleck

**ABSENT:** President Lauri Olson

**ALSO PRESENT:** Village Administrator Tim Savage, Attorney David McArdle, Engineer Ed Coggin

Administrator Tim Savage opened the meeting at 7 p.m. in the Richmond Village Hall, 5600 Hunter Drive. He announced that President Olson would not be in attendance and opened the floor for nominations for a Trustee to chair the meeting. Attorney McArdle stated that the nomination should be for a President Pro-Tem. Trustee Bardy nominated Trustee Hunter as President Pro-Tem. Seconded by Trustee Walleck. There were no other nominations Bardy moved to approve the appointment of Trustee Hunter as President Pro-Tem. Seconded by Walleck and passed with Bardy, Hollenbach, Kielpinski, Koenig and Walleck voting yes.

Hunter called the meeting to order at 7:05 p.m.

**ROLL CALL:** Trustees Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck were present. President Olson was absent from the meeting.

**MINUTES:** Koenig requested that Mr. Bruce Young's reiteration of the traffic problems on South Street and also his commendation and thanks to Wes Lemons and the Public Works Department for the utility work they completed on South Street be included in the July 21<sup>st</sup> minutes. Koenig moved to approve the minutes as amended. Seconded by Bardy and passed by unanimous voice vote. Attorney McArdle recommended that closed minutes be reviewed and approved in closed session. Accordingly, the June 21 closed session minutes were tabled to closed session.

**ANNOUNCEMENTS:** Savage reminded Trustees that on Tuesday evening, August 7 the final meeting on Richmond Bypass Feasibility Study conducted by Edwards & Kelcey will be held in Memorial Hall.

**UNFINISHED BUSINESS:**

a.b.c. The Annexation documents for a small addition to Sunset Ridge were reviewed. McArdle pointed out the corrections and additions to the agreement which was presented at the July 21<sup>st</sup> Annexation Hearing . Attorney Donald Stinespring, representing the developer was present. Kim Meier President of KLM informed the Board that Sunset Ridge Phase I and II improvements are complete and Phase III should be completed within the next 60 days. There is a platted ROW easement that already exists to the west, off Hunt Club Road and Meier agreed to grant a similar ROW easement going to the east. Phase III engineering has already been approved and includes the new annexation. Inserting the new ROW will require some modification of the plat. Meier stated that he did not want either road access

to lead to commercial development which would bring commercial traffic to the residential area. Discussion on the most favorable location for the easterly ROW ensued with a northerly location being the one preferred by the Board. Stinespring brought up the fact that unless the final plat is approved, Meier does not want to be annexed and would like the agreement to contain a provision for de-annexation. McArdle suggested language approving the final plat could be included in the agreement, and this was agreeable. Minor changes will be made to the agreement, adding the road dedication along with inserting the word "owner". A fence along the rear of the new lots will be included on the plat and the association will maintain the fence along with the other common areas. There is no SSA in existence now to cover maintenance of the common areas for the Sunset Ridge development and the reference to SSA will be removed from this proposed agreement. Mr. Meier explained the process for turning over responsibility for maintenance to the Homeowners Association. The matter was tabled to a future meeting after the plat has been approved.

d. As a result of the audit review, it was noted that a number of dollars are being carried on the Village books as accounts receivable. Savage pointed out that it is appropriate to have an accurate reflection of accounts receivable because they are carried as an asset. He explained that most of the expenses, going back to 2003, were incurred by the previous Village Attorney and they were paid by the Village with the expectation that they would be reimbursed by the developer. The total amount being considered for write off is \$3,428.75. Bardy moved to declare certain accounts receivables in the amount of \$3,428.75 as uncollectible. Seconded by Koenig and passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

**PUBLIC COMMENT:** Donald Stinespring spoke representing Mr. & Mrs. Thomas who own approximately 33 acres on Kuhn Road which is in the village zoned E-1. Thomas want to deed 5 acres to one of their sons. According to Stinespring the Plat Act allows this without going through the subdivision process provided it does not involve any new streets, etc. Stinespring asked if the Board would consider allowing this even if it is contrary to the Villages subdivision ordinance. Savage informed the Board that the Village Subdivision Ordinance has a provision allowing the Board to waive the process provided certain criteria is met. Savage will get a copy of the criteria to Stinespring and the matter will be presented to the Board at a future meeting.

Bryce Klontz updated the Board on the Richmond Days events being organized by the Rotary and Odd Fellows Lodge. Because of safety issues and concerns with the location of the children's games, the parking lot and West Broadway from Rt. 12 to the trail will be closed Friday, Saturday and Sunday. Savage asked for any Board members to speak up if they were opposed to closing Broadway. No reply was heard. Parking will be available at the grade school on Broadway with a full time shuttle running throughout the event. The traffic gates will be portable and can be quickly moved if emergency access is needed. Arrangements will be made on Friday night for Cruise Night participants access.

Charlie Eldredge informed the Board that Tuesday, August 7 at 9 am the County Board meeting the County Regional Planning Commission will be making a presentation and he urged anyone interested to attend.

#### **NEW BUSINESS:**

a. Ed Collins, McHenry County Conservation District presented an update on Orsolini Park. The District and Village are working cooperatively to manage the area. A comprehensive inventory of plants, reptiles and fish is being conducted through the summer and Collins will have a proposal for management to present in October. The only interesting thing that has turned up is a piece of elk antler found in creek, age and origin unknown. The District staff planner presented an update on the McConnell Farm restoration. The MCCD Board has approved the site plan and the farm will be restored and developed for educational programs specific to farm life. All out buildings will be retained but animals and machinery will not be part of the program. It is anticipated that it will be used by school groups and scheduled special events utilizing house and barns. There will be

minimum vehicle access. A main objective is to retain the farmstead in its historical characteristics with the same setting. There will be minimal development to accommodate district staff meetings with minimum vehicle access. Rt. 173 is being looked at as the potential for public access and amenities that will accommodate gatherings. A time frame for the development has not been established. A sidewalk or path to the downtown area is being considered. Broadway will not be the main vehicular access.

b. Resolution R2007-8 regarding McHenry County Transportation Initiative was presented by Savage. Hollenbach moved to pass the resolution. Seconded by Kielpinski and passed by unanimous voice vote.

c. WWTP demolition. Engineer Ed Coggin informed the Board that 7 bids were received for the July 26 bid opening ranging from \$498,900 to \$116,400 with a \$300,000 engineers estimate. Being such a wide range is not a concern due to the nature of the work. Based on the references Coggin recommended awarding the bid to Champion Environmental Services, low bidder, in the amount of \$116,400. Walleck moved to award the contract to Champion Environmental Services in the amount of \$116,400. Seconded by Kielpinski and passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

d. A traffic control agreement for Richmond Burton High School property was presented. Savage pointed out that the agreement specifically addresses enforcement of handicapped zones and fire lanes. However, the statutory reference in the agreement includes additional enforcement. Savage will clarify the intent of the School Board regarding what they want enforced. Another concern is in regard to enforcement on adjacent property that is used by the School for extracurricular events. Some clarification of this enforcement is needed. Ultimately it will be up to the Police to make judgment calls regarding proper signage of allowed parking areas. Agreement was tabled for more information.

e. Savage informed the Board of President Olson's intent to appoint ZBA member Scott Drabant to the Plan Commission. Hunter reiterated the appointment. Bardy moved to confirm the appointment. Seconded by Kielpinski and passed by unanimous voice vote.

f. Owners of the home located at 10213 Covell street are requesting permission to demolish and rebuild their residence, maintaining the non-conforming set-back. Hunter would like to see elevations prior to granting the set back. Tabled to the next meeting for more information. Board did not express any objection to the demolition or replacement.

#### **COMMITTEE REPORTS:**

a. Finance-Warrant 2008-3 in the amount of \$752,163.10 was reviewed and discussed. Bardy moved to approve payment. Seconded Koenig and passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

b. Public Works-Engineers activity report was reviewed. Coggin gave an update on the WWTP change over which is going well. Final connections will be this week and next week. Regarding Stone Oak Crossing (Golf Course) the concept plan has been approved for single and multi family and the developer wants to rebuild the restaurant/banquet center and a new club house. Plans have been changed from the original concept. Single family houses on the SW corner of the property were approved in concept. Kielpinski requested more information on the development agreement and plans.

c. Police-Chief distributed stats on Country Thunder concert weekend. Next he explained the "Citizens Police Academy" which will be offered to the community and encouraged everyone on the board to attend.

d. EDC-Trustee Kielpinski reported that he did not have the paperwork on the proposed sign but that since it is in the budget and all Trustees were in agreement that it was desired he will proceed and present the drawing for approval at a later meeting.

**PRESIDENT'S COMMENTS:** Hunter questioned the Disposal Contract which expires the end of September. According to McArdle there is no requirement to go out for bid if the Board wishes to extend the current contract with Jensen. Savage will present the contract at the next meeting. A complaint regarding the water and sewer charges for a four flat building was referred to the Finance Committee.

**ADMINISTRATOR'S COMMENTS:** None

**TRUSTEE COMMENTS:** Trustee Hollenbach asked if the renovation of the building located east of 5612 Broadway has been reviewed and approved by the Architectural Committee. Hunter stated that the renovation will match the siding that was approved for 5612 Broadway and that these two buildings are being connected as one business. Renderings will be distributed to the Board. Savage pointed out that the Architectural Committee never had standards or guides for the Historic District. Hunter stated that the Fox Trot standards approved by the Board were ignored by the Board when the Glenrich Developer came in with vinyl siding. Discussion ensued on architectural guidelines.

Kielpinski asked about the off premises building sign at the NW corner of Main and Broadway. According to Hunter the Board approved the sign to be allowed until such time as the building was occupied.

Letters in opposition to the stop sign at South and West Street were sent to the Board for their information. If Trustees wish to take action such as removing the signs they will need to have something put on the agenda.

Bardy moved to go into closed for pending litigation (5 ILCS 120/2(c)(11)). Seconded by Kielpinski and passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

Board came out of closed session at 9:46 p.m. Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck were present for roll call. President Olson was absent.

There was no further business. Bardy moved to adjourn. Seconded by Kielpinski and passed by unanimous voice vote. 9:46 p.m.

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Kathleen Hellmann, Village Clerk