

VILLAGE OF RICHMOND
SPECIAL BOARD MEETING
June 5, 2007

PRESIDING: President Lauri Olson

PRESENT: Trustees Charlotte Hollenbach, Bruce Hunter, David Kielpinski, Peter Koenig

ABSENT: Trustees Dennis Bardy, Cindy Walleck

ALSO PRESENT: Village Administrator Tim Savage, Engineer Ed Coggin

President Olson called the meeting to order at 4:00 p.m. in the Richmond Village Hall, 5600 Hunter Drive.

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

The purpose of this meeting is to review the building design guidelines in general and as they pertain to the Glenrich Townhomes and to discuss amendments to the liquor ordinance, Chapter 23 of the Village Code.

Building Design Guidelines

President Olson explained that the Village needs to have something to give developers as design expectations. The basic guidelines are taken from the Fox Trot (Hunter Country Club) agreement, which the Board has already approved and which were agreed to by the developers.

Savage stated that there is nothing that requires architectural approval prior to issuing a building permit and that these can only be guidelines. These guidelines will be for new development construction only.

The guidelines were reviewed in detail and various modifications were suggested.

- Prohibit Mansard roofs, eliminate reference to Second Empire and Beaux Arts Styles
- Eliminate invasive plant list and reference the Chicago Botanic garden listing
- No plastic awnings will be allowed in the commercial standards

All references specific to Fox Trot will be eliminated. Other typographical and grammatical changes were made and the standards will be presented at a regular board meeting for action. Guidelines will be negotiated as a part of all annexation agreements and will also be incorporated in the Unified Development Ordinance. President Olson reminded the Board that if a builder wants something different he will come to the Board.

Design Guidelines, Glenrich Townhomes

Next the architectural standards for the Smith Townhome development on Rt 31 were discussed. Administrator Savage pointed out that the issue seems to be the type of siding allowed. Trustee Hunter stated that he likes the new two story elevations presented at the last meeting but feels vinyl siding cheapens the project. He stated that it is time to put a stop on downgrades and pointed out the excellent location the Smith property offers and urged the Board to require that Smith adhere to the standards just discussed.

The Smith development agreement will contain language regarding zoning along with architectural standards. Owner William Smith informed the Board that the only zoning variances he will be requesting are for front set backs and row on row construction.

It was determined that a 20 foot building separation is adequate, even with vinyl siding. Fire break requirements for townhouses are not known at this time.

Discussion ensued on the various products proposed in the project including windows. Savage urged the Board to focus not so much on the number but rather on getting a quality product.

The Village is looking for the following:

- Identify the upgrades being offered (generic OK)
- Only a percentage of vinyl siding (no lap siding)
- Need to see rear and side elevations
- Need to see floor plans
- No vent pipes allowed out front of unit
- How many units and buildings are being proposed
- Side elevations of end units need to be shown

Liquor Ordinance Amendments

Savage informed the Board of various requests for outdoor service/consumption of alcohol on the premises of the license holder. He pointed out that the Village Ordinance does not allow beer gardens or outdoor service. He read from the State Liquor Commission letter which states that "premises" as referred to in the liquor regulations, does not mean parking lot, grassy areas or sidewalks.

The Village Ordinances do not allow alcohol consumption on the public sidewalks. It is up to the Board to determine if they wish to change this. Discussion ensued and it was suggested that if there is adequate room for pedestrians and the area is cordoned off and the Village is named as additional insured under the licensees liability policy, then it possible could be allowed.

Outdoor service, which currently is allowed once a year only, for three days as a special event, was discussed. International House has asked about outside service-tent on the lawn, wine tasting, etc-and Doyles will be holding weekly motorcycle shows throughout the summer. The Village Ordinance does not allow consumption or service outside of the building, in fact allows it only on the first floor of a building. The latter needs to be changed. Board concurred that the special event permit could be amended to allow 15 days per year within a fenced area with security. Doyles will be issued a special permit for their Thursday night motorcycle show although owner Jeannie Doyle assured the Board that she will not be serving outdoors and will not encourage patrons to take their drinks outdoors. There will be security at the doors to prevent this from happening.

Beer gardens are not addressed in the Village's ordinance and Savage will present an amendment to address this.

Next the fees were addressed. Tom VanDaele, owner of a grocery store which has a small liquor department, asked for some relief from the new fee schedule. His license fee is the same as a full liquor store pays. He suggested reverting to the 2005 fees and adding 20%. Various options were discussed including creating two class D (package goods). VanDaele suggested reverting to the 2006 fee schedule for next year. AN ordinance will be prepared for the June 21st meeting. There was no further business. Hunter moved to adjourn. Seconded by Koenig and passed by unanimous voice vote. 6:15 p.m.

Kathleen Hellmann, Village Clerk