

VILLAGE OF RICHMOND  
REGULAR BOARD MEETING  
June 7, 2007

**PRESIDING:** President Lauri Olson

**PRESENT:** Trustees Dennis Bardy, Charlotte Hollenbach, Bruce Hunter, David Kielpinski,

**ABSENT:** Trustees Peter Koenig, Cindy Walleck

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

President Olson called the meeting to order at 7:04 p.m. in the Richmond Village Hall, 5600 Hunter Drive.

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

**MINUTES:** Hunter moved to approve the minutes of the May 17 regular meeting. Seconded by Kielpinski and passed by unanimous voice vote. Koenig and Walleck were absent.

**ANNOUNCEMENTS:** President Olson informed the Trustees that the Richmond Business Partners, finding that they do not meet the state qualifications, have withdrawn their application for a raffle license.

**UNFINISHED BUSINESS:** a. Smith Developer Agreement. Jim Griffin, attorney for William Smith, referring to a clean final draft of the agreement signed by Mr. Smith, pointed out highlights including the higher impact fees and dedication of wetlands to the Village. He feels this development will provide high quality residences, subject to specific architectural standards which the Village would not otherwise have authority to require. The agreement also addresses zoning reclassifications which he believes will benefit the Village and which have been recommended by the ZBA. Griffin stated that the new residential development will spur the retail/commercial development especially along Route 31.

Because the ZBA did not recommend granting the variances requested for the townhomes a 2/3 vote will be needed from the Trustees. Discussion ensued on the procedure for voting on the agreement and zoning ordinance.

Contract purchaser and builder Steve Greenberg of Canyon Development, presented elevations and floor plans for the townhome development and confirmed that they are to be attached to the agreement as exhibits. The front elevations include three different products, vinyl, brick and shake. Fireplaces are optional but all units will have a chimney for uniformity. Appliances will vent out either the front or back, code will dictate the location. They will be disguised with landscaping. If the laundry is on the second floor the vent will not be out the front. Colors will be toned down and Greenberg assured the Board that he will work with the Village on selecting the colors. Siding on the back and sides will be 100% vinyl. The fronts elevations consist of 50% vinyl. Windows will be full vinyl, insulated thermo panes. According to Greenberg, upgrades could cause the units to be overpriced. He feels the products he is proposing are upper end and does not want to commit to specific brands, inside or outside. He needs to use vinyl because it is cheaper than hardy board and he stated that he needs to keep the cost below the Johnburg(\$200,000) and McHenry level in order to

sell. The CertainTeed Monogram brand vinyl is top of the line and will require less maintenance than the hardy board.

Discussion ensued on the pros and cons of vinyl siding. Trustee Hunter pointed out the advantages of the Richmond location and expressed his irritation with the builder because he did not make clear his price point at the very first meeting and now is coming with requests for downgrading/depreciating at every meeting - additional density, zoning variations, vinyl siding with basements as an option only. Hunter stated that he would consider a compromise allowing vinyl on the rear and side if hardy board is used on the front elevation.

Greenberg stated that he presented his preliminary concept before getting the market research. The townhomes he is proposing are larger in size than most (1,600 to 1,800 square feet), are rear loaded with different elevations, materials and colors and he is proposing a higher end product at a lower price with a better design than the one presented in the concept plan.

Owner William Smith stated that this development has been in the works over a year and a half and he urged the Board to get Richmond going.

Savage asked if the allowance for upgrades could be included in the price. Greenberg said that the price will be kept lower (\$170,000) and the options will be at additional cost. Griffin stated that there are already standards in the agreement that are over and above the Village's requirements and he reminded the Board that these standards and the agreement will cover the entire development, not just the townhomes.

There will be firewalls between the units and whatever the code requires for firebreaks. Soundproofing will be provided by the firewall which is made out of recycled cellulose. Garages will be standard two car garages and Greenberg stated there should be enough room in the garages for storage. Kielpinski requested the samples that he requested at the last meeting. Further discussion was temporarily recessed.

### **Board was in agreement to move to New Business (a) at this time**

a. American Legion Proposal. Howard (Sonny) Katzenberg, on behalf of the Paul Hoffman American Legion Post # 253, presented a plan to move the WWI and WWII memorials from their present location north of Memorial Hall, 10308 Main Street, to the Stevens Gazebo Park, corner of Main and Broadway. The Legion would add an additional memorial for Korea, Vietnam, Desert Storm and other mid-east conflicts and a lighted flagpole. The size of the memorial park will be approximately the same size as the existing one. This will be done at no cost to the Village and the Legion will do year round maintenance. A wrought iron fence, sidewalk and benches will be included. The existing sign on the side of the building to the north will not be concealed. The Legion will clean up the property where the existing memorial stands and will do everything under the direction of the Board. Katzenberg said this would be an excellent location to hold various ceremonies and it will spark a new interest in the Legion in the Village. The Board was in favor of the idea and Trustee Hunter was designated as the Board liaison.

**PUBLIC COMMENT:** None

### **Board returned to Unfinished Business, Smith Developer Agreement**

Greenberg presented samples of the CertainTeed Monogram vinyl and the vinyl shake trim. Further discussion ensued on vinyl vs hardyboard. Greenberg stated that the windows on the side will match those in front, in color. Color of units will be decided prior to building permit. According to Greenberg, if the Board requires hardyboard for the front elevations and allows vinyl on the sides and rear, he could not guarantee that the corner join would look good. He was not sure if the hardyboard could be attached to the vinyl because they are different thicknesses. He was also concerned that the two materials will fade at different rates, and was not sure they were available in identical colors. Regarding the venting, Greenberg would prefer side or front venting, feeling they

are easier to conceal. However, he agreed to run them through the fireplace chimney chase, and if this is not feasible he will do them out the back or on the roof. Fireplace units are gas/wood burning pre-fab units and will have tile surrounds with wood mantels.

Units are 22 feet wide and the siding seams will only be under and above the windows. Savage cautioned about the possibility of more problems being created by trying to blend hardy board and vinyl, matching colors and fade rates and getting the corners to match up. He wondered if the area being talked about (front elevation in hardy board) was worth the additional problems. More discussion ensued on vinyl vs hardyboard. Hunter moved to approve and authorize execution of the developer agreement subject to the following amendments/conditions:

- incorporate floor plan presented tonight as an exhibit
- color scheme to be approved by the Village Board prior to issuance of any building permits
- all venting to be through the chimney or in back, not in front
- vinyl materials used will be CertainTeed Monogram
- conditioned upon engineers approval of the legal description and map
- with regard to the hardy board vs the vinyl it will be the Village Board's decision prior to issuance of any building permit (if it becomes impossible to connect the hardy board to the vinyl on the corners, then vinyl will be acceptable on the front elevation)

Seconded by Kielpinski and passed with Trustees Bardy, Hollenbach, Hunter, Kielpinski and President Olson voting yes. Koenig and Walleck were absent.

b. Ordinance 2007- , Smith Zoning. Hunter moved to direct staff to prepare an ordinance in order to grant the zoning which is requested in the development agreement which has just been approved. Seconded by Kielpinski and passed with Trustees Bardy, Hollenbach, Hunter, Kielpinski and President Olson voting yes. Koenig and Walleck were absent.

President Olson presented a Good Citizenship award to Stephen Saylor of Richmond. Stephen is a member of Boy Scout Troop 329 and for his Eagle Scout project he repainted the gazebo and garbage containers, repaired park benches, landscaped (removed grass, installed top soil & mulch all at the Stevens Park. Stephen worked for six days over three weekends.

## **NEW BUSINESS:**

b. Meeting dates. Because the 4<sup>th</sup> of July falls on Wednesday this year, the Board agreed to cancel the July 5<sup>th</sup> regular meeting. A special meeting will be called if needed in July. Bills will be approved at the June 21<sup>st</sup> regular meeting and again if necessary at the July 19<sup>th</sup> meeting.

c. The Spring Summer newsletter content was reviewed and there were no corrections. Hollenbach asked if some reference to the speeders on South Street could be included but it is too late for additions.

d. Manusos Pay Request #20. Ed Coggin reported on the work completed and included in this request. He recommended payment as requested. Hunter moved to approve Manusos pay request #20 in the amount of \$69,937.20. Seconded by Hollenbach and passed with Bardy, Hollenbach, Hunter, and Kielpinski voting yes. Koenig and Walleck were absent.

e. Lab Equipment. Coggin informed the Board that the construction contract for the new WWTP did not include lab equipment, primarily due to the fact that by the time the equipment is put into service the warranty may be close to expiration or the equipment specs may change. Equipment for the basic daily testing will cost \$12,000. The Village currently contracts with Genoa City for the analytical testing at an annual cost of approximately \$11,000. The cost of the necessary equipment for that testing would be an additional \$26,000 and a trained operator is needed. Coggin recommended purchasing the basic equipment for \$12,000 and continuing to contract out for the analytical testing. The lab equipment can be paid out of the grant/loan funding. However, according to Savage the loan and grant dollars will be maxed out and the money will have to come out of tap on

fees. The construction contract exceeded the loan and the difference is being made up out of the grant. Any money needed over and above will come out of the reserve fund from tap on fees. In any event a request will be coming in for the entire amount of \$38,000 at a future date.

f. Variance for sideyard setback, Kelair Products, 5700 Ami Drive. The petition for a zoning bulk variance was presented at a ZBA hearing on March 5. At that time a rear yard setback was also being requested. The Zoning Board did not vote in favor of either variance. Attorney for Sharco LLC/Kelair Products Inc, 5700 Ami Drive, Donald Stinespring, informed the Board that only the side yard variance is necessary. Kelair Products wishes to expand their business with the construction of a second addition and they are requesting a side yard variance from 25 feet to 11.6 feet. This variance is needed to allow the business to remain in Richmond. Stinespring contended that the subdivision covenants allow their architectural control committee the ability to grant variances and allow building with a minimum 10 foot side yard. According to Mr Stinespring, the architectural committee has granted this approval, however, no one has a signed document. He also stated that the Village passed an ordinance in 1979 granting the subdivision architectural committee this authority. No such ordinance has been provided or found to exist. In 2000 a building permit was issued with a lesser setback and Stinespring questioned how this was allowed. No one can answer for the 2000 Village building officer or Board but it was determined that a variance is needed.

Neighbors on the west of the subject property are objecting to the variance due to the potential of drainage problems. Stinespring stated that there will be no off site drainage to the property to the west and no variance of the Village engineering or drainage requirements are being requested. Mr. Wells, owner of the vacant property on the west objects to the variance because of concerns of erosion and also setting a precedence. His said he is not asking for any existing problems to be solved but just doesn't want to create more runoff onto his site. He was agreeable to accepting the Village Engineer's assurance that no additional drainage problems will be created by the addition. Kelair owners agreed to pay for the Village engineers inspection and review under Retained Personnel. After further discussion, Hunter moved to grant a side yard variance from 25 to 11.6 feet subject to the Village Engineer being satisfied that current drainage problems will be corrected and that the construction will create no additional problems on adjacent property. Seconded by Kielpinski and passed with Bardy, Hollenbach, Hunter, Kielpinski and Olson voting yes. Koenig and Walleck were absent. Coggin will contact Wells and keep him informed. If drainage problems cannot be corrected or avoided there will be no building permit issued for the addition with a 11.6 ft side yard.

#### **COMMITTEE REPORTS:**

a. Finance Committee. Hunter moved to approve payment of Warrant 2008-1 in the amount of \$406,695.33. Seconded by Bardy and passed with Bardy, Hollenbach, Hunter and Kielpinski voting yes. Koenig and Walleck were absent. The ordinance with the recommended liquor license fee will be presented at the next regular Board meeting.

b. Public Works. Coggin presented the engineer's activity report. Testing is completed on the new 12 inch South Street water main, the operating permit has been received and a substantial increase in Fire Protection capacity has been reported up to the Broadway school.

c. Police. Chief Fryksdale presented the monthly activity report and a special commendation to Office George Anderson for the great job he is doing at the schools. The Department participated in the click it or ticket program and it was a success across the board.

d. EDC. No report

e. Architectural. No report

**PRESIDENT'S COMMENTS:** Olson presented the Township Resolution that prohibits left turns from SB IL Rt 31 onto West Solon between certain hours on certain days. This was done in reaction to several bad accidents at Route 12 and West Solon. Some Board members felt this is not an effective way to address the real problem which is on Rt 12. Enforcement of this may be a problem, especially if the Village annexes to West Solon. Any development on West Solon will be adversely

impacted by this resolution. According to President Olson, Representative Franks is in favor of this and worked to get IDOT's approval.

Olson also informed the public that sponsors are being sought for Richmond Days, which will be held Aug 24, 25 and 26. Contact the Rotary if interested.

**ADMINISTRATOR'S COMMENTS:** Savage informed the Board that the restricted parking signs have been removed from the downtown area. Additional trash cans are in place in the downtown area. Plans for resurfacing Route 12 have been marked up and reviewed regarding the pedestrian cross walk with placement of a sign at the center line at Broadway, north & south bound. Final approval rests with IDOT. Brush pick up times have been confirmed to be April through November. The no right turn sign at McDonalds has been re-installed. A copy of Spring Grove's Appearance Review Ordinance is being requested. The parking lanes on Rt 12 will be repaved with the standard one layer.

**TRUSTEE COMMENTS:** None

Closed session minutes will be reviewed at the next meeting.

There was no further business. Hunter moved to adjourn. Seconded by Kielpinski and passed by unanimous voice vote. 9:35 p.m.

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Kathleen Hellmann, Village Clerk