

VILLAGE OF RICHMOND  
REGULAR BOARD MEETING  
May 17, 2007

**PRESIDING:** President Lauri Olson

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

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

President Olson called the meeting to order at 7:00 p.m. in the Richmond Village Hall, 5600 Hunter Drive.

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

**MINUTES:** Hunter moved to approve the minutes of the May 3 regular meeting. Seconded by Bardy and passed by voice vote.

**ANNOUNCEMENTS:** Chief Fryksdale introduced Officer Tim Gwinn, full time effective May 7<sup>th</sup>. Office Gwinn was welcomed aboard by the Trustees.

**UNFINISHED BUSINESS:**

a. Ordinance 2007-7, Amending Chapter 29, Signs, content having been approved at the last meeting, was presented in its final form. Hunter moved to pass, seconded by Walleck. Kielpinski questioned the existence of neon signs in the historic district and Savage confirmed that if the sign was legally mounted at the time it was installed it is now grandfathered in. Ordinance 2007-7 was passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

b. Liquor license fees. Mr. Tom Van Daele presented his recommendation for fees, suggesting no refund this year but in 2008 reverting to the 2005 fees with a 20% increase. He felt that the Village survey does not match the correct classifications to the fees. Olson directed the Finance committee to review all information at their next meeting and come back with a recommendation. Finance will meet on June 5<sup>th</sup> at 4 p.m.

**PUBLIC DISCUSSION:** Tom VanDaele, speaking on behalf of the Richmond Business Partners Association asked about the status of the request submitted at the March meeting regarding issues in the downtown area. He was informed that the Board has passed an ordinance eliminating the time restricted parking (signs will be removed), and trash cans are being purchased. As far as crosswalk signs, because Main Street is a State highway any signage may have to be approved by the State. In any event, when the road is re-surfaced, Savage will request installation of a centerline pedestrian crossing sign at the stripped crosswalk.

**NEW BUSINESS:**

a. The Township Planning and Transportation officials will be introduced at a future meeting.

b. President Olson presented the McHenry County Agreement for Police Department Dispatch Services for 2007. The agreement runs from May 1, 2007 through April 30, 2008 and has a base annual fee of \$28,679.56. Hunter moved to approve entry into the agreement. Seconded by Hollenbach and passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

c. Pay request #7 from Thelen Sand & Gravel in the amount of \$94,585.54 was reviewed. Coggin stated that this covers work completed along the bike path for installation of the last runs of the force main. Hunter moved to approve the pay request. Seconded by Koenig and passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

d. Savage informed the Board that Public Works has been operating the brush pickup program for years with a borrowed chipper. Approval is being requested to purchase a used Vemeer 935 chipper for \$7,500.00. This expense has been included in the 2008 budget. Hunter moved to approve purchase of the Vemeer 935 chipper for \$7,500.00. Seconded by Walleck and passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes. Kielpinski asked if this purchase will mean that Public Works can go back to the original pick up schedule which was April through November. While the ownership is not relative, Savage will discuss the scheduling issue with Public Works.

e. Developer Agreement – tabled to the end of New Business

f. President Olson proposed the appointment of Trustee Peter Koenig to continue serving on the Unified Development Ordinance Committee and the appointment of the Village Clerk as IMRF Authorized Agent. Bardy moved to approve the appointments. Seconded by Hunter and passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

f. FY 2008 Budget for General, Water/Sewer and MFT Funds was presented and recommended by Savage. The Finance Committee has also worked on the presentation and they concur with the recommendation. Hunter moved to approve the FY 2008 budget. Seconded by Bardy. Legal expenses for Police include Police Commission expenses for personnel items. General legal counsel is included under Administration and is based on an hourly charge. The amount reflects history. Admin salaries include two full time office staff and the Administrator. The total salaries for these three are divided between Water (25%), Sewer (25%) and the General Fund. The \$6,000 under Special Events was approved by the Board and has been already paid. According to Attorney McArde, the Appropriation Ordinance, which needs to be approved within the first quarter of the year, is the official spending authority. Motion passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

e. Developer Agreement. Mr. William Smith's attorney Jim Griffin, reviewed the history of the development, which is divided into three stages. The first, along Rt. 31 and across from the High School, is proposed as GB subject to a future PUD for mixed residential use. The second, immediately east of this and bordered by the Nippersink to the east, is proposed to be zoned PS to allow construction of 125 townhome units. The wetland and buffer area along the creek will be donated to the Village. The third stage is east of the creek, adjacent to and accessed from Glenrich Subdivision off Rt. 12, with a request for PS zoning to allow 27 single family homes, envisioned as ranch units marketed toward empty nesters and singles. The ZBA has already recommended approval of the zoning requests for the three stages (excluding some of the requested variances). According to Griffin the variances are minor. On the first row of townhomes the variance request is for a reduced setback. Also being requested is a reduced setback between the townhome buildings, along with a variance from the prohibition of row on row townhomes to the extent to which these may be considered as such. On the single family lots, a variance is requested to allow a minimum lot size of 7,200 sq. ft. with an average of at least 9,000 sq. ft. and a minimum 60 ft. wide lot. The size of the single family homes will be 1,700 sq. ft. minimum and will probably be three bedroom. The developer will comply with the anti-monotony provisions in the Village ordinances.

The project civil engineer Mike Anderson answered questions on the wetlands/flood plain, which is not being touched. The buffer area follows the County requirements. Site run off will go through detention ponds both on the east and west sides. There will be two access roads off Rt 31 and

MacWood Drive will be the access from Rt. 12. All areas will be on municipal water & sewer. A final decision on access configurations has not been given by IDOT. Site run off will be handled by storm sewers and overland swales, whichever is deemed appropriate. The detention basin on the west side of the creek will be an extension of the detention basin associated with the new sewer plant.

Griffin stated that a successful commercial development will depend on a successful townhome development.

Contract purchaser Steve Greenberg, president of Canyon Development presented pictures of the proposed townhomes, which have been changed from the original presentation made on March 1, 2007. There will be various size buildings with 4-8 units per building with a mix of different textures, siding and trims, designed to look like single family homes. They will all be rear loaded with garages not visible from the perimeter or road. The materials initially proposed were brick, fiber cement and wood but after an extensive market research into the Richmond real estate market Greenberg stated that he needs to be competitively priced to sell and has gone to vinyl products by CertainTeed. He stated that this particular brand is the heaviest gauge vinyl with a lifetime warranty and is used on expensive homes across the country. He feels these products are high end, will not take away from the finished look and will save \$20,000 to \$25,000 on the selling price. The size of the units, 1,700 to 1,800 square feet livable space is consistent with the last presentation. Garages are 475 sq.ft. The last presentation had different roof lines and end units. Basements, which are partial, are optional and the unit range is \$170,000 to \$175,000.

Architect Adam Shore feels that he is proposing quality oriented products that will fit the Village's requirements. Greenberg stated that the CertainTeed Monogram 46vinyl is 46 ml and comes in 12 foot lengths which eliminates seams and he is willing to work with the Village on the colors. Shore stated that the design of these townhouses is original and he again pointed out the differences between this and the March presentation. Further discussion ensued on the materials proposed and the site plan. It was emphasized that this initial phase will set the standard for the future commercial development on the site. Hunter stated that he did not feel, given what the Board is trying to accomplish in the Community, that the Board should differentiate from what they had (building materials) when they started. Shore offered to produce a sample of the CertainTeed. Walleck moved to direct the Village Attorney to finalize the Developer Agreement and zoning ordinance allowing the use of the CertainTeed vinyl under the Residential Guidelines. Seconded by Bardy and passed with Bardy, Kielpinski, Koenig and Walleck voting yes. Hollenbach and Hunter voted no. IDOT will be permitting the entrances, and no lights are required at this time.

**PRESIDENT'S COMMENTS:** None

**ADMINISTRATOR'S COMMENTS:** None

**TRUSTEE COMMENTS:** Walleck reported on the open house at Memorial Hall and was complimented on the Historical House Walk program. Kielpinski stated that one of his goals is connecting the bike path from Spring Grove to the Prairie Path. Money is supposed to be available, according to Senator Althoff. Coggin suggested he look into the Village's approved trail plan. Also, when McDonalds repaved their parking lot the "No right turn" sign was not re-installed at the drive through exit to Rt 12. Savage will look into these issues.

**CLOSED SESSION:** None

There was no further business. Kielpinski moved to adjourn. Seconded by Walleck and passed by unanimous voice vote. 8:35 p.m.

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Kathleen Hellmann, Village Clerk