

VILLAGE OF RICHMOND
REGULAR BOARD MEETING
August 7, 2008

PRESIDING: President Lauri Olson

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

ALSO PRESENT: Village Administrator Tim Savage, Attorney David McArdle

ABSENT: Trustees Dennis Bardy, Bruce Hunter

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

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

MINUTES: Kielpinski moved to approve the minutes of the July 17 Regular and July 24 Special meetings. Seconded by Hollenbach and passed by voice vote with Bardy and Hunter absent.

ANNOUNCEMENTS: President Olson regretfully accepted the resignation of Zoning Board member Nicola Nelson, who is moving from the area.

UNFINISHED BUSINESS: None

PUBLIC COMMENT: None

NEW BUSINESS:

a. A Petition for Annexation for 16+ acres located east of the intersection of Rts 12 and 31 was presented by Attorney Mario Perez on behalf of the petitioner/owner Alfredo Luna. According to Savage, the current uses on the property are not included in any of the Village's existing zoning districts. Perez gave a brief overview, with pictures, of the uses which include residence, office, hobby outbuildings, landscape business, equipment storage, areas for rodeo, picnic shelter and other outbuildings used in conjunction with the rodeo and special events along with livestock. He stated that Mr. Luna intends to build a soccer field for public use. The rodeos are held in the summer 2-3 times per month on weekends and are sponsored by a not for profit organization with the proceeds being sent to a small village in Mexico for infrastructure improvements. According to Mr. Luna there are several of these organizations in Northern Illinois. Other celebrations and festivals are held on the property. There are approximately 480 members of the organization. McHenry County has issued individual liquor permits and the profits from the beer sales is distributed to the Richmond Fire Department and the community in Mexico. In order to continue the rodeos, Mr Luna would like a liquor license from the Village. Anywhere from 150 to 300 people attend these events which are held on weekends only, between the hours of 2-8 pm. There is no lighting on the property. Luna would offer the residents of Richmond use of the property and soccer field at no charge.

It was pointed out that the County has some issues with the operation, one being that buildings were constructed without permits. Luna stated that he had the Fire Department do a walk through. Kielpinski stated that he has visited the property and the arena looked well constructed and the property looks clean. Chief Fryksdale had concerns with the traffic, music, officer safety,

alcohol consumption and fighting and there have been complaints about the noise. The Sheriff usually has 3-4 officers on duty but Richmond does not have the manpower to cover this situation. Regarding access to the property, Mr. Luna has recently purchased property adjacent on the east and has contacted IDOT to see if a second entrance can be constructed. He added that this is the first year he has been doing the rodeos. Attendees are not allowed to leave the property to buy beer from the stores. Activities run from May through October. Attorney McArdle asked the Board if there is any interest in moving forward on annexation. There would be a permanent liquor license issued (which could have restrictions under the terms of an annexation agreement such as a one year limitation). Savage reiterated the current uses and suggested that a business zoning would probably be the best underlying zoning district. The building permit violation would have to be covered in the annexation agreement. Two hearings would be needed, petition for zoning before the ZBA and a hearing before the Village Board for Annexation Agreement. Kielpinski moved to direct staff to go forward with the process. Seconded by Walleck and passed with Hollenbach, Kielpinski, Koenig and Walleck voting yes. Bardy and Hunter were absent.

b. Appointments were tabled to the next meeting.

c. Resolution R2008-6, Intergovernmental Agreement for Crossing Guard and Traffic Control, between Nippersink School District 2 and the Village of Richmond was presented. The terms remain the same as have been in effect, with annual costs determined by mutual consent of both parties by July 1 of each year. Koenig moved to approve Resolution R2008-6. Seconded by Walleck and passed by unanimous voice vote with Bardy and Hunter absent.

d. Savage presented an updated contract for road striping from Pavement Solutions which identifies the areas to be painted, and recommended approval. Koenig stated that the General Services Committee reviewed the contract and Bill Price assured them that the Village staff could maintain the painting for a number of years in the future. Kielpinski moved to contract with Pavement Solutions, LLC for \$1,250.00 to paint and stripe the areas identified. Seconded by Hollenbach and passed with Hollenbach, Kielpinski, Koenig and Walleck voting yes. Bardy and Hunter were absent.

e. Water meter quotes were reviewed by the General Services Committee and Koenig recommended going with a new company and purchasing Badger meters. There will be some retrofitting but savings will be realized in the long run. According to Savage there will be no additional expense to the amount already budgeted. A contract will be presented at the next meeting.

f. The Village welcome signs were also discussed by the GS Committee. At one time the Board had stated that they no longer wished to maintain the signs. Since that time, Paisano's has had their sign installed and another business wants to be installed. Savage requested a policy decision from the Board. A one time fee is charged for installation. The Committee recommends discontinuing the practice and letting the existing sign owners know that they will have a certain number of years to amortize their signs. He reminded the Trustees that a Village wide sign program has been a topic of discussion in the past.

g. Kielpinski requested that the Board consider a Village-wide policy that can be offered to new businesses offering a tax abatement for a specific number of years. He would like intergovernmental agreements for abatement from other taxing bodies as part of the policy. This would only be offered to new businesses constructing on vacant property. Discussion ensued. President Olson did not favor a village-wide policy to be offered carte blanche. She suggested weighing each on a case by case basis. Koenig agreed with offering incentives but felt that the type of business was important since some may drain village resources more than others. Savage gave a brief summary of the information he has gathered from other communities, none of which included

intergovernmental agreements. McArdle pointed out that he did not know if other taxing bodies had the statutory authority to enter into tax abatements. Savage asked Kielpinski to summarize the details in writing, as he envisioned the policy should be and he, Savage, will ask the other taxing bodies to check with their attorneys to see if they have authority.

DEPARTMENT REPORTS:

- a. Finance. Warrant 2009-4, having been reviewed by Finance, was presented for approval. Koenig moved to approve bills for payment in the amount of \$109,058.49, which includes manual checks. Seconded by Hollenbach and passed with Hollenbach, Kielpinski, Koenig and Walleck voting yes. Bardy and Hunter were absent.
- b. Engineers activity report was reviewed
- c. EDC will meet next Thursday, August 14th
- d. Police. Chief Fryksdale recognized Part Time Officer Tom Sink on his efforts during the Click it or Ticket program. IDOT awarded the Village \$1,500 for a new radar unit. A new CPA class will be started in the fall. August 28 from 6 pm to 2 am there will be a road safety checkpoint funded by IDOT.

PRESIDENT'S COMMENTS: Olson informed the Board that there have been some questions regarding the housing at Silvertrees. The County Housing Authority was reminded that they entered into agreements with the Village to limit occupancy to those 55 and older.

ADMINISTRATOR'S COMMENTS: Savage expanded on the complaints from Silvertrees residents about a person living there who did not fit the criteria. The property was zoned with restrictions and Savage is fairly confident that zoning will hold. More information is needed from Lynn Malleck regarding construction of her Bistro at Rt 12 & Broadway before the Village can give any written assurances about the building permitting requirements and she has agreed to do that. Mr. Khayat will be presenting a new plan for a restaurant on the Country Club property. Cemail and Smith will be coming back with a revised Plat which will only address an access road and one lot. Mr. Cemail has scraped his old plans and has obtained the services of a new architect. The Community Development Committee will be reviewing them prior to Board architectural approval.

TRUSTEE COMMENTS: Kielpinski asked about updating the DECA information and Trustee Walleck explained how this can be done on line. Trustee Hollenbach asked if a new business (Embellish) had obtained their Village license. Walleck asked if the Village Officials were planning to participate in the Richmond Days Parade. Koenig reminded everyone that the 173rd Airborne Motorcade will be held immediately after the Richmond Days Parade.

CLOSED SESSION: There was no closed session and no further business.

Hollenbach moved to adjourn. Seconded by Kielpinski and passed by unanimous voice vote.
8:10 p.m.

Kathleen Hellmann, Village Clerk