

# Village of Richmond

## INCORPORATED 1872

### MINUTES REGULAR VILLAGE BOARD MEETING Thursday, August 6, 2020, 7:00 PM

REMOTE ZOOM MEETING ID: 817 8889 1107

Village President Craig Kunz called the August 6, 2020 Board Meeting to order at 7:00 PM via Remote Web Meeting held on Zoom, in Richmond, Illinois.

#### ROLL CALL:

**PRESENT REMOTELY:** Village President Craig Kunz; Trustees Robert Elliott, T.J. Fulmer (left at 8:14 PM), Gina Garbis, Frank Peiler, Tom Van Daele and Toni Wardanian.

**ABSENT:** None.

**OTHERS PRESENT REMOTELY:** Police Chief Ciro Cetrangolo, Attorney David McArdle, and Village Clerk Karla Thomas.

**PUBLIC IN ATTENDANCE REMOTELY INCLUDED:** Tom Carroll, Peter Devore, Kirk Farrelly, Tim Hartnett, Connie Larson, Jeff Thurwell.

**PUBLIC COMMENTS:** None

**CONSENT AGENDA:** The Board reviewed the items on the consent agenda.

- a. Approve Regular Board Minutes for July 16, 2020
- b. Ratify the approval of waiver of fees for the Richmond Business Association/Business Planning Group "Movies in the Park" events and grant permission to close E. Broadway and use Stevens Park for August 15<sup>th</sup>, September 19<sup>th</sup>, and October 17<sup>th</sup>

*Trustee Fulmer moved, seconded by Trustee Peiler to approve the Regular Board Minutes for July 16, 2020; ratify the approval of waiver of fees for the Richmond Business Association/Business Planning Group "Movies in the Park" events and grant permission to close E. Broadway and use Stevens Park for August 15<sup>th</sup>, September 19<sup>th</sup>, and October 17<sup>th</sup> as presented. ROLL CALL: AYES: ELLIOTT, FULMER, GARBIS, PEILER, VAN DAELE and WARDANIAN. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.*

It was noted that the Richmond Business Association was provided a Special Event Permit Application, which needs to be completed and provide a certificate of insurance for the dates of the events.

**NEW BUSINESS:** Kirk Farrelly, representing Capital Growth Buchalter, explained that the firm is a commercial developer who purchases and constructs buildings for lease to clients. Currently, the property located on the west side of Rte. 12 is under contract. Their client, Dollar General, would operate 7 a.m. to 10 p.m. 7-days per week and would adjust their hours based upon performance. Mr. Farrelly reported that they have contacted IDOT for ingress/egress permitting at the southeast side of the property. Thirty (30) parking spaces are proposed, although the Village's UDO requires thirty-six (36) requiring a variance. Underground detention is planned for the site with water/sewer connection on Commercial St. side of the property. A landscape plan has been developed and it is their intent to retain as much of the tree line on the south property line as possible. A ground sign will be installed by a sign vendor they work with in compliance with the Village's sign regulations. The front lower portion of the proposed structure would be concrete with the remaining portions of the building being metal. Mr. Farrelly noted that Capital Growth Buchalter would be the owner of the land and structure, Dollar General would be the tenant. Additionally, obtaining permits would be required before their firm would purchase the property. Several board members requested that other exterior facades be considered to improve the general appearance of the proposed structure. Mr. Farrelly suggested the used of hardy board or hardy planks. In closing the board requested a resubmission of exterior façade designs for the structure.

Tim Hartnett, engineer for Peter Devore and Jeff Thurwell, provided background information on the property located at 8713 N. Solon Rd. Mr. Hartnett explained that his clients are requesting a conditional use amendment to permit approximately 2 acres of land at the far west end of their property for use as a private composting area. The property is zoned E-1 (Estate Residential) with a conditional use to operate a landscape nursery transfer facility, including outdoor storage of vehicles and landscaping stock. Mr. Hartnett noted that his clients need to comply with County and IEPA permit guidelines. The Board suggested that they contact neighbors to make sure there are no objections to the proposed amendment and to determine whether a zoning amendment is required under the E-1 zoning.

President Kunz presented the Illinois Municipal League's model ordinance regarding face coverings to preserve and protect residents. A majority of the Board polled were not in favor of adopting the ordinance; therefore, no action will be taken.

#### COMMITTEE/DEPARTMENT REPORTS:

**FINANCE:** None

**COMMUNITY DEVELOPMENT:** None.

**POLICE:** None.

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PUBLIC WORKS: None.

ENGINEERING: None.

VILLAGE CLERK: None.

ATTORNEY: None.

**PRESIDENT'S COMMENTS:** President Kunz asked the Board if they wished to extend the moratorium on water shutoffs, which expired on July 31, 2020. There was a consensus of the board to extend the moratorium to September 30, 2020.

President Kunz noted that water/sewer late fee penalties had been delayed for a two (2) week period. He asked the Board if they wished to extend the late fee penalties for another two (2) weeks. There was a consensus of the board to extend the late fee penalties for another two (2) weeks.

**TRUSTEE COMMENTS:** Trustee Elliott voiced concerns over the increase in traffic through the Sunset Ridge Subdivision. He also inquired into the status of the Magnolia and Memorial Hall appraisal quotes. Trustee Wardanian and Chief Cetrangolo reported that they had contacted several appraisal firms and only one (1) had provided a price, which was well above the amount the board approved to expend. If an appraiser cannot be contracted, the board will discuss the next step to take at their October 15<sup>th</sup> meeting.

Trustee Van Daele inquired into property maintenance for the old vacant Whisky Corner parcel. Trustee Elliott reported that the long grass/weeds were being taken down earlier in the day. President Kunz reported that the owner's lease makes the tenant responsible for maintenance and if the property is not properly maintained then the owner will hire someone to handle the site.

Trustee Van Daele voiced concerns about offering incentives to potential developers and being consistent with what should be provided.

*With no further business, Trustee Wardanian moved to adjourn the August 6, 2020 Regular Board meeting held remotely on Zoom, seconded by Trustee Garbis. The motion was approved by unanimous voice vote.*

Meeting adjourned at 8:26 PM.

Respectfully submitted,



Karla L. Thomas, Village Clerk