

VILLAGE OF RICHMOND
PLAN COMMISSION SPECIAL MEETING NOTICE
5600 Hunter Drive, Richmond IL 60071
July 30, 2025
6:30 pm

AGENDA

1. Call to Order
2. Roll Call
3. Public Comment (unrelated to Petitions listed below)
4. Approval of Minutes, October 17, 2022
5. Consideration of a Petition for Reclassification and Zoning Map Amendment by Hunt Club Estates LLC (property owner) and KLM Builders Inc (contract purchasers) relating to 5600 Golden Hawk Rd. for change of zoning from General Business (GB) to High Density Residential (R-3) to construct Townhomes
 - A. Open Public Hearing
 - B. Petitioner Presentation
 - C. Public Questions and Comments
 - D. Staff Comments
 - E. Motion to Close Public Comment
 - F. Plan Commission Questions/Comments
 - G. Plan Commission Motion/Recommendation on Petition to Village Board
6. Adjournment

POSTED: July 25, 2025

BEFORE THE PLAN COMMISSION
OF THE VILLAGE OF RICHMOND, ILLINOIS

IN THE MATTER OF THE APPLICATION OF)
HUNT CLUB ESTATES and KLM Builders, Inc. FOR A)
ZONING MAP AMENDMENT OF THE UNIFIED) RE-ZONING
DEVELOPMENT ORDINANCE OF THE)
VILLAGE OF RICHMOND, ILLINOIS)

PETITION

Your Petitioners, HUNT CLUB ESTATES and KLM Builders, Inc., respectfully represent to the Plan Commission of the Village of Richmond as follows:

1. HUNT CLUB ESTATES and KLM Builders, Inc. are the owners of the record of the real estate which is more fully described as follows:

LOT 91 IN HUNT CLUB ESTATES-PHASE 1A, BEING A; SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1998 AS DOCUMENT NUMBER 1998R028373 AND CERTIFICATE OF CORRECTION OCTOBER 13, 1998 RECORDED AS DOCUMENT NUMBER 1998R0067964 AND CERTIFICATE OF CORRECTION RECORDED AUGUST 29, 2000 AS DOCUMENT NUMBER 2000R 0046595, IN MCHENRY COUNTY, ILLINOIS.

(said parcel hereinafter referred to as the "subject property").

The following parcel number has been assigned to the subject property: 04-09-202-001

2. The subject property consists of approximately 5.0 acres, more or less, and is located at 5600 Golden Hawk Road, Richmond, Illinois 60071.

3. The subject property is located East of Route 12, East and North of Golden Hawk Road, and West of Mourning Dove Circle.

4. The subject property is presently classified GB – General Business by the Village of Richmond Zoning Ordinance.

5. The property to the south is zoned R-1 Single Family Residential by the Village of Richmond Unified Development Ordinance. The property to the east is zoned R-1 Single-Family Residential by the Village of Richmond Unified Development Ordinance. The properties to the north and west are zoned GB General Business by the Village of Richmond Unified Development Ordinance.

6. Your Petitioners request a zoning map amendment, that the subject property be rezoned to R-3 High Density Residential.

7. A. Describe the compatibility with the existing use and zoning of nearby property:

*The tract sits at a transition point: R-1 Single-Family lots wrap the south and east; GB General Business zoning lies to the north and west. Converting the site from GB to **R-3 High-Density Residential** would extend the Village's established residential pattern eastward while buffering the R-1 homes from Route 12's commercial frontage to the west. Because multi-family structures can be designed to mimic single-family scale (e.g., 2-story townhomes), the amendment will be visually and functionally compatible with adjacent R-1 and a logical step-down from GB intensity.*

B. Describe the extent to which property values of the subject property are diminished by the existing zoning restrictions:

Under GB, only retail-oriented uses are allowed; multi-family housing—currently in high demand—cannot be built. Nearby Route 12 already supplies ample vacant or under-used retail pads, depressing residual land value for another GB parcel. Re-classification to R-3 therefore unlocks a stronger, better-financed residential market and eliminates a competitive disadvantage.

C. Describe the extent to which the proposed zoning map amendment promotes the public health, safety, and welfare of the Village:

- *Adds “missing-middle” housing, broadening the Village’s stock without expanding its footprint.*
- *Brings 5 acres onto the water/sewer grid instead of relying on on-site wells/septic, reducing groundwater stresses.*
- *Generates sidewalks, park-impact and school-impact fees per UDO §§7.1–7.3, improving pedestrian safety and public facilities.*
- *Provides a residential buffer between commercial traffic on Route 12 and R-1 back-yards, reducing cut-through and noise complaints.*

D. Describe the relative gain to the public, as compared to the hardship imposed upon the petitioners:

Public gain: *A diversified tax base, infrastructure extensions at developer cost, and attainable housing close to Main Street jobs and services.*

Petitioner hardship: *Without the amendment, the owners must either (i) hold a vacant parcel indefinitely or (ii) pursue marginal commercial uses that under-perform and generate nuisance traffic for neighbors. The amendment confers a reasonable use while imposing no special burden on the public.*

E. Describe the suitability of the subject property for the purposes for which it is presently zoned:

The lot is buried within a largely residential subdivision and lacks direct Route 12 frontage. It has no visibility for drive-by retail, and access is from local residential streets ill-suited to commercial truck circulation. Those traits undermine the very purpose of the GB district and make the site far more suitable for residential use.

F. Describe the length of time that the subject property in question has been vacant, as presently zoned, considered in the context of development in the area where the subject property is located:

The plat creating Lot 91 was recorded in 1998 and it remains unimproved today, i.e., approximately 27 years vacant.

G. Describe the consistency of the proposed zoning map amendment with the Comprehensive Plan, and any adopted land use policies:

The Village of Richmond UDO's stated objectives include "promot[ing] functional neighborhoods," "diversity of housing," and "buffering residential from higher-intensity uses." Re-designating the tract to R-3 advances each objective.

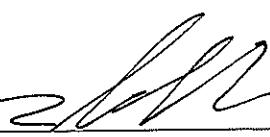
H. Describe how the proposed zoning map amendment will benefit the needs of the community:

- **Housing Choice:** Adds townhomes sized for first-time buyers, seniors, and workforce households now priced out of R-1.
- **Infrastructure Efficiency:** Fills a gap site inside existing service boundaries—no leap-frog extensions or new roadway miles.
- **Economic Multiplier:** Residents will patronize downtown shops and Route 12 services, supporting local sales-tax revenue.
- **Orderly Growth:** Creates an orderly land-use gradient—from GB (Route 12) to proposed R-3 to existing R-1.

8. A list of taxpayers abutting or adjoining the property owned by the Petitioners as shown on the rolls of the County Treasurer is attached to this Petition as Exhibit "A". A Plat of survey of the subject property is also attached as Exhibit "B".

WHEREFORE, your Petitioners pray that the Plan Commission of the Village of Richmond set a date, time and place for hearing on the contents of this Petition and that, as a result of the taking of testimony and viewing of exhibits presented thereat, the Plan Commission recommend to the President and Village Board that, the subject property be granted a zoning map amendment and reclassified as to be R-3 High Density Residential, allowed thereon under the Village of Richmond Unified Development Ordinance.

DATED this 25th day of July, 2025.

By: 

Hunt Club Estates

By: 

KLM Builders, Inc.

EXHIBIT A
LIST OF ADJOINING PROPERTY OWNERS

<u>NAME</u>		<u>PROPERTY INDEX NUMBER</u>
1. JACK PEASE 11106 US HWY 12 RICHMOND, IL 60071	— 96 5435 Bull Valley Rd Ste 330 McHenry 60050	04-04-400-024
2. HUNT CLUB ESTATES, LLC 5016 IL RT 173 RICHMOND, IL, 60071-7725		04-09-201-013
3. PAUL G VICKY SOBERANO 10939 PARTRIDGE TRL RICHMOND, IL 60071		04-09-201-029
4. CARLSON FAM LIV TR 10940 PARTRIDGE TRL RICHMOND, IL 60071	✓	04-09-205-006
5. NANCY E REV TR GUNTHER 5435 GROUSE LN RICHMOND, IL 60071	✓ 6425 Ginos Way Fox Lake IL 60020-0813	04-09-205-001
6. TIMOTHY SUSAN HARKINS 5448 MOURNING DOVE CIR RICHMOND, IL 60071	✓	04-09-202-002
7. JOSEPH S GRACE M WICHERT 5442 MOURNING DOVE CIR RICHMOND, IL 60071	✓	04-09-202-003

8. LUCAS MORGAN FRIEDELE 04-09-202-004
5436 MOURNING DOVE CIR ✓
RICHMOND, IL 60071

9. DAVID C RITA J BUHNERKEMPER 04-09-202-005
5430 MOURNING DOVE CIR
RICHMOND, IL 60071

10. ALICE LIV TR MEHNER 04-09-202-006
5424 MOURNING DOVE CIR
RICHMOND, IL 60071

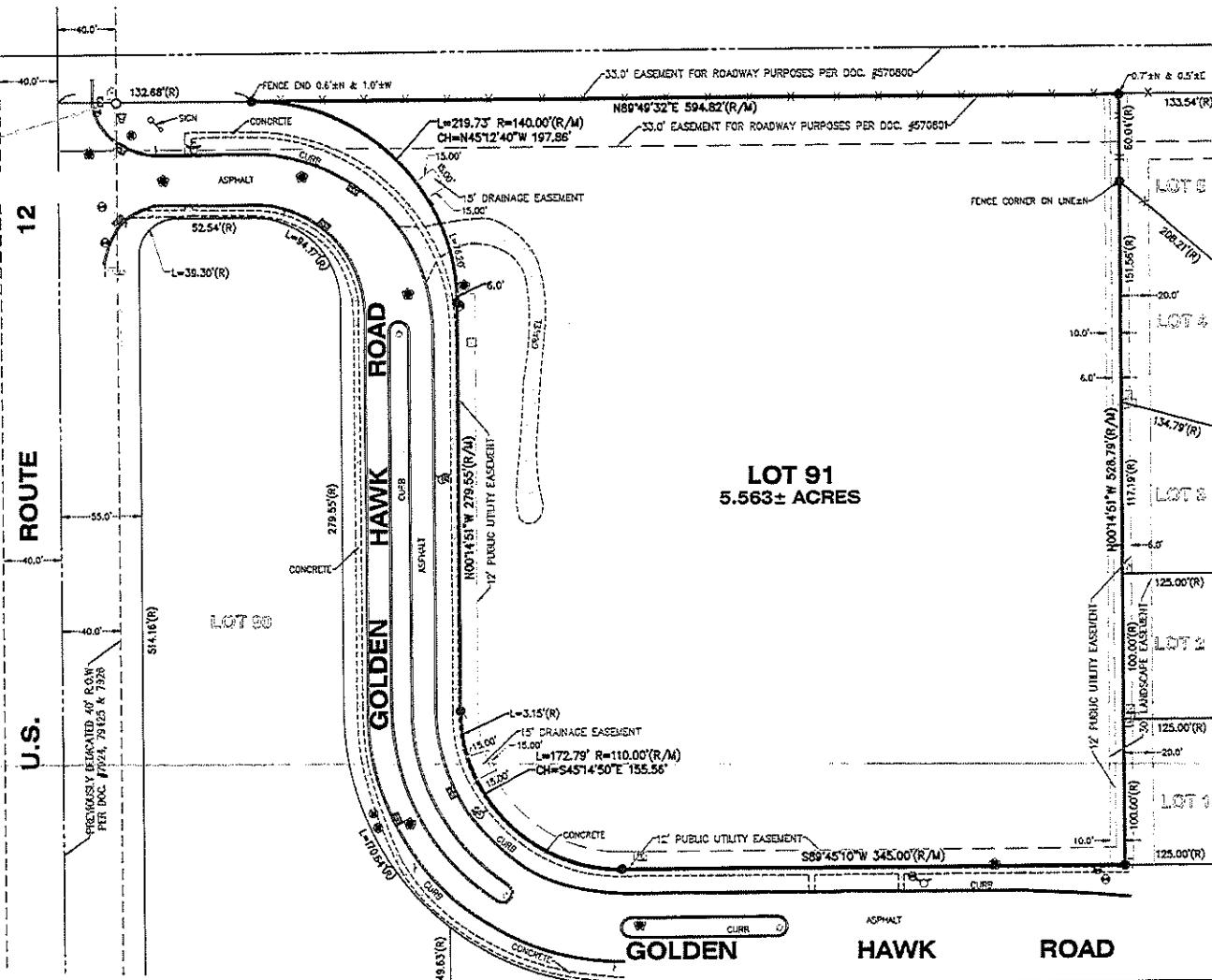
11. IL DEPT NATURAL RESOURCES 04-09-201-001
ONE NATURAL RESOURCES WAY ✓
SPRINGFIELD, IL, 62702-1271

12. RICHMOND BK 04-09-201-014
ASSOC BK LEASING REAL EST ✓
MS 8227
433 MAIN ST
GREEN BAY, WI, 54301-5114

PLAT OF SURVEY

Lot 91 in Hunt Club Estates, Phase One A, being a Subdivision of part of the Northeast Quarter of Section 9, Township 46 North, Range 8, East of the Third Principal Meridian, according to the Plat thereof, recorded May 7, 1998 as Document No. 98R028373, and as amended by Certificate of Correction recorded October 13, 1998 as Document No. 1998R0067964, and by Certificate of Correction recorded April 27, 2000 as Document No. 2000R0020632 and by Certificate of Correction recorded October 17, 2003 as Document No. 2003R0143467 and by Certificate of Correction recorded August 29, 2000 as Document No. 2000R0046595, in McHenry County, Illinois.

Vanderstappen
Land Surveying, Inc.
www.vanderstappen.com
1116 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-9314
"Always faithful to the property line"



LEGEND

<input checked="" type="checkbox"/>	CURB INLET
<input type="checkbox"/>	ELECTRIC RISER
<input type="checkbox"/>	ELECTRIC TELEPHONE & TV RISERS
<input type="checkbox"/>	FIRE HYDRANT
<input checked="" type="checkbox"/>	FLARED END SECTION
<input type="checkbox"/>	FOUND IRON BAR
<input type="checkbox"/>	FOUND IRON PIPE
<input checked="" type="checkbox"/>	FOUND MONUMENT
<input type="checkbox"/>	GAS VALVE
<input type="checkbox"/>	LIGHT
<input type="checkbox"/>	SANITARY MANHOLE
<input type="checkbox"/>	SET CROSS
<input type="checkbox"/>	SIGN
<input type="checkbox"/>	STORM MANHOLE
<input type="checkbox"/>	TELEPHONE RISER
<input type="checkbox"/>	TRANSFORMER
<input type="checkbox"/>	UTILITY POLE
<input type="checkbox"/>	OVERHEAD UTILITIES
<input type="checkbox"/>	VALVE VAULT
<input type="checkbox"/>	WATER VALVE
<input type="checkbox"/>	(M) MEASURED
<input type="checkbox"/>	(R) RECORD

60' 0' 60' 120'
SCALE: 1" = 60'

CLIENT: KLM BUILDERS
DRAWN BY: JGK CHECKED BY: TVA
SCALE: 1"=60' SEC. 09 T. 46 R. 08 E.
BASES OF BEARING: IL EAST ZONE NAD83 (2011)
P.L.N.: 04-09-202-001
JOB NO.: 250544 I.D. LSV
FIELDWORK COMP.: 7/7/25 PK PG
ALL DISTANCES SHOWN IN FEET AND DECIMAL
PARTS THEREOF CORRECTED TO 68' F.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- No distance should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, or possession should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

7/15/25 JGK - REMOVED LOTS 89, 90 FROM SURVEY

STATE OF ILLINOIS)) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 7/10 A.D., 2025.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: *[Signature]* Illinois Professional Land Surveyor No. 3055





SITE DATA

Total Site Area	= 5.56 Acres
Total Number of Units	= 37
End Units*	= 18
Interior Units	= 19

Gross Site Density = 6.65 D.U. / Ac. (37 D.U. / 5.56 Ac.)

* End Units have Principal Bedroom Suite on first level



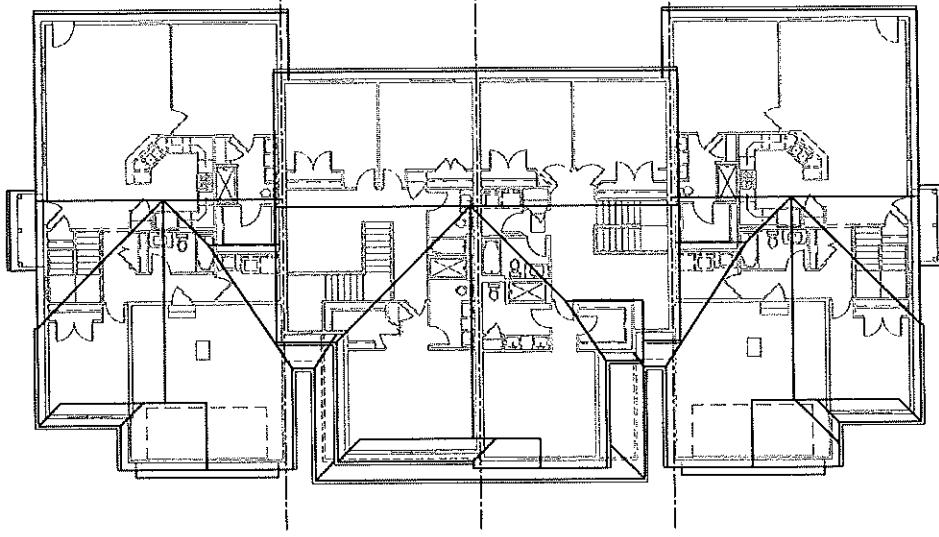
LAND PLAN: CONCEPT

THE TOWNS AT SUNSET RIDGE - RICHMOND, IL

JUNE 26, 2025

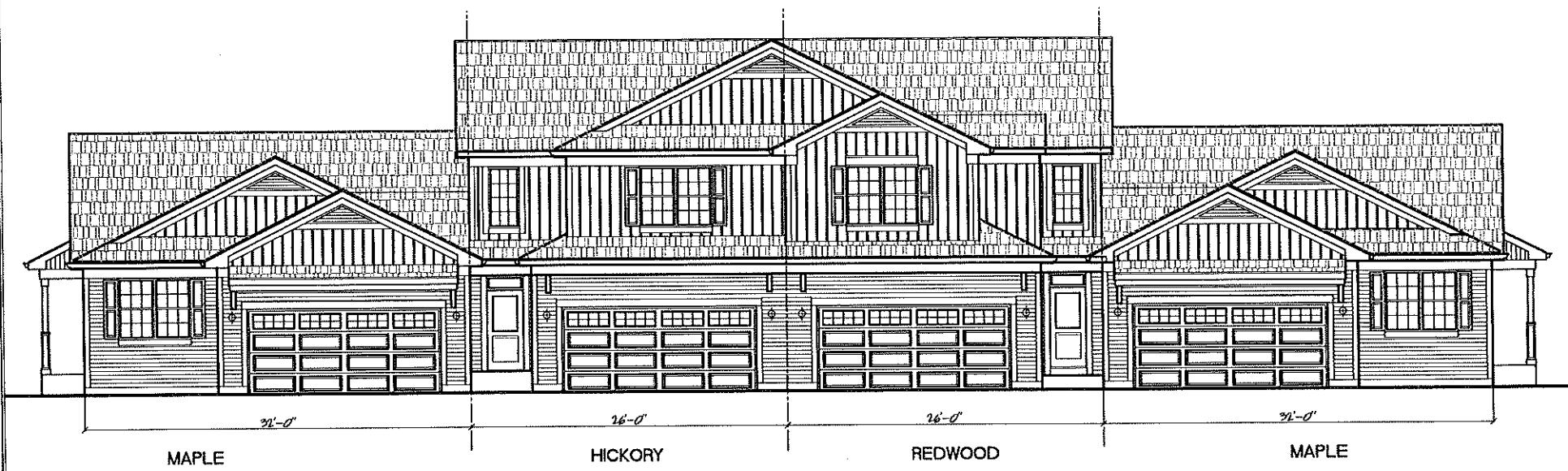
KLM BUILDERS





ROOF PLAN - 4 UNIT TOWNHOMES

SCALE: 1/8" = 1'-0"



FRONT ELEVATION - 4 UNIT TOWNHOMES

SCALE: 1/4" = 1'-0"

THE DRAWINGS ARE THE PROPERTY OF KILLIMB BUILDERS, INC. AND ARE NOT TO BE REPRODUCED OR DUPLICATED WITHOUT PRIOR WRITTEN APPROVAL.

7/25/2005
FREQUENTLY REVIEW

LEVEL
DRAWN BY: DPK
EXTERIOR ELEVATIONS

Sheet 1 of 8
A1