

Village of Richmond

INCORPORATED 1872

Village President Toni Wardanian called the October 6, 2025 Special Board Meeting to order at 7:00 PM, 5600 Hunter Drive, Richmond, Illinois.

Everyone in attendance rose for the Pledge of Allegiance.

ROLL CALL:

PRESENT: Village President Toni Wardanian, Trustees: Robert Elliott, Adam Metz, Frank Peiler, Jason Weiler and Linda Weiss.

ABSENT: Trustee Lauri Cook

OTHERS PRESENT: Mgmt. Analyst Kristen Murphy and Attorney Brandy Quance.

PUBLIC COMMENTS: None

NEW BUSINESS: President Wardanian presented a motion to approve the 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.

Trustee Peiler moved, seconded by Trustee Elliott to approve the 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 as presented. ROLL CALL: AYES: ELLIOTT, METZ, PEILER, WEILER and WEISS. NAYS: NONE. ABSENT: COOK. ABSTAIN: NONE. The motion carried.

President Wardanian presented a motion to approve the Development Agreement for The Townhomes at Sunset Ridge in Richmond, McHenry County, Illinois, subject to attorney approval, and authorize the Village President to execute said agreement.

Trustee Metz asked about parking spaces and who owned what. Kim Meier clarified that the village will have ownership of the road. Kim Meier responded to Trustee Peiler about the landscape berm and additional trees. Kim Meier noted that he spoke with the Fire Department about the circular road. Trustee Elliott asked about the number of units to be constructed. Kim Meier reported it will be between 35-37 units after final engineering.

Trustee Weiss moved, seconded by Trustee Elliott to approve the Development Agreement for The Townhomes at Sunset Ridge in Richmond, McHenry County, Illinois, subject to attorney approval, and authorize the Village President to execute said agreement. ROLL CALL: AYES: ELLIOTT, METZ, PEILER, WEILER and WEISS. NAYS: NONE. ABSENT: COOK. ABSTAIN: NONE. The motion carried.

PRESIDENT'S COMMENTS: President Wardanian thanked Kim Meier for the project and patience as they worked through the agreement.

TRUSTEE COMMENTS: Trustee Peiler commented that the residential project is better for the property than the business use.

With no further business, Trustee Weiler moved to adjourn the October 6, 2025 Special Board Meeting, seconded by Trustee Peiler. The motion was approved by voice vote.

Meeting adjourned at 7:12 PM.

Respectfully submitted,



Karla L. Thomas, Village Clerk