

VILLAGE OF RICHMOND
SPECIAL PLAN COMMISSION MEETING NOTICE
5600 Hunter Drive, Richmond IL 60071
April 23, 2026
6:00 pm
AGENDA

1. Call to Order
2. Roll Call
3. Public Comment (unrelated to Petitions listed below)
4. Approval of Minutes, July 30, 2025
5. Consideration of a Petition for Reclassification and Zoning Map Amendment by Robert Heaney relating to 8621 US Highway 12 for change of zoning from Single-Family Residential (R-1) to General Business (GB) upon annexation for a commercial building.
 - 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. Consideration of a Petition for Reclassification and Zoning Map Amendment by Aratlakov Empire, LLC relating to 5700 Walnut Street for change of zoning from Industrial (T-6) to General Business (GB) to allow a Membership Sport and Recreation Club.
 - 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
7. Consideration of a Petition for Text Amendments by the Village of Richmond Sections 1.3.3, 4.2.6, 4.6.1, 5.2.1, 6.2.1, 6.2.2, and 6.5.1.
 - 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
8. Consideration of a Petition for a Use Variance by Gary and Lisa Leker relating to 4816 Kuhn Road to allow a non-commercial farm use as a permitted use for the subject property upon annexation.
 - 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
9. Adjournment

POSTED: April 17, 2026

**BEFORE THE PLAN COMMISSION
OF THE VILLAGE OF RICHMOND, ILLINOIS**

IN THE MATTER OF THE APPLICATION OF)
ROBERT HEANEY FOR A)
RECLASSIFICATION AND ZONING MAP)
AMENDMENT OF THE ZONING MAP OF)
THE UNIFIED DEVELOPMENT ORDINANCE)
OF THE VILLAGE OF RICHMOND, ILLINOIS)

**ZONING PETITION FOR RECLASSIFICATION AND
ZONING MAP AMENDMENT**

Your Petitioner, ROBERT HEANEY, respectfully represents to the Plan Commission of the Village of Richmond as follows:

1. ROBERT HEANEY, is the owner of the record of the real estate which is more fully described as follows:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST BOUNDARY LINE OF STATE HIGHWAY BOND ISSUE ROUTE NO. 61 (ACCORDING TO THE LOCATION OF SAID HIGHWAY AS DESCRIBED IN THE DEDICATION FROM GUS SMITH AND WIFE TO THE PEOPLE OF THE STATE OF ILLINOIS, RECORDED AUGUST 11, 1927 IN BOOK 12 OF MISCELLANEOUS RECORDS, PAGE 121) AT A POINT 284.39 FEET NORTHERLY (MEASURED ALONG SAID WESTERLY BOUNDARY LINE OF SAID STATE HIGHWAY) FROM THE NORTH LINE OF A PIECE OF LAND CONVEYED BY A. L. AUSTIN AND WIFE TO CHARLES H. FOLEY, BY WARRANTY DEED DATED JANUARY 28, 1901 AND RECORDED IN DEED RECORD BOOK 101, PAGE 618, AND RUNNING THENCE NORTHERLY ALONG SAID WESTERLY BOUNDARY LINE OF SAID STATE HIGHWAY, 138.4 FEET; THENCE WESTERLY ON A LINE FORMING AN ANGLE OF 91 DEGREES, 28 MINUTES TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 158.88 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY, 138.4 FEET; THENCE EASTERLY, 156 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PIN: 04-21-100-005

(said parcel hereinafter referred to as the "Subject Property").

2. The Subject Property is located on the west side of US Highway Route 12, north of Tryon Grove Road, approximately 400 feet northwest of U.S. Highway Route 12 and IL Route 31

intersection. The Subject Property contains 0.5 acres, more or less. Its street address is 8621 US HWY 12, Richmond, Illinois, and the Subject Property is currently improved with a single commercial building and driveway with parking. The Subject Property has private well and septic, electrical, and gas utilities.

3. The Subject Property is currently located in unincorporated McHenry County and is zoned B-2 Neighborhood Business District.

4. The property to the south is zoned GB General Business under the Village of Richmond Unified Development Ordinance. The property to the east is GB General Business under the Village of Richmond Unified Development Ordinance. The property to the north is zoned CORI Commercial, Office, Research, Industrial District under the Village of Richmond Unified Development Ordinance. The property to the west is abandoned railroad right-of-way.

5. Your Petitioner requests that the Subject Property be annexed to the Village of Richmond and that upon annexation it be reclassified and the zoning map amended from R-1 Single-Family Residential District to GB General Business District for one commercial building.

6. The Subject Property is well located and well suited for utilization as to the permitted uses under the GB General Business District.

7. A list of taxpayers abutting or adjoining the property owned by the Petitioner 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 attached as Exhibit "B".

WHEREFORE, your Petitioner prays 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 upon annexation, the Subject Property be classified as GB General Business District.

DATED this 8 day of April, 2026.


By 
ROBERT HEANEY

EXHIBIT A
LIST OF ADJOINING PROPERTY OWNERS

	<u>NAME</u>	<u>PROPERTY INDEX NUMBER</u>
1	UNITED STATES OF AMERICA DIV OF REALTY US FISH WILDLIFE SVC 5600 AMERICAN BLVD W STE 990 BLOOMINGTON, MN 55437	04-21-100-015
2	NORTHEAST IL REG COMM RR GROUP METRA REAL ESTATE DEPT REAL ESTATE MGR 547 JACKSON BLVD CHICAGO, IL 60661-5717	04-21-100-014
3	SHREEJI 9 LLC 20133 N ELA RD DEER PARK, IL 60010	04-21-100-006
4	ADNAN & THERESA CEMAIL 8704 US HWY 12 RICHMOND, IL 60071	04-21-251-003
5	ROADMASTER INVSTMNT LLC 818 GRAHAM ENT INC RMI 818 750 BUNKER HILL CT STE 100 VERNON HILLS, IL 60061	04-21-251-025

STATE OF ILLINOIS)
COUNTY OF McHENRY) SS
VILLAGE OF RICHMOND)

IN THE MATTER OF THE APPLICATION)
OF ARATLAKOV EMPIRE LLC)
FOR A RECLASSIFICATION AND ZONING)
MAP AMENDMENT OF THE ZONING MAP)
OF THE VILLAGE OF RICHMOND ZONING)
ORDINANCE, McHENRY COUNTY, ILLINOIS.)

ZONING APPLICATION
PETITION FOR RECLASSIFICATION AND ZONING MAP AMENDMENT

1. PETITIONER'S NAME: ARATLAKOV EMPIRE, LLC
2. NAME AND TITLE HOLDER OF RECORD: ARATLAKOV EMPIRE, LLC
3. NAME OF OTHER INTERESTED PARTIES: N/A
4. CONTRACT PURCHASER: N/A
5. STREET ADDRESS OF THE PROPERTY: 5700 WALNUT ST, RICHMOND IL 60071
6. LEGAL DESCRIPTION OF PROPERTY: See attached.
7. PERMANENT TAX INDEX NUMBER OF THE PROPERTY: 04-09-177-015
8. TOWNSHIP THE PROPERTY IS LOCATED IN: Richmond Township
9. GENERAL LOCATION OF THE PROPERTY WITH REFERENCE TO ROADS,
LANDMARKS, INTERSECTIONS, ETC.: NORTH OF W FRONT ST, WEST OF COMMERCIAL ST, WESTERN END OF
WALNUT ST AND EAST OF MCHENRY COUNTY CONSERVATION PRAIRIE TRAIL,
METRA EASEMENT.
10. ACREAGE OR SIZE OF PROPERTY: 2.18 ACRES
11. GENERAL SHAPE OF THE PROPERTY INCLUDING FRONTAGE DEPTH, SHAPE AND
APPROXIMATE DIMENSIONS: The property is A TRAPEZOID in shape with 64.7 feet on
frontage along walnut st and has a depth of 150-250 feet.
12. DESCRIPTION OF ANY IMPROVEMENTS ON THE PROPERTY INCLUDING BUILDING
AND UTILITIES: IMPROVED INDUSTRIAL BUILDING WITH SEVERAL ADDITIONS, TWO STORY FRONT OFFICE WITH
FORMER RESIDENTIAL UNIT ON SECOND FLOOR.
13. GENERAL TOPOGRAPHY OF THE PROPERTY INCLUDING A DESCRIPTION OF ANY
SPECIAL FEATURES INCLUDING TREES, LAKES ETC.:
IMPROVED LOT, GRAVEL PARKING AREA
14. PRESENT ZONING OF THE SUBJECT PROPERTY: T-6 INDUSTRIAL
15. PRESENT ZONING OF ALL SURROUNDING PROPERTIES:
To the north - T-6 INDUSTRIAL
To the south - T-6 INDUSTRIAL
To the west - T-6 INDUSTRIAL
To the east - T-6 INDUSTRIAL
16. PRESENT USE OF THE PROPERTY: VACANT

17. PRESENT USE OF SURROUNDING PROPERTIES AND PROPERTIES IN THE IMMEDIATE AREA, INCLUDING BUILDINGS, IMPROVEMENTS, ETC.:
- To the south- STORAGE FACILITY
 - To the north- STORAGE FACILITY
 - To the west- VACANT INDUSTRIAL BUILDING
 - To the east- LEGAL NON-CONFORMING RESIDENTIAL, AUTO IMPOUNDMENT, STORAGE FACILITY
18. REQUESTED CHANGE OF CLASSIFICATION: The petitioners, ^{ARATLAKOV}EMPIRE LLC, request the change of zoning classification under the provisions of the zoning ordinance of the Village of Richmond to (Provide Detail as Attachment).
19. Petitioner further represents that the requested reclassification meets the standards established for such by the Village's Unified Development Ordinance said standards being such:
- A. That the standards listed in the section covering individual Special Uses have been met;
 - B. That the site shall be so situated that the proposed use is compatible with the existing or planned future development of the area;
 - C. That the establishment, maintenance or operation of the reclassification shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity;
 - D. That the Reclassification shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted;
 - E. That the Reclassification shall not substantially diminish and impair property value within the neighborhood and any adverse effects of noise, glare, odor dust, waste disposal, blockage of light or air, or other adverse environmental effects of a type or degree not characteristic of permitted uses in the zoning district have been appropriately controlled;
 - F. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;
 - G. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets;
 - H. That the Reclassification shall, in all other respects, conform to the applicable regulations of the Richmond Unified Development Ordinance for the district in which it is located;
 - I. That the proposed use is in harmony with any other element of compatibility pertinent in the judgement of the Village Board to the particular reclassification or its particular location.
20. A list of taxpayers abutting or adjoining the property owned by the Petitioner, as shown on the rolls of the County Assessor, is attached to this petition and made a part hereof and marked as "Exhibit 1".

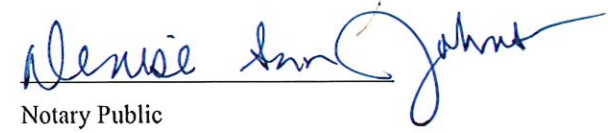
WHEREFORE, Petitioner prays that the Chairman of the Plan Commission set a day, time and place for hearing on the contents of this petition and, after the taking of evidence and the viewing of the exhibits as presented thereat, the Plan Commission will recommend to the Village Board the granting of the reclassification as stipulated in Article # 18 above.

Under penalties of perjury as provided by law, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief, and as to such matters, the undersigned certifies as aforesaid that he verily believes the same to be true.

Aratlov Empire, Owner

 _____, Contract Purchaser

Subscribed and sworn to before me
this 8th day of April, 2026.



Notary Public



NARRATIVE

The petitioner Aratlakov Empire LLC respectfully requests a reclassification and zoning map amendment of the property located at 5700 Walnut St, Richmond IL 60071 from T-6 Industrial to GB General Business to facilitate the adaptive reuse of a long-vacant industrial building into an indoor membership-based sports and recreation complex. The parcel, currently zoned for heavy industrial use, has remained unoccupied and visibly blighted for over a decade, contributing little to the vitality or economic activity of the surrounding area. The proposed reclassification to GB would allow for a more appropriate and beneficial use of the property, aligning with current land use trends and community needs. The envisioned recreational facility would provide a valuable amenity for residents, promote healthier lifestyles, and stimulate local economic development by creating jobs and attracting consistent foot traffic. This use is far less intensive than traditional industrial operations and more compatible with adjacent land uses. The proposed amendment supports the goals of revitalization, adaptive reuse, and sustainable community development, transforming an underutilized parcel into a productive asset.

ABUTTING PROPERTIES

NORTHEAST IL REG COMM RR CORP
METRA REAL ESTATE DEPTREAL ESTATE MGR
547 JACKSON BLVD
CHICAGO IL 60661-5717

CLAUD S GORDON CO
5710 KENOSHA ST
RICHMOND IL 60071

MCHENRY STATE BK TR 12673
DAVID SCHROEDER
10719 COMMERCIAL ST
RICHMOND IL 60071

JOHN B CONSTANCE OAF
10617 COMMERCIAL ST
RICHMOND IL 60071

ZAVALA GG, GUZMAN CML
10715 COMMERCIAL ST
RICHMOND IL 60071

PETER P EILEEN C OLSON
10611 COMMERCIAL ST
RICHMOND IL 60071

NATHANIEL AMBER NELLESSEN
10709 COMMERCIAL ST
RICHMOND IL 60071

ROLLIN THUNDER EXPRESS
10613 COMMERCIAL ST
RICHMOND IL 60071

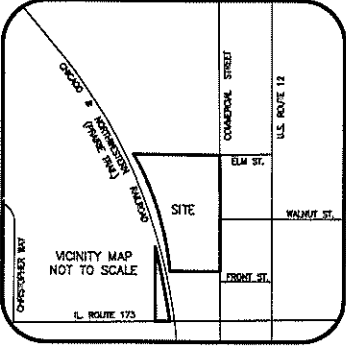
BALTASAR MARIA CONDE
10705 COMMERCIAL ST
RICHMOND IL 60071

JOSEPH P RIZZO
5701 KENOSHA RD
RICHMOND IL 60071

ATWOOD HAMLIN STORAGE LLC
5614 KENOSHA ST
RICHMOND IL 60071

ALTA/NSPS LAND TITLE SURVEY

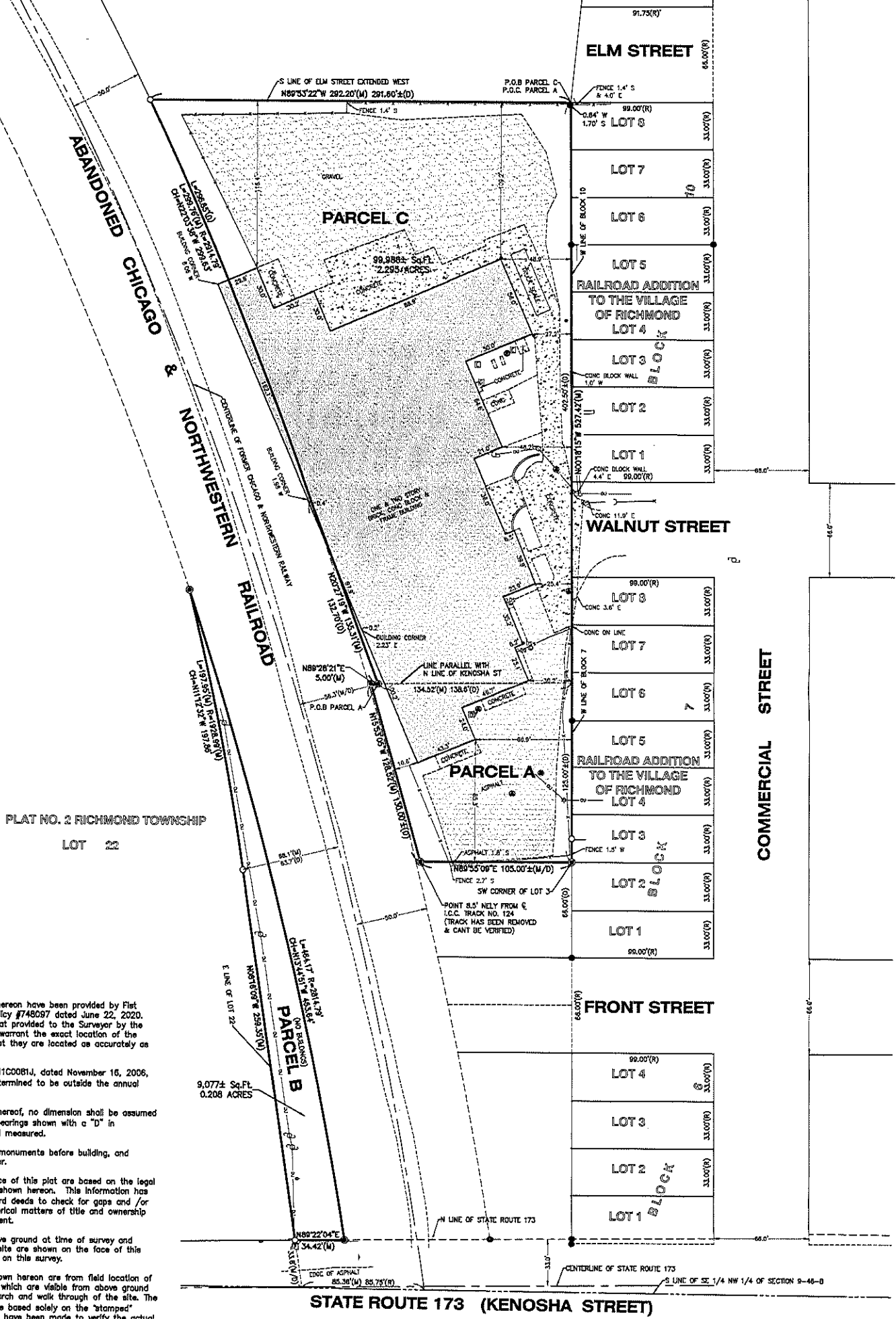
Vanderstappen Land Surveying, Inc.
 1314 N. Madison St.
 Woodstock, Illinois 60098
 Ph. 815-337-8310 Fax 815-337-8314
 "Always faithful to the property line"



PARCEL A
 Part of the Southeast Quarter of the Northwest Quarter of Section 9, described as follows: Commencing at the Northwest corner of Lot 8 in Block 10 in Railroad Addition to the Village of Richmond; thence West along the extended South line of Elm Street, a distance of 291.60 feet, more or less, to a point distant 50.0 feet Northeastly, measured at right angles, from the centerline of the main track of the Chicago and Northwestern Railway Company, as the same is now located; thence Southeastly parallel with said main track centerline, a distance of 298.85 feet; thence Southeastly in a straight line, a distance of 132.70 feet to a point distant 56.30 feet Northeastly, measured radially, from said main track centerline, for the Place of Beginning of the parcel of land herein described; thence East parallel with the North line of Kenosha Street, a distance of 138.80 feet, more or less, to a point on the West line of Block 7 in said Railroad Addition; thence South along the West line of said Block 7, a distance of 125.0 feet, more or less, to the Southwest corner of Lot 3 in said Block 7; thence West along the West line of said Lot 3, a distance of 105.0 feet, more or less, to a point distant 8.5 feet Northeastly, measured radially, from the centerline of said track of said Railway Company, known as I. C. C. Track No. 124, as the same is now located; thence Northwestly parallel with said side track centerline, a distance of 130.0 feet, more or less, to an intersection with a line drawn parallel with the North line of Kenosha Street through the Place of Beginning; thence East parallel with said line of Kenosha Street to the Place of Beginning, in Township 46 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

PARCEL B
 Part of the Southeast Quarter of the Northwest Quarter of Section 9, which lies Westery of a line parallel with and distant 50.0 feet Westery, measured radially from the centerline of the main track of the Chicago and Northwestern Railway Company, as the same is now located across said Section 9, and which lies Eastery of the Eastery line of Lot 22 of Plat No. 2, Richmond Township, as shown on County Clerk's Plat of the North Half of aforesaid Section 9, recorded in the Office of the County Recorder for McHenry County, Illinois, on March 17, 1943 as Instrument No. 186357, in Township 46 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

PARCEL C
 That part of the Southeast Quarter of the Northwest Quarter of Section 9, Township 46 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the Northwest corner of Lot 8 in Block 10 in Railroad Addition to Richmond, according to the Plat thereof recorded October 25, 1854 in Book 10 of Deeds, page 290, and running thence West along the extended South line of Elm Street, 291.60 feet, more or less, to a point distant 50.0 feet Northeastly at right angles from the centerline of the main track of the Chicago and Northwestern Railway Company; thence Southeastly parallel with said railway centerline, 298.85 feet to a point; thence Southeastly in a straight line, 132.70 feet to a point distant 56.30 feet Northeastly at right angles from said railway centerline; thence East parallel with the North line of Kenosha Street, 138.80 feet, more or less, to the West line of Block 7 in said railroad addition; thence North along the West line of said Block 7 and the same extended (across Walnut Street) and along the West line of said Block 10 in said railroad addition, a distance of 402.50 feet, more or less, to the Place of Beginning, in McHenry County, Illinois.



PLAT NO. 2 RICHMOND TOWNSHIP
 LOT 22

SURVEYOR'S NOTES

- The legal description and utility easements shown hereon have been provided by Plat American Title Insurance Company, Commitment policy #748097 dated June 22, 2020. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- Based on Flood Insurance Rate Map, Panel No. 17111C0081J, dated November 16, 2006, the subject property lies within Zone "X", areas determined to be outside the annual chance of floodplain.
- Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parentheses (D) are record or deed values, not field measured.
- Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and/or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
- Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
- This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
- Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
- Exceptions: 1, 2, 5, 8, 7, 8, 9, 10, 11, 12, 15, are not survey related.
- Exceptions: 3, 4, 13 & 14 are blanket in nature.

STATE OF ILLINOIS)
) S.S.
 COUNTY OF McHENRY)
 Certified to: 1) Shortwonder, Inc.
 2) James D. Myers
 3) First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7a, 8, & 20 of Table A thereof. The field work was completed on November 24th, 2020.
 Dated this 25th day of November, A.D., 2020.

VANDERSTAPPEN LAND SURVEYING INC.
 Design Firm No. 184-002792
 WILLIAM J. VANDERSTAPPEN, 035-002709
 PROFESSIONAL LAND SURVEYOR

CLIENT: IA BUSINESS ADVISORS
 DRAWN BY: PJD CHECKED BY: WJV
 SCALE: 1"=40' SRC: 09 T. 46 R. 08 E.
 BASIS OF BEARING: ASSUMED
 P.I.N.: 04-09-177-015
 JOB NO.: 201003 I.D. ALT
 FIELDWORK COMP.: 11/24/20 BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

C. COMMERCIAL DESIGN GUIDELINES.

2. Building Material and Colors.

- a. Primary exterior wall finishes shall be limited to brick, stone, simulated stone, stucco, wood siding, vinyl and/or aluminum siding (however, classic rib metal siding shall not be allowed). Exterior insulation and finish systems (EIFS) shall be limited to secondary use with other materials. EIFS shall not be used in the first three (3) feet above grade or exceed five-percent (5%) of the total building wall square footage. Other quality materials not on this list may be approved by the Village Board at its discretion, particularly when used in good design. Color palettes shall be neutral in nature, but colorful accents may be permitted.
- b. Any asphalt roof shingles shall be architectural grade, minimum 40year warranty. Other approved roof materials for sloped roofs include standing seam metal, wood shingles, shakes, slate or concrete tiles. Spanish mission style clay tiles shall be prohibited.

The Petitioner requests certain text amendments relating to variations.

2. That Article 4.6 Variations and Appeals, Section 4.6.1. Variations, Subsection D. Authorized Variations, of the Village's Unified Development Ordinance be amended to add the following underlined language:

4.6.1. Variations

D. AUTHORIZED VARIATIONS.

1. The Village Board may grant variations from the regulations of this Title upon recommendation by the Hearing Officer or the Plan Commission after due notice and hearing as set forth in Section 4.6.1(C) and then only in accordance with the standards set out in Section 4.6.1(E) or Section 4.4.
2. The Hearing Officer may recommend variations from the regulations of this Title be granted, but only in accordance with the standards set out in Section 4.4.1(E), and may be granted only in the following instances, and in no others:
 - a. To vary the applicable lot area, lot width, and lot depth requirements, subject to the following limitations:
 1. The minimum lot width and lot depth requirements shall not be reduced more than twenty-five percent (25%).
 2. The minimum lot area for a single family or two-family dwelling shall not be reduced more than (20%).
 3. The minimum lot area per dwelling unit required for multiple family dwellings shall not be reduced so as to permit more dwelling units than would be permitted by

- strict application of minimum lot area requirements.*
- b. *To vary the applicable bulk regulations, including maximum height, lot coverage, building coverage and minimum yard requirements in Section 6.2.2, and lots standards, building placement standards and vertical standards in Section 6.5.1(A) and Section 6.5.1(B).*
 - c. *To vary the applicable off-street parking and off-street loading requirements contained in Article 6.7 of this Title, except those in Section 6.7.5, Schedule of Required Parking.*
 - d. *To vary the regulations relating to restoration of damaged or destroyed non-conforming structures contained in Article 3 of this Title.*
 - e. *To vary the regulations relating to signs contained in Article 6.8.*
3. *The Plan Commission may recommend variations from the requirements of this Title be granted but only in accordance with the standards set forth in Article 4.4 relating to the use, construction or alteration of buildings or structures, or the use of land.*

The Petitioner requests certain text amendments relating to adding a special use.

3. That Article 1.3 Definitions, Section 1.3.3. Definitions, of the Village's Unified Development Ordinance be amended to add the following underlined language:

Gun Shop: shall mean a business of selling, transferring, bartering, or renting firearms and/or ammunition.

4. That Article 5.2 Permitted Uses, Section 5.2.1. Table of Permitted Uses, Subsection 14 Retail Uses, of the Village's Unified Development Ordinance be amended to add Gun Shop as a special use in GB General Business District.

The Petitioner requests certain text amendments to reclassify certain storage facilities from a permitted use to a special use.

5. That Article 5.2 Permitted Uses, Section 5.2.1. Table of Permitted Uses, Subsection 15 Transportation & Utility Uses, of the Village's Unified Development Ordinance be amended to allow Truck Trailer Storage as a Special Use within the T6 District rather than a Permitted Use.

6. That Article 5.2 Permitted Uses, Section 5.2.1. Table of Permitted Uses, Subsection 17 Miscellaneous Uses, of the Village's Unified Development Ordinance be amended to allow Mini-warehouse, personal storage facilities as a Special Use within the T6 District rather than a Permitted Use.

The Petitioner requests certain text amendments relating to accessory dwelling unit standards.

7. That Article 5.2 Permitted Uses, Section 5.2.1. Table of Permitted Uses, Subsection 12 Residential Uses, of the Village's Unified Development Ordinance be amended to add Accessory Cottage/Office as a permitted use in R-1 Single-Family Residential District and E-1 Estate District.

8. That Article 6.2 Accessory Structures and Uses, Section 6.2.1. Accessory Structures and Uses, Subsection 6.2.1.(B) Permitted Yard Obstructions, Subsection 6.2.1.(B)(2) Table of Permitted Yard Obstructions, of the Village's Unified Development Ordinance be amended to add accessory dwelling units as a permitted yard obstruction in Rear Yards.

9. That Article 6.2 Accessory Structures and Uses, Section 6.2.2. Bulk Regulations, Subsection 6.2.2.(C) Additional Bulk Regulations, Subsection 6.2.2.(C)(6) Accessory Dwelling Units and Accessory Offices, of the Village's Unified Development Ordinance be amended to delete the following stricken language:

6. *ACCESSORY DWELLING UNITS AND ACCESSORY OFFICES. In addition to the requirements of Section 6.2.2.B, accessory dwelling units and accessory offices shall comply with the following:*
 - a. *MAXIMUM FLOOR AREA: Six hundred forty (640) square feet.*
 - b. *NUMBER: Only one (1) accessory dwelling or accessory office shall be permitted on a lot.*
 - c. *MAXIMUM HEIGHT: The accessory dwelling or accessory office shall not exceed the height of the principal residential building on the lot.*
 - d. *ADDITIONAL STANDARDS AND CRITERIA:*
 1. *If the accessory dwelling or office is adjacent an alley, it shall have at least one window overlooking the alley.*
 2. *The entrance to the accessory dwelling or office shall not open directly onto an alley or face a public street.*
 3. *The accessory dwelling or office shall not materially differ in architectural appearance from the principal residence on the property.*
 4. ~~*The accessory dwelling or office is permitted only in a space above an accessory garage which shall be detached from the principal dwelling.*~~

10. That Article 6.5 Lot Development Standards, Section 6.5.1. Purpose, Subsection 6.5.1.(A) Residential Buildings, of the Village's Unified Development Ordinance be amended to add the following underlined language and delete the following stricken language for Building Types 1-8, 10, and 11:

1. *Type 1 Building (Small Detached House)*

 - h. *Accessory Dwelling Unit Standards*
Permitted? YES

- Maximum floor area: 640800 square feet
 Alley access? Not Required
 Off-Street parking spaces required: +0
 Additional requirements: See Section 6.2.2.C.6
2. Type 2 Building (Small Detached House)

- h. Accessory Dwelling Unit Standards
 Permitted? YES
 Maximum floor area: 640800 square feet
 Alley access? Not Required
 Off-Street parking spaces required: +0
 Additional requirements: See Section 6.2.2.C.6
3. Type 3 Building (Small Sideyard House)

- h. Accessory Dwelling Unit Standards
 Permitted? YES
 Maximum floor area: 640800 square feet
 Alley access? Not Required
 Off-Street parking spaces required: +0
 Additional requirements: See Section 6.2.2.C.6
4. Type 4 Building (Large Sideyard House)

- h. Accessory Dwelling Unit Standards
 Permitted? YES
 Maximum floor area: 640800 square feet
 Alley access? Not Required
 Off-Street parking spaces required: +0
 Additional requirements: See Section 6.2.2.C.6
5. Type 5 Building (Large Detached House)

- h. Accessory Dwelling Unit Standards
 Permitted? YES
 Maximum floor area: 640800 square feet
 Alley access? Not Required
 Off-Street parking spaces required: +0
 Additional requirements: See Section 6.2.2.C.6
6. Type 6 Building (Large Detached House)

- h. Accessory Dwelling Unit Standards
 Permitted? YES
 Maximum floor area: 640800 square feet
 Alley access? Not Required
 Off-Street parking spaces required: +0
 Additional requirements: See Section 6.2.2.C.6
7. Type 7 Building (Large Detached House)

- ***
- h. *Accessory Dwelling Unit Standards*
 Permitted? YES
 Maximum floor area: ~~640800~~ square feet
 Alley access? ~~Not~~ Required
 Off-Street parking spaces required: ~~10~~
 Additional requirements: See Section 6.2.2.C.6
8. *Type 8 Building (Large Detached House)*

- h. *Accessory Dwelling Unit Standards*
 Permitted? YES
 Maximum floor area: ~~640800~~ square feet
 Alley access? ~~Optional~~ ~~Not~~ Required
 Off-Street parking spaces required: ~~10~~
 Additional requirements: See Section 6.2.2.C.6
9. *Type 9 Building (RESERVED)*
10. *Type 10 Building (Large Estate House)*

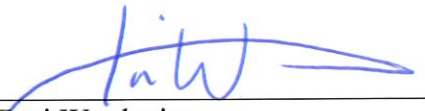
- h. *Accessory Dwelling Unit Standards*
 Permitted? YES
 Maximum floor area: ~~640800~~ square feet
 Alley access? ~~Not~~ ~~Not~~ Required
 Off-Street parking spaces required: ~~10~~
 Additional requirements: See Section 6.2.2.C.6
11. *Type 11 Building (Small Estate House)*

- h. *Accessory Dwelling Unit Standards*
 Permitted? YES
 Maximum floor area: ~~640800~~ square feet
 Alley access? ~~Not~~ Required, ~~if alley exists~~
 Off-Street parking spaces required: ~~10~~
 Additional requirements: See Section 6.2.2.C.6

11. Further, the Petitioner states that these proposed text amendments do not change the compatibility of the existing uses of any affected properties or the compatibility of the zoning of nearby properties; property values of the affected properties are not diminished by these proposed text amendments and the Village is requesting the text amendments to, in part, increase property values; the proposed text amendments promote the public health, safety, and welfare of the Village; the relative gain to the public is greater than any hardship that may result upon any affected properties; after review by the Village, the affected properties are more suitable for the purposes accomplished by the text amendments; the proposed text amendments are generally consistent with the Comprehensive Plan and adopted land use policies; and the proposed text amendments will benefit the needs of the community.


WHEREFORE, your Petitioner requests that the Chairman of the Plan Commission of the

Village of Richmond, set a time, date and place for hearing on the contents of this Petition and will recommend to the President and Board of Trustees of the Village of Richmond the text amendments as requested.



Toni Wardanian
President of the Village of Richmond

ATTEST:



Karla L. Thomas, Village Clerk

BEFORE THE PLAN COMMISSION
OF THE VILLAGE OF RICHMOND, ILLINOIS

IN THE MATTER OF THE APPLICATION OF)
GARY LEKER and LISA LEKER FOR)
USE VARIANCE OF)
THE UNIFIED DEVELOPMENT ORDINANCE)
OF THE VILLAGE OF RICHMOND, ILLINOIS)

ZONING APPLICATION
PETITION FOR USE VARIANCE

Your Petitioners, GARY LEKER and LISA LEKER, respectfully represent to the Plan Commission of the Village of Richmond as follows:

1. GARY LEKER and LISA LEKER, are the owners of the record of the real estate which is more fully described as follows:

The East 160.0 feet of the East 320.0 feet of the South 1225.0 feet of the West half of the Northwest quarter of Section 22, Township 46 North, Range 8, East of the Third Principal Meridian, in McHenry County, Illinois.

PIN: 04-22-100-008

(said parcel hereinafter referred to as the "Subject Property").

2. The Subject Property is located on the north side of Kuhn Road and south of Glacier Ridge Drive, approximately one quarter of a mile northeast of the intersection of U.S. Highway Route 12 and Kuhn Road. The Subject Property contains 4.5 acres, more or less. Its street address is 4816 Kuhn Road, Richmond, Illinois, and the Subject Property is currently vacant and improved with a driveway approach and culvert near the southeast corner.

3. The Subject Property is presently classified A-I Agriculture District under the McHenry County Unified Development Ordinance.

4. The property to the south is zoned E-1 Estate under the Village of Richmond Unified

Development Ordinance. The property to the east is zoned R-1 Single-Family Residential under the Village of Richmond Unified Development Ordinance. The properties to the north and west are zoned A-1 Agriculture District under the McHenry County Unified Development Ordinance.

5. Your Petitioners request that the Subject Property be annexed to the Village of Richmond and that upon annexation it be zoned R-1 Single-Family Residential District with only one, single-family residence to be located, pursuant to the Unified Development Ordinance.

6. Your Petitioners request a variation for the Subject Property to allow a non-commercial farm use and, pursuant to an Annexation Agreement, the uses allowed under the McHenry County UDO permitting the Subject Property to maintain a non-commercial farm with up to twenty (20) livestock and/or poultry and Section 13.10 of the Village of Richmond Municipal Code, Livestock and Poultry, shall not apply for the duration of Petitioners' ownership of the Subject Property. Upon separation, sale, or any transfer of the Petitioners' ownership of the Subject Property, Section 13.10 of the Village of Richmond Municipal Code shall apply and other all applicable ordinances regarding animals shall be in full force and effect.

7. The Subject Property is well located and well suited for utilization as to the permitted uses.

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 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 upon annexation, a use variance be granted for the Subject Property to allow a non-commercial farm use permitting the Subject Property to maintain a non-commercial farm with up to twenty (20) livestock and/or poultry and Section 13.10 of the Village of Richmond Municipal Code, Livestock and Poultry, shall not apply for the duration of Petitioners' ownership of the Subject Property. Upon separation, sale, or any transfer of the Petitioners' ownership of the Subject Property, Section 13.10 of the Village of Richmond Municipal Code shall apply and other all applicable ordinances regarding animals shall be in full force and effect.

DATED this 14 day of April, 2026.

By *Gary Leiker*
GARY LEKER

By *Lisa Leiker*
LISA LEKER

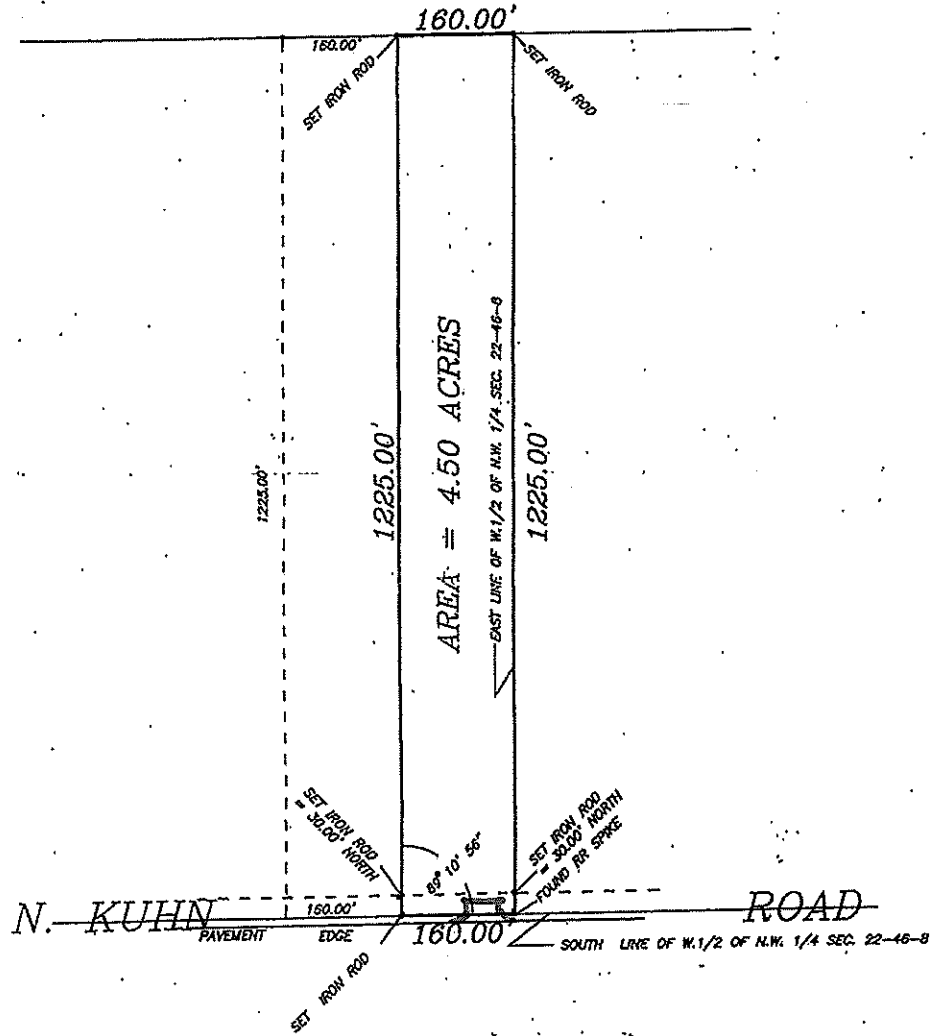
EXHIBIT A
LIST OF ADJOINING PROPERTY OWNERS

<u>NAME</u>	<u>PROPERTY INDEX NUMBER</u>
1. EJ HJ D RESS 6712 N LAWNSDALE AVE LINCOLNWOOD, IL 60712	04-22-100-007
2. EMERALD FARMS LLC 3720 N SHEFFIELD AVE CHICAGO, IL 60613	04-22-100-001
3. DAVID JANIS LAURINE 11514 N BURLINGTON RD RICHMOND, IL 60071	04-22-100-005
4. BRENT WALTER THOMAS 4715 KUHN RD RICHMOND, IL 60071	04-22-300-041
5. TG BJ TR THOMAS 4715 KUHN RD RICHMOND, IL 60071	04-22-300-040

EXHIBIT B
PLAT OF SURVEY

Plat of Survey

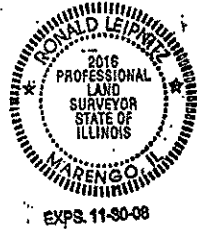
THE EAST 160.0 FEET OF THE EAST 320.0 FEET OF THE SOUTH 1225.0 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.



NOTE:
FOR BUILDING LINES AND EASEMENTS, REFER TO ABSTRACT OF TITLE FOR
POSSIBLE ADDITIONAL EASEMENTS, COVENANTS, RESTRICTIONS OR OTHER
ENCUMBRANCE UPON SUBJECT PROPERTY. REFER TO VILLAGE, CITY OR COUNTY
CODES FOR FRONT, SIDE AND/OR REAR BUILDING SETBACK RESTRICTIONS.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ORDERED BY: RESS EFTHALE
ORDER NO.: 070546A

R.L.S. LAND SURVEYORS
405 MENGE ROAD
MARENGO, IL 60152
(815) 943-5490



SCALE: 1" = 150'
Distances are given in feet & decimals
DIMENSIONS OR ANGLES ARE NOT TO BE
ASSUMED FROM SCALING.

DATE: MAY 31, 2007
STATE OF ILLINOIS }
COUNTY OF MCHENRY } SS

This is to certify that we have surveyed the above
described property according to the Official Record, and the above
plat is a true and correct representation of the same.
Ronald Lepitz
ILL. PROFESSIONAL SURVEYOR NO. 2017