

VILLAGE OF RICHMOND
SPECIAL PLAN COMMISSION
PUBLIC HEARING MINUTES
5600 HUNTER DRIVE
RICHMOND IL 60071
JULY 30, 2025
6:30 pm

**Public Hearing in matter of Consideration
a Petition for Reclassification and Zoning
Map Amendment by Hunter Club Estates
LLC (property owner) and KLM Builders
Inc (contract purchasers) relating to
5600 Golden Hawk Rd. for a change of
zoning from General Business (GB) to
High Density Residential (R-3) to construct
Townhomes**

Chairperson Lauri Olson called the July 30, 2025 Special Plan Commission Public Hearing to order at 6:36 PM, 5600 Hunter Drive, Richmond, Illinois.

ROLL CALL:

PRESENT: Chairperson Lauri Olson; Commissioners: Joan Jung, Brian Luedke, Emily Lunde and Marge Stermer.

ABSENT: None.

ALSO, PRESENT: Village Administrator/Police Chief Ciro Cetrangolo, Village Clerk Karla L. Thomas and Attorney Brandy Quance.

PUBLIC COMMENTS (unrelated to Petition listed below): None.

APPROVAL OF MINUTES: Minutes from the October 17, 2022 Special Plan Commission Public Hearing were reviewed.

Commissioner Stermer moved, seconded by Commissioner Luedke to approve the October 17, 2022 Special Plan Commission Public Hearing Meeting minutes as presented. Motion was approved by voice vote.

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 REZONING FROM GENERAL BUSINESS (GB) TO HIGH DENSITY RESIDENTIAL (R-3) TO CONSTRUCT TOWNHOMES:

A motion was made by Commissioner Luedke, seconded by Commissioner Lunde to open the Public Hearing. ROLL CALL VOTE: AYES: JUNG, LUEDKE, LUNDE, OLSON, and STERMER. NAYS: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

OPEN PUBLIC HEARING: Chairperson Olson opened the public hearing at 6:40 PM.

PETITIONER PRESENTATION: The Petitioner Kim Meier (1106 Superior Avenue, Spring Grove) (Contract Purchaser) was sworn in by Attorney Quance. Mr. Meier stated that he was seeking a change in zoning from GB to R-3 for the property located at 5600 Golden Hawk Road to construct luxury townhomes priced at \$359,000 to \$400,000. These units would not be rentals only owned. He noted that the property consists of 5.5-6 acres with (37) total units proposed. He additionally noted that there would be 3-4 unit buildings with the end units being single-story ranches with no stairs for empty nesters (1,500 sf). The goal would be to have the units come with full basements, all attached two car garages minimum. Separate entrances for each unit with no common areas. The center units would be 2-story with 2,000 sf. An HOA would be established for the development (separate from the HOA for the existing subdivision). The HOA would be responsible for all exterior maintenance, such as shoveling of driveways, shoveling the sidewalks, cutting of the grass, etc. These would be ideal for individuals that travel south seasonally, a second home, travels, work a lot, or do not want

to do yardwork anymore. We would also provide parking in their garage, as well as two vehicles in the driveways with overflow parking in the center for guests parking. There would also be landscape buffers. There is an existing berm that abuts the existing subdivision single-family homes that landscaping would be added to and throughout the project new landscaping will be installed around all sides as a buffer.

Commissioner Luedke asked about the extra traffic affecting not only the residents of the subdivision, but also trying to exit the subdivision at US Rte. 12 and IL 173. Has there been any thoughts on how potentially 60-80 more vehicles could be driving through the subdivision. How would that be setup as the exit out onto US Rte. 12 is already very difficult and adding more vehicles would not make it any easier and the same at IL 173 as it also becoming more difficult as well. Mr. Meier explained that both entrances are IDOT owned and regulated. Mr. Meier noted that there are deceleration lanes on IL 173, which were put in when the entrances was put in, so these have IDOT approved access for many more vehicles than what enter or exit in there now. Commissioner Luedke asked if there have been any studies done on that to show the impact. Mr. Meier stated that with 30-some homes proposed there are not going to be that many cars leaving or coming at the same time.

Commissioner Stermer asked what type of exterior siding would be used on the buildings. Mr. Meier responded that it would be vinyl siding with window trim in contrasting colors similar to the surrounding single-family homes. Soffits and fascia will be aluminum and maintenance free. They would probably have wainscoting of brick on front as well. Commissioner Stermer also noted that another concern she has is that many times when going into communities that have townhomes and condos you find many vehicles parked all over making them look poorly. She asked if there will be any restrictions placed on homeowners regarding parking of their vehicles in their driveways. Mr. Meier stated that homeowners will be permitted to park in either their garages or driveways. Commissioner Stermer inquired into the price point for the units. Mr. Meier stated that they would start at \$359,000 and go up to the low \$400,000 range. The ranches would be the most economical being 1,400-1,500 sf. on the main floor and the 2-story units would be 2,000 sf. Two bath, two bedroom would be the minimum on the ranch units with everyone having a basement. Mr. Meier identified that all the end units would be ranches.

Commissioner Olson asked if landscaping plans will be provided to the Village. Mr. Meier stated yes, along with renderings of all the buildings and everything would be approved. Commissioner Olson asked about the buffer. Mr. Meier pointed them out on the landscape plan presented indicating that they would surround the proposed development. He stated that they would submit detailed drawings of the landscaping plan prior to starting anything. Mr. Meier stated that if this goes forward they would build the one road sometime next year, then do the landscape buffers and then the 1st building would start construction where the model would be located.

Commissioner Stermer asked if they finish the paving of the blacktop right away or do you wait until you have a certain percentage? Mr. Meier stated that they would finish it right away including all the curbs, gutters, sewers and utilities would be underground including any site work that needs to be done before building. Commissioner Stermer then asked if any anticipated tax revenue has been calculated that would come to the Village. Mr. Meier stated that the typical property taxes bill would probably be about \$7,000 to \$8,000 per unit, so take that time 37 homes. Commissioner Olson asked if this would include connection to the water and sewer. Mr. Meier stated no, that would only be real estate taxes. Commissioner Olson asked if we can anticipate connection fees. Mr. Meier stated that he would agree to a fee schedule for each house including building permit fees, etc.

Commissioner Lunde asked what the timeline was for a development like this one. Mr. Meier stated that they don't know, as the market dictates that, how many you can sell, how many you will sell. He guessed it would be 3 to 4 years. He would build one building, the whole building at a time, so their driveway would be complete, their landscaping would be complete, and so that building would be done.

Commissioner Stermer asked if they would have a sales office in the project. Mr. Meier stated that they would take one unit and furnish it for a model on site.

Commissioner Luedke stated that the subdivision has taken a lot longer than Mr. Meier had initially planned, have you actually done any studies to determine if there is any interest in this type of property out there, that there would be people wanting to buy these type of property? Mr. Meier stated that they get a lot of inquiries constantly about maintenance free housing options in the Village, which is not available. Commissioner Luedke asked for confirmation that the HOA for the subdivision would not fund anything to do with this development. Mr. Meier responded no and the dues would be higher, probably \$200 to \$250 per month.

Commissioner Stermer stated that when she retired from real estate there was always an interest in condos and/or townhomes as long as they were nice. Unfortunately, Richmond never had anything like that other than the small HUD housing development for lower income individuals. I think that there are people out there that have the bigger homes, but want to downsize, stay in the Village and this is a nice option for them to have.

There being no further questions from the Plan Commissioners, Chairperson Olson opened the hearing up for Public Comments. Attorney Quance explained that anyone wishing to give testimony (ask a question and then make a statement) will need to be sworn in by stating their name and spell their name for the record and provide their address. If someone doesn't want to speak, but agrees with previous comments the board will take that into consideration. She asked that everyone be quiet while someone is speaking so they can be heard.

PUBLIC COMMENTS: Bob Elder (10709 Chukar Ct., Richmond) was sworn in by Attorney Quance. Mr. Elder understood that the proposed development would have a separate HOA, which he agreed makes a lot of sense. His questions was for the homes at the main entrance (approximately seven) that will abut the development and when the HOA is turned over changes may be made, what guarantees that the back of those houses won't have some sheds, different things that aesthetically as we come in now is nice looking, but in the back of some houses there are a lot of things that are acceptable in backs of houses which would now be in the open to all residences. Mr. Meier responded that there would be a lot more restrictions on these particular houses. They can't have sheds or out buildings, you can't plant your own garden or flowers, it is all association run and dictated so whatever the original landscape plan is that is what will be maintained. There are no out buildings, they can't add to their patio, they can't put up a pergola, can't put up a swimming pool, because that would be association property. The homeowner would own from the drywall-in essentially and the association owns all the rest of the common area. Mr. Elder stated that once you turn over the association to the people that couldn't happen.

Susan Harkins (5448 Mourning Dove, Richmond) was sworn in by Attorney Quance. Ms. Harkins explained that they own right on the corner of Golden Hawk and Mourning Dove and noted that the berm there with the existing landscape is in need of much love. We have dead trees there and it is not maintained very well, so what are the plans to maintain that? Right now KLM maintains that, is what I assume? Mr. Meier responded that KLM does not maintain it, your HOA does. He explained that all your money goes to your HOA, basically KLM is just the steward of the association at this moment. The association is going to be turned over to you folks very shortly and you'll get a certified letter and then you will elect a board, there will be an election and obviously you homeowners will do a better job because you are living there every day. He reported that they recently got all over the landscapers and in the next week or two you will see all that re-mulched, trimmed and at both entrance ways, as well as all the berms in the subdivision, the median coming into the main entrance way off of US Rte. 12 those will all be re-mulched, edged and all the shrubs trimmed, etc. That will all happen in the next few weeks. Ms. Harkins asked if the berm will be part of the subdivision HOA. Mr. Meier responded yes. The proposed development will have plantings on the west side of the berm, not on the subdivision HOA side of the berm. He noted that extra trees and shrubs will be added on the corner of the townhome side. Ms. Harkins stated that there would be double. Mr. Meier replied yes, there will be a lot more landscaping between the subdivision and the townhomes.

Mike Kern (5101 Eagles Roost, Richmond) was sworn in by Attorney Quance. Mr. Kern stated concerns about having no impact study for the traffic that we know will be a 100% problem because it already is. What about the impact of the fire department, police department, schools, and sanitary and water. We are paying an assessment for sanitary every month based off a subdivision that never went in. I know some of us have well pumps in our basements because we don't have

enough water pressure, so what is the guarantee on all that stuff. Mr. Kern asked for a response from the Plan Commissioners. Attorney Quance stated that questions should be directed to the petitioner. Mr. Kern then directed his question to Mr. Meier asking how they would know if anything else would be impacted. I know that in general a lot of times how this works this gets approved and then you will come back to the whether it is the Village Board or the Plan Commission and you'll say hey instead of me paying for example \$10,000 for water I want to pay \$5,000 and okay we'll let you pay \$5,000. I mean obviously nothing personal, but you are a big name in this town, right, so they are going to try to bend over backwards for you, but then once they are built see you later—bye. You are pretty much just a salesman in this town. We are going to be the ones that will have to live with it in for the rest of the time that we live here in the subdivision, that's the problem. Mr. Meier stated that every user will have to pay a water and sewer fee just like you do currently. I think the village is anxious to get more sewer and water users to help support the plant. Mr. Kern stated then why not R-1, single-family. Mr. Meier responded that there is not enough property there to make it work as R-1, it won't be viable. You can't build a road and put build 8 or 10 houses in, it would never pencil out. We would have to charge \$100,000 more per house for the same models we are currently building in the subdivision and essentially on a smaller lot, so it's not a viable product. It's either going to be commercial or it will be something like this at some point. Mr. Kern asked what is the cheapest single-family you sell now in Sunset Ridge. Mr. Meier responded \$400,000, most of them are more like in the \$600,000 range, all the new ones are \$600,000 plus. Unfortunately the cost of everything has going up dramatically in the last four years, it's no different with building materials, labor and everything we buy and use in our products. So if you see a house the minimum we have sold in the subdivision in the last two years the minimum is \$500,000 and something that would be the lowest price home we sold. The new ones are averaging \$600,000 or there about. Mr. Kern then referred to the impacts to public works, more streets to plow, other stuff for them to maintain. Mr. Meier stated that there isn't much street as you can see. Mr. Kern stated one street is one street. Try plowing for 8-10 hours at 3-4 in the morning, it's still more they have to plow. Mr. Meier stated that they don't have any say as what the village does or public works does, what the police or fire do. Mr. Kern responded that there has been no impact study done to determine what it is going to actually cost the village. Yes taxpayer money is coming in, 37 townhomes sounds great again \$6,000 times 37, the village doesn't get all that money. Some goes to the School districts, some goes to the Police Department pension, Fire Department pension, Public Works pension—it doesn't all come to the village. So what really is the village going to gain from this project? Not a whole lot, as you know if you look at your tax bill. Half of it is going to go to the School districts.

Steve Holtz (5405 Golden Hawk, Richmond) was sworn in by Attorney Quance. Mr. Holtz thanked everyone for answering a lot of the questions he had written down prior. He agreed with the road study as it is just something that we all have daily issues with already getting out. I have asked the village numerous times to get better lighting out front, I don't know if that is an IDOT thing or a village thing or an associate thing. There is one light on the other side by Dog n Suds and it doesn't cover that entrance at all and the more traffic that comes into there, the worst off it is going to be for car accidents. The other thing that Marge brought up about the cars being outside, we know what's going to happen. They're not going to use their garages they're going to be park outside. It's their driveways, they have the right to do that, but that just lends to what it looks like outside. One of the things you said about the HOA and I do appreciate that there would be separate ones, but where do you come up with what they pay for and what we pay for the front entrance, the roads, all the rest of that stuff. Are the roads turned over to the village already? Mr. Meier responded yes. Mr. Holtz stated but the mulching and all that other stuff out front would have to be divvied up right. Mr. Meier stated that would be the single-family HOA's, because if this never gets built you are still going to have the entrances are already part of the common area of the single-family. Mr. Holtz stated correct and you talk about they won't be rentals they will be ownership, what will stop people from buying them and renting them out. Mr. Meier stated that it would be part of the covenants, that these are not rentals, they can't be rentals, they're not for investment purposes and it's not practical to rent them anyway when someone gets a \$8,000 real estate tax bill plus the price of the of the unit. A rental is not going to pencil up for an investor either, it's too expensive. I think we have a lot of people renting out a lot of stuff around here home wise, so I could see that not being the case. You say there will be rules for the HOA and setting that up, would that be something that would be set that we could see prior to you developing this? Mr. Meier stated that yes we would have the covenants prior to the development and they would be public and available on a website. Mr. Holtz stated that you would have your applications, what you have to fill out here impact fees for the schools which you

currently do not pay for, so are there going to be impact fees for the schools for this or are you going to get out of them. Mr. Meier stated that we would not expected to pay impact fees for the schools. Mr. Holtz asked why there won't be fees for the school. Mr. Meier stated that we believe it's going to be, if you look at any study that anyone has done luxury townhomes don't bring a lot of children. Mr. Holtz stated that you said that about our subdivision, but now they're turning over to all kids and single-family new people that are coming in which is terrific and I love it that we are final bringing in more kids into our area and it's not a retirement community, which is fine too it's quiet but all of those impacts turn over and now the schools get none of that anymore and it's not just here it's in Spring Grove as well. Mr. Meier stated that the schools are going to get 70% roughly of the \$8,000 times 37 for the rest of the days. Mr. Holtz noted that impact fees go directly for building new schools and infrastructure and is specifically set aside for that. The rest of it has to go to teacher's contracts, the stuff we provided to the kids and everything else. So impact fees in all the villages around here are still in place except in Richmond and Spring Grove. Mr. Meier stated that this is not true, they are not in place anywhere in the county, all of McHenry County has zero, Johnsburg has zero. Mr. Holtz stated that was because you asked for them to be waived. Mr. Meier stated no, they stopped those years ago, the fact of the matter was that the schools were not growing, the registration and population is what they found. Mr. Holtz stated that buildings still need to be maintained and that is where the impact fees come from. Mr. Meier stated that they collect a lot of money, each one of you just look at your real estate tax bills 70% goes to the schools of your \$8,000 to \$12,000 to \$14,000 property tax bills every year and a lot of the residents don't have any children whatsoever. Mr. Holtz stated that the builders around here help out by giving back to the schools.

Mary Davis (5118 Wood Duck, Richmond) was sworn in by Attorney Quance. Mrs. Davis noted that they have lived here for 19 years and as my husband stated the other day, we love our home, we still love it, it still feels like a new home, but we are under distress due to the traffic, something just needs to be done. We don't know why there isn't a light especially out there on US Rte. 12. It is difficult to turn on IL 173 also, but US Rte. 12 is really a problem now with Dog n Suds there's going to be more cars and then we have this; the traffic is too much. Mrs. Davis asked where the entrance to the new development is going to be located. Mr. Meier stated that the entrance will line up with Partridge Trail. Mrs. Davis asked if it will be as you come up the hill. Mr. Meier stated yes, as you come up the curving entrance it will be a left turn into this single cul de sac road. Mrs. Davis asked Mr. Meier, do you remember where the old model used to be on the corner in the front? Mr. Meier replied yes, that is where the entrance will be and you can see it on the exhibit. Mr. Meier stated that for planning, plowing and safety you want those roads to line up. There will be only one entrance. Mrs. Davis stated that one of the things that makes our neighborhood so nice was because you did have strict laws, no boats parked on the driveway, no sheds or they had to match, we had some rules and that is why it's kept it nice. There's a couple homes that just blatantly don't seem to care. I don't think they get any warnings or anything, I don't know. It's just starting to creep and we don't want it to turn into that--I think. Mr. Meier stated that is why the association will be turned over to you homeowners and you will elect your own board and then you have an enforcement mechanism. Then anybody can be taken to court or sued if they are in violation. The violator often times loses and not only do they have to pay court fees, but they will have to pay your fees as an association. We try to be stewards at this moment, if we do hear of a violation or someone calls the office and complains we first send them a letter. We try to be cordial, we say "Per your covenant you can't park your camper in your driveway". Mrs. Davis stated that one person in particular probably got two or three of those letters. Mr. Meier stated that hopefully they will comply. The next enforcement action then is to say okay we've warned you enough times, you got a letter from the attorney we're going to file suit and obviously with that come costs. The association always wins, unfortunately for the homeowner not following the rules or the way they are written. Mrs. Davis stated that they do love it there, the town is thriving, downtown is all good except the traffic and what will this do.

Rick Dime (5117 Eagles Roost, Richmond) was sworn in by Attorney Quance. Mr. Dime stated that his questions were more for the Plan Commission. Attorney Quance explained that the Plan Commission does not answer questions, but she stated that you can make statements. Mr. Dime stated that someone would need to address why it is not single-family R-1 like the rest of the subdivision and he doesn't believe it is Mr. Meier's decision to make. The character of the neighborhood is R-1, the property is now zoned business I think (President Wardanian corrected 'General Business'). It could never be business, why it was noted that in the original plat I don't know why. Nobody would develop that, there is no line of site into there so I think it belongs R-1 just like any other cul de sac within the subdivision with 8 to 10

homes around it. That property is no different than all the other cul de sacs within the rest of the subdivision. If you were going to consider some sort of multi-family that is way too dense for that area and it also needs a traffic signal as it has been noted. The road that will serve that property for multi-family should not be dedicated. It should be a private road, held by the HOA to own, maintain and plow, particularly because it has extra parking associated with it. It is different from any residential street you have in the village. I think there needs to be more evaluation on why it's such a leap from R-1 to that type of development. I inquired myself about my street, which is approaching 20 years old and Public Works informed me that there are no monies available, there's no plan in the future to maintain the roads in our subdivision which are getting to that stage. Now we are going to add a whole lot more traffic to that area, I think the commissioners comment about the traffic signal and study should be a high concern for the commission. Also, I would ask that before the commission makes a recommendation to the board that the rest of the homeowners in this subdivision get a letter prior to that so we know what is going on. I know you probably covered the legal requirements with the sign and the contiguous properties, but I am so glad to see so many people picked up on it. There is still a whole lot more within the subdivision that have not. Mr. Dime thanked the commission for the time to comment.

Tom Lind (10729 Mallard Ln., Richmond) was sworn in by Attorney Quance. Mr. Lind voiced his concerns about these units turning into rentals at some point. He also wanted to make a statement for everyone on the board as well that before impact fees are waived to talk to the schools. We have used those impact fees and right now we have about \$21 million of repairs in our middle school and elementary school. The middle school is almost 80 years old and we take every dollar we have and every year we take a section of the roof, a section of the school to re-fix it, re-piped it and we do things like that. Over about 20 years of collecting impact fees we were able to go to RGF and specifically use that money for additional building space and add the mobiles, which has made a huge impact. So although it may not seem like it's a lot of money or it's going to benefit the builder by not giving impact fees it really does over time have a strong effect on the school. These fees are designating just for building and we need to stay up on our maintenance and have that available to us. I would just say that if we are going to waive fees I would like to have a chance to sit down with the Board, the President, the Builders and talk about that before we unanimously just wipe away impact fees.

Mike Maretich (10705 Chukar Ct., Richmond) was sworn in by Attorney Quance. I agree with a lot of the comments that were made here tonight and I understand what is being proposed I have a couple of questions/concerns. I think everyone here tonight agrees that safety is number one. A concern for getting in and out is really important to everybody that lives in the subdivision. I'm not sure that there is much we can do here or that could be done by the Board, because US Rte. 12 is owned by IDOT and no one can really say we're going to put a light there that's an extensive thing. So realize that needs to take place. I don't know that were going to be able to figure that out or that should be a factor. The thing I keep thinking about is if this is business zoned, what's the alternative that could be there, if the current owners decide to not sell and exercise the zoning as it is today? I am hearing all kinds of different comments that we could have this in there, we could have this type of business there and that concerns me mostly because that could have a significant impact. President Wardanian provided Mr. Maretich with the Permitted Use Table and explained that any businesses listed in the "GB"-General Business column, which is highlighted could go there without having to go for a Public Hearing. President Wardanian noted that it is zoned for it and they can go there, come for a business registration and then they would open. There are a lot of things that would probably be a lot worse than these townhouses. Right now that land (7.2 acres) 5-1/2 buildable that right now the tax bill produces for all taxing bodies \$117.00 per year, so \$117.00 for all that land is what all the taxing bodies shares. The schools getting the majority of it and the village gets about \$15.00 of it, so adding 37 townhomes with an average tax bill of \$6,500 to \$7,000 that's going to make up for a lot of the water, the street is one tiny street that would have to be plowed. Big picture, this makes sense. From keeping it the way it is or having a recycling center, because that is on the list--that's just ready to go, having a tow truck company be there, a bus stop be there, a brewery be there, a gas station be there, all those businesses are approved and the village would have nothing to say about it. So turning it into residential where people actually have skin in the game, to maintain their property like the rest of the residents in Sunset Ridge. That makes a lot more sense than having people who live the closest to the area have someone ordering double cheese burgers through a drive-thru that is open until midnight, because that could happen right now. So I actually asked Kim a couple of years ago, what do you think about some townhomes over there kind of off handedly, because what else is that land good for. When I first moved to the subdivision I asked the developers what is this zoned for the response was business. President Wardanian

was asked by members of the public who she was and requested that she be sworn in. President Wardanian responded absolutely.

Toni Wardanian (10711 Teal Trail, Richmond) was sworn in by Attorney Quance. Ms. Wardanian identified herself as the Richmond Village President and has lives in Sunset Ridge since 2005. She stated that she has seen the houses when I bought and I know I paid \$360,000 back in 2005. I was there during '08, '09, '10 when I saw the big billboard homes starting at \$200,000's and great your still in business that's awesome people have to move, but always, always, always that parcel of land was zoned General Business and back in '05 I came in and said where's this list and I went onto the website and saw that stuff and thankfully probably none of that stuff is going to come because it is off US Rte. 12, but it could come and with the For Sale sign and all that advertising that is happening right now, the village is getting phone calls from people asking can I put a truck yard there? No, that's a conditional use you have to get a permit for that, but who's to say in the future the Board's not made up of somebody that owns a storage facility and they go ahead and vote to have the storage facility right there? We don't know what that could turn into and the way it is zoned right now there are many, many uses that it could be, so having luxury townhouses where people are paying good money for that and most of the taxes will go to the schools. Probably a lot of those people are not going to have kids. That's 37 more water hookups, 37 more people paying the Debt Service Surcharge. Hopefully with all that money collected and one tiny street for the village to maintain and plow, not that big, we can do that now. With all that additional tax money who's to say we couldn't hire more Public Works staff, more Police Officers. The denser this gets, this town, the more money we're going to have to take care of all those services, but if it stays empty land right now, which it wouldn't stay that way forever, because there's only so much land, eventually it will turn into something and for right now I would like to see luxury townhouses there than a Burger King or a Wendy's and getting \$117 for the two PINs put together, that's what the tax bill was last year, \$117. That is doing nothing for the village, but 37 townhouses taking an average tax bill of \$7,000 that is going to do a lot.

Mike Maretich then stated just to continue, the only point I want to make on that particular area was that if this occurs it does, I think, put us in a better place for resale and property values within the area, because at least we know what's going in there right now. I understand the comments about the R-1, I understand it makes really good sense, probably not really good business sense in terms of someone buying it and doing that just because of the infrastructure, etc. The alternative from my perspective is it's a good step in the right direction. I guess I don't know what Kim maybe you or John could answer this, but if this does not happen, if the zoning happens that you will purchase it or are you going to purchase no matter what? Mr. Meier stated no, were not going to purchase it at all if the zoning doesn't happen. It has to be economically viable or were not interested obviously. It's got to be something that the public would receive well and there would be buyers for it at the end of the day you know. We think there's demand, but all the economics always have to line up or nothing will happen. The sellers of the land called us, "hey, you guys are there we know you have been there forever and would you be interested in purchasing it" and I said "yeah we would take a look at it" and that is how this came about. You know we don't have to do this, we have plenty of stuff to do. We are building houses all over you know and these obviously lower price houses, it's sad to say that \$350,000 to \$400,000 is a lower priced house today, but that is reality. If you look at our quick delivery home or spec homes that we do today there all \$599,000 or \$550,000. We're building in Hebron and our least expensive house in Hebron now on a small lot is \$419,000, so there really is no such thing as an affordable home unfortunately. Mr. Maretich noted that some of the things you shared 37 units and people own the house, but not the land. Mr. Meier responded that the association would own all the land, that's how you restrict the covenants, you restrict the uses because it is not their land. You can't plant a garden, you can't have a shed, you can't build a deck, you can't build a patio, you can't have a playground set out there, and you can't have any of that. Fortunately, there is a great park just down the street, a public park that residents could use if they desire to go to a park, but that's how all townhome owner associations are set up. The people own from the drywall in and that also benefits you. The association maintains the outside of the building, so the association ensures the siding, the roof, the windows, the gutters are kept nice. So if you ever have hail damage the associations insurance is the one that is going to re-roof these buildings, you're not going to have to worry that Mr. Jones in Unit A or Mr. Smith in Unit B elect to do their roof because it's all owned by the association. Mr. Maretich asked when the association in this particular area will take it over. Is it 80% sold build? Mr. Meier stated yes, typically 70 to 80%. Mr. Maretich then asked up until that point in time that will be your responsibility? Mr. Meier stated that they would never own the association, we're just interim

managers. So everyone that buys, just like you buy a single-family home you get a title for that home in the title report. In that title report it will show you what all the restrictions are, it will give you the document numbers for the covenants restrictions, it will show you what you own, so they are not going to get a plat of survey where they own the land obviously when they close on this house, but by closing and by getting a title policy you are agreeing and acknowledging you're part of the association so nobody can't know that they're not part. The dues start from day one. When you move in you're going to get that bill for \$200 per month minimum from day one. You're going to be paying \$2,400, \$2,500, \$2,800 a year as an owner in addition to your mortgage and taxes of course, but that's the luxury of not having the maintenance factor; your responsibility. You'll have a less expensive homeowner's policy, you're buying a homeowners policy like a renter, because you are insuring from the drywall in, your personal property, you're not insuring the outside of the building. That's the other guarantee that the outside of the building will always stay nice as the association is responsible for all that maintenance, not the individual homeowner. No one can neglect to paint their front door, it will all be handled by the association. Mr. Maretich asked what benefits the rest of the residents in the subdivision today other than the fact that by doing this we're not going to have a truck stop in there or whatever else is in this list. How do we benefit from it? Mr. Meier stated that I think some of the owners in the subdivision may buy one of these, they may end up living there, because they don't want the maintenance, they want a smaller unit there ready to downsize, kids are gone and grown and that's the bulk of our buyers. Even to this day all our new sales in there recently are all ranches you can see them going up. We have (2) two-stories going up right now, but the bulk of them are ranches with empty nester folks. Mr. Maretich asked if there was anything else, any other benefits for us. Mr. Meier stated maybe a little bit more affordable options in town, so they don't have to leave town or go to some other community to buy. Mr. Maretich stated that he had hoped he would say that our taxes would be going down. I personally think it's a better alternative than what we have possibly today and I know that there is going to be extra traffic, but I just hate to see something else happen to that area that would be completely out of our control. Mr. Maretich questioned if this has been presented to the village already and to the Board already? I know you don't want to comment on it, but how has it gotten this far. Mr. Meier stated that all we have done is petition the Plan Commission for a hearing to change zoning that is all that has been done so far. There has been nothing else proposed, you are hearing this first as everyone on this commission is hearing it. Mr. Maretich asked how the board holds KLM accountable for the things that they are sharing and stating here today, number of units, etc. Mr. Meier stated that if the zoning gets approval we would sign a developer agreement with the Village Board prior to final platting, approval of the road, the road construction and all that. Just like any development we would have a developer agreement, that's our contract with the village that we're responsible for A, B, C and D and we're liable for everything.

Chairperson Olson explained that we're a recommending body so we hold a hearing that needs to happen and we make a recommendation to the Village Board, if we vote aye or nay to it, even if we voted nay the Village Board can still vote yes, right? The Plan Commission just a recommending body, but we do have good people on here that listen to your comments and we do have a good understanding of development we've all been part of real estate, on the Village Board things like that. We do have your best interest at heart when we have our meetings, but we are a recommendation. Although we haven't met since 2022 we should be meeting more often obviously, to plan the town for these kinds of developments and open lands that are here in Richmond.

Mr. Meier stated that this is the first step, we have not proposed any of this to the Village Board yet. If we don't get zoning then we walk away. We don't own the property, end of the story, as far as, we are concerned.

Mike Herrick (5417 Golden Hawk, Richmond) was sworn in by Attorney Quance. Mr. Herrick asked if there is a possibility that this turns into all ranches 55 and over, because I am thinking the visual impact coming through the neighborhood with trees all around it, roof lines are lower our neighbors that back onto that also would have improved site line and not looking at the two-stories. I think traffic would be a little less especially during rush hour times, with age 55 and over you're not going to get the rentals with this age group. There's a good comp to this in Volo and it is 55 and over mixed in to residential. It is flourishing. I sell real estate, those things sell all day. I think the impact to the neighborhood would be less. My only other comment is I think you're over selling luxury. It's vinyl not hardy board or brick. Mr. Meier responded that mostly all the homes in the neighborhood are vinyl. Mr. Herrick stated that if it was 55 and over, I think it would be a better aesthetic for the neighborhood.

George Baumgarten (5313 Grouse Ln., Richmond) was sworn in by Attorney Quance. Mr. Baumgarten's stated that, I have been here 2 years and have seen the total growth on Grouse Ln. since I have been there. My question is what plans do you have to improve the existing empty lots in the subdivision. By that I mean sidewalks, as other people have commented about younger families moving in with children. They're a tremendous number of people who have pets, including myself as I am walking two or three times a day, but the lighting is not good, a lot of the streets don't have stop signs at all the corners. A lot of people have to walk in the street around all the empty lots because there are no sidewalks, especially the ones along Pheasant Ln. Do you have any plans to do anything in regards to adding sidewalks to make our subdivision complete even though you haven't sold all those lots yet? Mr. Meier responded that every time we build a house the sidewalk is put in upon completion. That is part of our responsibility with the village and we get an occupancy permit. Mr. Meier explained that you don't want to put a sidewalk in on vacant lots because they will get ruined and destroyed during construction. Mr. Baumgarten noted that there are several lots that have sidewalks in front of them that are vacant on Pheasant Ln. Mr. Meier stated that there aren't a lot of empty lots left in the subdivision first of all and we have a couple new ones we haven't starting yet. You're going to have a very small amount left and as they get built, like I said we will put those sidewalks in if there are any missing. Then the village gets a new sidewalk to maintain rather than one that is 3-years old or 5-years old or 10-years old. Mr. Baumgarten said so there is no plans to do anything unless those lots are actually sold. Mr. Meier replied right, when we sell them, build them we put the walk in. Like I said there aren't that many homes left in the neighborhood. Out of 202 houses we have 12 left to put sidewalks on, so 95 or 97% are done. Mr. Baumgarten talked about safety and the amount of traffic, but I myself am out there at 6 o'clock walking the dog and there are a lot of people coming and going from work and especially down Pheasant Ln. because that's a main thoroughfare between IL 173 and US Rte. 12 and people are always walking their dogs in the street. I have seen a lot of people walking their kids in the street and their kids have little electric vehicles and there is all kinds of things on the street and people go zipping by, so this is a safety hazard.

John Liegl (5405 Grouse Ln., Richmond) was sworn in by Attorney Quance. Mr. Liegl voiced his concerns. First off a couple of people have said this would be definitely a much better alternative vs. the business possibilities. As several other people have stated that the whole traffic issue at US Rte. 12. Is there a possibility that at least for the interim could we get an expansion on the going out to US Rte. 12? To have a dedicated right turn lane put in that way we wouldn't have all this traffic backup for people trying to turn left, because unfortunately right now we only have one lane to go both ways. Mr. Meier stated that he didn't think that would be possible. First of all it is IDOT, it is something they would regulate on US Rte. 12 and they own the right-of-way. Mr. Liegl stated that he is talking about on Golden Hawk. Mr. Meier explained that they do not own any of that property. Mr. Liegl asked if there is some way we can get petitions to help make people happier about this coming in. Also it was already said with the possibility of two-story homes coming in there, there is no real common space for two or three children families to occupy these houses, you have no parks and the nearest park is a quarter to a half mile down the street. As everyone knows everyone uses right here to cut in between and now kids have to cross over the street right there where it is really busy to get all the way down to the park itself where we have only a small swing set and that's about it. So what's going to make this more appealing for people with two or three kids to pay that KLM price, which you do have very nice houses, but even for townhouses is a lot. Mr. Meier responded that typically when you look at any study people with kids don't buy townhomes typically.

Jeff Fallos (5108 Pheasant Ln., Richmond) was sworn in by Attorney Quance. Mr. Fallos asked does something like this have its own infrastructure like water and waste and all that or is it going to be tagged onto our lift station and our water pressure. Mr. Meier stated that if this goes forward and we build this road all of those services would be built all at the same time new for this particular section. Every house would have its own hookup, sewer and water line that would be all new infrastructure and that's part of the cost of us developing it. That's why it's not financially viable, like I said if we were to do a single-family home here you have 8 or 10 homes, we would have to add \$100,000 per unit just to pay for that million dollars to build that short road. There are a lot of costs involved and that is why it can't be single-family at this point, it would never work. No one would buy them. Mr. Fallos asked if there would be a main trunk line that would go through the neighborhood and that would be tapped off of. Mr. Meier stated that it would be worked out with the Village Engineers and that's all part of the design process and we haven't done the design, we haven't hired an engineer to do all the road design and that's all part of multiple meeting that would take place with the village and the

Village Board and their engineering firm too. Like I said this is the very basic first step and it either goes or it doesn't go and if it does were done and if it does then we keep it moving at some point.

Mr. Maritech asked Mr. Meier for consideration that if you're going to do something with the berm backing up to Mourning Dove could you give please, some consideration to some of the dead pine trees. I'm not sure if that is your responsibility or if that's the village's responsibility. Mr. Meier stated that if it's on the landscape berm it's the associations, so they could be taken down, replanted if they are dead for sure. Mr. Maritech stated that there are three as you make the turn and I don't know whose responsibility for trimming trees. Mr. Meier stated that the village would take care of the right-of-way trees as they get bigger or they have to be re-limbed or someone runs into a tree or the tree dies. The village owns the right-of-way, they own the sidewalk, your curb and gutter, and they own all your pavement. That is all dedicated to the village in the single-family phase. Any of the trees in the right-of-way would be the villages. Those on the association's property would all be the association's responsibility. Mr. Maritech asked about the center islands coming into the subdivision who owns those. Mr. Meier stated the association and those are all going to be maintained, they're going to be re-edged and trimmed, any dead material taken out and re-mulched in the next week or two, as are the berms. Mr. Maritech asked about the trees on the inside? Mr. Meier stated that he would have to check on those right-of-ways, they may be owned by the village, but the association has been mowing them and maintaining them. Mr. Maritech just asked for consideration on the dead trees and cleaned up would be great. Mr. Meier responded that he agreed.

Lori Lappen (5435 Grouse Ln., Richmond) was sworn in by Attorney Quance. Ms. Lappen explained that she lives on the corner, her backyard looks right over the proposed project. She asked about the timeframe, because I'm going to be watching this the whole time it's going to be in my view. I really love the ranch idea I think that would be wonderful. Mr. Meier stated that the end units, all the end units the four that would back up to your backyard would be ranches. Ms. Lappen stated that she will be able to see everything, so what was the timeframe for this to be done. Mr. Meier stated that they would probably start building the road next year and then maybe the following year we would open the model. We would build the first building. Ms. Lappen stated you're going to build as one is bought, you're building the whole building, so this could go on for like ten years. Mr. Meier stated that he would hope not. There isn't that many.

Mike Kern stated that he understands profitability. If you are going to consider and you have to work with Mr. Meier's on this could there be a compromise on the minimum and the maximum you need to reduce density to allow for park space for them. Reduce the 37 units being the max they could fit and there's a minimum somewhere in between would be a happy median if this is what you're going to consider.

Mr. Meier stated that it would have to be economically viable, it has to be about this number. Again if it was less we won't be interested in doing it. Like it state we don't own this property were just contractor purchasers at this moment, so this is as far as we've gotten. What you have seen tonight and heard tonight this is all new to everyone including this board.

Kelsey Meidell (5230 Golden Hawk) was sworn in by Attorney Quance. Ms. Meidell reported that she purchased her house about two years ago. I don't have the 20 year history in the neighborhood, but I feel like the things I observed when I brought my house and also that I have seen while I have been walking around and the things people have touched on, but number one I noticed in the HOA docs every five years or so we relaxed the size requirements, we relaxed like the nicest requirements. You can certainly tell when a building was built walking through the neighborhood and it is not my opinion necessarily because the newer ones look nicer there have just been different sizes, shapes, styles and I think a reduction on the amount of stone required on the exterior things like that over the years and obviously this project has gone on a lot longer than what it was initially intended, so I think my fear just like many other people's is what happens if you build one of these buildings, two of these buildings and then you kind of stall. Does the rest of that land sit sort of turn over and empty for 10 years while we trip through this. I am not a professional real estate agent so perhaps there are 37 folks that are ready to go buy condos tomorrow, but I that's what worries me the most especially at that price point when like you look at the existing houses in the neighborhood are selling for it feels like quite the premium to pay for a very small, I don't know, amount of living. I think the gentlemen that suggested the

55 age and all ranches all attached is maybe a good idea I don't know if I have a question, but that's just what come to my mind and I do love the idea that this be some form of residential, because I had in a panic called Karla about two weeks ago. I was terrified that it would become a self-storage facility so this is a much better alternative than I have heard, but I don't know. I wonder what that transition building phase looks like especially if it takes 4-5-10 years actually to get people into these buildings.

Mary Davis stated that she had one more questions if I may, Mrs. Davis inquired into the status of the vacant property north of the development that the village owns. Clerk Thomas stated that the village doesn't own it as it was sold and is privately owned. President Wardanian reported nothing known, there has been not chatter. Mrs. Davis stated that in regards to traffic whatever goes in there is only going to add to the traffic definitely as it is a big piece of property. Whatever is going to be done with it I just hope that they consider the effect on traffic and don't make it worst.

Bob Elder stated that everyone has talked about the traffic, I agree with trying to go out there and make a left-hand turn on a weekend, it is almost impossible, but I actually have a question for Toni tied in with all the traffic. Attorney Quance noted that questions should be directed to the petitioner. There are not questions to Toni at this point, you can go to the Village Board. Mr. Elder then made a statement, I understand and I believe that there has been a bicycle and walk plan that has been done for the entire village that has been established. There has been a firm that has been hired and that firm has looked at opportunities for what we can do along US Rte.12 whether it's down through the village or anywhere along that street whether it's walking from the south end to the north end or east or west whatever. As there is so much concern about the traffic maybe what I think you should do is to take a look at that study and see if there was anything that was reviewed for this intersection that we could already use and not have to do another study. Thank you very much.

April Iman (5441 Mourning Dove, Richmond) was sworn in by Attorney Quance. Ms. Iman just wanted to say I'm not as close as my neighbors, but I do feel this is a better alternative then what could go in. The other thing is with the townhomes my son has just recently bought a townhome and these look a lot further apart then where he is living and they look a lot better and they put up houses. I think they put up about two dozen in a year so there is a need for townhomes. I would like to see our village have some townhomes that are nicer, it wasn't an option for him to stay in this area, because they weren't available here.

Chairperson Olson asked if there were any more questions or comments.

Steve Holtz stated that he liked the idea of the retirement home area, would you consider that. Mr. Meier stated that he does not want it age restricted as it would cut down on the number of buyers and the length of time to get this completed. Our goals is to do it as fast as the market will allow and get them built and done and finished and that makes the neighborhood the best when it is completed. Mr. Holtz did appreciate the fact that something nice is going in as everyone else stated you provide a nice house and everything else. It would be nice if you could work maybe together with the community and with yourself and I understand that you have your dollar amount you need to make, but maybe there is some compromise that we could come up with. Like the gentlemen said what would be the benefit to the neighborhood or maybe getting rid of one of the buildings and put in a center for us to use something like that you know, like a facility like that for all of us.

Shannon Holtz (5405 Golden Hawk, Richmond) was sworn in by Attorney Quance. Mrs. Holtz stated that her question or concern is Sunset Ridge. What would you say with 12 lots left the percentage of occupancy? Mr. Meier stated 90% plus. Mrs. Holtz stated so I guess a concern also is that we have been there since 2003, a long time and it's been the HOA is going to get turned over, the HOA is going to get turned over, and it's going to be at this occupancy. We're going to be at this occupancy where were at 93 and yet that still hasn't happened. Also, like the gentlemen mentioned some of the trees that are dead and all that you seem surprised by that and I understand, but technically you haven't been very anxious to maintain or to make sure that those funds that we all pay into and we get the letters and we get the budget. There is a significant landscaping budget that comes in our HOA, but yet we don't see progress being made. We see the mulch, we see the mowing—great. I guess the concern is you're very quick to talk about the HOA for this and it's going to be great and they're going to take care of everything I understand that, there is not a lot of confidence in what you

have to say based on what has been happening with our HOA currently. I think that is something that should be taken into consideration along with a lot of the other comments people have said. Rules and regulations have consistently been lax and different types of fences are now allowed and different types of sheds and all the things. I think that's just something that would be nice if you were a little more, if I felt I could trust some of the things you are saying. Mr. Meier stated that you will have the opportunity to run that yourself here this year at some point. Mrs. Holtz said we'll see. Mr. Meier stated that we will be turning it over to you and you will get a letter. Mrs. Holtz stated that would be nice. Mr. Meier stated you should run for the board. Mrs. Holtz responded I just might, thank you. Mr. Meier stated absolutely, you need to get people involved and you guys will all do a better job. Mrs. Holtz state that we are very involved in our community and we support all things, absolutely. We are very well involved in the community.

Mike Lerrick stated his name for the record. Mr. Lerrick stated I'm going to follow up on what you said, you don't want to do 55 and over or you don't want to cap it or restrict and I totally get it. Would you consider it if the demand was there all ranch style homes no cap. I know the price per foot is a problem, but is that something you guys would consider if the demand was there. If the office was flooded with people interested in that. Mr. Meier stated that obviously the market always dictates what gets built, just like on the single-family side everyone is buying ranches we're not throwing up a bunch of two-stories. Mr. Lerrick asked then you would consider it. Mr. Meier responded yeah.

Chairperson Olson asked if there were any other comments, any other questions. Getting no further comments or questions, the commission will move on with our agenda.

STAFF COMMENTS: None.

MOTION TO CLOSED PUBLIC COMMENTS: Chairperson Olson announced the closing of Public Comments.

PLAN COMMISSION QUESTIONS/COMMENTS: Attorney Quance announced that the meeting was still going on so if you guys want to leave you're certainly welcome, but we need everyone to quiet down. Attorney Quance again stated that we are still in the meeting. Clerk Thomas asked for everyone to quiet down as we are trying to continue with the meeting, Council is trying to talk.

Attorney Quance stated that for the boards benefit with IDOT roads and things like a stoplight you have to meet IDOT warrants. There is nothing that the village can do. Nothing that the homeowners can do. They have specific criteria that a road needs to meet to get a stoplight. The village petitioning would not be able to accomplish that, the petitioners would not be able to do that, and the homeowners would not be able to do that. Chairperson Olson asked if that also means widening the entrance road. Attorney Quance stated that anywhere the street touches an IDOT road, it has to be IDOT approved. Commissioner Stermer asked if you can ask or do you have to petition. Attorney Quance stated that you can ask, but to get a turn signal you have to meet a set of criteria that IDOT has and it has to be traffic, crashes, and a whole slew of things. You can't just petition, you would have to meet their set of requirements. An unidentified gentlemen stated that a turn bay within the subdivision could be done by the village. He stated that it was wide enough, it would just have to be painted. Attorney Quance stated that if the turn bay turns onto an IDOT road, it would have to be approved by IDOT, the same for any painting. Commissioner Ludtke argued that it is not wide enough, when people are over to the left very far and people are trying to turn in from the north it is very, very difficult to get in. Is there something the town can do enhance the lighting around the entrance? Attorney Quance stated the other thing I want to say is the current subdivision is not part of this petition. The board is now considering the parcel that is currently General Business, the request is that it goes from General Business to Multi-Family, so if your questions are relating to the subdivision questions about the lighting in the subdivision that is probably not under the purview of this board. I was just about to say, if it's something that is going to relate to both properties then yes. Commissioner Ludtke asked if there is going to be future discussions about the types of houses that were brought up about having ranches vs. two-story or if once we approve this, if we say yes, that's the end of the discussion then? Commissioner Olson stated we're just recommending. Commissioner Ludtke stated that if it just goes on then great and they approved it. Attorney Quance responded that the in some ways the answer is yes, the request is to go from General Business to R-3, so then they would get the rights of a R-3 property. There would be further discussions with the Board, but for this purpose it would be. Commissioner Ludtke stated he was just trying to figure out the next step. After it goes from here wants the next step

in the planning. I do hear a lot of good comments about sizes and different ways it affects things, so if we recommend this is something we want to do that there is also yet other input that can be had. Commissioner Stermer stated that you could possibly ask in our responses for the Village Board to consider whatever we feel, so far as, changing the zoning that they could consider.

Commissioner Stermer asked what is R-3 simply condos and townhomes. If this did not go, if someone else came in and wanted R-2 which would be apartment buildings, correct? Would that be apartment buildings? Clerk Thomas stated that R-1 is single-family, R-2 I think is multi-family, like duplexes and R-3 is high-density. Commissioner Stermer stated that R-3 is basically multi-family, but it a little higher density. She said she was a little worried, I just want to know exactly what R-3 is, because I won't want someone maybe KLM doesn't do this and someone else comes in, in the future and they want to put up regular apartment buildings. I would rather see something more controlled than apartment buildings that sort of thing, but I'm saying this zoning would be a nightmare if it was storage or trucks or recycling center or for fast food. Could you imagine the neighbors that would be living behind a McDonalds or a Wendy's or whatever smelling grease all night and what you pay for your property? It would be terrible, but at any rate that is why I was asking the question. Commissioner Luedke stated that R-3 does support apartments. Commissioner Stermer stated that she thought she read that, that is why she wanted to double check. Clerk Thomas stated that you heard what Kim said if he doesn't get the R-3 they're not going to purchase, then someone else would have to come petition us or they could just come in with any business that's permitted in GB classification. Commissioner Lunde stated if it goes forward and for some reason KLM pulls out of the deal and now it has been rezoned at that point then any developer could choose to buy that and put apartments in there at that point, right? Different then what we are discussing tonight, this would be if it was rezoned and they decided that they were not going to do this project. Commissioner Stermer stated that the zoning would stay with the property, unless someone petitions to have it go a different direction. Clerk Thomas stated so you understand Kim did not start the Sunset Ridge Subdivision it was started by Chuck Wonderlic and it was called Hunt Club Estates and when Kim purchase it he did petition the Board as there were some changes from how the initial development was designed or laid out and the Board did agree to those modifications. I was not here at that point, I have lived in the village for over 30 years and I was here when Chuck Wonderlic proposed the Hunt Club Estate development. I was not here when it converted to KLM so I know that if for some reason Kim decides he is going to do what Chuck did then I think, I wasn't here, but from paperwork I saw obviously it got brought back to the Board for some kind of review. I would hope that any future Board would be cognizant of what's best for the village. Commissioner Ludke stated we would still have the same problem, that there is a list of things that can go in there, just like it is today. You would still have that same list that could go in there and we couldn't stop. Think about the property over on US Rte. 12 by where Rte. 31 starts, there was a gentleman that was going to put a barbeque place in then died. What if Kim dies? Clerk Thomas stated let's hope Kim doesn't die, he's still a relatively young man, we have other older owners and developers in town that are significantly older. Commissioner Luedke stated that could occur and now this property has been rezoned to R-3 and we have no control over what could go in there because his estate is selling off that property. Commissioner Olson noted that there would be a development agreement that's attached to it, a plan attached to it that does stay intact. Attorney Quance stated that if the village agrees to a development agreement, yes. Chairperson Olson stated that we had a PUD on the Hunter Country Club it just ended. Commissioner Luedke stated that with the Commercial property then you could adjust what it could be used for as well. It does lend itself into creating another problem.

Attorney Quance then read what R-3 means 'this district is predominantly attached single-family dwellings and multiple-family buildings in character and appearance and is served by municipal water and sewer systems.' Commissioner Stermer asked that would be homes and R-1. Attorney Quance stated that is high-density, attached single-family.

Commissioner Luedke stated he wanted to make sure that whatever recommendation we make that we are not creating another issue. We should be looking at all our options, because we don't have to be in a big hurry with things. Sometimes the best decisions are made over time so we have a chance to research it all and maybe we haven't had enough time to research it all at this time, what all the options could be. That's where I am at kind of right now, and I know it's not part of the zoning that we're talking about, but there are additional things going on in town that we need to

consider before this is changed. Again I'm not opposed to putting more residential in there. I just want to make sure that it is going to be exactly what we think it's going to be and then later go back and say well, we left this end open and now there's a possibility that something could get in with that. I'm not opposed to it, but I don't think we're there yet. Chairperson Olson asked him 'what will it take to get there yet'. Commissioner Luedke stated that he would like to see some definitive ways that we can rezone it so that it can only be townhouses. Commissioner Lunde stated that R-3 is single-attached so what other than a townhomes could that be. Can someone clarify that for me? Condos. Commissioner Stermer stated that townhomes are usually two-story, condos, it could be single-family attached. Commissioner Luedke stated that his daughter just bought a condo that is a three-story building. So it's possible that something like that could be in there and that's all I'm saying is I think, again it's not a no. I'm not 100% opposed to this. I just want to make sure what we are getting is what we believe we are getting. Commissioner Stermer asked what types of studies would you be calling for, what kind of information do you want from the fire department, the schools? Commissioner Luedke asked if there was some way you could change the bylaws or make the zoning restricted to some things. Attorney Quance told Commissioner Luedke what you would like to see is a Planned Unit Development, as you control multiple aspects of the development. That's what you want to see, but what is before you is a rezone from the General Business to R-3.

Commissioner Lunde stated that it sounds like everyone that lives in the neighborhood--sounded like the common denominator is the issue with Illinois not fulfilling their attachment of the highway, which we all deal with in Richmond. I have lived in Richmond for 6 years and I deal with that and I don't live by this neighborhood, so I think that's one thing. I didn't hear anyone say that they would prefer that it be a business. I would like to see the list of what businesses it could be. If the folks that own the property currently are looking to sell and they don't sell it to this developer and then they sell it to someone that wants to put a business there, which could be a problem. Mr. Maritech provided Commissioner Lunde with the list. Commissioner Lunde then read some of the permitted uses. It could be used for Dog Grooming, Garden Supply Store, Lawn & Garden Services, Veterinary Clinic, other Guard Service (including canines), Contractor's Office, it could be a Lumber Yard, that's interesting I think it would be hard for them to get the trucks in and out of there. Commissioner Lunde stated one other thing I actually meant to ask as well, if it did become a business would they make their entrance and their exit attach onto Golden Hawk Rd., most likely. Clerk Thomas stated probably, as that is where the curb cut is now. Commissioner Lunde asked about the parcel that is behind that, is it privately owned. Clerk Thomas said north, there is a small road that runs behind that and the old Andre's property and that is owned by the Department of Natural Resources. Commissioner Lunde stated that the entrance would not be there then. She continued to read some of the other permitted uses, it could also be an ice cream store, grocery store, meat market, a pub, vocational school, post office and other uses.

Commissioner Stermer stated that this is just her thought, I would definitely favor this, the R-3. I am thinking and totally agree with traffic, I agree with you 100%, but the only thing that I am thinking is possibly Kim was saying it would be maybe 3 to 5 years to possibly build it all out and had it all purchased. The traffic with total impact with everyone in the developments would happen gradually, it's not like they're all going to be there at one time. This may happen gradually and I would too much rather see this as some townhouses. I think the community would support it, the people coming into this community would want to support it opposed to the General Businesses that could be there. I think this would take a period of time to happen and a lot of things would happen with US Rte. 12.

PLAN COMMISSION MOTION/RECOMMENDATION ON PETITION TO VILLAGE BOARD: *Commissioner Stermer moved, seconded by Commissioner Lunde to rezone from GB to R-3. Also a recommendation that the Village Board consider to lessen traffic, impact on school districts and the fire department. ROLL CALL VOTE: AYES: LUNDE, OLSON, STERMER and JUNG. NAYS: LUEDKE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.*

ADJOURNMENT: With no further business, Commissioner Luedke moved to adjourn the July 30, 2025 Plan Commission Public Hearing, seconded by Commissioner Lunde. The motion was approved by voice vote.

The Public Hearing adjourned at 8:20 PM.

Respectfully Submitted,

Karla L. Thomas, cmc

Karla L. Thomas
Village Clerk