VILLAGE OF RICHMOND
SPECIAL PLAN COMMISSION
MEETING MINUTES
5600 HUNTER DRIVE
RICHMOND IL 60071
APRIL 23, 2026
6:00 pm

Chairperson Lauri Olson called the April 23, 2026 Special Plan Commission Meeting to order at 6:09 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 President Toni Wardanian, Village Administrator/Police Chief Ciro Cetrangolo, Management Analyst Kristen Murphy, and Attorney Brandy Quance.

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

APPROVAL OF MINUTES: Minutes from the July 30, 2025 Special Plan Commission Meeting were reviewed.

Commissioner Stermer moved, seconded by Commissioner Luedke to approve the July 30, 2025 Special Plan Commission Meeting minutes as presented. Motion was approved by voice vote.

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:

Chairperson Olson opened the public hearing at 6:11 PM.

ROLL CALL:
PRESENT: Chairperson Lauri Olson, Commissioners Joan Jung, Brian Luedke, Emily Lunde, and Marge Stermer.
ABSENT: None.
ALSO PRESENT: Village President Toni Wardanian, Village Administrator/Police Chief Ciro Cetrangolo, Management Analyst Kristen Murphy, and Attorney Brandy Quance.

The Village Attorney gave a brief overview of the Petition, explaining this was a petition that is asking for the property to be zoned from Residential to General Business. The Petitioner has requested to be annexed and annexed property is brought into the Village as Residential.

PUBLIC COMMENTS: Chairperson Olson opened public questions and comments. There were none. Chairperson Olson closed public questions and comments.

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PLAN COMMISSION QUESTIONS/COMMENTS: Chairperson Olson asked about the fit of the zoning with the surrounding areas. Commissioner Luedke asked about whether there was a use yet to which Staff responded no.

PLAN COMMISSION MOTION/RECOMMENDATION ON PETITION TO VILLAGE BOARD: *Commissioner Luedke motioned, seconded by Commissioner Lunde to recommend approval of the Petition to the Village Board 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. ROLL CALL VOTE: AYES: JUNG, LUEDKE, LUNDE, OLSON, and STERMER. NAYES: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.*

ADJOURNMENT: With no further business, the public hearing was adjourned at 6:16 PM.

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:

Chairperson Olson opened the public hearing at 6:16 PM.

ROLL CALL:
PRESENT: Chairperson Lauri Olson, Commissioners Joan Jung, Brian Luedke, Emily Lunde, and Marge Stermer.
ABSENT: None.
ALSO PRESENT: Village President Toni Wardanian, Village Administrator/Police Chief Ciro Cetrangolo, Management Analyst Kristen Murphy, and Attorney Brandy Quance.

The Village Attorney gave a brief overview of the Petition, explaining this was a petition that is asking for the property located at 5700 Walnut to be zoned from T-6 Industrial to General Business.

PUBLIC COMMENTS: Chairperson Olson opened public questions and comments.

Marie Conde (10705 Commercial Street, Richmond) was sworn in. Ms. Conde questioned if this would bring more traffic and therefore more air pollution. She commented about the parking situation and questioned the safety with extra cars. She also wondered about the clientele and if this would bring more radio noise and trash to the area.

There were no additional public questions and comments. Chairperson Olson closed public questions and comments.

STAFF COMMENTS: Staff commented that this change would repurpose a blighted property, bringing a business to the Village, and believes it would be a benefit to the Village. Staff did a small survey and found it was common to have pickleball courts near industrial properties.

PLAN COMMISSION QUESTIONS/COMMENTS: Commissioner Lunde commented that there was gravel parking and asked if the parking lot would be paved. Staff confirmed it was gravel parking and indicated Staff would work with the developer to have the property paved.

PLAN COMMISSION MOTION/RECOMMENDATION ON PETITION TO VILLAGE BOARD: *Commissioner Luedke motioned, seconded by Commissioner Stermer to recommend approval of the 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. ROLL CALL VOTE: AYES: JUNG, LUEDKE, LUNDE, OLSON, and STERMER. NAYES: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.*

ADJOURNMENT: With no further business, the public hearing was adjourned at 6:25 PM.

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.:

Chairperson Olson opened the public hearing at 6:25 PM.

ROLL CALL:
PRESENT: Chairperson Lauri Olson, Commissioners Joan Jung, Brian Luedke, Emily Lunde, and Marge Stermer.
ABSENT: None.
ALSO PRESENT: Village President Toni Wardanian, Village Administrator/Police Chief Ciro Cetrangolo, Management Analyst Kristen Murphy, and Attorney Brandy Quance.

PETIONER PRESENTATION/STAFF COMMENTS: Staff gave an overview of the Petition, including adding "gun shop" to Sections 1.3.3. and 5.2.1. due to Hackmatack's possible uses; how amending Section 4.2.6. will increase building standards in the Village; how amending Section 4.6.1. will allow flexibility when annexing in new properties so the owners can continue their County uses but allowing the Village to have a say; and how amending Sections 6.2.1, 6.2.2, and 6.5.1. would allow easier implementation and use existing buildings for accessory dwelling units.

PUBLIC COMMENTS: Chairperson Olson opened public questions and comments.

Michelle Serpe (5709 George Street, Richmond) was sworn in. Ms. Serpe indicated she was in favor of this amendment as she is retiring and would like to use her barn as housing to help cover the property taxes.

There were no additional public questions and comments. Chairperson Olson closed public questions and comments.

PLAN COMMISSION QUESTIONS/COMMENTS: The Commissioners discussed the proposed text amendments relating to Sections 1.3.3. and 5.2.1., adding the definition of a "gun shop" and adding Gun Shop as a special use in GB General Business District. Commissioner Luedke asked if "gun shop" was in the UDO currently. He indicated he was not a fan of more guns in neighborhoods. Commissioner Stermer indicated leaving this out of the UDO would make it more cumbersome to apply and asked why Staff is recommending it. Staff explained that Hackmatack would allow recreational hunting and this could bring business/sales to the Village.

PLAN COMMISSION MOTION/RECOMMENDATION ON PETITION TO VILLAGE BOARD: *Commissioner Luedke motioned, seconded by Commissioner Lunde to <u>not</u> recommend the petition for text amendments by the Village of Richmond for Sections 1.3.3 and 5.2.1 (adding the*

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definition of a "gun shop" and adding Gun Shop as a special use in GB General Business District). ROLL CALL VOTE: AYES: JUNG, LUEDKE, LUNDE, OLSON, and STERMER. NAYES: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.

PLAN COMMISSION QUESTIONS/COMMENTS: The Commissioners discussed the proposed text amendments relating to Section 4.2.6., amending Criteria for Appearance Review (relating to exterior building appearances). Chairperson Olson asked what other options were available and if there were better materials available. Staff explained it would look nicer and Commissioner Luedke agreed.

PLAN COMMISSION MOTION/RECOMMENDATION ON PETITION TO VILLAGE BOARD: *Commissioner Luedke motioned, seconded by Commissioner Stermer to recommend approval of the petition for text amendments by the Village of Richmond for Section 4.2.6. (amending Criteria for Appearance Review). ROLL CALL VOTE: AYES: JUNG, LUEDKE, LUNDE, OLSON, and STERMER. NAYES: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.*

PLAN COMMISSION QUESTIONS/COMMENTS: The Commissioner had no further discussion on the proposed text amendments relating to Section 4.6.1. (relating to variations).

PLAN COMMISSION MOTION/RECOMMENDATION ON PETITION TO VILLAGE BOARD: *Commissioner Luedke motioned, seconded by Commissioner Jung to recommend approval of the petition for text amendments by the Village of Richmond for Section 4.6.1. (amending variations). ROLL CALL VOTE: AYES: JUNG, LUEDKE, LUNDE, OLSON, and STERMER. NAYES: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.*

PLAN COMMISSION QUESTIONS/COMMENTS: The Commissioner had no further discussion on the proposed text amendments relating to 5.2.1., Subsection 15 (relating to revising the Table of Permitted Uses, to allow Truck Trailer Storage as a Special Use within the T6 District rather than a Permitted Use).

PLAN COMMISSION MOTION/RECOMMENDATION ON PETITION TO VILLAGE BOARD: *Commissioner Stermer motioned, seconded by Commissioner Lunde to recommend approval of the petition for text amendments by the Village of Richmond for Section 5.2.1., Subsection 15 to amend the Table of Permitted Uses, to allow Truck Trailer Storage as a Special Use within the T6 District rather than a Permitted Use. ROLL CALL VOTE: AYES: JUNG, LUEDKE, LUNDE, OLSON, and STERMER. NAYES: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.*

PLAN COMMISSION QUESTIONS/COMMENTS: The Commissioner had no further discussion on the proposed text amendments relating to 5.2.1., Subsection 17 (relating to revising the Table of Permitted Uses, to allow Mini-warehouse, personal storage facilities as a Special Use within the T6 District rather than a Permitted Use).

PLAN COMMISSION MOTION/RECOMMENDATION ON PETITION TO VILLAGE BOARD: *Commissioner Luedke motioned, seconded by Chairperson Olson to recommend approval of the petition for text amendments by the Village of Richmond for Section 5.2.1., Subsection 17 to amend the Table of Permitted Uses, to allow Mini-warehouse, personal storage facilities as a Special Use within the T6 District rather than a Permitted Use. ROLL CALL VOTE: AYES: JUNG, LUEDKE, LUNDE, OLSON, and STERMER. NAYES: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.*

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PLAN COMMISSION QUESTIONS/COMMENTS: The Commissioner had no further discussion on the proposed text amendments relating to 5.2.1., Subsection 12 (relating to revising the Table of Permitted Uses, to add Accessory Cottage/Office as a permitted use in R-1 Single-Family Residential District and E-1 Estate District).

PLAN COMMISSION MOTION/RECOMMENDATION ON PETITION TO VILLAGE BOARD: *Commissioner Luedke motioned, seconded by Commissioner Lunde to recommend approval of the petition for text amendments by the Village of Richmond for Section 5.2.1., Subsection 12 to amend the Table of Permitted Uses, to allow Accessory Cottage/Office as a permitted use in R-1 Single-Family Residential District and E-1 Estate District. ROLL CALL VOTE: AYES: JUNG, LUEDKE, LUNDE, OLSON, and STERMER. NAYES: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.*

PLAN COMMISSION QUESTIONS/COMMENTS: The Commissioner had no further discussion on the proposed text amendments relating to 6.2.1., Subsection 6.2.1.(B)(2); Section 6.2.2., Subsection 6.2.2.(C)(6); and Section 6.5.1, Subsection 6.5.1.(A) (relating to accessory dwelling units).

PLAN COMMISSION MOTION/RECOMMENDATION ON PETITION TO VILLAGE BOARD: *Commissioner Luedke motioned, seconded by Commissioner Lunde to recommend approval of the petition for text amendments by the Village of Richmond for Section 6.2.1., Subsection 6.2.1.(B)(2); Section 6.2.2., Subsection 6.2.2.(C)(6); and Section 6.5.1, Subsection 6.5.1.(A) relating to accessory dwelling units. ROLL CALL VOTE: AYES: JUNG, LUEDKE, LUNDE, OLSON, and STERMER. NAYES: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.*

ADJOURNMENT: With no further business, the public hearing was adjourned at 6:51 PM.

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:

Chairperson Olson opened the public hearing at 6:51 PM.

ROLL CALL:
PRESENT: Chairperson Lauri Olson, Commissioners Joan Jung, Brian Luedke, Emily Lunde, and Marge Stermer.
ABSENT: None.
ALSO PRESENT: Village President Toni Wardanian, Village Administrator/Police Chief Ciro Cetrangolo, Management Analyst Kristen Murphy, and Attorney Brandy Quance.

STAFF COMMENTS: Staff commented that the Village had been approached by the Petitioner to annex but wanted to maintain the non-commercial farm uses. This amendment would allow them to come into the Village and have the uses. Commissioner Stermer questioned Staff if this would encourage others and Staff indicated it could and would allow the Village to grow.

PUBLIC COMMENTS: Chairperson Olson opened public questions and comments.

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Mike Koehler (4009 E. Mill Road, Richmond) was sworn in. Mr. Koehler was concerned about properties becoming a subdivision and concerned about flooding.

There were no additional public questions and comments. Chairperson Olson closed public questions and comments.

PLAN COMMISSION QUESTIONS/COMMENTS: The Commissioner had no further discussion.

PLAN COMMISSION MOTION/RECOMMENDATION ON PETITION TO VILLAGE BOARD: *Commissioner Luedke motioned, seconded by Commissioner Stermer to recommend approval of the 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. ROLL CALL VOTE: AYES: JUNG, LUEDKE, LUNDE, OLSON, and STERMER. NAYES: NONE. ABSENT: NONE. ABSTAIN: NONE. The motion carried.*

ADJOURNMENT: With no further business, the public hearing was adjourned.

ADJOURNMENT: *Commissioner Luedke motioned, seconded by Chairperson Olson to adjourn the meeting. Motion was approved by voice vote.*

Respectfully Submitted,

Karla L. Thomas
Village Clerk