VILLAGE OF RICHMOND
SPECIAL PLAN COMMISSION MEETING NOTICE
5600 Hunter Drive, Richmond IL 60071
October 29, 2026
6:00 pm
AGENDA

1. Call to Order
2. Roll Call
3. Public Comment (unrelated to Petitions listed below)
4. Approval of Minutes, April 23, 2026
5. Consideration of a Petition for Planned Development, Reclassification and Zoning Map Amendment by Chicago Title Land Trust Company #HTWO5368 relating to 9716 US Highway 12 for change of zoning from General Business (GB) to High Density Residential (R-3) Planned Development to allow a mixed use ground floor office and second floor apartments
    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 Text Amendments by the Village of Richmond Sections 4.3.8(C)(4), 1.3.3, and 5.2.1.
    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
7. Consideration of a Petition for an Amendment to Special Use Permit by 280E Prairie Ridge LLC relating to 9705 Prairie Ridge Rd. to add a Medical Cannabis Dispensary.
    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. Future Meeting Dates (for informational purposes)
    A. January 28, 2027
    B. April 22, 2027
    C. July 22, 2027
    D. October 28, 2027
    E. January 27, 2028
    F. April 27, 2028
9. Adjournment

POSTED: October 23, 2026

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

IN THE MATTER OF THE APPLICATION OF)
CHICAGOLANDTRUSTCO TRUST HTWO5368)
FOR THE PLANNED DEVELOPMENT,)
ZONING RECLASSIFICATION AND)
ZONING MAP AMENDMENT)
OF THE UNIFIED DEVELOPMENT)
ORDINANCE OF THE)
VILLAGE OF RICHMOND,)
McHENRY COUNTY, ILLINOIS.)

ZONING APPLICATION
PETITION FOR THE PLANNED DEVELOPMENT, RECLASSIFICATION AND AMENDEMENT OF THE ZONING MAP.

1. PETITIONER'S NAME: ChicagoLandTrustCo Trust# HTWO5368

2. NAME AND TITLE HOLDER OF RECORD: ChicagoLandTrustCo Trust# HTWO5368

3. NAME OF OTHER INTERESTED PARTIES: Dr. David Domenella

4. CONTRACT PURCHASER: N/A

5. STREET ADDRESS OF THE PROPERTY: 9716 US HWY 12, RICHMOND IL 60071

6. LEGAL DESCRIPTION OF PROPERTY: See attached.

7. PERMANENT TAX INDEX NUMBER OF THE PROPERTY: 04-16-177-001

8. TOWNSHIP THE PROPERTY IS LOCATED IN: Richmond Township

9. GENERAL LOCATION OF THE PROPERTY WITH REFERENCE TO ROADS, LANDMARKS, INTERSECTIONS, ETC.: EAST OF US HWY 12, WEST OF PRAIRIE RIDGE ROAD, SOUTH OF PROSPECT STREET

10. ACREAGE OR SIZE OF PROPERTY: Approximately 0.75 acres

11. GENERAL SHAPE OF THE PROPERTY INCLUDING FRONTAGE DEPTH, SHAPE AND APPROXIMATE DIMENSIONS: The property is rectangular with 107.81 feet on frontage along US HWY 12 and has a depth of 304.46 feet.

12. DESCRIPTION OF ANY IMPROVEMENTS ON THE PROPERTY INCLUDING BUILDING AND UTILITIES: Property has one (1) two-story office building with a total perimeter of 266.91 feet.

13. GENERAL TOPOGRAPHY OF THE PROPERTY INCLUDING A DESCRIPTION OF ANY SPECIAL FEATURES INCLUDING TREES, LAKES ETC.: Property is flat, with two parking lots, two driveways, and a dumpster enclosure.

14. PRESENT ZONING OF THE SUBJECT PROPERTY: GB General Business

15. PRESENT ZONING OF ALL SURROUNDING PROPERTIES:
To the north - GB General Business

To the south - GB General Business
To the west – Abandoned railroad easement
To the east – R-3 High Density Residential

16. PRESENT USE OF THE PROPERTY: Office space, dental and misc

17. PRESENT USE OF SURROUNDING PROPERTIES AND PROPERTIES IN THE IMMEDIATE AREA, INCLUDING BUILDINGS, IMPROVEMENTS, ETC.:
To the south – Healthcare office
To the north – Healthcare office
To the west – Multi-use rail to trail
and to the east – Apartment building

18. REQUESTED PLANNED DEVELOPMENT AND CHANGE OF CLASSIFICATION: The petitioner ChicagoLandTrustCo Trust# HTWO5368 requests the planned development and change of zoning classification under the provisions of the Unified Development Ordinance of the Village of Richmond to facilitate. See attached narrative.

19. The Petitioner shall provide the information for the following:

1. The particular requirements of the Unified Development Ordinance which prevent the proposed use or construction;

2. The characteristics of the subject property which prevent compliance with the Unified Development Ordinance;

3. The reduction of the minimum requirements of the Unified Development Ordinance which would be necessary to permit the proposed use or construction; and

4. The practical difficulty or particular hardship which would result if said particular requirements of the Unified Development Ordinance were applied to the subject property.

20. Petitioner further represents that the requested planned development and change of zoning classification meets the standards established for such by the Village's Unified Development Ordinance said standards being such:

A. The proposed planned development and change of zoning classification will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations were carried out and which is not generally applicable to property within the same district.

B. That the standards listed in the section covering individual Special Uses have been met;

C. That the site shall be so situated that the proposed use is compatible with the existing or planned future development of the area;

D. 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;

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.

21. A list of taxpayers abutting and adjacent 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 Zoning Hearing Officer 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 Zoning Hearing Officer will recommend to the Village Board the granting of the variance 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 maters 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.

David Domenech, Owner

Subscribed and sworn to before me
this 23 day of October, 2024.

Alison Lindsay Jandourek
Notary Public

OFFICIAL SEAL
ALISON LINDSAY JANDOUREK
Notary Public, State of Illinois
Commission No. 983817
My Commission Expires June 01, 2027

NARRATIVE

Your petitioner, Chicago Title Land Trust Company Trust No. HTWO5368, respectfully requests a planned development, reclassification and zoning map amendment of the property located at 9716 US HWY 12, Richmond IL 60071 from GB General Business to R-3 High Density Residential to allow the adaptive reuse of the underutilized two-story office building into a vibrant mixed-use site featuring studio apartments and ground-floor dental practice. Rebuilding or demolishing the current structure is unnecessary; retaining the existing shell provides an environmentally sustainable solution that revitalizes a vacant commercial asset while introducing attainable, highly sought-after housing options to the corridor.

This rezoning aligns directly with municipal goals by promoting smart growth, diversifying local housing, and maximizing existing infrastructure without straining public services. Additionally, the mix of daytime dental operations and evening residential use allows for shared, efficient parking utilization that significantly reduces peak-hour traffic compared to full-capacity commercial office space. With the property owner operating their practice on-site, the community gains a long-term local healthcare provider and an active, dedicated steward for the property's ongoing maintenance and safety.

LEGAL DESCRIPTION

LOT 124 IN SECOND ADDITION TO HILLVIEW, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 46 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Exhibit 1

ABUTTING PROPERTIES

MERCY HEALTH SYSTEM CORP
PO BOX 5003
JANESVILLE, WI 53547-5003

METRA REAL ESTATE DEPT
REAL ESTATE MGR
547 W JACKSON BLVD
CHICAGO, IL 60661-5717

FAM MEDICINE SPECIALIST INC
431 W LIBERTY ST
WAUCONDA, IL 60084

BUSS PRTNSHP
31260 N RIVER RD
LIBERTYVILLE, IL 60048

Exhibit 2

DEFENDANT'S EXHIBIT 2

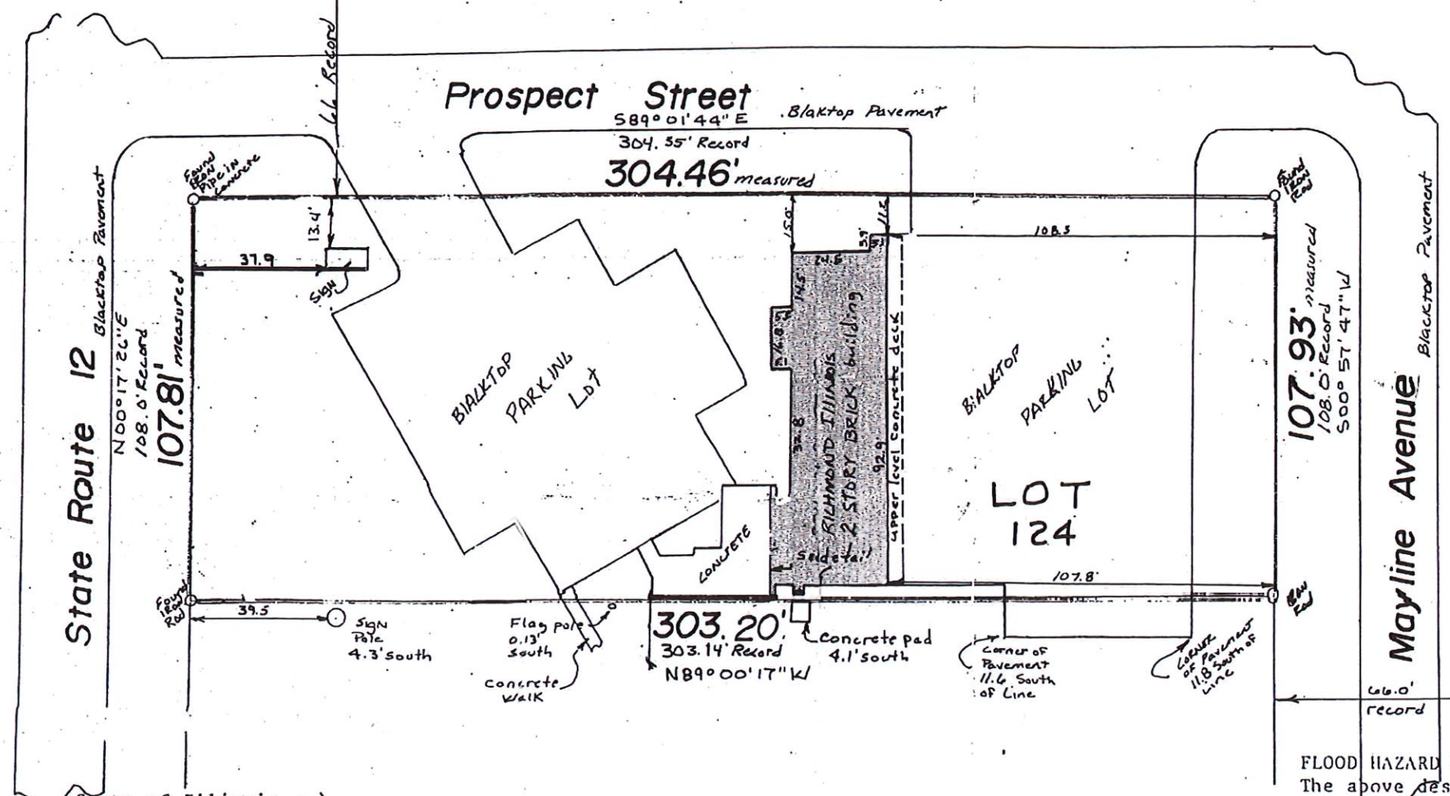
PLAT OF SURVEY

Conway Surveying
1213 N. Riverside Drive
McHenry, Illinois
(815) 385-2124

LOT 124 IN SECOND ADDITION TO HILLVIEW, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SETION 16, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 8, 1969 AS DOCUMENT NO. 518519, IN MCHENRY COUNTY, ILLINOIS.

NORTH ASSUMED

SCALE: 1 inch equals 40 feet



PREPARED FOR:
Northern Federal Savings
200 E. Grant St.
Marengo, Il

FLOOD HAZARD REPORT
The above described property falls entirely within Zone C, area of minimal flooding according to Flood Insurance Rate Map
Village of Richmond, Illinois McHenry County
(only Panel Printed)
Community-Panel Number 170484 0001 B
Effective Date: July 16, 1981

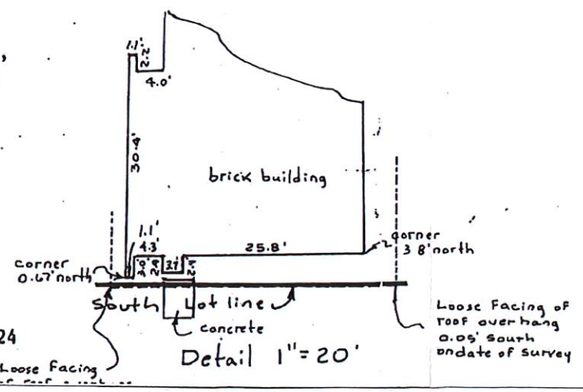
State of Illinois)
County of McHenry)

I, Robert J. Conway, do hereby certify that, under my direction, I have caused the above described property to be surveyed and that the plat hereon drawn is a correct representation of said survey.

McHenry, this 31st day of August, A.D., 1990.

ROBERT J. CONWAY 2624 PROFESSIONAL LAND SURVEYOR McHENRY, ILL. STATE OF ILLINOIS

Registered Land Surveyor No. 35-2624



Refer to abstract, title and local ordinances for additional easements and building restrictions.

Compare all points before building by same and at once report any difference.

No underground improvements have been located or shown.

No distances should be assumed by scaling


Saavedra Group Architects


Saavedra Group Architects


Saavedra Group Architects

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

IN THE MATTER OF THE APPLICATION OF)
THE VILLAGE OF RICHMOND FOR CERTAIN TEXT)
AMENDMENTS TO THE VILLAGE OF RICHMOND'S)
UNIFIED DEVELOPMENT ORDINANCE)

ZONING PETITION

Now comes the Petitioner, the Village of Richmond, in support of this Petition for certain Text Amendments to the Village of Richmond's Unified Development Ordinance, does state as follows:

The Petitioner requests certain text amendments relating to Adult-Use Cannabis Business Establishments.

1. That Article 4.3 Special Uses, Section 4.3.8. Additional Standards and Criteria, C. Adult-Use Cannabis, 4. Requirements and Conditions of the Village's Unified Development Ordinance be amended to add the following underlined language:

4. *REQUIREMENTS AND CONDITIONS. It shall be unlawful for any person to operate, engage in, conduct or engage in any adult-use cannabis business establishment within the Village unless the property owner(s) and business operator(s) of the adult-use cannabis business establishment first obtains a Special Use Permit in addition to the appropriate zoning in the respective districts in which they are requested. Along with the base zoning requirements governing Special Use Permits, the following additional requirements shall be satisfied by adult-use cannabis business establishments and shall be included in any approved Special Use Permit:*

   a. *The adult-use cannabis business establishment shall comply with the zoning, parking, development, and design standards applicable to the district in which the business is located.*

   b. *An adult-use cannabis business establishment may not conduct any sales or distribution of cannabis other than as authorized by the Cannabis Regulation and Tax Act and the Compassionate Use of Medical Cannabis Program Act.*

   c. *An adult-use cannabis business establishment shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the special use permit, to ensure the safety of employees and customers of*

the adult-use cannabis business establishment, as well as its environs. Said improvements shall be determined based on the specific characteristics of the floor plan for the adult-use cannabis business establishment and the site on which it is located, consistent with the requirements of the Cannabis Regulation and Tax Act.

d. *The Village may approve the co-location of an adult-use cannabis dispensing organization with an adult-use cannabis craft grower or an adult-use cannabis infuser organization or infuser, or both, subject to the provisions of the Cannabis Regulation and Tax Act and the Special Use Permit criteria within this Article 4.3. In a co-location, the floor space requirements of Section 4.3.8.C(4)(e)(1) and 4.3.8.C(4)(f) shall not apply, but the co-located establishments shall be the sole use of the space.*

e. *Adult-Use Cannabis Dispensing Organization:*

1. *In those zoning districts in which an adult-use cannabis dispensing organization may be located, the proposed facility must comply with the following:*

i. *At least seventy-five percent (75%) of the floor area of any space occupied by an adult-use cannabis dispensing organization shall be devoted to the activities of the dispensing organization as authorized by the Cannabis Regulation and Tax Act.*

ii. *On-site consumption of cannabis is prohibited.*

iii. *The number of adult-use cannabis dispensing organizations shall be limited to one (1) within the Village.*

iv. *Drive-up services shall only be available between the hours of 6:00 a.m. and 9:00 p.m.*

2. *Any adult-use cannabis dispensing organization lawfully established and operating within the Village may also operate and dispense cannabis pursuant to the Compassionate Use of Medical Cannabis Program Act, 410 ILCS 130/1, et seq., provided that the adult-use cannabis dispensing organization obtains and maintains a corresponding Medical Cannabis Dispensing Organization License issued by the Illinois Department of Financial and Professional Regulation. The Medical Cannabis Dispensing Organization License shall apply only to the same entity and for the same address approved for the Adult-Use Cannabis Dispensing Organization License. Nothing in this section authorizes the sale or dispensing of medical cannabis without all licenses and approvals required by the State of Illinois. The suspension, revocation, expiration, or surrender of the*

corresponding Adult-Use Cannabis Dispensing Organization License shall terminate the authorization to operate and dispense cannabis pursuant to the Compassionate Use of Medical Cannabis Program Act.

f. Adult-Use Cannabis Infuser Organization or Infuser: In those zoning districts in which an adult-use cannabis infuser organization or infuser may be located, at least seventy-five percent (75%) of the floor area of any space occupied by an adult-use cannabis infuser organization or infuser shall be devoted to the activities of the adult-use cannabis infuser organization or infuser as authorized by the Cannabis Regulation and Tax Act.

g. Adult-Use Cannabis Processing Organization or Processor: In those zoning districts in which an adult-use cannabis processing organization or processor may be located, at least seventy-five percent (75%) of the floor area of any space occupied by an adult-use cannabis processing organization or processor shall be devoted to the activities of the adult use cannabis processing organization or processor as authorized by the Cannabis Regulation and Tax Act.

h. Adult-Use Cannabis Transporting Organization or Transporter: In those zoning districts in which an adult-use transporting organization or transporter may be located, the adult-use cannabis transporting organization or transporter shall be the sole use of the space in which it is located.

The foregoing applicable requirements of this section shall be deemed conditions of permit approval, and failure to comply with each and all of such requirements shall be grounds for revocation of the Special Use Permit.

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

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

***Smoke Shop/Vape Shop**: shall be an establishment engaged primarily (meaning in excess of 50% of total sales) in the retail sale and display of tobacco, tobacco products, alternative nicotine products, electronic cigarettes, vape or vaping products, including, without limitation, vapes, vaporizers, vape pens, vapor cigarettes and alternative vapor transmission modalities and paraphernalia associated with any of the foregoing. The term "Smoke Shop/Vape Shop" shall not include Cannabis Business Establishments.*

3. 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 Smoke Shop/Vape Shop as a permitted use in the T-6 Industrial District.

4. 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

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

IN THE MATTER OF THE APPLICATION)
OF 280E PRAIRIE RIDGE, LLC)
FOR THE ISSUANCE OF A SPECIAL USE)
PERMIT OF THE VILLAGE OF RICHMOND)
UNIFIED DEVELOPMENT ORDINANCE,)
McHENRY COUNTY, ILLINOIS.)

ZONING APPLICATION
PETITION FOR SPECIAL USE PERMIT

1. PETITIONER'S NAME: 280E PRAIRIE RIDGE, LLC

2. NAME AND TITLE HOLDER OF RECORD: 280E PRAIRIE RIDGE, LLC

3. NAME OF OTHER INTERESTED PARTIES: ZACHARY ZISES (100% OWNER OF 280E PR)

4. CONTRACT PURCHASER: N/A

5. STREET ADDRESS OF THE PROPERTY: 9705 PRAIRIE RIDGE ROAD, RICHMOND IL 60071

6. LEGAL DESCRIPTION OF PROPERTY: LOT 1 IN HILLVIEW THIRD ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 46 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON NOVEMBER 26, 1991 AS DOCUMENT NO. 91R045863, IN MCHENRY COUNTY, ILLINOIS.

7. PERMANENT TAX INDEX NUMBER OF THE PROPERTY: 04-16-253-0001

8. TOWNSHIP THE PROPERTY IS LOCATED IN: Richmond Township

9. GENERAL LOCATION OF THE PROPERTY WITH REFERENCE TO ROADS, LANDMARKS, INTERSECTIONS, ETC.: PROPERTY IS EAST OF MAIN STREET (US HWY 12), NORTH OF HUNTER DRIVE, WEST OF PRAIRIE RIDGE ROAD, SOUTH OF PROSPECT STREET.

10. ACREAGE OR SIZE OF PROPERTY: 56,166 SF

11. GENERAL SHAPE OF THE PROPERTY INCLUDING FRONTAGE DEPTH, SHAPE AND APPROXIMATE DIMENSIONS: The property is rectangular in shape, with 185 feet on frontage along Prairie Ridge Rd and has a depth of 315 feet.

12. DESCRIPTION OF ANY IMPROVEMENTS ON THE PROPERTY INCLUDING BUILDING AND UTILITIES: A 9,977 SF 2-STORY FREESTANDING BUILDING WITH MULTI-LANE DRIVE-THRU, 48 PARKING SPACES, 3 HANDICAP SPACES.

13. GENERAL TOPOGRAPHY OF THE PROPERTY INCLUDING A DESCRIPTION OF ANY SPECIAL FEATURES INCLUDING TREES, LAKES, ETC.: SLIGHT ELEVATION, ENCOMPASSED BY PLANTED TREES AND LANDSCAPING.

14. PRESENT ZONING OF THE SUBJECT PROPERTY: GB- GENERAL BUSINESS

15. PRESENT ZONING OF ALL SURROUNDING PROPERTIES:
To the north – GB – GENERAL BUSINESS
To the south – GB – GENERAL BUSINESS
To the west – T-6 - INDUSTRIAL
To the east – GB – GENERAL BUSINESS

16. PRESENT USE OF THE PROPERTY: ADULT USE CANNABIS DISPENSARY

17. PRESENT USE OF SURROUNDING PROPERTIES AND PROPERTIES IN THE IMMEDIATE AREA, INCLUDING BUILDINGS, IMPROVEMENTS, ETC.:
To the south- RICHMOND VILLAGE HALL AND POLICE DEPARTMENT
To the north- MERCYHEALTH MEDICAL CLINIC AND OFFICE
To the west- TRUCKING SERVICE/METRA RAIL TO TRAIL CONSERVATION PATH
To the east- VACANT FARMLAND, UNINCORPORATED

18. REQUESTED CHANGE OF CLASSIFICATION: The petitioner(s), 280E PRAIRIE RIDGE, LLC request the modification of issued Special Use Permit under the provisions of the Unified Development Ordinance of the Village of Richmond to add medical cannabis sales under the Compassionate Use of Medical Cannabis Program Act.

19. Petitioner further represents that the requested Special Use meets the standards established for such by the Village's Unified Development Ordinance said standards being such:

A. The proposed Special Use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community;

B. The proposed Special Use will not have a substantial adverse effect upon the adjacent Property, the character of the neighborhood, traffic conditions, utility facilities and Other matters affecting the public health, safety and general welfare; and

C. The proposed Special Use will be designed, arranged and opened so as to permit the development and use of neighboring property in accordance with the applicable district regulations.

D. Such other standards and criteria as are established by the ordinance for a particular Special Use as set forth in Section 4.3.4 and Section 4.3.8, if applicable, and as applied to Planned Developments as set forth in Article 4.4.

20. A list of taxpayers abutting/adjoining or adjacent to 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 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 Special Use as set forth 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.

OFFICIAL SEAL
BRYAN ZISES
Notary Public - State of Illinois
Commission No. 974343
My Commission Expires June 30, 2027

Owner _____, Zachary Zises

Subscribed and sworn to before me
this 22 day of October, 2026.

_____
Notary Public

Narrative Description of Project

9705 Prairie Ridge Rd. Richmond IL. 60071

October 29, 2026

280E Prairie Ridge/ LLC. (the "Applicant") would like to amend the existing adult-use cannabis dispensary special use permit to include medical cannabis sales under The Compassionate Use of Medical Cannabis Program Act.

Exhibit 1

Parcel: 04-16-253-002

Site Address	US HWY 12
Unit	
Site Address City	RICHMOND, IL
Township	RICHMOND TWP
Owner	RICHMOND VILL OF
Township	RICHMOND TWP
Tax Code	04001
Tax Status	E
Property Class	0090 - Tax Exempt
Owner	RICHMOND VILL OF
Mail to Address	5600 HUNTER DR
Mail to City	RICHMOND, IL 60071
Parcel Area	73849.26

Parcel: 04-16-251-006

Site Address	PRAIRIE RDG
Unit	
Site Address City	RICHMOND, IL
Township	RICHMOND TWP
Owner	PARKWAY BK TR 16168
Township	RICHMOND TWP
Tax Code	04001
Tax Status	T
Property Class	0050 - Multi-Family/Dwelling
Owner	PARKWAY BK TR 16168
Mail to Address	4600 N HARLEM AVE
Mail to City	HARWOOD HTS, IL 60706
Parcel Area	24419.45

Parcel: 04-16-177-004

Site Address	PRAIRIE RDG
Unit	
Site Address City	RICHMOND, IL
Township	RICHMOND TWP
Owner	MERCY HEALTH SYSTEM CORP
Township	RICHMOND TWP
Tax Code	04001
Tax Status	T
Property Class	0030 - Vac Lots-Lands/6 units
Owner	MERCY HEALTH SYSTEM CORP
Mail to Address	PO BOX 5003
Mail to City	JANESVILLE, WI 535475003
Parcel Area	14519.63

Parcel: 04-16-252-015

Site Address	HUNTER DR
Unit	
Site Address City	RICHMOND, IL
Township	RICHMOND TWP
Owner	MAY DEVELOP CO
Township	RICHMOND TWP
Tax Code	04002
Tax Status	T
Property Class	0021 - Farmland
Owner	MAY DEVELOP CO
Mail to Address	11475 COMMERCIAL AVE STE 14
Mail to City	RICHMOND, IL 60071
Parcel Area	20836.95

Parcel: 04-16-252-014

Site Address	HUNTER DR
Unit	
Site Address City	RICHMOND, IL
Township	RICHMOND TWP
Owner	RAUL JOSEFINA DELIRA
Township	RICHMOND TWP
Tax Code	04002
Tax Status	T
Property Class	0021 - Farmland
Owner	RAUL JOSEFINA DELIRA
Mail to Address	1301 W BARRY AVE
Mail to City	CHICAGO, IL 606574211
Parcel Area	335713.58

Parcel: 04-16-176-007

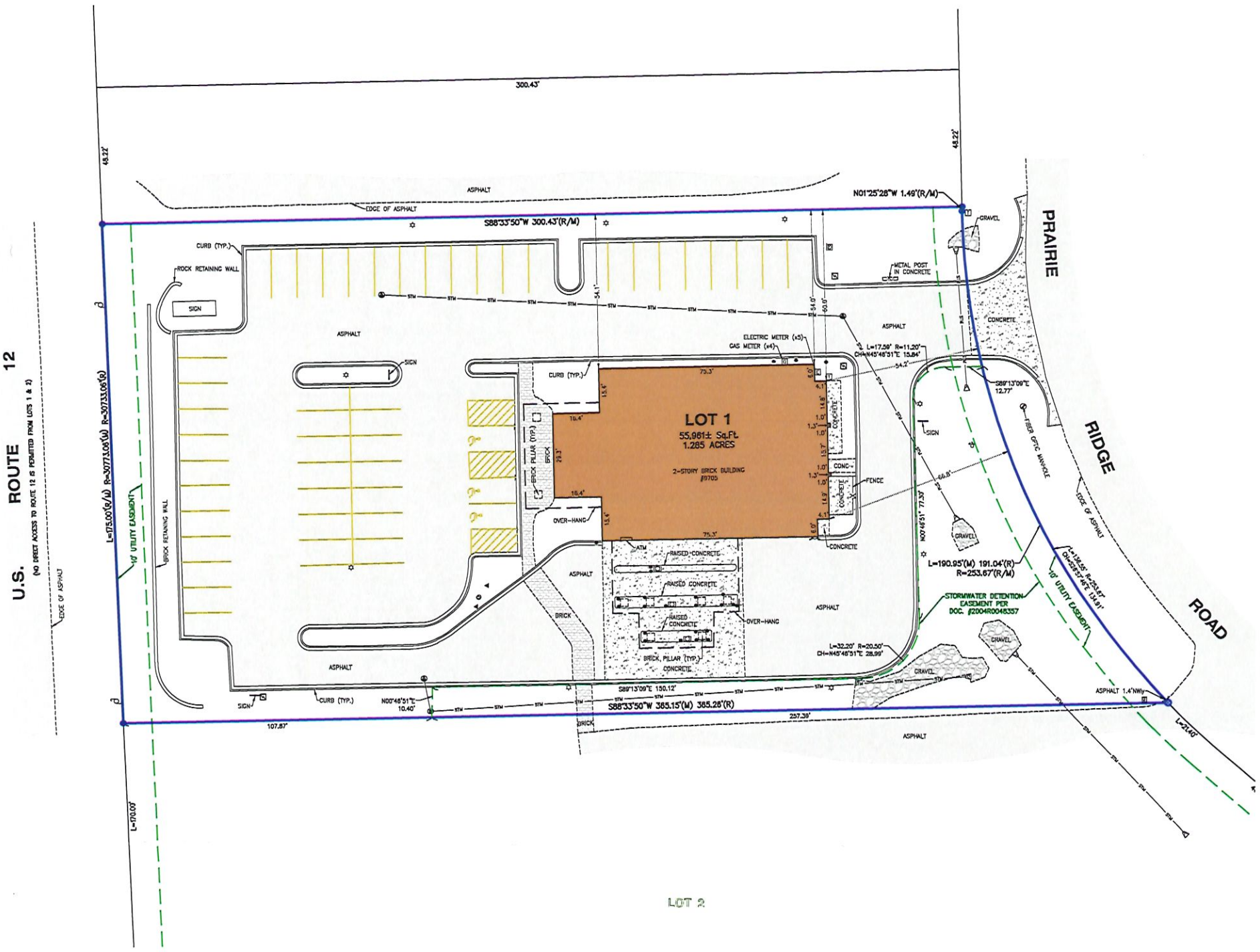
Site Address	US HWY 12
Unit	
Site Address City	RICHMOND, IL
Township	RICHMOND TWP
Owner	METRA REAL ESTATE DEPT
Township	RICHMOND TWP
Tax Code	04001
Tax Status	E
Property Class	0090 - Tax Exempt
Owner	METRA REAL ESTATE DEPT
Mail to Address	REAL ESTATE MGR
Mail to City	CHICAGO, IL 606615717
Parcel Area	32070.16

Exhibit 2

ALTA/NSPS LAND TITLE SURVEY

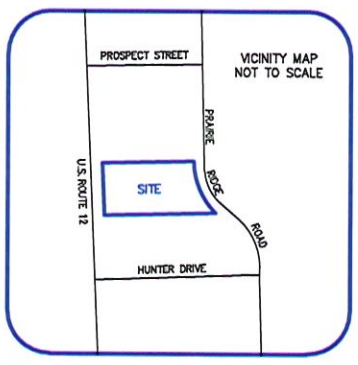
Vanderstappen
Land Surveying, Inc.
www.vanderslinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

Lot 1 in Hillview Third Addition, being a Subdivision of part of the North Half of Section 16, Township 46 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded November 26, 1991 as Document No. 91R045863, in McHenry County, Illinois.



SURVEYOR'S NOTES

1. The legal description and utility easements shown hereon have been provided by Title Underwriters Agency, Commitment policy #MM310069COM dated September 14, 2022. 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.
2. Based on Flood Insurance Rate Map, Panel No. 17111C0083J, dated 11/16/2006, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
3. 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 parenthesis (D) are record or deed values, not field measured.
4. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
11. 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.
12. There is a total of 51 striped parking spaces for cars, including 3 of which are marked handicapped and none of which are for motorcycles. (Pertains to Table A, Item 9).
13. SCHEDULE B, PART II, EXCEPTIONS:
14. Exceptions: 1, 2, 5, 6 & 7 are not survey related.
15. Exceptions: 3 & 4 are blanket in nature.
16. Exceptions: 8 & 9 are platted hereon.



LEGEND	
•	BOLLARD
●	CATCH BASIN
◯	PNEUMATIC TUBE
E	ELECTRIC METER
E	ELECTRIC OUTLET
	FIRE CONNECTION
●	FLAG POLE
▷	FLARED END SECTION
●	FOUND IRON BAR
○	FOUND IRON PIPE
G	GAS METER
♿	HANDICAP
☼	LIGHT
●	SET IRON BAR
┣	SIGN
●	STORM MANHOLE
T	TELEPHONE RISER
E	TRANSFORMER
TV	TV RISER
	UTILITY POLE
	WATER SHUT-OFF
◀	YARD LIGHT
(M)	MEASURED
(R)	RECORD

20' 0' 20' 40'
SCALE: 1" = 20'

CLIENT: BLACKHAWK BANK BELOIT
DRAWN BY: GMJ CHECKED BY: APG
SCALE: 1"=20' SEC. 16 T. 46 R. 08 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 04-16-253-001
JOB NO.: 220953 I.D. ALT
FIELDWORK COMP.: 09/13/22 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

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

Certified to: 1) Title Underwriters Agency
2) 280E, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 8, 9, 11a, & 19 of Table A thereof. The field work was completed on September 13th, 2022.

Dated this 23rd day of September, A.D., 2022.

VANDERSTAPPEN LAND SURVEYING INC.
Design Firm No. 184-002792

_____ (seal)
ARTHUR P. GRITMACKER, 035-003857
PROFESSIONAL LAND SURVEYOR

ARTHUR P. GRITMACKER 035-003857 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS EXP. 11/30/2022 WOODSTOCK, ILLINOIS

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