VILLAGE OF RICHMOND
5600 HUNTER DRIVE
REGULAR BOARD MEETING NOTICE
NOVEMBER 5, 2026
AGENDA
7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. ANNOUNCEMENTS/REQUESTS:
   a. 2nd LRS Fall Curbside Leaf Vacuuming, Friday, November 20, 2026
   b. Final LRS Fall Curbside Leaf Vacuuming, Friday, November 27, 2026

5. PUBLIC COMMENTS

6. UNFINISHED BUSINESS: None

7. CONSENT AGENDA:
   a. Approval of Regular Board Minutes for October 15, 2026
   b. Approval of Village of Richmond Organizational Chart dated November 5, 2026

8. NEW BUSINESS:
   a. Motion to approve a Petition for Planned Development, Reclassification and Zoning Map Amendment by Chicago Title Land Trust Company #HTWO5368 relating to 9716 US Highway 12 to change the 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
   b. Motion to approve a Petition for Text Amendments by the Village of Richmond Sections 4.3.8(C)(4), 1.3.3, and 5.2.1
   c. Motion to approve 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

9. COMMITTEE/DEPARTMENT REPORTS:
   a. Community Development
   b. Administration/Police
   c. Public Works/Engineering
   d. Village Clerk

10. PRESIDENT'S COMMENTS

11. TRUSTEE COMMENTS

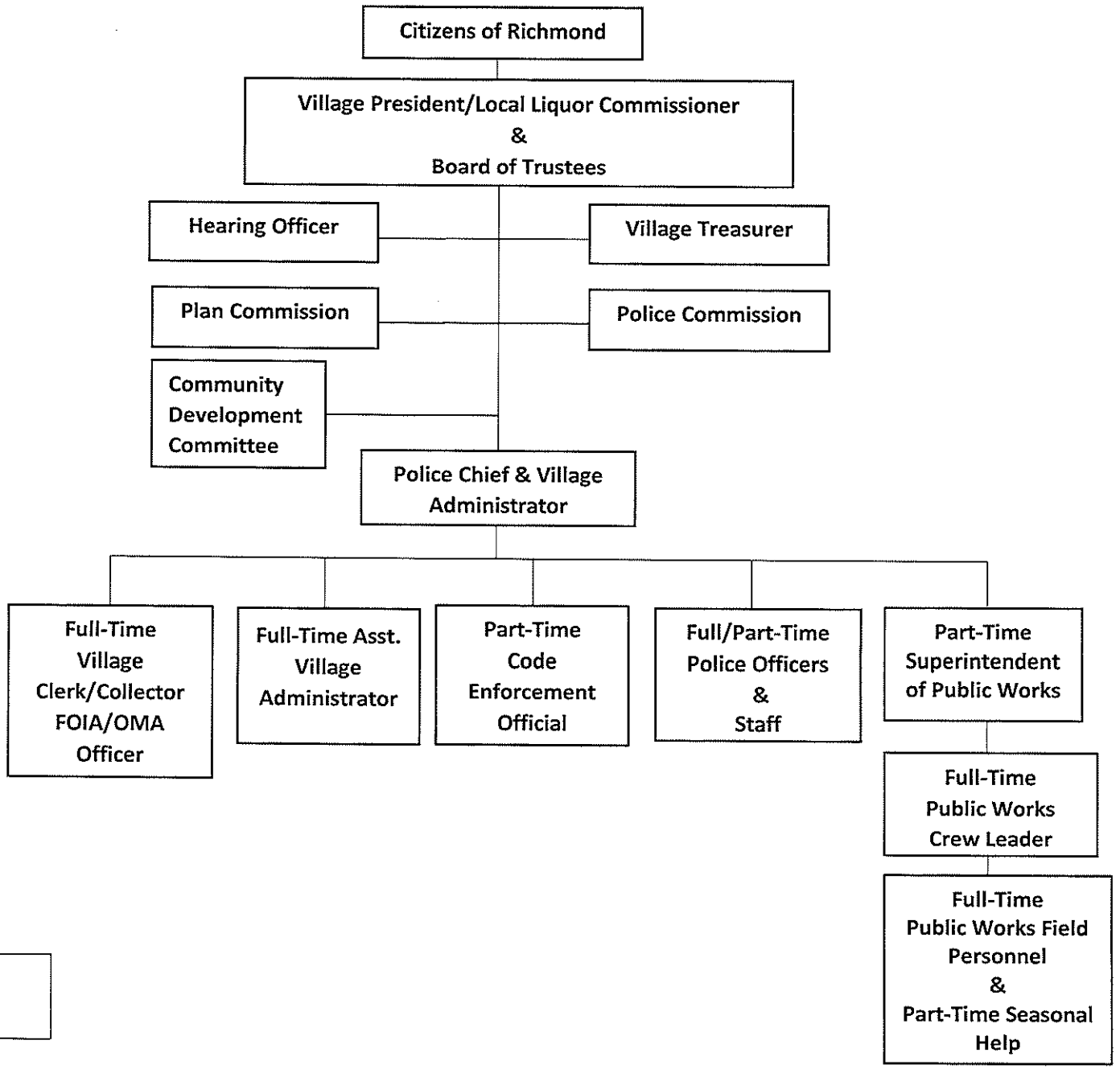
12. CLOSED SESSION: Personnel: Appointment, employment, compensation, discipline or performance of employees (5 ILCS 120/2(c)(1)), Collective Bargaining (5 ILCS 120/2(c)(2)), Acquisition of Property (5 ILCS 120/2(c)(5)), Real Estate: Setting Price for Sale/Lease of Municipal Property (5 ILCS 120/2(c)(6)), Litigation: Pending, Threatened or Imminent (5 ILCS 120/2(c)(11)), Approval/Semi-Annual Review of Closed Session Minutes (5 ILCS 120/2(c)(21))

13. ADDITIONAL NEW BUSINESS

14. ADJOURNMENT

POSTED: October 30, 2026

Village of Richmond Organizational Chart



Adopted
November 5, 2026

ORDINANCE NO. 2026-___

An Ordinance for Planned Development, Reclassification, and Zoning Map Amendment for 9716 US Highway 12, Village of Richmond, County of McHenry, Illinois

WHEREAS, Chicago Title Land Trust Company #HTWO5368 (the "Owner") is the record title owner of that certain property zoned General Business (GB), consisting of approximately 0.75 acres, commonly known as 9716 US Highway 12 in the Village (the "Property"); and

WHEREAS, the Owner has filed a petition for a Planned Development, change of zoning, and zoning map amendment from General Business (GB) to High Density Residential (R-3) Planned Development; and

WHEREAS, a public hearing was held by the Village of Richmond Plan Commission on October 29, 2026, after due notice in the manner provided by law; and

WHEREAS, after deliberation the Plan Commission voted (6 aye, 0 nay, 1 absent, 0 abstain) to recommend to the President and Board of Trustees of the Village of Richmond in support of the Planned Development, change of zoning, and zoning map amendment; and

WHEREAS, the President and Board of Trustees have considered the findings of fact, based upon the evidence presented at the public hearing, and the recommendation of the Plan Commission; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the change of zoning and zoning map amendment to the Owner, subject to the conditions, restrictions, and provisions of this Ordinance.

BE IT ORDAINED by the President and Board of Trustees of the Village of Richmond, McHenry County, Illinois, as follows:

SECTION 1: The above recitals are incorporated into, and made a part of, this Ordinance as the findings of the Village President and Board of Trustees.

SECTION 2: The Property, legally described as follows, shall be zoned High Density Residential (R-3) Planned Development:

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.

PIN: 04-16-177-001

SECTION 3: That the Property shall be developed pursuant to the Saavedra Group

Architects' renderings as submitted by Owner with its zoning application.

SECTION 4: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

AYE:
NAY:
ABSENT:
ABSTAIN:

APPROVED:

_____
Toni Wardanian, Village President

(SEAL)
ATTEST: _____
Karla L. Thomas, Village Clerk

Passed: _____
Approved: _____
Published: _____

ORDINANCE NO. 2026-___

An Ordinance for Text Amendments to the Village of Richmond Unified Development Ordinance

WHEREAS, the Village of Richmond petitioned for text amendments to the Village of Richmond Unified Development Ordinance; and

WHEREAS, a public hearing was held on October 29, 2026 by the Village of Richmond Plan Commission, after due notice in the manner provided by law; and

WHEREAS, the Plan Commission considered the text amendments to Section 1.3.3 Definitions and Section 5.2.1 Table of Permitted Uses relating to smoke/vape shops and to Section 4.3.8. relating to Adult-Use Cannabis Business Establishments, and after deliberation the Plan Commission voted (6 aye, 0 nay, 1 absent, 0 abstain) to recommend to the President and Board of Trustees of the Village of Richmond in support of the text amendment; and

WHEREAS, the President and Board of Trustees have considered the findings of fact, based upon the evidence presented at the public hearing, and the recommendation of the Plan Commission; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the text amendments to the Village of Richmond Unified Development Ordinance.

BE IT ORDAINED by the President and Board of Trustees of the Village of Richmond, McHenry County, Illinois, as follows:

SECTION 1: The above recitals are incorporated into, and made a part of, this Ordinance as the findings of the Village President and Board of Trustees.

SECTION 2: 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.

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

***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.*

SECTION 4: That Article 5.2 Permitted Uses, Section 5.2.1. Table of Permitted Uses,

Subsection 14 Retail Uses, of the Village's Unified Development Ordinance be amended to add Smoke Shop/Vape Shop as a permitted use in the T-6 Industrial District.

SECTION 5: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

AYE:
NAY:
ABSENT:
ABSTAIN:

APPROVED:

_____
Toni Wardanian, Village President

(SEAL)
ATTEST: _____
Karla L. Thomas, Village Clerk

Passed: _____
Approved: _____
Published: _____

ORDINANCE NO. 2026-____

An Ordinance Amending a Special Use for an Adult-Use Cannabis Dispensing Organization and On-Site Consumption to Allow a Medical Cannabis Dispensary at 280E Prairie Ridge, LLC for the Property Located at 9705 Prairie Ridge Road

WHEREAS, 280E Prairie Ridge, LLC ("Petitioner") filed a Petition requesting an amendment to special use permit, within the General Business District, to operate a medical cannabis dispensary with its adult-use cannabis dispensary and consumption lounge, on approximately 56,166 square feet of property, at 9705 Prairie Ridge Road, PIN 04-16-253-001 ("Subject Property");

WHEREAS, a public hearing was held by the Village of Richmond Plan Commission on October 29, 2026, after due notice in the manner provided by law; and

WHEREAS, after deliberation the Plan Commission voted (6 aye, 0 nay, 1 absent, 0 abstain) to recommend to the President and Board of Trustees of the Village of Richmond in support of the amendment to the Special Use; and

WHEREAS, the President and Board of Trustees have considered the findings of fact, based upon the evidence presented at the public hearing, and the recommendation of the Plan Commission; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the amendment to the Special Use, subject to the conditions, restrictions, and provisions of this Ordinance.

BE IT ORDAINED by the President and Board of Trustees of the Village of Richmond, McHenry County, Illinois, as follows:

SECTION 1: The above recitals are incorporated into, and made a part of, this Ordinance as the findings of the Village President and Board of Trustees.

SECTION 2: Regarding the Petitioner's request for an Amendment to Special Use to allow a medical cannabis dispensing organization with its adult-use cannabis dispensing organization and on-site consumption at the Subject Property, the Village Board makes the following findings:

Pursuant to Section 4.3.3. Standards, of the Unified Development Ordinance of the Village,

1. The proposed Amendment to Special Use at the Subject Property 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;

2. The proposed Amendment to 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

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

SECTION 3: Based on these findings, the Petitioner is hereby granted an Amendment to Special Use to operate a medical cannabis dispensing organization with its adult-use cannabis dispensing organization and on-site consumption at the Subject Property, subject to the previous conditions imposed upon the Special Use which remain in full force and effect, legally described as follows:

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.

SECTION 4: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competence jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 5: This ordinance shall be in full force and effective upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Voting Aye:
Voting Nay:
Absent:
Abstaining:

APPROVED:

_____
Toni Wardanian, Village President

(SEAL)
ATTEST: _____
Village Clerk Karla L. Thomas

Passed: _____
Approved: _____
Published: _____