

VILLAGE OF RICHMOND
REGULAR BOARD MEETING
August 17, 2006

PRESIDING: President Lauri Olson

PRESENT: Trustees Dennis Bardy, Dan Deters, Bruce Hunter, Charles Schultz, Cindy Walleck, Roy Wulffen

ALSO PRESENT: Village Administrator Tim Savage, Attorney David McArdle

President Olson called the meeting to order at 7:05 p.m. in the Richmond Village Hall, 5600 Hunter Drive.

ROLL CALL: President Olson, Trustees Bardy, Deters, Hunter, Schultz, Walleck and Wulffen were present.

MINUTES: Deters moved to approve the minutes of August 3 regular meeting and closed session. Seconded by Bardy and passed by unanimous voice vote.

ANNOUNCEMENTS: None

UNFINISHED BUSINESS: None

PUBLIC DISCUSSION: None

NEW BUSINESS: a. PUBLIC HEARING: ANNEXATION AGREEMENT BETWEEN VILLAGE OF RICHMOND AND CHICAGO TITLE LAND TRUST (Jiaras)

An annexation agreement dated August 11, 2006 is being considered. President Olson opened the floor to any public comment or discussion. There was none. Deters moved to close the public hearing. Seconded by Walleck and passed with Bardy, Deters, Hunter, Schultz, Walleck and Wulffen voting yes.

Board discussed the proposed agreement which asks for General Business zoning along with a Conditional Use for a storage facility. Several Board Members expressed concern about the aesthetics, given the location of the property at a Village entrance road. Architectural and landscape plans will come to the Architectural Review Committee for review and recommendation and John Simko, attorney for Jiaras stated that the owners have no objection to abiding by the Architectural Committee's design recommendations. Administrator Savage reminded the Board that concept plans for architecture and fencing were presented at an earlier meeting. The Village does not have any guide rules for architecture and landscaping and Simko stated that sketch plans will not be available prior to passing the agreement. Because the owners are not prepared to build at this time due to the present economy, the agreement has a five year limit on the conditional use permit. At this time the owners have not determined if the self storage will cover the entire 6 acre parcel, or if some sort of allowed General Business use will share the site. Outside storage is not allowed in General Business districts in the Village but Jiaras stated his understanding that outside storage is normally a part of self storage. The agreement requests a dedication of a portion of International House's southernmost property, in the event that Wilson Road is partially vacated, to allow for a re-alignment of Burlington Road. Because International House is owned by a different corporation than the adjoining six acre parcel, subject of the agreement, Simko stated that this could not be part of the agreement with Jiaras. No platting is being requested for the parcel therefore tree survey and natural resource inventory is not requested. If the Village desires any easements, e.g. bike path, this should be part of the agreement. The buildings that currently exist on the parcel will remain for the time being and Jiaras stated that he will probably rent the house out but has no time frame for the ultimate tear down. Jiaras agreed to avoid including any invasive materials in his landscape plan. Retained personnel for planning or professional architectural review was discussed and Savage recommended waiting for the first submittal of plans to see if outside review is warranted. Final approval for architectural, site plan and screening for outside storage are all the purview of the Village Board. Jiaras has no plans for a specific General Business

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use at this time. Discussion ensued regarding the allowable GB uses, some of which may not be desirable for this site. The list will be narrowed to uses acceptable by both Jiaras and the Village. The reimbursement charges referred to in item 3, page 2 need to be identified. The amended Annexation Agreement will be presented at the next Board meeting.

b. Savage presented Ordinance 2006-22, Authorizing Establishment of a TIF “Interested Parties” Registry, explaining that this is a perfunctory requirement of the State. Trustee Hunter left the meeting at 8:08 p.m. Savage presented the modified boundary of the proposed TIF area. Interested parties will be automatically notified when there is pertinent information available for them to pick up or view at the Village Hall. Passage of this ordinance does not pledge the establishment of a TIF district. Savage reminded the Board that a review board will be appointed which will consist of a representative from each affected taxing body along with others as required by law. This review board will hold public hearings and make recommendations to the Village Board. Deters moved to approve Ordinance 2006-22 with typos corrected. Seconded by Walleck and passed with Bardy, Deters, Schultz, Walleck and Wulffen voting yes. Hunter was absent.

Trustee Hunter returned to the meeting at 8:15 p.m.

c. Village Engineer Tim Hartnett of Smith Engineering presented an automation proposal for the new WWTP SCADA. This was initially discussed at a previous meeting. The items were part of the original build out package budget. The equipment includes the SCADA equipment, programming services and ancillary items. Walleck moved to authorize execution of the contract for Water and Wastewater SCADA System Enhancements in the amount of \$68,380.00. Seconded by Wulffen and passed with Bardy, Deters, Hunter, Schultz, Walleck and Wulffen voting yes.

d. The METRA Easement agreement, which was never executed by the previous Village President, was presented by Administrator Tim Savage. Engineer Hartnett explained that the agreement covers the existing 11,000 feet of pipe in the Prairie Path. Apparently METRA was aware of the installation of pipes but had not received the agreement. An unsigned draft was found in the files and METRA has agreed to abide by this original agreement which addresses indemnifications, maintenance and easement fees. It was pointed out that by not executing a signed agreement with METRA, the previous Village President put the Village and taxpayers in a position of substantial risk. Hunter moved to approve execution of the Pipeline Easement Agreement with METRA. Seconded by Wulffen and passed with Bardy, Deters, Hunter, Schultz and Wulffen voting yes. Walleck abstained.

PRESIDENT’S COMMENTS: President Olson informed the Board that the joint meeting with School District 2 has been set for the 27th. Agendas will be forthcoming. She reminded everyone that the Richmond Days parade lineup is at 9 am on August 26.

ADMINISTRATOR’S COMMENTS: Savage informed the Board that he met with the new Executive Director of the Conservation District and she requested a formal request to look into the feasibility of land application of wastewater on their property. Also, a few items need to be clarified on the maintenance agreement for Orsolini Park. Savage will be meeting with MPC, Deanna Glosser and the Planner regarding the Unified Development Ordinance. No date has been set.

TRUSTEE COMMENTS: None

CLOSED SESSION: None

There was no further business. Deters moved to adjourn. Seconded by Bardy and passed by unanimous voice vote. 8:35 p.m.

Kathleen Hellmann, Village Clerk