

# Village of Richmond

INCORPORATED 1872

## COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES May 13, 2014

The Community Development Committee meeting was called to order at 9:30 AM.

**Present:** Chairman/Trustee Charlotte Hollenbach, Trustees David Kielpinski and Ramsin Wardanian.

**Members Absent:** None

**Others Present:** Village President Peter Koenig, Village Clerk Karla Thomas and Joyce McArdle.

**Public Present:** Charles Eldredge, Chip Eldredge, Josh Arnow, Peter Mitchell.

**Approval of Minutes:** The minutes of the April 29, 2014 committee meeting were reviewed.

*Trustee Kielpinski moved, seconded by Trustee Wardanian to approve the April 29, 2014 minutes as presented. Motion approved by voice vote.*

Due to the number of individuals present, the Presentation by Joyce McArdle was moved to the end of the agenda.

**Unfinished Business:** Trustee Kielpinski reported that 11 people have signed up to participate in the Fine Art Festival. He also presented the article to the committee regarding the Art Festival in the McHenry County Living Magazine. Trustee Kielpinski will contact Bob Williams to extend the application due date to May 31<sup>st</sup> on the Village Website.

The Clerk pointed out that there was a price increase on both the 4' benches and bike racks. The 4' benches went from \$424.00 to \$450.00 and the bike rack selected (a three place) is no longer manufactured; therefore, the five place bike rack price is \$631.00. Trustee Hollenbach asked if they could be installed for Memorial Day Weekend. Trustee Kielpinski stated that mid-June would be more reasonable. The Clerk was instructed to get the price for the 6' bench. Josh Arnow stated that he could get them for cost.

Trustee Kielpinski presented a conception picture he had made for the south side of west Broadway. He reminded everyone of the MCC Foreign Trade Zone Forum 7:30-10:00 AM on Thursday.

The committee reviewed the final sign for the center window of the Richmond Coffee & Deli. Trustee Wardanian moved, Trustee Kielpinski seconded to approve the sign as presented. The motion carried by voice vote.

**Public Comments:** Charles Eldredge suggested that the Village pursue chain businesses such as, Casey's General Store, O'Reilly's, and Culvers. He also suggested that the Village look into creating an Enterprise Zone by applying to DCEO.

Chip Eldredge reported that he was working on a project on the property he owns on Route 12. He has approximately 12,000 sf. available and Dunkin' Donuts is interested; however, he needs two more businesses to lease the proposed building structure in order to move forward. He was thinking in lines of a cell phone business, military recruitment center, an eye glass center or possibly a Jimmy Johns. He also reported that a Lake Geneva based business is interested in building a 100,000 sf. manufacturing facility in the Fountainhead Industrial Park. They would be interested in the Tax Abatement Program, Revolving Loan Fund and would be pursue the McHenry County Revolving Loan Fund, DCCA Funding, and IDOT Funds for extending Ami Drive and Utilities. They would need to be in the building by February of 2015.

**New Business:** Josh Arnow of The Bike Haven expressed that he was looking to open a second business location in Richmond which would service bicycles, sell accessories and rent bikes. He noted that he was looking to locate in the downtown business district and would require 2,000-2,500 sf.

The Committee reviewed the drawings and colors submitted by Paisano's for exterior façade improvement he wishes to start. President Koenig explained that the owner is willing to replace the sidewalk in front of all his buildings and expand the sidewalk by 1' to match the opposite side of the street. Discussion ensued as to how far the sidewalk should be replaced. It was noted that the sidewalk matter has no effect upon the appearance review before the

# Village of Richmond

INCORPORATED 1872

committee. A motion was made by Trustee Kielpinski, seconded by Trustee Wardanian to approve the exterior façade improvements. The motion was approved by unanimous voice vote. The sidewalk matter will need to be addressed at a later date.

The Committee then reviewed the Richmond Township Fire Protection Districts proposed sign modification. The Committee asked that a dimmer be placed on the digital modification to reduce lighting after dark. A motion was made by Trustee Kielpinski, seconded by Trustee Wardanian to approve the sign modification for the RTFPD. The motion was approved by unanimous voice vote.

Joyce McArdle submitted recruitment results for April of 2014, noting that she had contact 636 businesses. The committee agreed that she should pursue Electronic Manufacturers, Resale businesses, Micro-breweries, Bike Businesses and Health Food/Specialty Shops in May.

**Adjournment:** *With no further business to discuss, Trustee Wardanian moved, seconded by Trustee Kielpinski to adjourn the May 13, 2014 Regular Community Development Committee meeting. The motion was approved by unanimous voice vote.*

Meeting adjourned at 10:55 AM.

Respectfully submitted by,

Karla L. Thomas, Village Clerk/Collector