



EMBRACE OPPORTUNITY
HONOR TRADITION

Village President
Mike Reid, Jr.

Village Trustees
Heather Fodor
Aaron Kelly
Toby Koth
Lionel Mott
Laura Pollastrini
Erik Robinson

Meeting Agenda
Business Development Commission
June 8, 2022, 6:30 p.m.
234 S. State St. Hampshire, IL 60140

1. Call to Order
2. Public Comments
3. Review of meeting minutes from May 11, 2022
4. Update on Streetscape
5. Renewal of Main Street Program
6. Beautification Committee Report
 - A. Tentative vote on Rose Garden Application if passed through Beautification
 - B. Tentative vote on Blocks Application if passed through Beautification
7. Developing a long-term strategy for the Business Development Commission
 - A. Evaluation/selection of economic development strategies
8. Hampshire's Very Own
 - A. List of remaining companies
 1. O'Reilly Family Dental
 2. Chick n' Dip
 3. RK Services
 4. Krueger Accounting
 5. Iron Wok
9. Update on new or existing businesses in the Village
10. New Business
11. Adjournment

VILLAGE OF HAMPSHIRE

234 S. State Street, P.O. Box 457, Hampshire, IL 60140-0457
847-683-2181 phone / 847-683-4915 fax

hampshireil.org

Attendance: By Public Act 101-0640, all public meetings and public hearings for essential governmental services may be held by video or tele conference during a public health disaster, provided there is an accommodation for the public to participate, and submit questions and comments prior to meeting. If you would like to attend this meeting by Video or Tele Conference, you must e-mail the Village Clerk with your request no later than noon (12 PM) the day of the meeting. A link to participate will be sent to your e-mail address, including all exhibits and other documents (the packet) to be considered at the meeting.

Recording: Please note that all meetings held by videoconference will be recorded, and the recordings will be made public. While State Law does not required consent, by requesting an invitation, joining the meeting by link or streaming, all participants acknowledge and consent to their image and voice being recorded and made available for public viewing.

Accommodations: The Village of Hampshire, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the Village at 847-683-2181 to allow the Village to make reasonable accommodations for these persons.



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Business Development Commission
Meeting Minutes
234 S. State St, Hampshire, IL 60140
(Virtual Meeting Optional)

The regular meeting of the Business Development Commission of Hampshire was called to order by Commissioner Krajecki in person and through a MS Teams video chat on May 11th 2022.

Call to order at 6:33 pm

Virtual: Village Trustee Kelly, Commissioners Karen Trzaska and David Pizzolato and Assistant Village Manager Wray

In-person: Village President Reid, Commissioners Ryan Krajecki, Susie Kopacz, Bill Swalwell and Village Administrator Jay Hedges

Roll call confirmed - (quorum established)

Public Comments:

- None

Meeting Minutes Approval From 4/13/22:

- Commissioner Kopacz moved to make a motion to approve with noted changes to the 4/13/22 meeting minutes
 - Second by Commissioner Swalwell
 - Motion carried by voice vote:
 - Ayes: Kelly, Kopacz, Swalwell, Krajecki, Trzaska and Pizzolato
 - Nays: None
 - Absent: None

Update of the Downtown Streetscape Project

- Village Administrator Hedges indicated that work has begun and the contractors are currently installing water and sewers, with curbs to begin next week.

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- The original bricks from Main St. were salvaged and some will be used around the base of the 4-sided clock that is part of the project.
- A parking lot has been added and can accommodate over-sized vehicles on Rinn Ave.

Question On How To Fill Vacancies For The Commission

- Commissioner Kopacz has announced her resignation from the BDC, effective June 1st.
- The Commission expressed their sincere appreciation for all the great work that both Susie and Ian have contributed to the BDC.
- Commissioner Krajecki discussed the option that the board can move from 5 to 7 commissioners for the BDC to discuss. Village President Reid mentioned that there is an opportunity for the BDC to try it out to see how it goes whichever direction the BDC prefers. After further discussion, the BDC decided to keep the current board count to 7 commissioners.

Discussion on the Main Street Program

- The BDC will look to see how the Village can continue leverage the Main Street Program and layer it into the BDC's efforts.

Beautification Committee Report

- Commissioner Swalwell presented the following updates:
 - Kave – Façade work application received for staged masonry, gutters, and roofing work.
 - Former Rose Garden – Façade work (application didn't match the proposal of work). The current owner is getting a second bid for masonry resoration of the façade. Waiting on a revised application.
 - Blocks Fresh Market – The façade updates would include awning work and waiting on an application.
- Commissioner Krajecki expressed his concern with the Village Board going against the BDC's recommendation of the façade application reimbursement for the property at 124 S State Street, because there were more projects on the horizon that needed financial support as well.

Developing a long-term strategy for the Business Development Commission

- Commissioner Swalwell moved to make a motion to table the discussion of the remaining strategies to the May BDC meeting
 - Second by Commissioner Pizzolato
 - Motion carried by voice vote:
 - Ayes: Kelly, Kopacz, Swalwell, Krajecki, Trzaska and Pizzolato
 - Nays: None
 - Absent: None

Hampshire's Very Own

- The current schedule of Hampshire's Very Own articles will be as follows:
 - O'Reilly Family Dental
 - Chick n' Dip
 - RK Services
 - Krueger Accounting

- Iron Wok
- Village President Reid mentioned that there is an opportunity to include these articles into the bi-monthly newsletter that the BDC supports.

Update on New or Existing Business Update

- Village Administrator Hedges shared the following updates:
 - Project Yukon is starting over and has grown to 200 acres
 - There is a potential development for distribution & manufacturing space on (45) acres north of town.
 - There remain numerous inquiries and development projects happening throughout the Village at this time.

Adjourn

- Trustee Swalwell moved to make a motion to adjourn at 8:01 pm.
 - Second by Commissioner Kopacz
 - Motion carried by voice vote:
 - Ayes: Kelly, Kopacz, Swalwell, Krajecki, Trzaska and Pizzolato
 - Nays: None
 - Absent: None



Village of Hampshire
234 S. State Street, Hampshire, IL 60140
Phone: 847-683-2181 ▪ www.hampshireil.org

FAÇADE IMPROVEMENT PROGRAM APPLICATION

Applicant Information:

Name: Dan Ramadani Phone: (309) 868 3531
Address: 1269 Peoria Street Email: danramadani@yahoo.com

Property Owner Information (if different from applicant):

Name: _____ Phone: _____
Address: _____ Email: _____

Property Information

Business Name: Formerly Rose Garden Restaurant Total Eligible Expenses: \$84,892
Address: 199 S. State Street Parcel Identification Number: 01-22-352-007

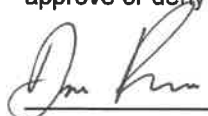
Proposed Improvements (Check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Brick Cleaning | <input type="checkbox"/> Original architectural features repair and replacement |
| <input checked="" type="checkbox"/> Awnings | <input type="checkbox"/> Exterior doors |
| <input type="checkbox"/> Tuck Pointing | <input checked="" type="checkbox"/> Windows and window frames |
| <input type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Shutters |
| <input checked="" type="checkbox"/> Painting | <input type="checkbox"/> Stairs, porches, railings |
| <input type="checkbox"/> Streetscape elements | <input type="checkbox"/> Roof |
| <input checked="" type="checkbox"/> Wall facade repair or improvement | <input type="checkbox"/> Exterior improvements for ADA |
| <input type="checkbox"/> Landscaping | |
| <input checked="" type="checkbox"/> Other | |

Description of proposed work:

Installation of cultured stone on lower 3 feet of front and side building with appropriate capping on top portion.
Upper portion of front of building will be painted while upper portion of side of building will have new vinyl siding or stucco installed. The back of the building will have the first floor painted, 2nd floor will be vinyl siding, and the two windows on either side of the staircase will be replaced.

I agree to comply with the guidelines and standards of the Village of Hampshire facade Improvement Assistance Program and I understand that this is a voluntary program under which the village has the right to approve or deny any project or proposal or portions thereof.



Applicant Signature

4.20.22

Date

Dan Ramadani

Print Name

If the applicant is other than the owner, the owner must complete the following:

I certify that I am the owner of the property located at _____,
Hampshire, IL, and that I authorize the applicant to apply for assistance under the Village of Hampshire
Facade Improvement Program and undertake the approved improvements.

Signatures

Date

Print Names

Proposal

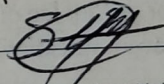
Simon Masonry
Cris Sosa
312-771-1310
29518 Penrose Road
Sterling, IL 61081

PROPOSAL SUBMITTED TO: Dan	JOB NAME Base Garden	JOB #
ADDRESS 199 S State St	JOB LOCATION	
Hampshire, IL 60140	DATE	DATE OF PLANS
PHONE # (309) 868-1695	FAX #	ARCHITECT danramadani@yahoo.com

- We hereby submit specifications and estimates for:
- Remove loose coat of mortar on existing building and apply new mortar.
 - Apply mesh wire with blue teen gun screws on a 60' x 19' wall
 - lay culture stone on an area approx. 4' high on wall, the rest of the wall will have thin brick applied.
 - Finish with smooth finish
 - Apply vinyl siding on back ~~wall~~
 - Replace two windows
 - Replace back door
 - Replace gutters
 - ~~Add stucco~~
 - Also includes stucco, paint and garbage enclosures.
 - Also includes stucco down on the parapet wall
 - Labor, material and clean up included.

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of: **\$75,792**
 \$ **Seventy Five Thousand Seven Hundred and Ninety Two** Dollars
 with payments to be made as follows: **30th** down on start date, balance due on **date of completion.**

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted 

Note - this proposal may be withdrawn by us if not accepted within **30** days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____

Proposal

May 21, 2022

Simon Masonry
Cris Sosa
312-771-1310
29518 Penrose Road
Sterling, IL 61081

PROPOSAL SUBMITTED TO: <u>Dan</u>	JOB NAME: <u>Rose garden</u>	JOB #
ADDRESS: <u>199 S State St.</u>	JOB LOCATION	
<u>Hampshire, IL 60140</u>	DATE	DATE OF PLANS
PHONE # <u>(309) 868-1695</u>	FAX #	ARCHITECT <u>danramadani@yahoo.com</u>

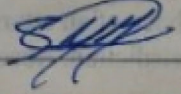
We hereby submit specifications and estimates for:

Lay approx. 1,400 bricks in a parapet wall

No coping including

labor, materials and clean-up included.

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of: \$ 9,100.⁰⁰
Nine thousand, one hundred dollars and no/100 Dollars
with payments to be made as follows: balance paid in full on date of completion

Respectfully submitted 

Note - this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____



INCREDIBLE BUILDERS, INC

102 Park St, Suite B, PO Box 794
 Hampshire, IL 60140
 844-447-3424

Estimate

ADDRESS
 Dan Ramadani
 199 S. State St.
 Hampshire, IL 60140
 (309) 868-1695

ESTIMATE 3149
 DATE 05/23/2022

DESCRIPTION	AMOUNT
MASONRY To install a cultured stone on lower 3' of front and side of building. We will need to box around gas meters. Also, fix corner of parapet wall at front of building. \$7.00 per sq. ft. material allowance.	28,586.00
MASONRY We will install panel brick on side and upper half of rear of building. We will box around electric service pipe on side of building. We will go over existing. This will sit on cultured stone knee wall and go up to roof. \$8.00 per sq. ft. material allowance.	63,861.00
PAINT Paint the front stucco and rear block wall.	8,936.00
AWNING Remove and replace canvas of awnings. We will reuse the frame structure. To stay the same square look just new colors.	12,357.00
WINDOWS Replace 3 rear upper windows.	5,478.00
GUTTERS Replace rear gutters.	1,560.00
DOORS Replace rear door.	875.00
PARAPET WALL To rebuild wall to be same height across the top of building in the front only.	8,075.00
SIGN Remove existing sign and dispose of.	2,483.00

- Exclusions:
 Permit fees
 Architectural fees
 ComEd Relocation Fees
 Nicor Relocation Fees
 No appliances
 No landscaping

If IBI handles any customer supplied material a 10% delivery and handling charge will be added.

Payment Terms:

20% Deposit before we apply for permit (Permit and Architectural fees are non-refundable)

20% Deposit before material is ordered

30% After framing is complete

20% After rough inspection

10% At job completion

Prices good for 14 days.

Credit cards are accepted at a 3% service charge.

TOTAL

\$132,211.00

Accepted By

Accepted Date



- 1) Roof Capping
- 2) New Paint
- 3) Cultured Stone
- 4) Brick
- 5) New Stucco



- 1) Strip old paint and re paint
- 2) Replace exterior door
- 3) Repair smaller, lower portion of roof as needed
- 4) Vinyl siding
- 5) Replace window
- 6) Replace gutter system in back of building

Village of Hampshire Facade Improvement Program

APPLICATION

Property Information: B. PARAMGURU 9 LLC DBA BLOCK'S FRESH MARKET

Business Name; Address: 199, MAPLE PLACE, HAMPSHIRE, IL- 60140

Property Identification Number (PIN#): 01-22-352-010

Applicant Information:

Name: MITAL PATEL

Mailing Address 199, MAPLE PLACE, HAMPSHIRE, IL. 60140

Phone: (847) 683-2531

Email: Blocksfreshmarket@gmail.com

Property Owner Information (if different from applicant):

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

Proposed Improvements (Check all that apply):

- Brick Cleaning
- Awnings
- Tuck Pointing
- Exterior Lighting
- Painting
- Streetscape elements
- Wall facade repair or improvement
- Landscaping
- Original architectural features repair and replacement
- Exterior doors
- Windows and window frames
- Shutters
- Stairs, porches, railings
- Roof
- Exterior improvements for ADA
- Other

Description of proposed work: _____

I agree to comply with the guidelines and standards of the Village of Hampshire facade Improvement Assistance Program and I understand that this is a voluntary program under which the village has the right to approve or deny any project or proposal or portions thereof.


Applicant Signature

5-12-22
Date

Mital Patel
Print Name

If the applicant is other than the owner, the owner must complete the following:

I certify that I am the owner of the property located at 199 Maple Place, Hampshire, IL, and that I authorize the applicant to apply for assistance under the Village of Hampshire Facade Improvement Assistance Program and undertake the approved improvements.

Date

Signature(s)

Print Names

Heit Construction
 45W461 Kelley Road
 Hampshire, IL 60140
 (847)815-6136
 jeff@heitconstruction.com



Estimate

ADDRESS

Blocks country market

ESTIMATE # 1336

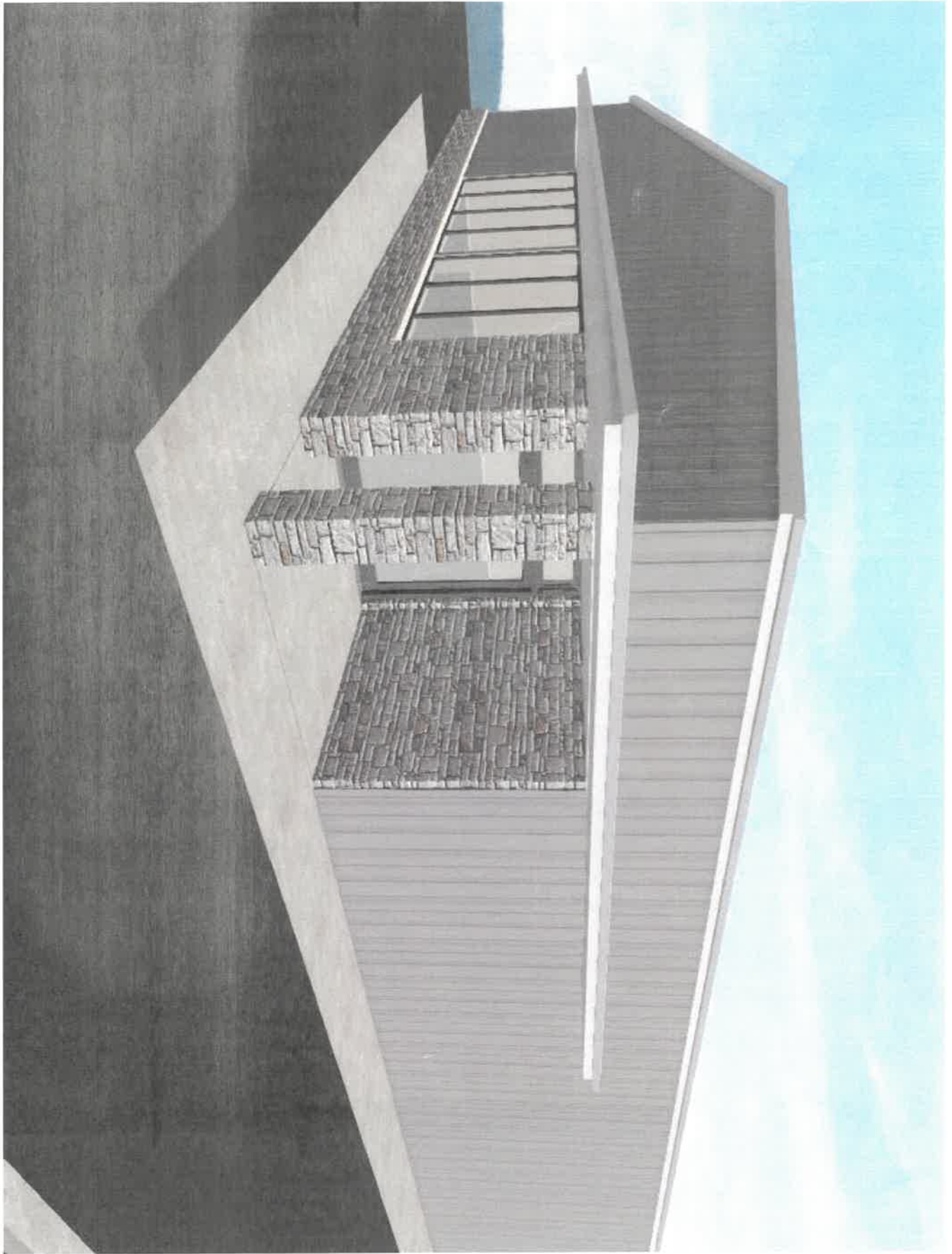
DATE 05/02/2022

EXPIRATION DATE 08/02/2022

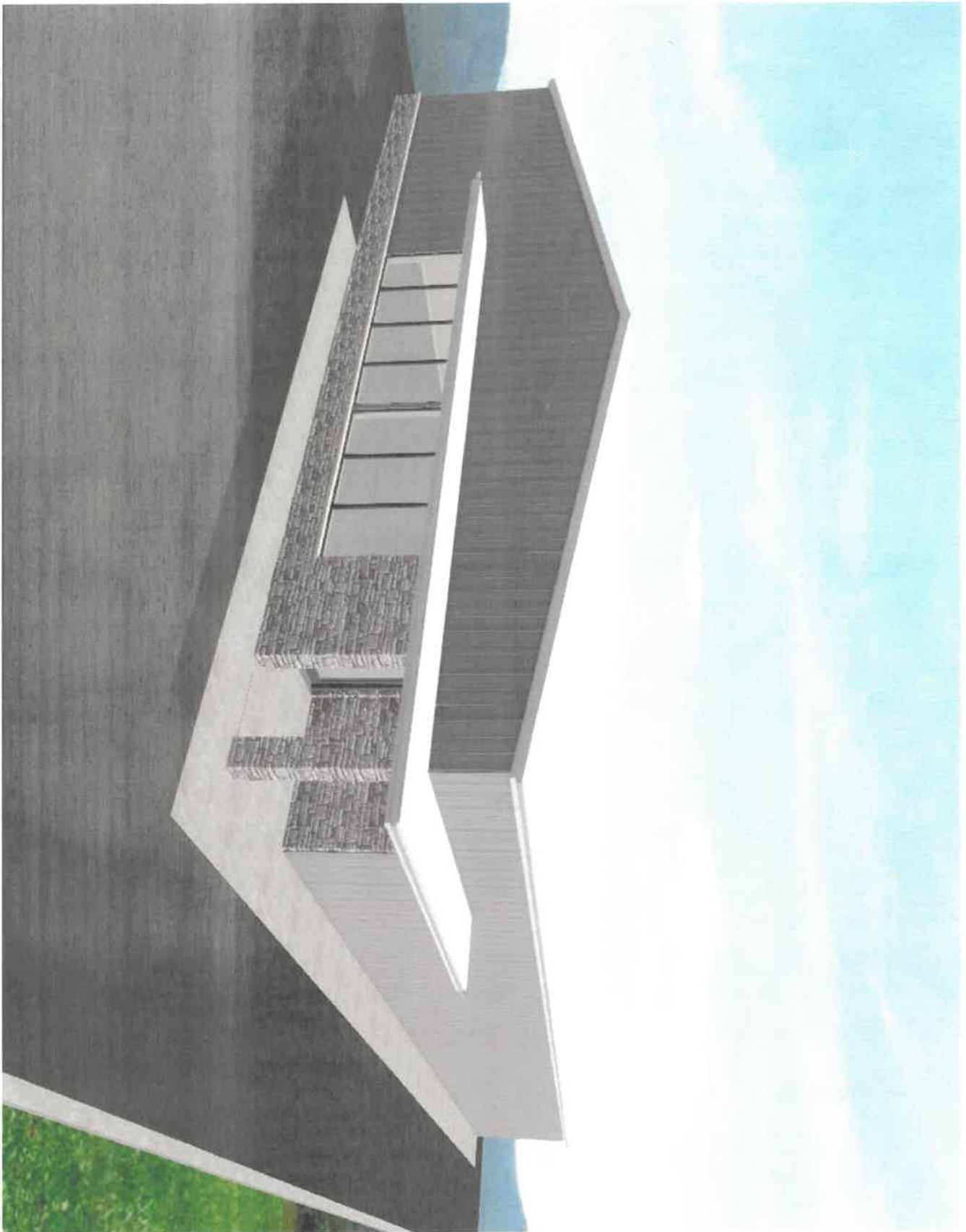
ACTIVITY	QTY	RATE	AMOUNT
Services Cultured stone installation, (approx. 340 sf Install stone on front of building w/ limestone cap. Stone to be installed over all existing brick on walls and column			12,975.00
Services Painting: Power wash areas to be painted Apply (2) coats of paint on east and south side of building Paint overhang with (2) coats			11,500.00
Services Install new gutter on lower overhang.			2,120.00
Services Drawing			500.00
TOTAL			\$27,095.00

Accepted By

Accepted Date



A-1	SHEET:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:	NO.	DESCRIPTION	BY	DATE	
	N.T.S.	04-11-2022	DESIGNER	BLOCK'S COUNTRY MARKET 199 MAPLE HAMPSHIRE, IL 60140	3D RENDERING CAMERA 1					



A-3	SHEET:	N.T.S.	SCALE:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:	NO.	DESCRIPTION	BY	DATE	
				04-11-2022	DESIGNER	BLOCK'S COUNTRY MARKET 199 MAPLE HAMPSHIRE, IL 60140	3D RENDERING CAMERA 3					