

Village of Hampshire
Business Development Commission
Downtown Beautification Subcommittee

July 11, 2022, 7:00 p.m.
Hampshire Village Hall
234 S. State Street
Virtual Meeting and Live Meeting

AGENDA

1. Call to Order
2. Roll Call and Establish Quorum
3. Approval of Minutes from April 11, 2022
4. Approval of Minutes from June 6, 2022
5. Old Business
 - a. Wayfinding Signs
6. New Business
 - a. Review Façade Grant Application - The Kave at 123 Washington Ave.
7. Public Comments
8. Announcements
9. Adjournment

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.

Beautification Meeting

April 11, 2022

Present: Bill Swalwell, Michelle Bunkowske, Christina Tuminero, Jeanie Mayer

Remote Attendance: Lynn O'Shea

Call to Order at 7:06pm.

Review of Minutes from July 12, 2021.

Motion to accept: Jeanie, Seconded by Lynn, Motion carried

Façade application from Brandon Roberts and Chris Jones for 124 S State Street, AKA Hampshire Social

Please see submitted app for complete reference. Bill met with applicants 4 times to talk about scope. The morning coffee shop/afternoon & evening wine and beer establishment proposes to sell locally sourced craft beers and wines, and coffee.

Improvements include an outdoor seating area, brick recoloring to complement existing buildings nearby, Chimney removal in back, reconfigured west elevation, new double glass doors on front, collapsible side windows, new transom, 450 sqft patio with stamped concrete, privacy fencing with gate, among other improvements.

The work can be seen from the right of way both in front and in back making the proposal eligible for the grant.

Color treatment necessary to match brick on rear elevation due to repairs to existing masonry and the new door and window.

The committee discussed the awning that is proposed. Beneficial to block the sun for outdoor diners, but concern was raised about the high winds and how it will hold up in the long run.

Bill noted there was a change in flatwork from \$7360 to \$9817.50, bringing the total cost to \$76,541.50.

Josh Wray shared that the board approved \$100,000 for 2122-23 FY for the façade program.

Bill mentioned two additional grant applicants he spoke with who may also have requests coming in this year: Rose Garden and Blocks Fresh Market.

The Rose Garden project is awaiting quotes for masonry work to replace the lower third along the length of the restaurant on Jefferson Ave. with limestone-type product and also repair/replace broken parapet wall along the top of the building.

Block's may be proposing replacement of their awnings with ne metal ones along two sides of their building at Maple and Jefferson to help cover sidewalks along the building.

The beautification committee discussed the importance of the current proposal and Lynn noted that funding it at the maximum of 75% would still allow over \$40,000 for other projects should they come in.

Michelle made a motion to recommend to the BDC approval for the grant and proposed funding the project at 75% due to the scope of the improvements, and the impact they will have for the downtown.

Motion seconded by Christina.

Roll call vote: 5 ayes, no nays. Motion carried.

The Committee discussed the wayfinding sign project. Bill recalled the guideline offered by Dave Pizzolatto that the signs needed to be much bigger than the current ones with less writing on them – a minimum of 6" capital letters and 4" lower case lettering needed in order to be read by people in cars traveling at 25mph or less.

Bill appointed Michelle and Christina to resume discussions with Mike Armato from Signarama, who made our sample signs, and see about new quotes.

No additional business or discussion.

Motion to adjourn at 8:05pm made by Michelle, Seconded by Christina, Approved by all.

Submitted by Jeanie Mayer

The Village of Hampshire

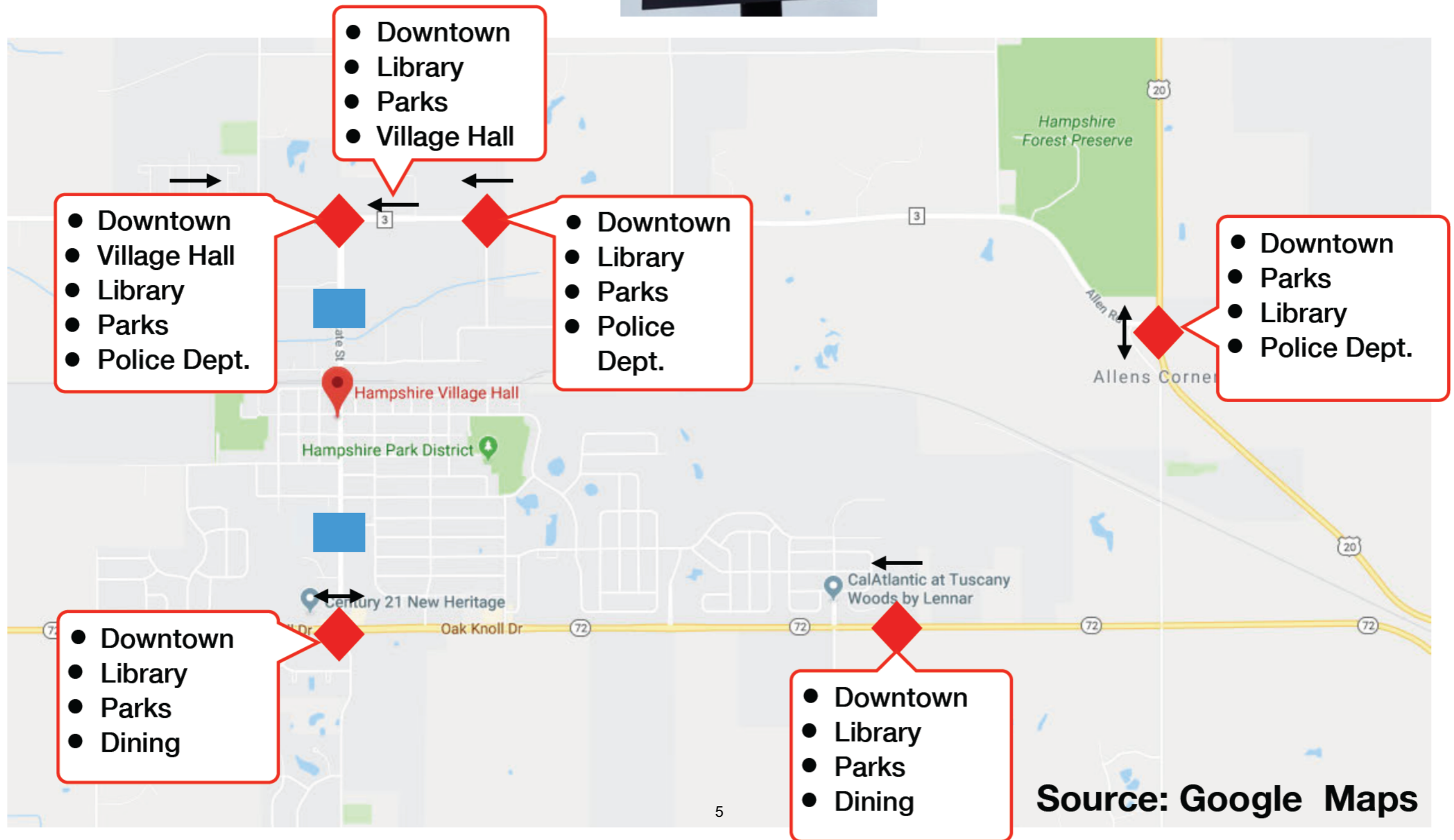
Way-finding Sign Location Proposal
July 2018



Building Awareness

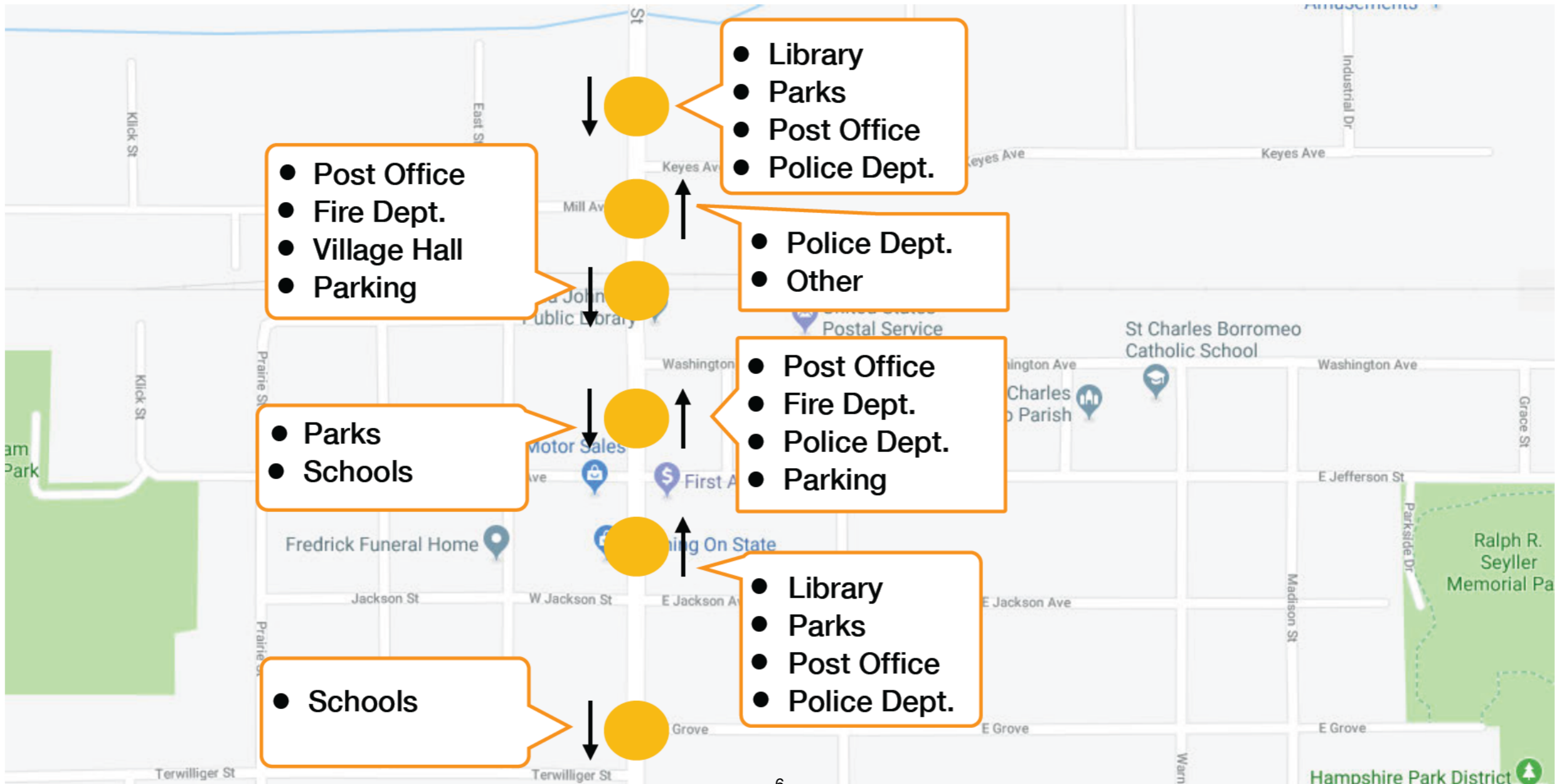


Defining Downtown (optional)

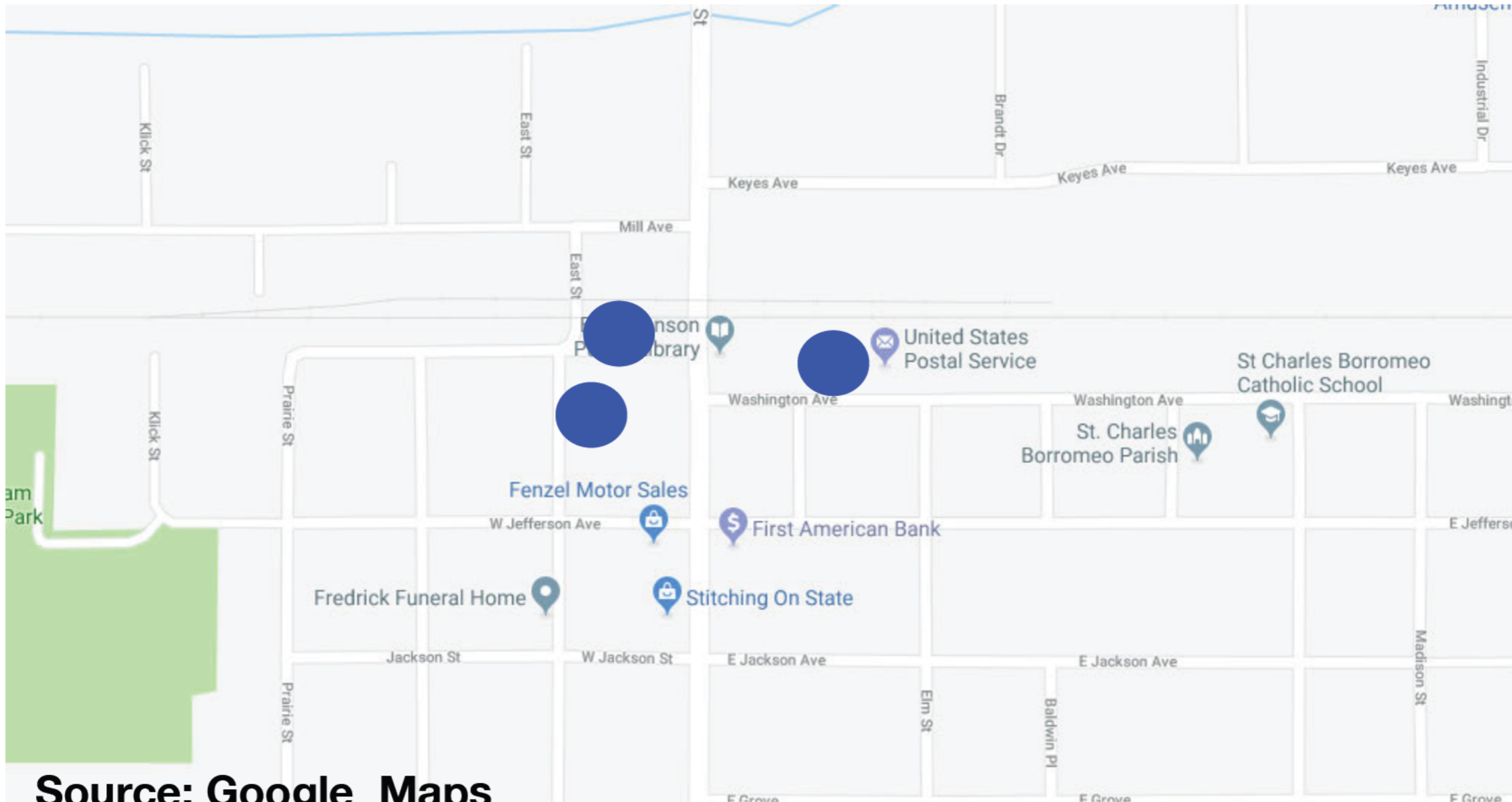


Source: Google Maps

Directional



Public Parking



Source: Google Maps



Things to consider:

- **Leverage resident survey data to identify areas of needed awareness.**
- **All signage is a representation of the village, so it should stand out. It also should stick to a common theme for all way finding signs to allow users to easily identify them.**
- **Signs should be placed at decision points (not after them), drive people to unknown locations and in areas without competing signs around it.**
- **Ensure signage is placed before or at decision locations and not after them.**
- **Downtown doesn't necessarily need to have a naming convention added to define it (e.g. "historic", "old town", etc.)**
- **Since some people may not have good sight, the use of color should also be used to denote categories of locations (e.g. "Parks" would be green)**
- **Design should be able to allow for sections to be updated as locations change without the entire sign having to be replaced.**



Things to consider:

- **Size of lettering on each sign should follow the Department of Transportation 2009 Edition Chapter 2D. Guide Signs—Conventional Roads**
- **Section 2D.06 Size of Lettering**
 - **01- Sign legibility is a direct function of letter size and spacing. Legibility distance has to be sufficient to give road users enough time to read and comprehend the sign. Under optimum conditions, a guide sign message can be read and understood in a brief glance. The legibility distance takes into account factors such as inattention, blocking of view by other vehicles, unfavorable weather, inferior eyesight, or other causes for delayed or slow reading. Where conditions permit, repetition of guide information on successive signs gives the road user more than one opportunity to obtain the information needed.**
 - **03-The principal legend on guide signs shall be in letters and numerals at least 6 inches in height for all upper-case letters, or a combination of 6 inches in height for upper-case letters and 4.5 inches in height for lower-case letters. On low-volume roads (as defined in [Section 5A.01](#)) with speeds of 25 mph or less, and on urban streets with speeds of 25 mph or less, the principal legend shall be in letters at least 4 inches in height for all upper-case letters, or a combination of 4 inches in height for upper-case letters and 3 inches in height for lower-case letters.**



Things to consider:

- Signs have put up and have remained up for years, which add to clutter and signage “noise.” These will compete with way finding signs and should be taken down.

Rt. 72 - Tuscany Woods



Main St. - North of town





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

FAÇADE IMPROVEMENT PROGRAM APPLICATION

Applicant Information:

Name: GINA PEARSON Phone: [REDACTED]
 Address: [REDACTED] Email: [REDACTED]

Property Owner Information (if different from applicant):

Name: DAVID RUTH Phone: [REDACTED]
 Address: [REDACTED] Email: _____

Property Information

Business Name: THE KAVE Total Eligible Expenses: \$37,200.00
 Address: 123 WASHINGTON AVE Parcel Identification Number: 01-22-352-008

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 checked="" type="checkbox"/> Tuck Pointing | <input 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 checked="" type="checkbox"/> Roof |
| <input type="checkbox"/> Wall facade repair or improvement | <input type="checkbox"/> Exterior improvements for ADA |
| <input type="checkbox"/> Landscaping | |
| <input checked="" type="checkbox"/> Other <u>NEW GUTTERS/DOWNSPOUTS</u> | |

Description of proposed work:

- * TEAR OFF UPPER ROOF & REPLACE W/NEW ASPHALT SHINGLES
- * TEAR OFF CEDAR SHAKE ROOF ON LOWER AWNING & REPLACE w/METAL ROOF.
- * REPAIR ALL UPPER SOFIT/FASCIA & SIDING.
- * TUCK POINT LOWER EAST SIDE OF BUILDING
- * REPAINT & STAIN VARIOUS AREAS
- * INSTALL NEW Gutters & Downspouts on upper roof.

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.

David Ruth
Applicant Signature

6/13/22
Date

David Ruth
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 123 Washington Ave.
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.

David Ruth / Gina K Pearson

David Ruth
Signatures

6/13/22
Date

David Ruth / Gina K Pearson

DAVID C RUTH
Print Names



The Kave

123 Washington Ave - Hampshire IL

Facade Improvement Program Committee,

6/13/2022

The Ruth family started their bar business in 1935 with our Grandfather Charlie Ruth and then in 1965, our father Orris Ruth bought into the business. After his many years and changing locations downtown to Washington St., Chuck's Pub was the place to go to have a drink. Now for just over 14 years son David Ruth and daughter Gina Pearson own the 3rd generation bar in the great downtown of Hampshire, now called The Kave. That's over 65 years of slinging Old Style to the residents of Hampshire! The current location was originally a black smith shop, followed by the Post Office. Then it was turned into Chuck's Tap, Chuck's Pub and now The Kave. We are proud to have a family business that has been such a success in a small town. Although times are not always easy, especially during our recent pandemic. Our goal always has been and will continue to be to serve the community of Hampshire and grow with it as time moves along.

During the pandemic, we were forced to think outside the box and be creative as to how we would bring customers to our location. Not being a bar that offers food or being able to offer inside entertainment, we decided to bring various food trucks to Hampshire and schedule downtown concerts! Something that had never been before! Those two things have grown and we are excited to see how much more we can offer the community in the future.

Last year we started to work on some well overdue projects on the building. With hosting concerts we wanted to spruce up the place! Starting these smaller projects, it made us realize how truly the building is in need of repair. We started painting windows and shutters, but realized there was a much bigger list of things that needed to be addressed quickly! The following is the beginning of the list that we will need to accomplish this year and you will see in the pictures there is more work to be done. We took the building and broke it down into what needed the most attention!

When we heard of the Facade improvement program we were hopeful that these large projects would now be accomplished. As you all know, just coming out of the pandemic business is just starting to pick up again. With the downtown being redone we are losing money again. This is an opportunity for us to get this work funded in a way that would not be possible under normal circumstances. We can't wait for the downtown to be redone and beautiful again. With the help of this program, we are confident this will continue to help The Kave represent Hampshire in the most beautiful way.

Thank you for your time and consideration of our application.

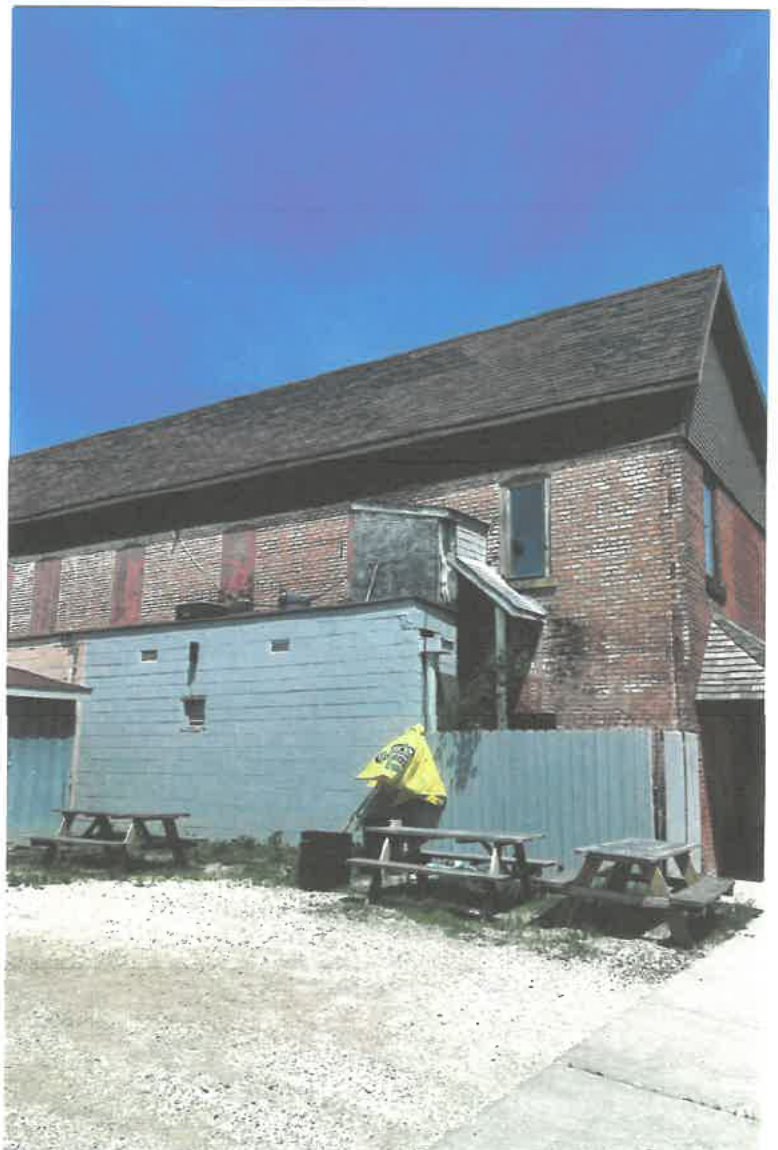
David Ruth and Gina Pearson



THE TOP ASPHALT
ROOF WILL COMPLETELY
TORN OFF & REPLACED
WITH 30YR. ARCHITECTURAL
SHINGLES.

THIS ROOF WAS LAST
SHINGLED IN 1990!

*NEW GUTTERS & DOWNSPOUTS
WILL BE INSTALLED ON
THE UPPER ROOF IN BOTH
THE FRONT & REAR OF
THE BUILDING.





THE FRONT
& SIDE
AWNINGS,
WILL BE
REPLACED
WITH A
METAL ROOF.

(SIMILAR TO
THE ONE AT
PETERSON'S PROPANE
OFFICE ON STATE ST)



THE ENTIRE EAST SIDE WALL UNDER THE AWNING IS IN DESPERATE NEED OF TUCK POINTING. THIS WALL WILL BE REPAIRED.





ALLEY SIDE BRICK WALL
WILL BE PAINTED.

ALL UPPER WINDOWS ON BACK
WILL BE RE-PAWNTED.

BACK WALL & FENCE
WILL BE REPAWNTED

UPPER STAIR COVER
WILL BE REPAIRED
& RE-PAWNTED.





FRONT & SIDE ENTRY OAK WILL BE
SANDED, RE-STAINED & NEW POLYURETHANE
WILL BE APPLIED.



FRONT, UPPER
RIGHT SIDING,
SOFFIT & FASCIA
WILL ALL BE
REPAIRED. INCLUDED
IN ROOFW6 BID.



FRONT
SOFFIT, FASCIA,
1/2 SIDING WILL
BE CLEANED &
POWER WASHED.



AFTER PICTURES OF
OUR 2021
EXTERIOR PAINTING!

SOME MORE PICS
OF OUR 2021
EXTERIOR PAINTING
TRANSFORMATION.





BEFORE
PICTURES OF
OUR 2021
PAINTING OF
EXTERIOR
WINDOWS &
SHUTTERS





AFTER PICTURES OF OUR 2021
EXTERIOR WINDOW & SHUTTER
PAINTING!

Proposal

Page No.

of

Pages

Eickhorst Construction, Inc.
 160 Oak Street
 Hampshire, IL 60140
 Office: 847-683-4916 Cell: 847-871-3419

2598

PROPOSAL SUBMITTED TO The Kave		PHONE	DATE May-2022
STREET Washington st		JOB NAME Reroofing + Gutter	
CITY, STATE and ZIP CODE Hampshire IL		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

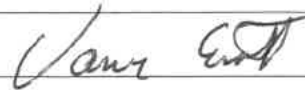
Tear off upper roof shingles + metal edging.
 Remove shake shingles from 2 lower entrance roofs.
 Replace any bad wood if need for 3rd per sq foot.
 Ice + Water shield to code - felt - rake + drip metal - Vents - Plumbing.
 Fix loose upper fascia + Soffit siding N-W corner +
 Haulaway all debris daily - Flash Brick walls -
 Pro Rib style roofing on entrance roofs - metal Fascia also.
 30 yr architectural style shingles upper roof.
 5 inch seamless gutter's on upper roof section
 North + South side 4 set's down spout's
 Fix loose siding + Fascia on upper corner of
 building North west corner.
 Pick up permits.

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows: **UPON Completion of job** dollars (\$ **32500⁰⁰**).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature



Note: This proposal may be withdrawn by us if not accepted within _____ 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. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

IKO StormShield®

ICE & WATER PROTECTOR



Ice & Water Protector

An economical modified bitumen roll roofing product with a self-adhesive backing protected by a silicone-treated release sheet, which is easily removed during installation.

- ✓ Helps prevent water leakage due to ice dams and wind-driven rain
- ✓ Improved flexibility for superior performance
- ✓ Slip-resistant surface for safe application
- ✓ Tear-resistant membrane
- ✓ Glass fiber-reinforced for extra strength
- ✓ Self-adhesive for watertight sealing
- ✓ Self-sealing around roofing nails

PRODUCT SPECIFICATIONS

Length	65' (19.8 m)
Width	36" (914 mm)
Package	195 sq. ft. (18.1 m ²)

Note: All values shown are approximate



Protects Against Wind-Driven Rain

Rain, propelled by wind is blown under the shingles, allowing water to penetrate through the unprotected roof deck, causing interior damage. Roofs with lower slopes (2:12 to 5:12) are even more susceptible to this problem.



Helps Prevent Ice Dams

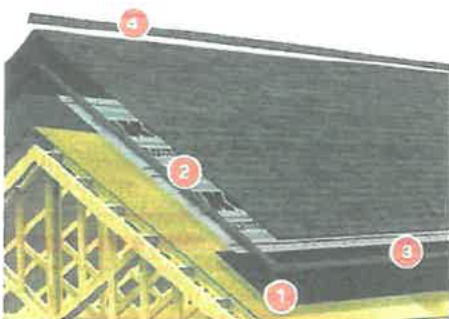
When melted snow runs down the roof to the colder eaves, an ice dam can form and cause water to back up under the shingles. Eventually, the water penetrates the unprotected roof deck and leaks through, damaging the building's interior.

PRO4

ROOFING COMPONENTS

Shingles alone are usually not enough to protect your home.

IKO has developed superior multilayered roofing components incorporating our industry-leading products. A complete roofing system ensures your roof's optimum performance.



1. **Eave Protection.** GoldShield™, ArmourGard™ or IKO StormShield® Ice & Water Protectors and IKO GoldSeam™ Roof Sealing Tape.
2. **Underlayment.** Stormtite® or RoofGard – Cool Grey™
3. **Roof Starters.** Leading Edge Plus™ or EdgeSeal®
4. **Ridge Cap Shingles.** Hip & Ridge™ Series or Ultra HP®

Use IKO StormShield® Ice & Water Protector on these critical roof areas.



Find out more about our products now by talking to an IKO sales representative or your professional contractor or contact us directly at: **United States 1-888-IKO-ROOF (1-888-456-7663), Canada 1-855-IKO-ROOF (1-855-456-7663).** Or visit our website at: IKO.COM.

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Leading Edge Plus

STARTER STRIPS



The latest evolution of starter strip.

By installing Leading Edge Plus shingles along the eaves and rakes, you have a straight guide for laying the first course of shingles and trimming the overlying courses. The sealant strip along their bottom edge creates a tight seal to protect shingle ends against wind damage and reduce shingle blow-offs. You no longer have to waste time and material cutting regular shingles to size.

So what is the advantage of using IKO's Leading Edge Plus starter strip shingles?

Leading Edge Plus shingles are fast, easy and convenient to apply. They can be used with any manufacturer's asphalt shingle, not just IKO's.

Leading Edge Plus starter strip shingles are perforated down the middle so you get two starter strips out of each one, and you don't even need a knife to cut them, which will save you valuable time.

Leading Edge Plus gives you 36 starter strips per bundle. Each shingle is more compact, yet yields twice as many strips. So you really can do more with less.

Try Leading Edge Plus on your next project!

PRODUCT SPECIFICATIONS

Length	40-7/8" (1,038 mm)
Width	7-7/8" (200 mm)
Shingles per bundle	18 x 2 = 36
Coverage per bundle	123 sq ft (37 sq m)
Bundles per skid	45

Note: All values shown are approximate.



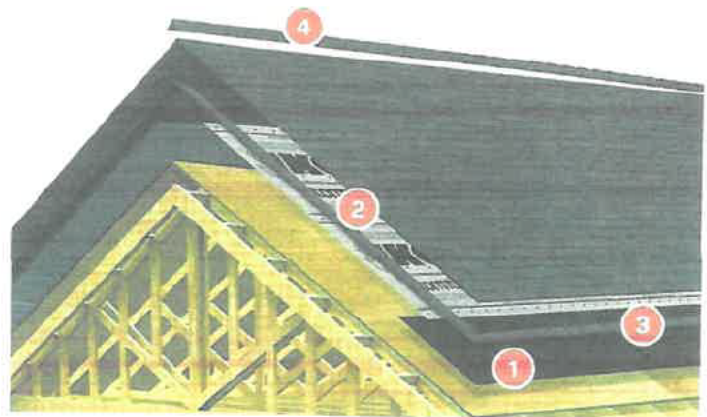
PRO4

ROOFING COMPONENTS

BEAUTY. QUALITY. PERFORMANCE.
From the outside in.

Shingles are your home's first line of defense, but they protect, perform and look their best when you choose **IKO PRO4 Roofing Accessories** to go with them.

1. **Eave Protection.** GoldShield™, ArmourGard™ or StormShield™ Ice & Water Protectors and IKO GoldSeam™ Roof Sealing Tape
2. **Underlayment.** Stormtite™ or RoofGard – Cool Grey™
3. **Roof Starters.** Leading Edge Plus™
4. **Ridge Cap Shingles.** Hip & Ridge Series or IKO Ultra HP®



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Find out more about our products now by talking to an IKO sales representative or your professional roofing contractor, or contact us directly at: **United States 1-888-IKO-ROOF (1-888-456-7663). Canada 1-855-IKO-ROOF (1-855-456-7663).** Or visit our website at **IKO.COM**.

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Member of

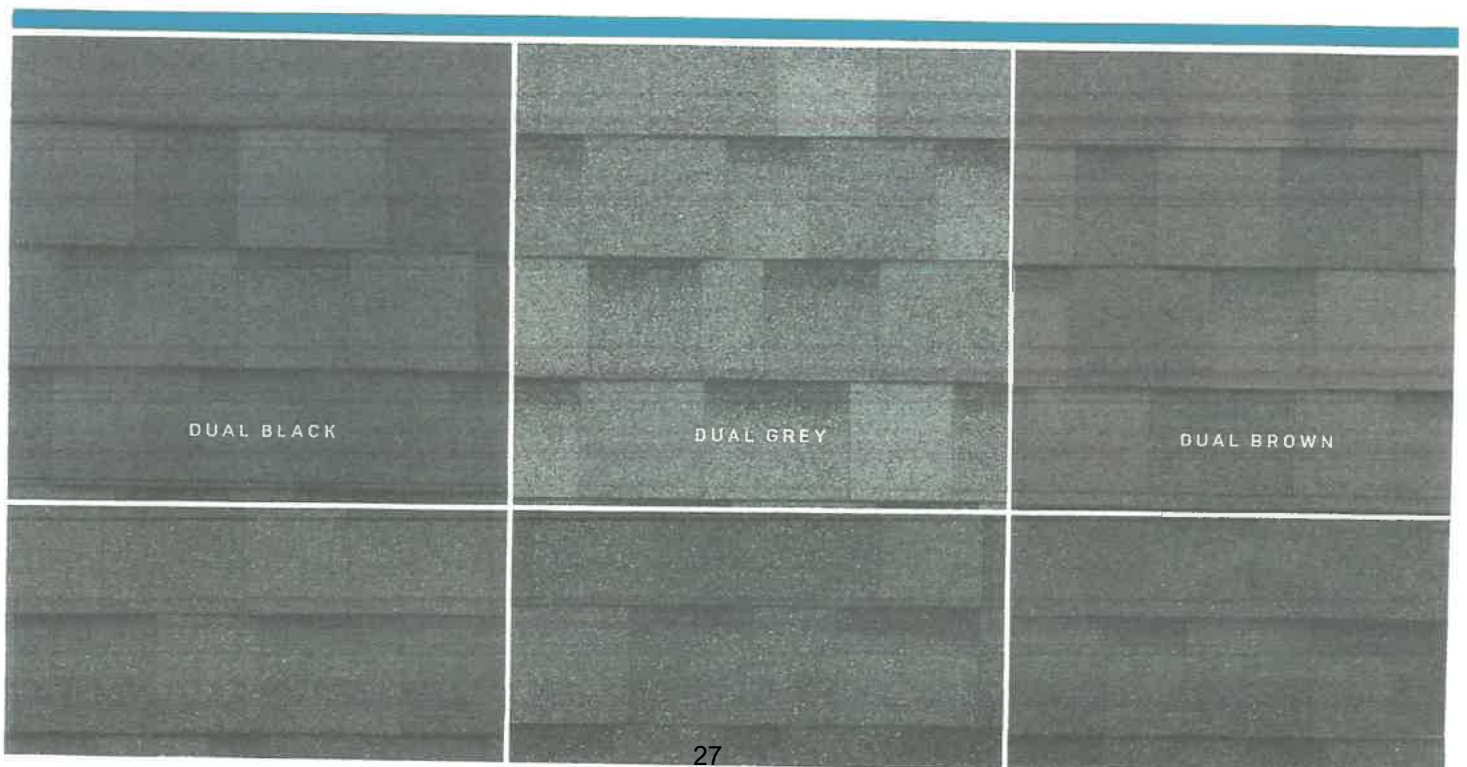
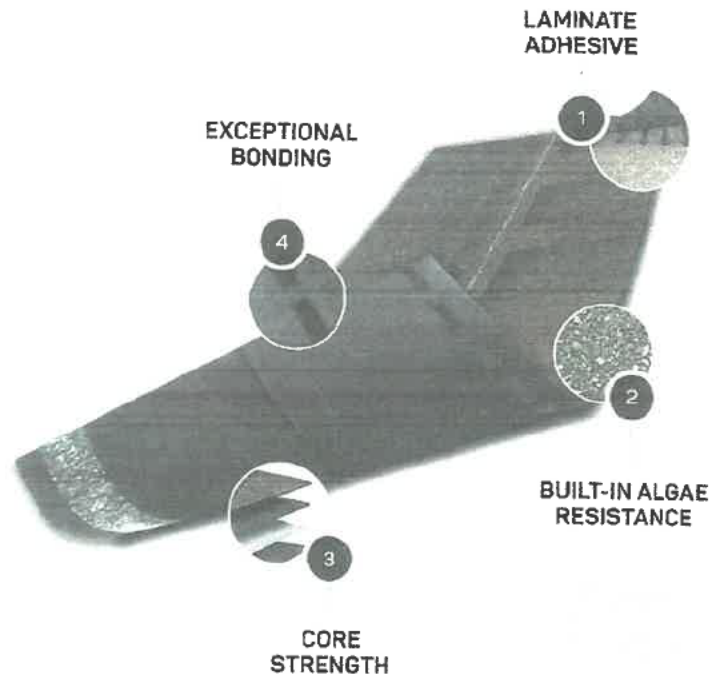


BEAUTY You Can See. QUALITY You Can Feel.

NOW THAT IT'S TIME TO REPLACE YOUR ROOF, WHY TAKE ANYTHING FOR GRANTED? We never do. Since 1951, IKO has been protecting American homes and families just like yours against the elements.

Whether it's elegant and sophisticated or laid-back and casual, or somewhere in-between, **IKO Cambridge® Architectural shingles** come in a wide range of stunning color blends to express your personality, reflect your taste and potentially boost your home's resale value too.

Their modern, laminated two-piece design provides the depth, dimension and texture of genuine wood shakes for an upscale appearance without the upscale price tag. Now unleash your exterior designer and dress up your home with an exciting new look, for less than you might expect.



PERFORMANCE You Can Trust.

- 1 **LAMINATE ADHESIVE.** Five strips of our tough, construction-grade adhesive are used to laminate the shim to the tooth.
- 2 **BUILT-IN ALGAE RESISTANCE.** Special colorfast granules embedded in the shingles' surface help inhibit the growth of blue-green algae that can cause unattractive black stains, streaks and discoloration.
- 3 **CORE STRENGTH.** Our resilient fiberglass mat is coated top and bottom with weathering asphalt, then surfaced with colored granules. It's heavy-duty for exceptional durability and structural integrity.
- 4 **EXCEPTIONAL BONDING.** IKO's FastLock® sealant on the shingles' bottom edge gets extra-tacky when activated by the sun's heat. This creates a strong bond to help ensure maximum protection against wind uplift, blow-off and water penetration.

THE IKO ADVANTAGE

Limited Warranty ¹	Limited Lifetime
Iron Clad Protection ¹	10 Years
Limited Wind Warranty ¹	110 mph (177 km/h)
Limited High-Wind Warranty Upgrade ^{1,2}	130 mph (210 km/h)
Blue-Green Algae Resistant ¹	Yes

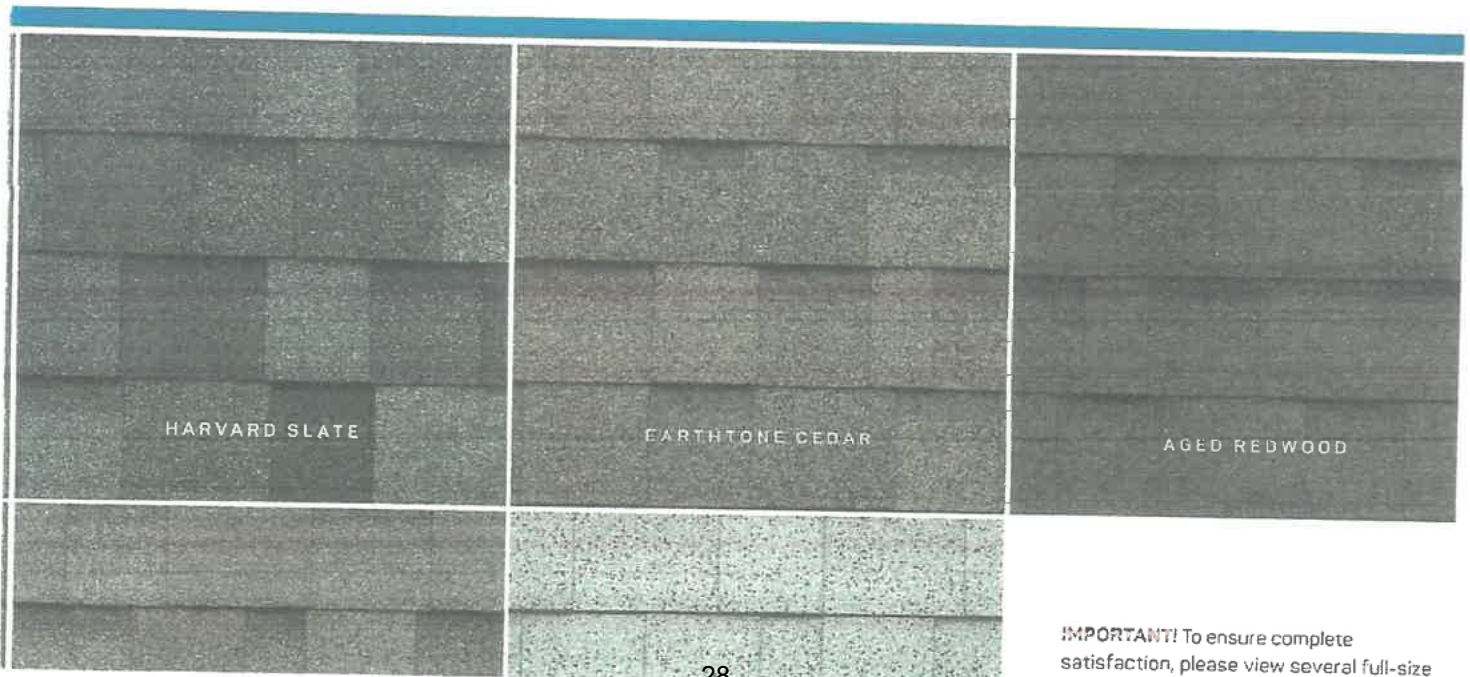
PRODUCT SPECIFICATIONS³

Length	40 7/8 in (1038 mm)
Width	13 3/4 in (349 mm)
Exposure	5 7/8 in (149 mm)
Coverage per Bundle	33 1/3 ft ² (3.1 m ²)
<i>(3 bundles = 1 full square = 100 sq ft coverage)</i>	

STANDARDS⁴

ASTM D3462, ASTM D3018, ASTM D3161 – Class F,
ASTM D7158 – Class H, ASTM E108/UL 790 – Class A.

Note: Product and color availability may vary by region. Products with Miami Dade NOA, FBC product approval and Texas Department of Insurance listings are available. Please contact IKO for details. ¹See Limited Warranty at IKO.com for complete terms, conditions, restrictions and application requirements. Shingles must be applied in accordance with application instructions and local building code requirements. ²High-wind application is required. ³All values shown are approximate. ⁴Products are developed with reference to these standards.



IMPORTANT! To ensure complete satisfaction, please view several full-size



Masonry bid

1 message

David Ross <davidrossmasonry@gmail.com>

To: bobpearson31@gmail.com

Sat, May 28, 2022 at 6:44 PM

Work to be done on the east side of the Kave underneath the awning.

Relay brick on south east lower corner where they are falling out , then tuck point the rest of the areas under the awning that have cracked mortar joints.

Price for work listed above : \$1,800.00

Sent from my iPhone

MLE ENTERPRISES

MATT ELLETT- OWNER

JUNE 3RD 2022

ESTIMATE: FOR: THE KAVE LOCATION: 123 WASHINGTON AVE. HAMPSHIRE, IL

THE FOLLOWING ESTIMATE INCLUDES ALL LABOR AND MATERIALS TO COMPLETE JOB. THE FOLLOWING WORK WILL INCLUDE:

1. POWER WAS SOFIT, FACIA, GUTTERS, AND SIDING
2. PAINT EXTERIOR FENCING AROUND DUMPSTER
3. PAINT EXTERIOR CINDER BLOCK ALONG ENTIRE REAR OF BUILDING, CONTINUING ALONG THE ALLEY ON THE WEST SIDE OF BUILDING..
4. SAND, RE-STAIN AND POLYURETHANE OAK TRIM AND PANELS THAT SURROUND BOTH THE FRONT AND SIDE ENTRY DOORS,
5. SCRAPE, CAULK AND PAINT ALL UPPER EXTERIOR WINDOWS ON REAR OF BUILDING TO MATCH THE NEWLY PAINTED FRONT AND SIDE WINDOWS. (COLORS SCHEME TO MATCH)
6. REPAIR AND PAINT UPPER STRUCTURE AT TOP OF STAIRS LEADING TO FLAT ROOF (COLORS TO MATCH)

ALL PAINTS AND STAINS WILL SHERWIN WILLIAMS TOP OF THE LINE PRODUCTS.

TOTAL ESTIMATE \$ 2,900.00