

Meeting Agenda
Business Development Commission
July 14, 2021 6:30 p.m.
234 S. State St, Hampshire, IL 60140

1. Call to Order
2. Public Comments
3. Review of minutes from June 9, 2021 meeting
4. Presentation by Bonnie Engel of Hampshire Township Historical Society
5. Discussion of Streetscape delay
6. Commercial Land Development
 - A. Review of Concepts
7. Brochure Discussion
 - A. Update on pictures/maps
8. Beautification Committee Report
 - A. Review of Application for 148 E Washington
 - B. Vote on Application for 148 E Washington
 - C. Review of Application for 165 State Street
 - D. Vote on Application for 165 State Street
 - E. Review of Application for 129,137, 141 State Street
 - F. Vote on Application for 129,137, 141 State Street
9. Hampshire's Very Own
 - A. List of remaining companies
 1. Randy Ross Gas Pump (July)
 2. Roy's Place (August)
 3. Mama Toom (September)
 4. Jimmy's Sports Bar (October)
 5. Christina Michelle Salon (November)
10. Update on new or existing businesses in the village
11. Adjourn

Attendance: By Executive Order of the Governor, No. 2020-10 and No. 2020-18, all public and public hearings for essential governmental services through May 30, 2020, may be held by video or tele conference, provided there is an accommodation for the public to participate, and submit questions and comments prior to meeting. If you would like to attend by Video or Tele

Conference, you must e-mail the Village Clerk with your request no later than 24 hours prior to the meeting and a link to participate will be sent to your e-mail address the day of the meeting, including all exhibits and other documents (the packet) to be considered at the meeting.

Public Comment: Comments or questions may be submitted to the Village Clerk no later than 4:00 PM on the day prior to the meeting, by email to Lvasquez@hampshireil.org. Any written comments so received shall be noted in the minutes of the meeting.



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 Trustee Ryan Krajecki in person and through a MS Teams video chat on June 9, 2021

Call to order at 6:33 pm

Virtual: Commissioner David Pizzolato

In-person: Commissioners Bill Swalwell, Susie Kopacz, Ryan Krajecki, Trustee Aaron Kelly and Village Administrator Jay Hedges

Absent: Commissioners Ian Lamp and Karen Trzaska

Public Comments:

- None

Meeting Minutes Approval From 5/12/21:

- Commissioner Kopacz moved to make a motion to approve with noted changes to the 5/12/21 meeting minutes.
 - Second by Commissioner Pizzolato
 - Motion carried by voice vote:
 - Ayes: Pizzolato, Kopacz, Swalwell, Krajecki and Kelly
 - Nays: None
 - Absent: Lamp and Trzaska

BDC Ambassador Program

- Though not in attendance, Commissioner Trzaska and Jeanie Mayer will wait until the business brochure is complete, so it can accompany the letters that go out in June.

Commercial Land Development

- Commissioner Pizzolato walked through the first phase of recommended commercial zoning changes to the Village's comprehensive plan for future growth. The BDC provided feedback and changes, which will be presented back to the BDC at July's meeting.

Entrepreneurial Discussion

- Commissioner Krajecki shared that there is no update and this topic will be tabled at a later date

Marketing Brochure Update

- Village Administrator Hedges provided an update that the

Beautification Committee Report

- Commissioner Swalwell presented the following updates:
 - The attorney that resides on 278 N State St. is looking to update their windows and front door, which they have submitted a façade application for reimbursement. The BDC recommends that it fits within the scope of the program, yet the changes meet the minimum requirements.
 - Commissioner Kopacz moved to make a motion to approve 25% reimbursement for the façade improvement project for 278 N State St.
 - Second by Commissioner Pizzolato
 - Motion carried by voice vote:
 - Ayes: Pizzolato, Kopacz, Swalwell, Krajecki and Kelly
 - Nays: None
 - Absent: Lamp and Trzaska
 - The application will be sent to the Village Board for approval.
- Dollar Store – Contact has been made with the property with the owners and they have communicated that a façade application will be submitted by Friday June 11th.

Property Code Enforcement Update

- No update

Hampshire's Very Own

- The current schedule of Hampshire's Very Own articles will be as follows:
 1. Hampshire Animal Hospital
 2. Ross' Gaspump Garage
 3. Roy's Place
 4. Mama Toom
 5. Jimmy's Sports Bar
 6. Christina Michelle Salon

New or Existing Business Update

- Village Administrator Hedges provided an update on the following projects:
 - A potential logistics company may be looking to build on 84 acres along Rt. 20 near the truck stop. More details to come as the project progresses.

Adjourn

- Trustee Kelly moved to make a motion to adjourn at 8:58 pm.
 - Second by Commissioner Swalwell
 - Motion carried by voice vote:

- Ayes: Pizzolato, Kopacz, Swalwell, Krajecki and Kelly
- Nays: None
- Absent: Lamp and Trzaska

Hampshire Commercial Plan

A recommendation to the future commercial land use within the Village

Objective

As land development increases, the BDC would like to review the commercial zoning as outlined in the 2004 Comprehensive Plan and recommend updates that coincide with forecasted needs.

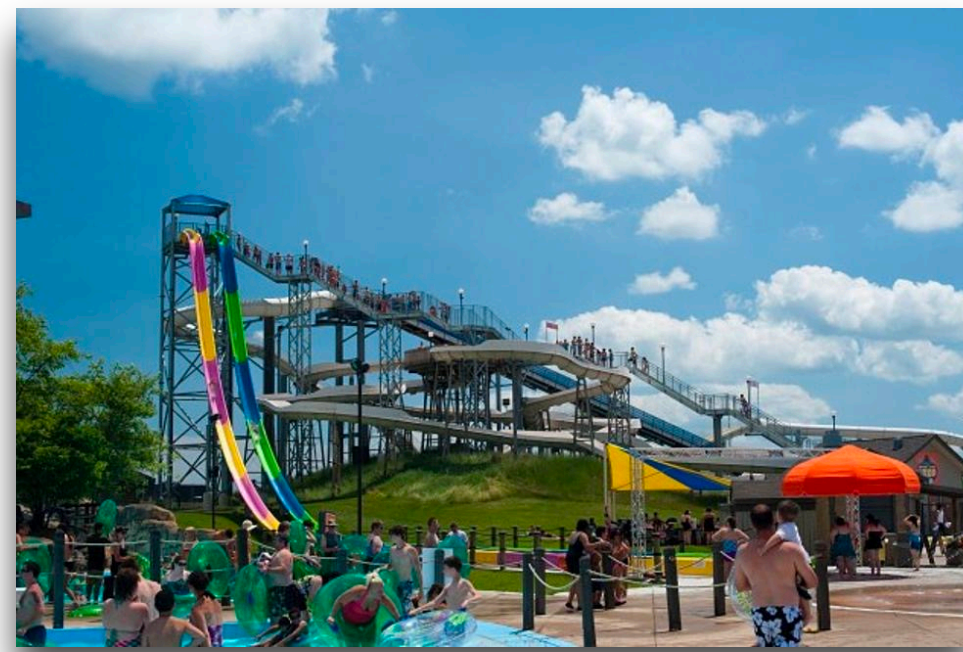


Hampshire North Corridor - Truck Stop, Upper Rt. 20

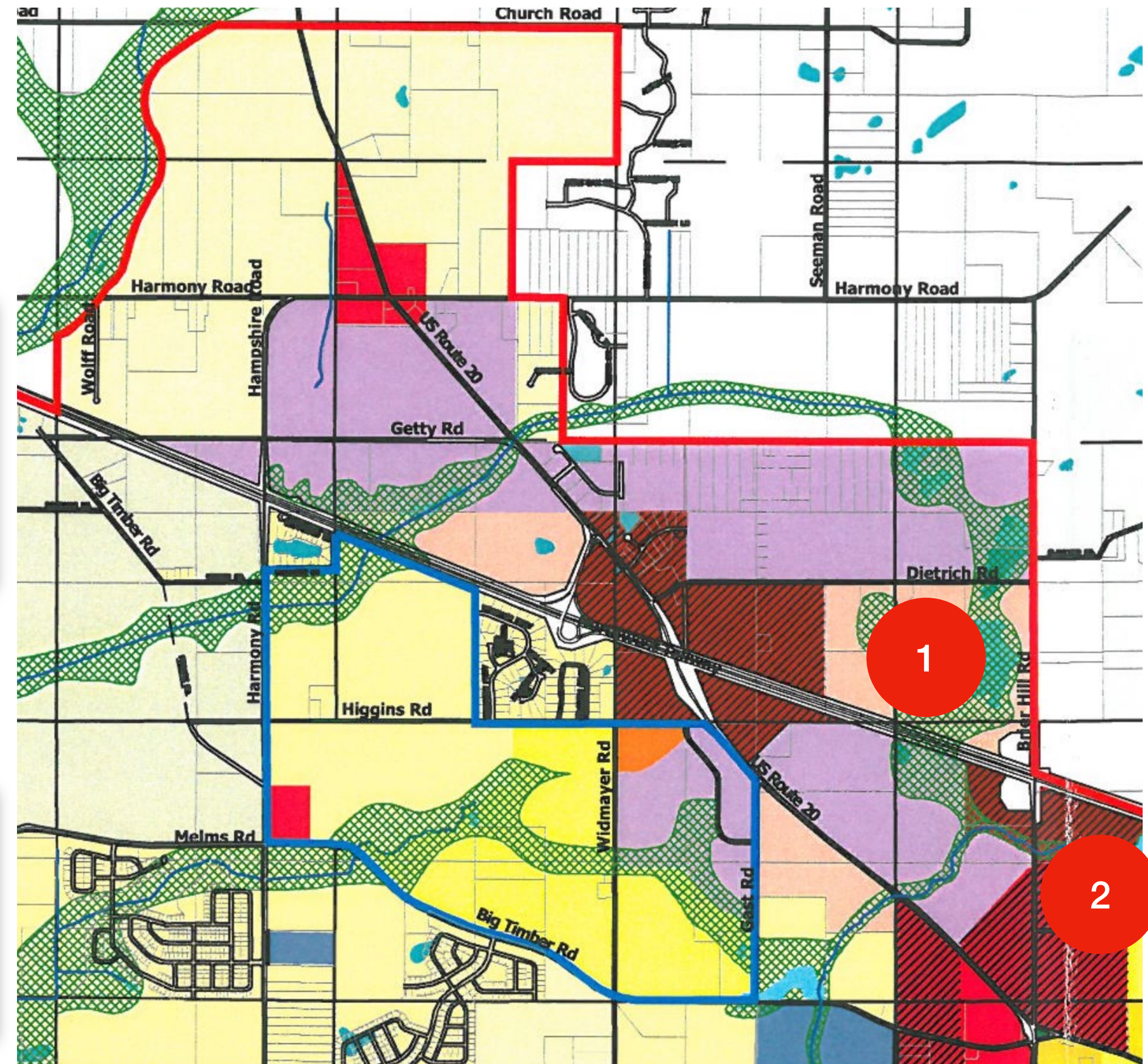
Summary: Hampshire will have one of the largest business park in Illinois, which will be adjacent to global and national transportation hubs. Unique family friendly destinations to be added that draws from the region.

- Recommended Changes:

1. Northeast of I-90, identify as manufacturing, logistics or family destinations (i.e., water park)



2. Propose Van Glizigen property (west of Lakewood Crossing) to become a high-end business park that extends north all the way to I-90. Includes bigger businesses, along with a potential college satellite location hub. In addition, office/business parks buffer warehousing from residential





Hampshire East Corridor - Oakstead, Rt. 47, Allen & Starks Corner

Summary: Accessibility - This is a convenient shopping destination for residents of two-three neighboring communities

-Recommended Changes:

1. Community commercial for all available property on the west side of the Oakstead neighborhood. Set back to allow bigger businesses, not just strip malls
2. Introduction of "The Centre," which would be a development of quality retail, commercial, office and residential uses in a village centre setting at Allens corner. The district would allow for contemporary land uses while emphasizing pedestrian orientation within an intimate streetscape design.



3. At Starks Corner, plan for larger regional commercial that caters to neighboring surrounding towns as well; remove business park zoning recommendation

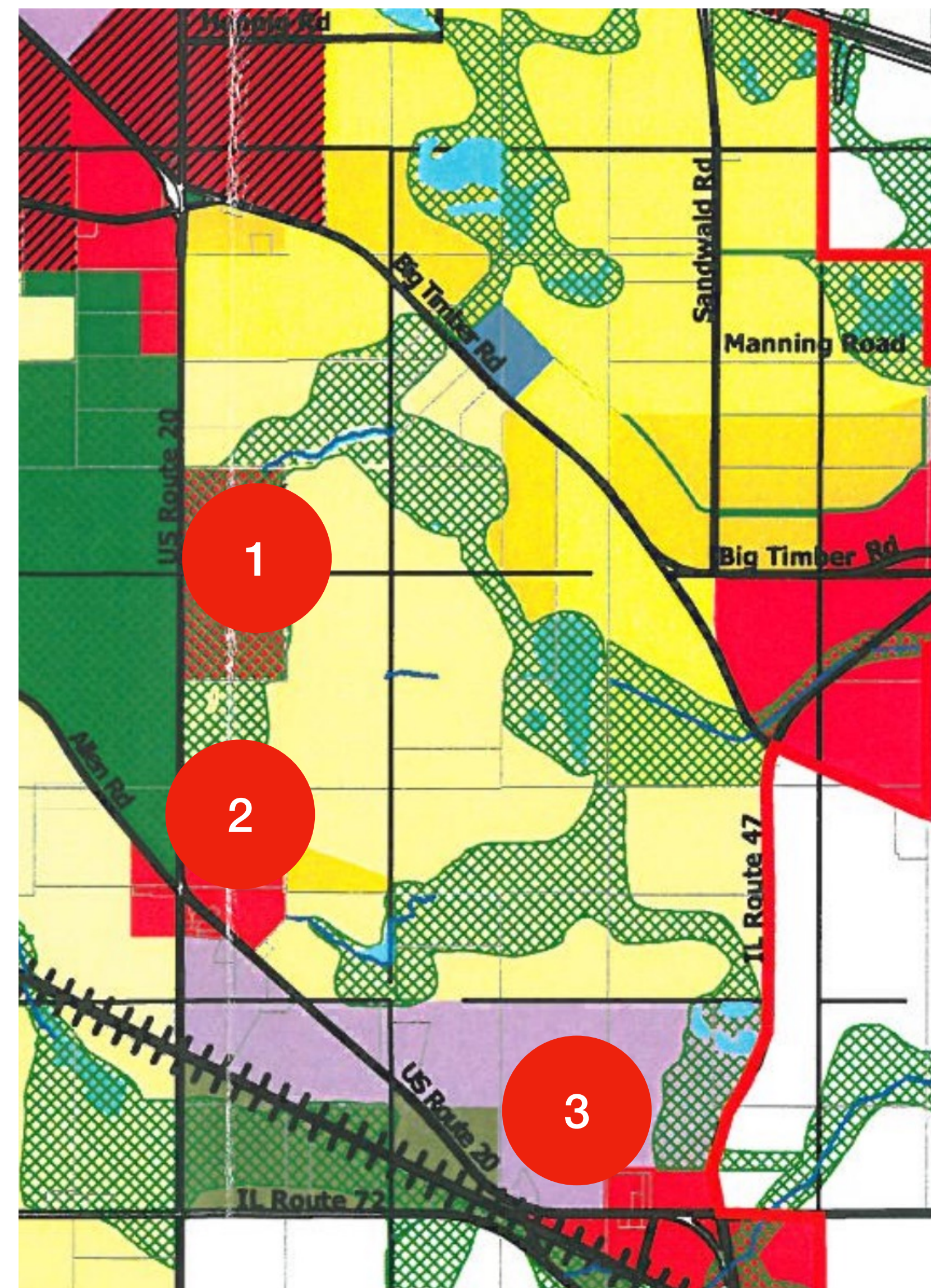


Image Sources:

https://www.google.com/url?sa=i&url=https%3A%2F%2Fwww.dailyherald.com%2Farticle%2F20121115%2Fnews%2F711159909%2F&psig=AOvVaw3zLi1eBj8JUlaMBccJcLs8&ust=1623631750967000&source=images&cd=vfe&ved=0CA0QjhxqFwoTCNirzuGxk_ECFQAAAAAdAAAAABAD
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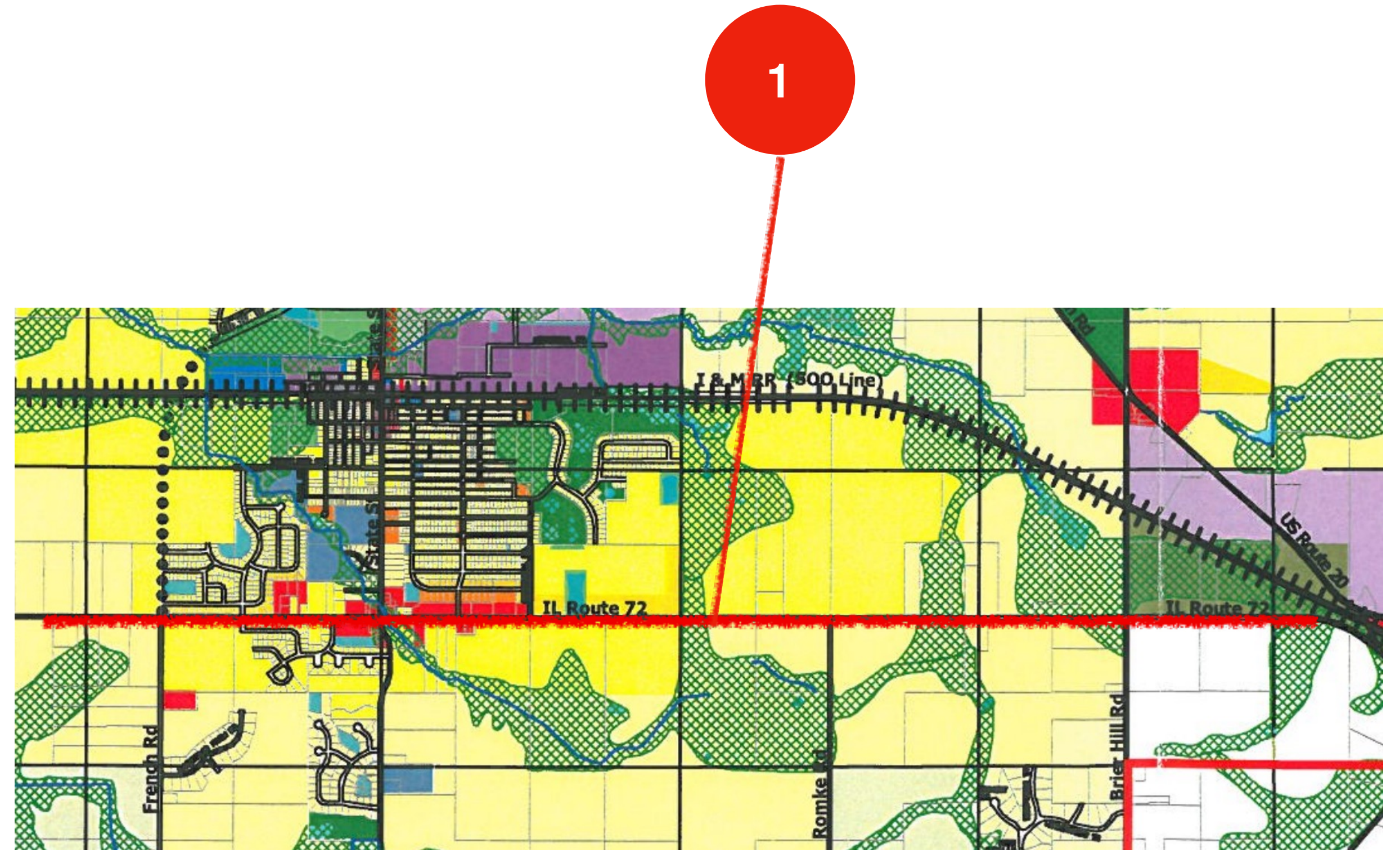


Hampshire South Corridor - Rt. 72

Summary: Visibility - Offers visibility along a high-traffic-volume road and provides multi-community exposure.

-Recommended Changes:

1. All frontage on Rt. 72 that is available, consider a mixture of commercial businesses that require small to medium sized foot prints





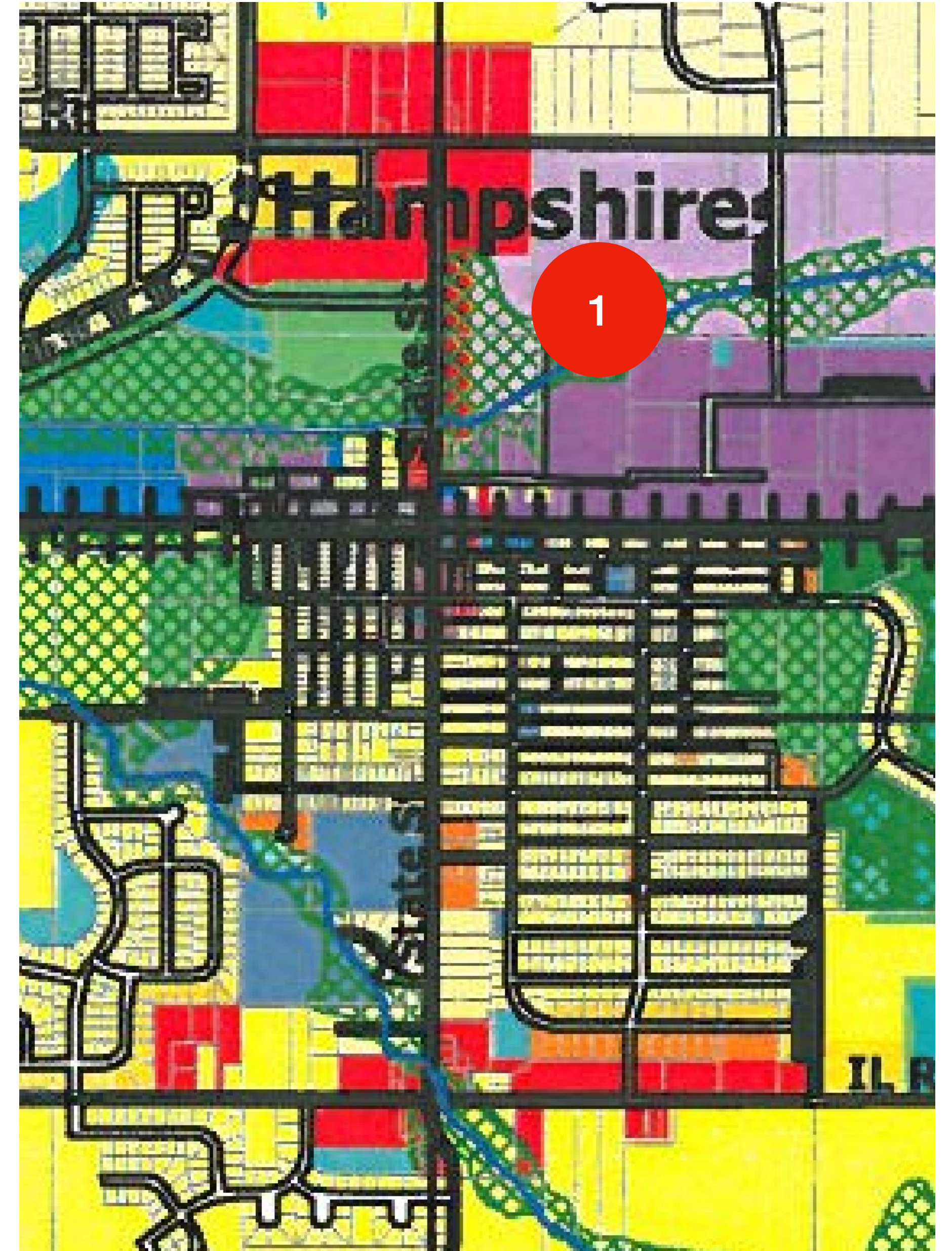
Hampshire Town Center

Summary: Walkability - Situated in the heart of downtown Hampshire, the Town Center provides a unique, pedestrian-friendly business setting and is readily accessible to the work forces of adjoining communities.

1. Extend the Town Center all the way north to Allen rd. and carry the streetscape along with it. Made up primarily of entertainment/service businesses



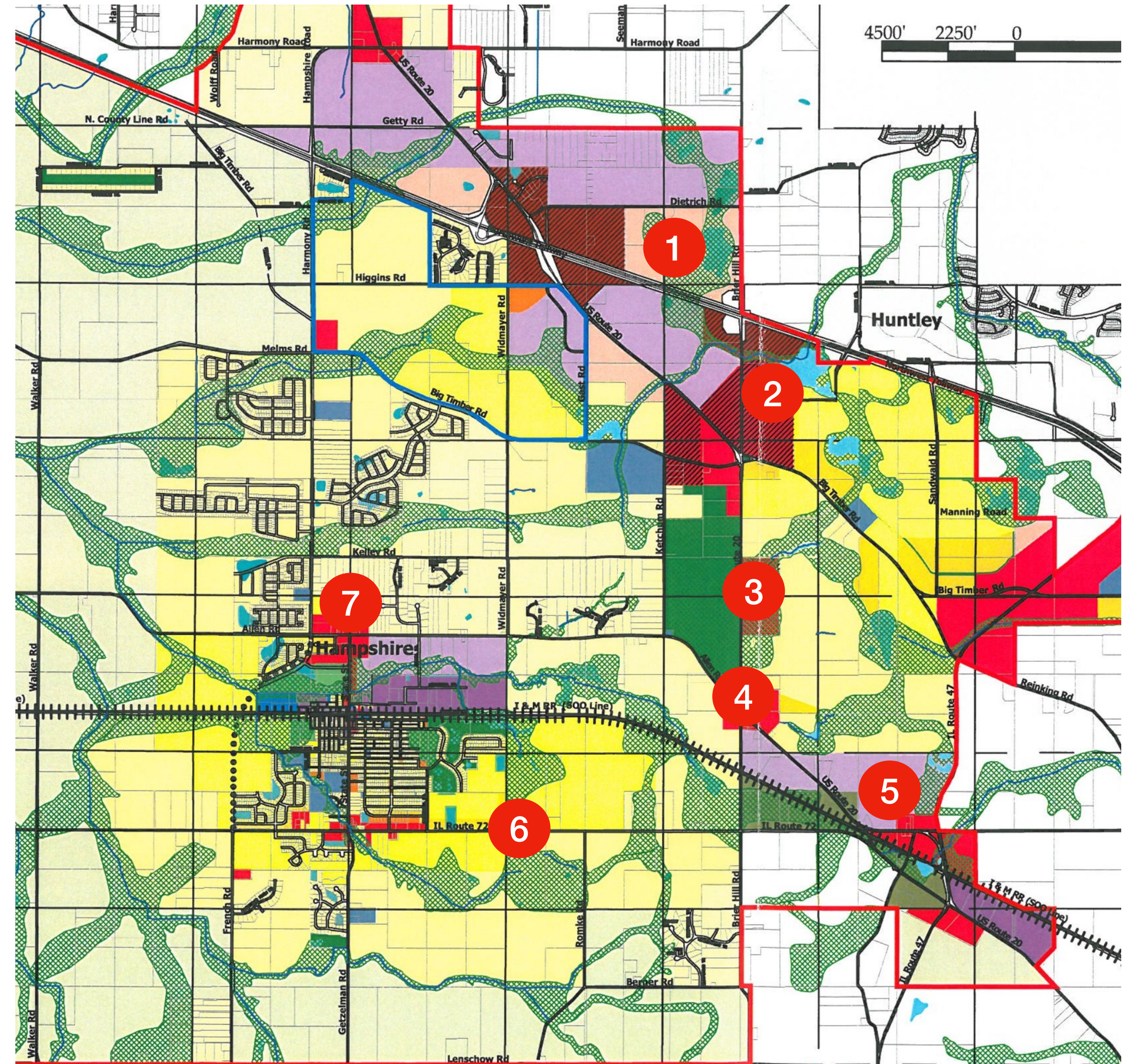
Note: The need to identify additional open space to facilitate major festivals as the Village Hall will relocate to the current open space downtown.





Overview

1. Northeast of I-90, identify as manufacturing, logistics or family destinations (i.e., water park)
2. Propose Van Glizigen property (west of Lakewood Crossing) to become a high end business park that extends north all the way to I-90. Includes bigger businesses, along with a potential college satellite location hub. In addition, office/business parks buffer warehousing from residential
3. Community commercial for all available property on the west side of the Oakstead neighborhood. Set back to allow bigger businesses, not just strip malls
4. Introduction of “The Centre,” which would be a development of quality retail, commercial, office and residential uses in a village centre setting at Allens corner. The district would allow for contemporary land uses while emphasizing pedestrian orientation within an intimate streetscape design.
5. At Starks Corner, plan for larger regional commercial that caters to neighboring surrounding towns as well; remove business park zoning recommendation
6. All frontage on Rt. 72 that is available, consider a mixture of commercial businesses that require small to medium sized foot prints
7. Extend the Town Center all the way north to Allen rd. and carry the streetscape along with it. Made up primarily of entertainment/service businesses



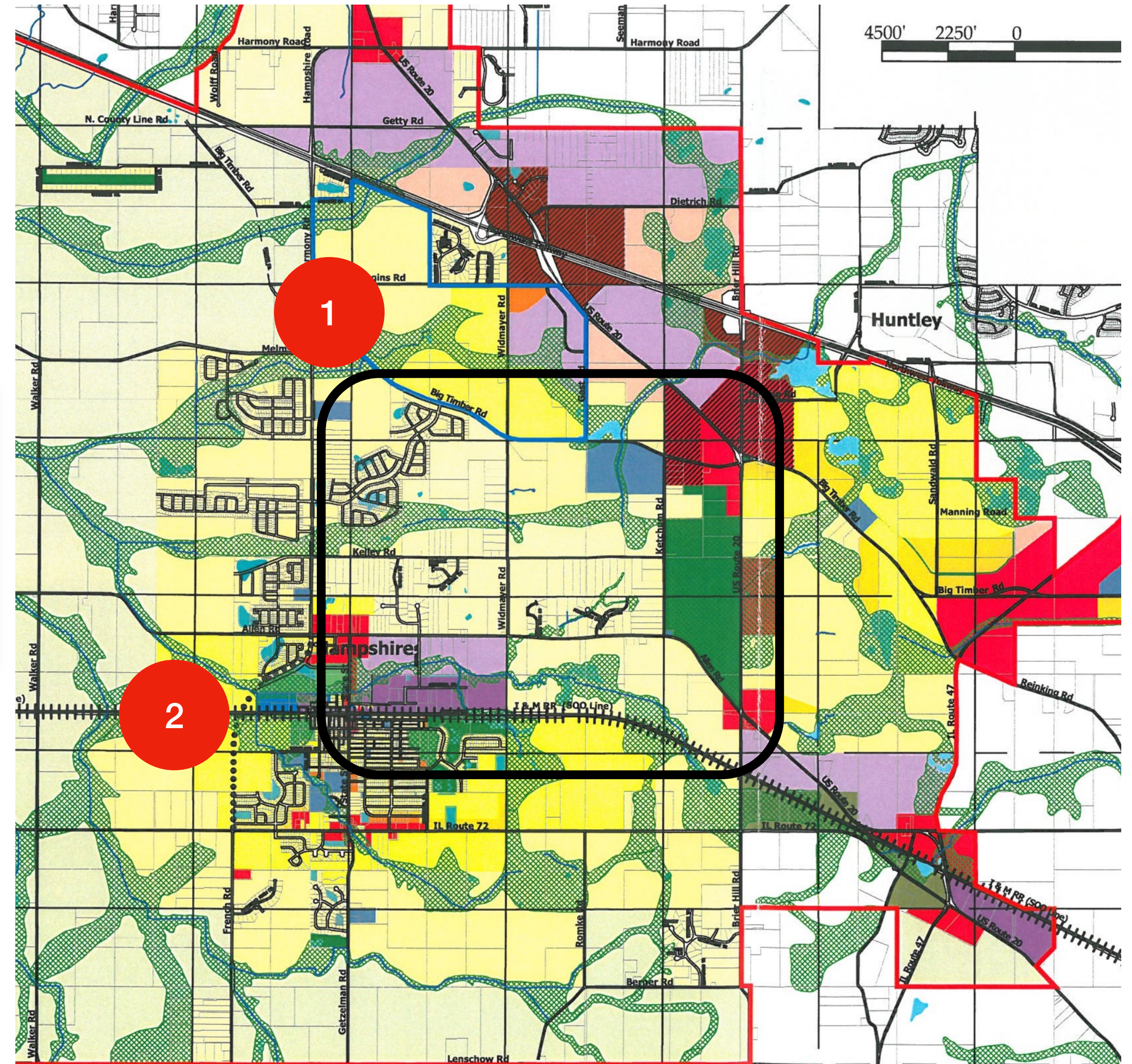


Other Considerations

1. Bike/Walking path network throughout the Village as “The Loop” 7-10 mile network. Ideally it leverages the strengths of Hampshire that carries it through open space along with integration into the neighborhoods.
 - Major consideration needs to be taken into account for the crossing of congested areas.
 - Look to integrate within frequent biking clubs that ride through northern IL



2. French Road connection from Rt. 72 to Allen road in order to bypass the Town Center





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

FAÇADE IMPROVEMENT PROGRAM APPLICATION

Applicant Information:

Name: Kelli Zepfi Phone: 224 856 7066
Address: 450461 Kelley Email: gabraction@gmail.com
Hampshire

Property Owner Information (if different from applicant):

Name: _____ Phone: _____
Address: 148 Washington Email: _____

Property Information

Business Name: _____ Total Eligible Expenses: _____
Address: 148 Washington Parcel Identification Number: 01-22-351-003

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 checked="" type="checkbox"/> Exterior doors |
| <input type="checkbox"/> Tuck Pointing | <input checked="" type="checkbox"/> Windows and window frames |
| <input checked="" type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Shutters |
| <input type="checkbox"/> Painting | <input checked="" type="checkbox"/> Stairs, porches, railings |
| <input checked="" type="checkbox"/> Streetscape elements | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Wall facade repair or improvement | <input type="checkbox"/> Exterior improvements for ADA |
| <input checked="" type="checkbox"/> Landscaping | |
| <input checked="" type="checkbox"/> Other <u>Arbor / porch</u> | |

Description of proposed work:

See attached

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.

[Handwritten Signature]
Applicant Signature

7/10/21
Date

Kelli Zopf
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 148 Washington, 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

Description of work:

Tear off current siding. Replace per bid#1196

Install new windows and exterior trim

Install gutters

Remove current brick and install stone veneer per plan

Install 3 new doors

Install sp shake on 3 gables

\$61,255

Additional bids coming in:

Approximate verbal costs

Arbor: \$4000

Landscaping \$5844

Electrical and lights \$1000

Design Fee- \$1000

Two Bros Pro

928 Douglas AVE
Aurora, IL, IL 60505
(630)774-3216
jazmine21405@yahoo.com

Estimate

ESTIMATE # 1196
DATE 07/05/2021

ADDRESS

Jeff And Kelly
130 Washington Ave
Hamshire, IL 60140 Kane

ACTIVITY	QTY	RATE	AMOUNT
Work done at 130 Hampshire II 60140			
Service To install Lp lap siding 30 year warranty (house wrap , tear off old siding and disposal included)	21	750.00	15,750.00
Service To install soffit and fascia	250	14.00	3,500.00
Service To install Lp frieze board and gables	165	17.00	2,805.00
Service To install Lp shake on 3 gables	5	900.00	4,500.00
Service To tear off old windows and install new windows (flashing and insulation included)	15	1,200.00	18,000.00
Service To install three terma thru doors	3	2,100.00	6,300.00
Service To install stone veneer with lime stone seal on front elevation of building	250	35.00	8,750.00
Service To install 5" aluminum seamless gutters	180	9.00	1,620.00

This is a Estimate price ,prices could change within a week or two(all materials will be included windows/siding/trims and doors

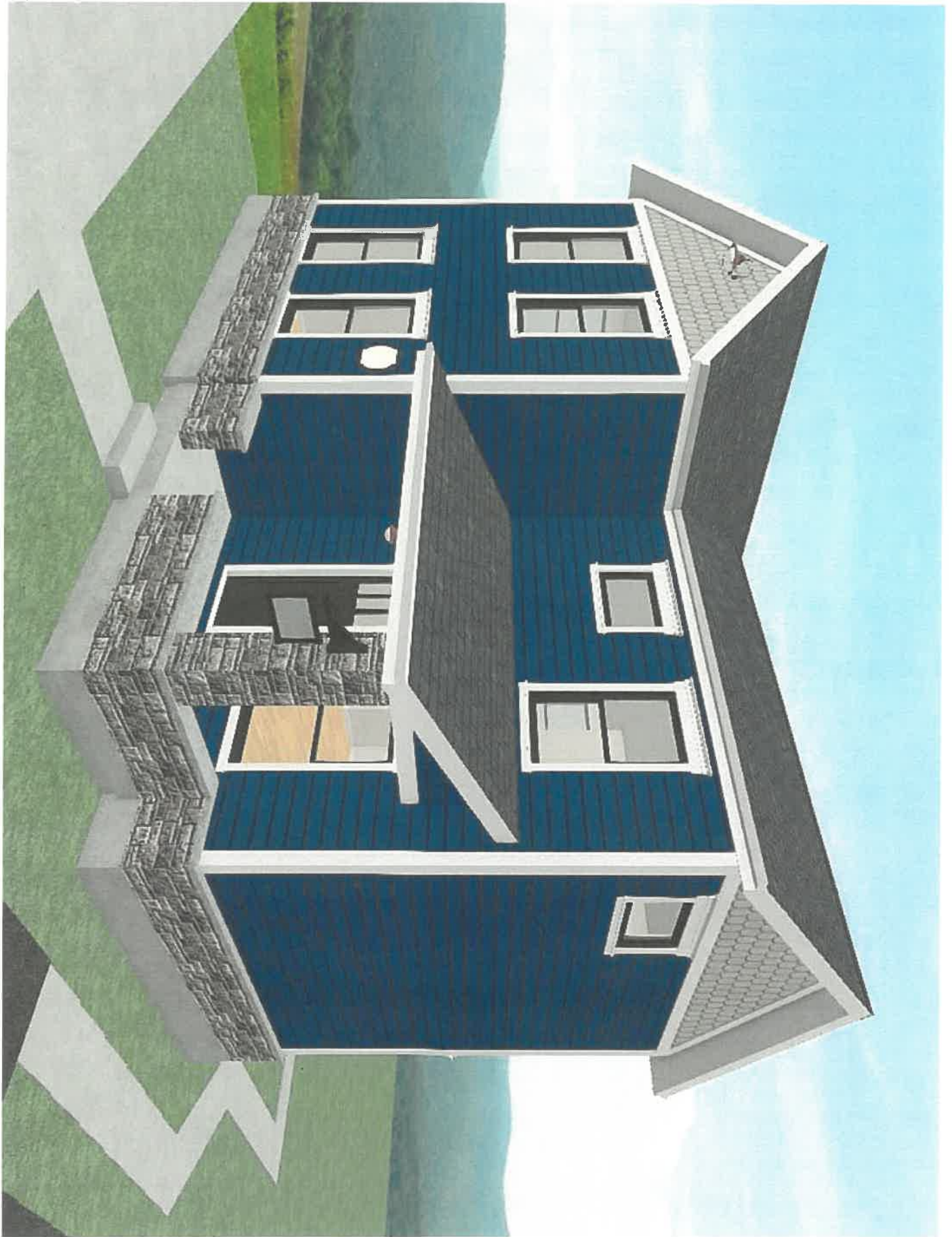
TOTAL

\$61,225.00

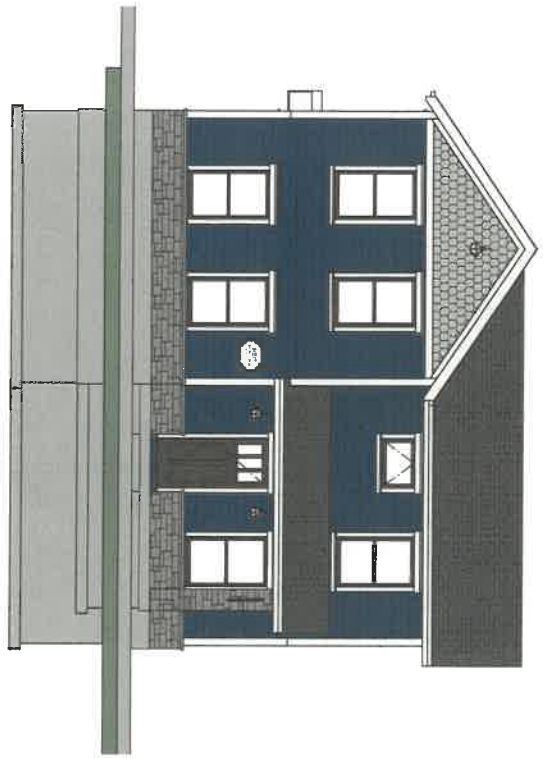
TWO BROS PRO EXTERIOR WILL NEED HALF UPON START AND HALF UPON COMPLETION

Accepted By

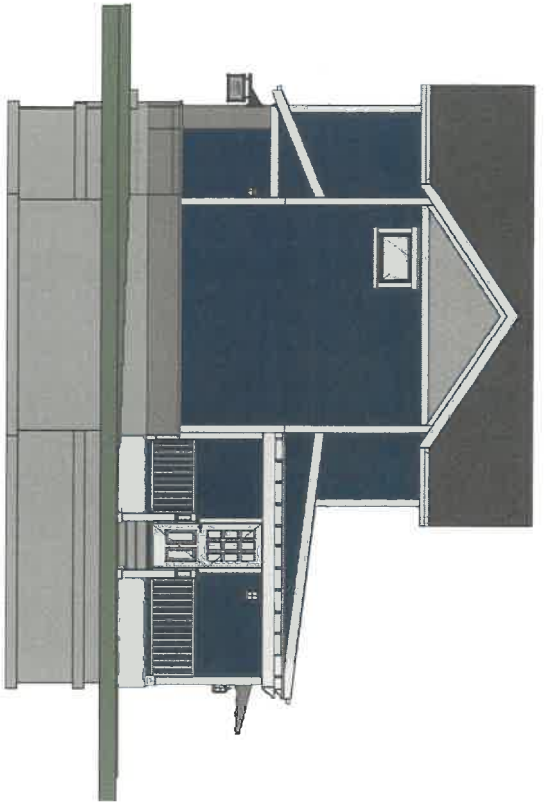
Accepted Date



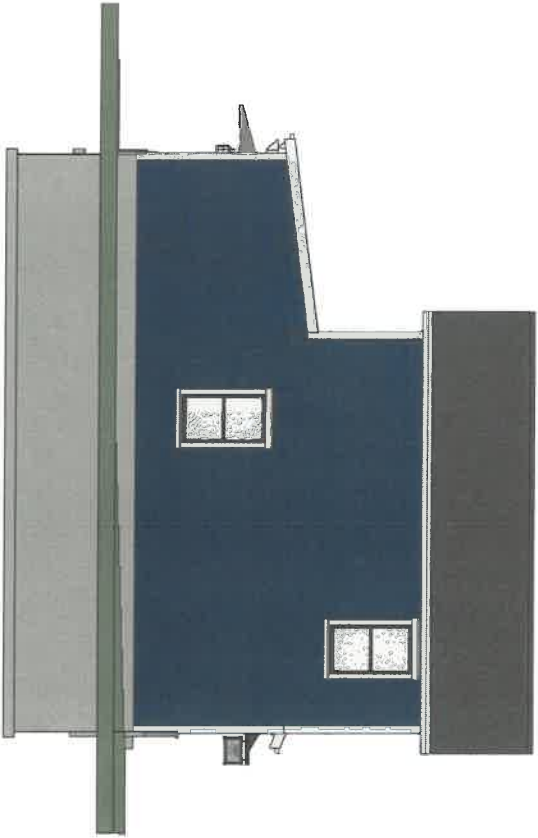
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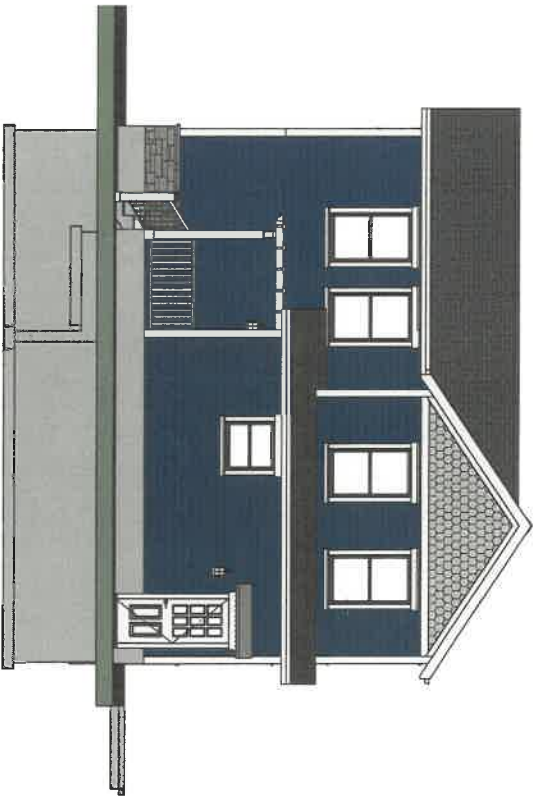
Elevation 1



Elevation 2



Elevation 3



Elevation 4

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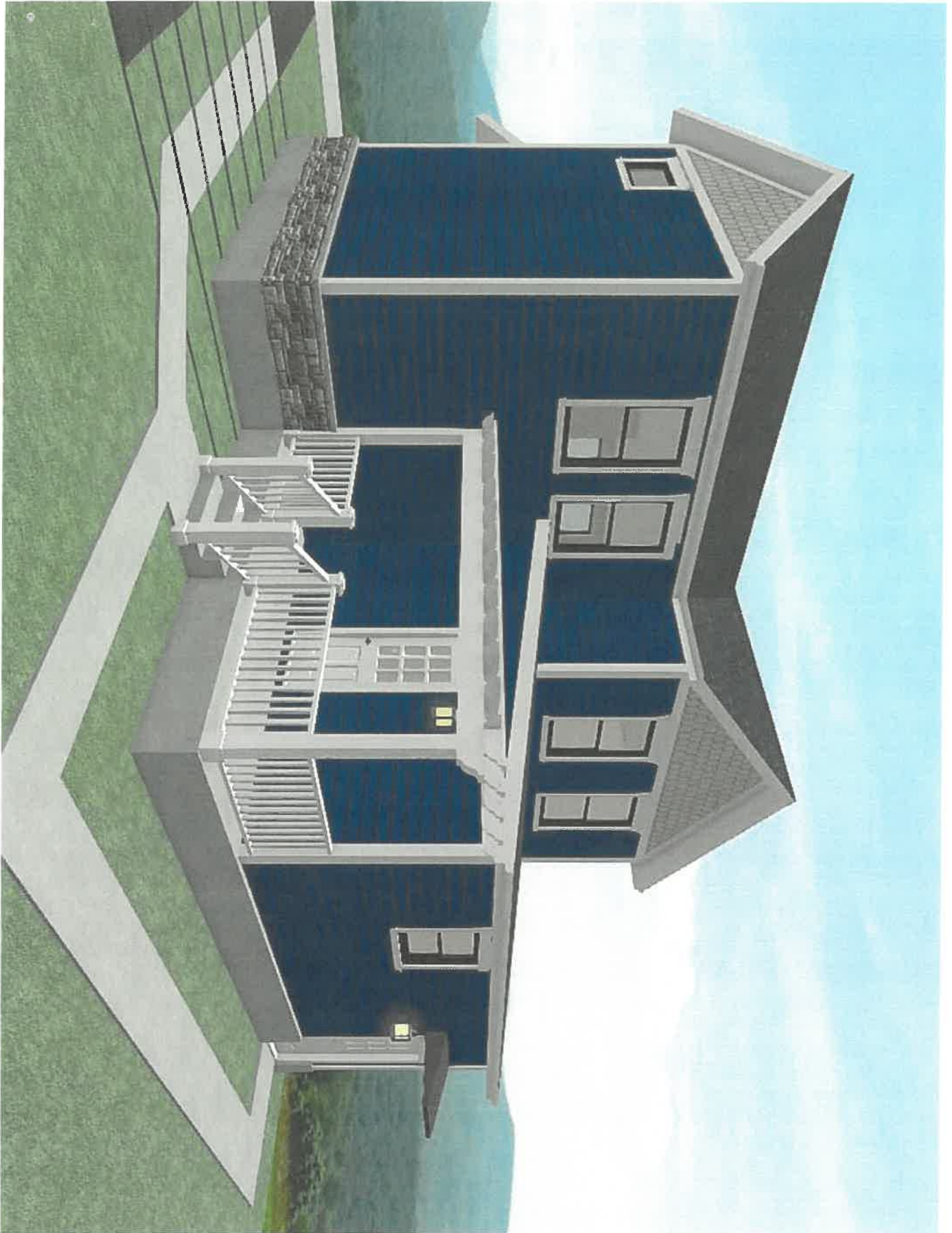
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PROJECT DESCRIPTION:
**ZOPFI RESIDENCE
 DESIGNS #3**

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SHEET TITLE

NO.	DESCRIPTION	BY	DATE



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

FAÇADE IMPROVEMENT PROGRAM APPLICATION

Applicant Information:

Name: Heit Construction Phone: 847 815 6136
Address: 45061 Kelley Email: _____
Hampshire IL

Property Owner Information (if different from applicant):

Name: River Valley TURF Phone: 847 774 9920
Address: Partnership Email: ags@buckbrosinc.com

Property Information

Business Name: Vacant Total Eligible Expenses: _____
Address: 165 State St. Parcel Identification Number: 0-22-352-005

Proposed Improvements (Check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Brick Cleaning | <input type="checkbox"/> Original architectural features repair and replacement |
| <input type="checkbox"/> Awnings | <input checked="" type="checkbox"/> Exterior doors |
| <input type="checkbox"/> Tuck Pointing | <input checked="" type="checkbox"/> Windows and window frames |
| <input checked="" type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Shutters |
| <input 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 type="checkbox"/> Other | |

Description of proposed work:

See attached Estimate

* Other improvements that are visible from a public right of way and have a positive impact on the appearance of the building may also be considered.

- **Ineligible Projects:** The program will not provide funds for working capital, debt refinancing, equipment/inventory acquisition, application fees, permit fees, legal fees, plumbing repair/improvements, HVAC repair/improvements, parking lot resurfacing, signage or interior remodeling. The program will not pay for the painting of previously unpainted brick or stone, sandblasting brick or stone, or any other abrasive cleaning method that may damage or destroy an original architectural feature.

Exceptions to eligibility guidelines may be made at the discretion of the Village Board.

Project Terms

The terms of the Facade Improvement Program are summarized as follows:

- a) The total project costs may, in the discretion of the Village, be reimbursed up to 75% of verified eligible expense in the identified area.
- b) Applications will be accepted until all Village-approved grant funds have been expended within the current Village fiscal year.
- c) The project must meet all applicable ordinance requirements.
- d) Each eligible improvement will be funded only once.
- e) The property owner and/or lessee will be responsible for maintaining the Façade improvements without alterations for a period of not less than 5 years after completion, unless otherwise approved by the Village Board.
- f) Qualified applicants may serve as their own contractor, but in such case, only material costs will be covered by the grant.
- g) Improvements must be completed within six months from the date of the grant approval by the Village Board. A six-month extension may be allowed at the discretion of the Village upon request, provided there is a demonstrated hardship.
- h) Upon completion of the work, the owner must submit to the Village Clerk copies of all invoices, contractor's statements, proof of payment, and notarized final lien waivers as evidence that the owner or lessee has paid the expenses. Payment of the approved grant amount will be authorized only upon completion of all work items as originally approved and receipt of all required documents.
- i) Changes in project improvements or costs from the previously approved plan must be approved through the process described below. Unapproved changes are not eligible for reimbursement.
- j) Failure to abide by the terms and conditions of the Facade Improvement Program will result in forfeiture of program funding.
- k) Grant funding is subject to federal and state taxes and is reported to the IRS on form 1099. Property owners and lessees should consult their tax advisor for tax liability information.

Description of work:

Tear off current siding. Replace per bid#1196

Install new windows and exterior trim

Install gutters

Remove current brick and install stone veneer per plan

Install 3 new doors

Install sp shake on 3 gables

\$61,255

Additional bids coming in:

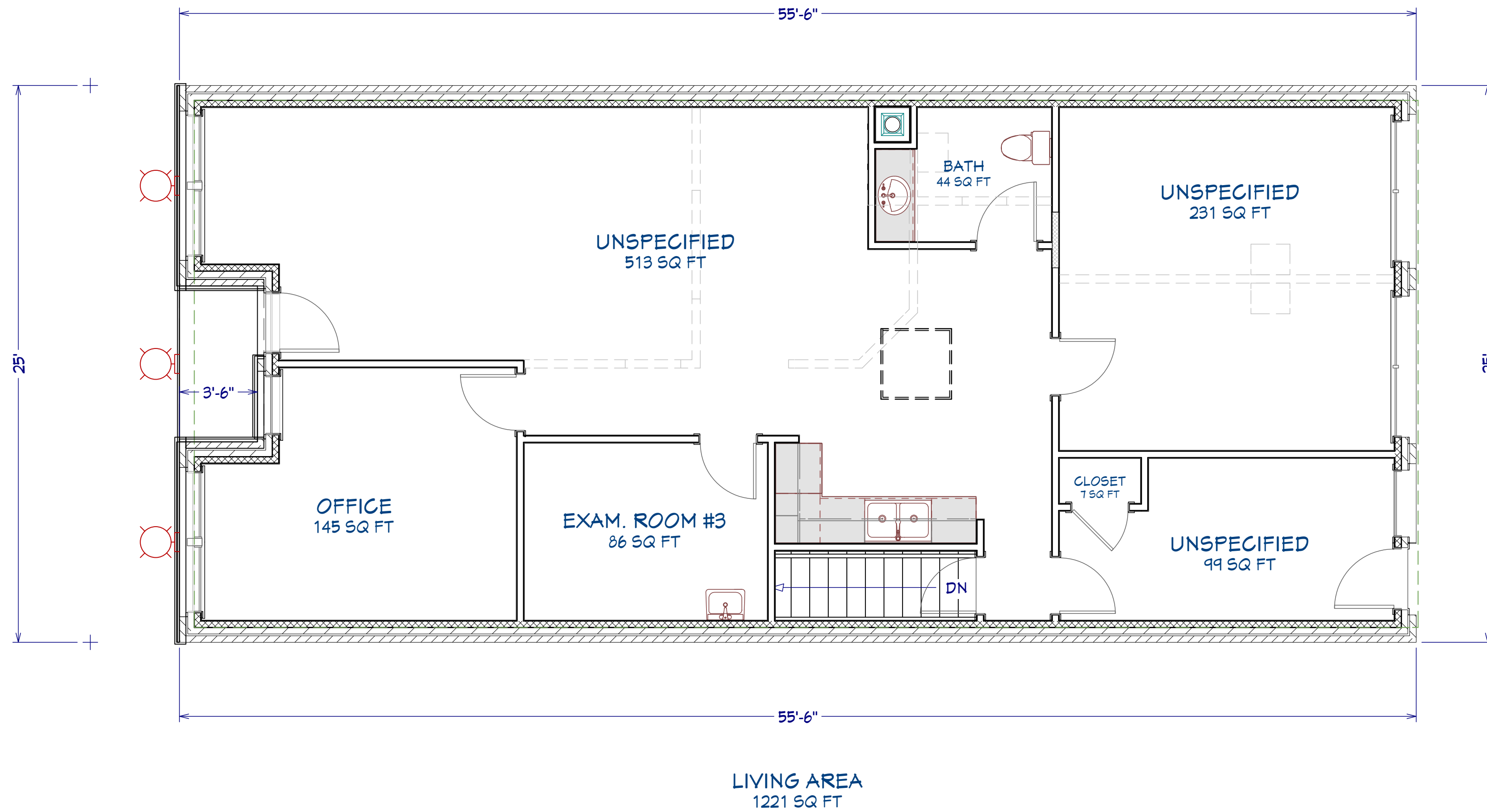
Approximate verbal costs

Arbor: \$4000

Landscaping \$5844

Electrical and lights \$1000

Design Fee- \$1000



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PROJECT

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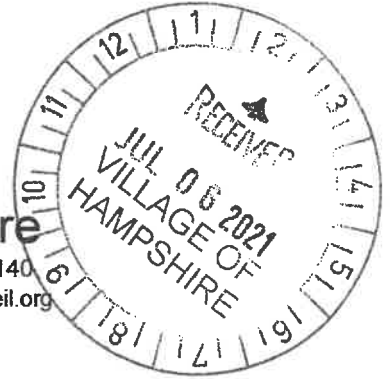
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A-1



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



FAÇADE IMPROVEMENT PROGRAM APPLICATION

Applicant Information:

Name: DON + MAILE EDMUNSON
 Address: 16917 HARMONY RD
MARENGO, IL 60152

Phone: (224) 407-6516 (805) 233-2057
 Email: maile.e@aol.com
DEdmonson@att.net

Property Owner Information (if different from applicant):

Name: _____
 Address: _____

Phone: _____
 Email: _____

Property Information

Business Name: _____
 Address: 129, 137, 141 STATE ST
HAMPSHIRE, IL 60140

Total Eligible Expenses: _____
 Parcel Identification Number: 01-22-352-001
01-22-352-002

Proposed Improvements (Check all that apply):

- Brick Cleaning
- Awnings
- Tuck Pointing
- Exterior Lighting
- Painting
- Streetscape elements
- Wall facade repair or improvement
- Landscaping
- Other

- Original architectural features repair and replacement
- Exterior doors
- Windows and window frames
- Shutters
- Stairs, porches, railings
- Roof
- Exterior improvements for ADA

Description of proposed work:

SEE ATTACHED DETAILED ESTIMATE FROM INCREDIBLE BUILDERS.

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.

Don Edmonson *Maria Edmonson* *July 17, 2021*
Applicant Signature Date

DON EDMONSON, MARIA EDMONSON
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

From: Incredible Builders, Inc.

dolson@incrediblebuilders.com

Subject: Revised Estimate

Date: Jun 24, 2021 at 11:50:48 AM

To: maile.e@aol.com

Hi,

Here is your estimate with the added option for the door.
Please sign and return to us.

--

Thank you,

Diane Olson

Administrative Assistant

Incredible Builders, Inc.

Phone - 844-447-3424

Fax - 847-683-1033



INCREDIBLE BUILDERS, INC

102 Park St. Suite B / PO Box 794
Manchester, IL 60146
844-447-3424

Estimate

Male & Don Edmerson
129 State St
Manchester Illinois 60140

2327
05/13/2021

DESCRIPTION	AMOUNT
To remove siding that is painted white and replace with T1-11 siding. We will also install new 7/16" OSB exterior wall sheathing and install new insulation in exposed walls. We will then paint the new siding and the unit that has green siding with a tan color paint.	10,990.00
To install a 3 foot exterior full lite door in the location of a window that will be removed. No work to the interior front wall. Add \$1,686.00	1,686.00
Door allowance \$700.00	

Exclusions:
Permit fees

Payment Terms:
20% Deposit

30% Deposit before material is ordered
50% Final payment at completion of job

Prices good for 14 days
Credit cards are accepted at a 3% service charge.

\$12,676.00