

Meeting Minutes  
Business Development Commission  
October 18, 2017 6:30pm  
Hampshire Village Hall

Call to order at 6:34pm

Present: Commissioners Michael Gazzola, Mike Armato, Eileen Fleury and David Pizzolato via phone

Absent: Ryan Krajecki, Art Zwemke, Raul Johnston

Amendment to Meeting minutes from 9/20. Addition to minutes was that Eileen Fleury was absent at 9/20 meeting.

Michael Gazzola made a motion to approve the minutes. David Pizzolato Second.

-Discussion to move future meetings is tabled till next meeting. Motion made by Michael Gazzola, second by Eileen Fleury.

-ESRI reports-we will table till next meeting to gain consensus on reports we want. Michael Gazzola made motion, Eileen Fleury second.

-Table Mike Reid update on drone Footage

PRESENTATION OF Defining the Context

-David Pizzolato-DOWNTOWN-hours are inconvenient, empty storefronts. Owners are not necessarily in town. No incentives to invest in properties. Do new structures need to be built? Public parking is sporadic and not well defined. Signage is small and unreadable. Lack of inventory, lack of motivated sellers, and lack of traffic.

Discussion on defining what the village and the committee visions for Downtown to be able to move forward with a plan for development.

-Mike Armato brought up looking into the TIF district to see about Sales Tax

-Michael Gazzola-TRUCKSTOP-limited success with building expansion to date. Not a lot has worked out there. One of the few interchanges that does not toll the exits. This area has the potential to be the money maker for the village. IDOT has maintenance facility with prime location. We need keep in mind that is what people see when they get off. Infrastructure issues, topography issues, SSA that has stalled development on development on the tax side. Defining the area will help develop a plan of what we like. Foreign trade zone goes through truck stop area.

-Mike Armato-ROUTE 72-Mike presented the parcels of land with specs. He will contact the county to find out who owns the land and what their plans for their property in the future is.

-Eileen Fleury-INDUSTRIAL PARK- Lack of signage, lack of knowledge of what is back there, Will research empty warehouses, spaces. Businesses have been there and stayed there. Utilities out of date? Possible to inspect buildings to see what is up to code? Areas that are not part of the TIF district. We need some enforcement with code and ordinances.

We will table the rest of the items till more of the committee is present.

-Mike Armato made the suggestion to remove item 12: Public closing Comments or questions off of the agenda. Tabled for next meeting.

-We would like to look into the possibility of using personal email for communications, or link the village site to our personal emails.

Motion to adjourn meeting was made by Mike Armato with a second by Mike Gazzola at 7:50pm.