

Meeting Agenda  
Business Development Commission  
December 12, 2018, 6:30 p.m.  
Hampshire Village Hall  
234 S. State Street

1. Call to Order
2. Public Comments
3. Review of the November 14, 2018 minutes for approval
4. Update on the website for the village
  - A. Website data completed
  - B. Discussion on appearance (Mike please bring laptop for display on screen)
5. Downtown
  - A. Beautification Committee update
    1. Update on façade program roll out
      - a. Letters have been mailed
      - b. Applications we have received
      - c. Additional conversations had with building owners
      - d. Review of metrix development (Fleury)
    2. Non-façade program spending
      - a. direction to Beautification for plan? (Clock, lighting, foliage, signs, etc...)
6. Update from Susie on research on Main Street Program
  1. Federal Program
  2. State Program
7. Company Profile
  - A. Results of James Automotive article (1900 saw it FB, 406 clicked on it FB, 120 logged on to read it)
  - B. Copper Barrel next for December
  - C. List of remaining companies
    1. Hampshire Pet Resort (Jan)
    2. Hampshire Pharmacy (Feb)

3. Luxor Nails (March)
4. Tuscan Wine (April)
5. Hampshire Cleaners (May)
6. Stitches on State (June)

8 Surveys

- A. Yearly schedule
- B. Topics

9. Property Maintenance Plan

- A. Seminar in January with Metro West
- B. Thoughts on constructing a plan
- C. Example towns?

10. Joining ISCSC

11. Grant writing consultant

- A. We have utilized in the past should we do it again?
- B. Are we missing opportunities?

12. Update on things going on in the village

- A. Blocks
- B. Lazar strip malls
- C. Loves
- D. Stanley Expansion
- E. Anything else to report?

13. Adjourn

Meeting Minutes  
Business Development Commission  
November 14, 2018  
Hampshire Village Hall

Call to order at 6:32pm

Present: Commissioners Susie Kopacz, Eileen Fleury, David Pizzolato, Mike Armato and Trustee Ryan Krajecki

Community Members present:

Meeting minutes from 10/11/18- David Pizzolato made a motion to approve minutes with a second by Eileen Fleury.

#### Website

Work is continuing to find the most user friendly version. Dave would like to revisit the organization of the site. The want is to get the website fully functioning and easy to use before uploading all the information in. The committee feels a meeting between Ryan, Mike Reid and Dave would be beneficial to accomplish the goal of the website. The meeting will be set and the committee will be notified.

The ideal date for the transfer would be end of the year at the latest.

#### Downtown

The Beautification Committee met, we met with Bill Swalwell, who served on the Hampshire Village Board in the past. Approximately 8-10 years ago there was a StreetScape plan created to help with plans for State Street. The beautification committee discussed the façade program and what vision we see to enforce any applications that come in. The BDC committee agreed that the letters/applications should go out asap to the businesses to be able to start the process of choosing projects as they come in.

Action items- the committee decided the beautification committee's action plans will be to find pricing on the signs and foliage. Letters/applications to go out within the week.

David Pizzolato has looked into finding an existing matrix to work off of, and did not find

anything specific. All villages/towns have their own preferences.

### ***REVIEW OF PROGRESS***

Smart Growth Initiative

Website- Currently in process, close to completion

Hampshire Promotional Video-has not been completed

Beautification Committee- Formed and up and running

Façade Program- Completed and approved

Surveys-Good Success with surveys that have gone out on social media. Discussion on more surveys to go out to the public.

Sales pitch to companies-tried with some success

Articles promoting local businesses- One with success, waiting on time schedules for the rest

### ***Areas to focus on moving forward***

More Surveys (once every 2 months)

James Motors discussions on where they would like to locate.

ISCSC- possibly join and build a plan

The maintenance and zoning needs to be addressed.

Marketing efforts may need to be increased

Mainstreet USA-Discuss with Bill if he is willing to help reapply for the grant.

### **Potential Companies**

Bakery wanted our property list. This is a very busy time for them, and looks like they will revisit in January.

### **Company Profile**

Jeanie Mayer is coordinating with Michelle Bunkowske from the Copper Barrel to create a timeline to interview for the article, looks like December.

James Motors is set to go out for November.

Hampshire Pet Resort-January

Hampshire Pharmacy-February

Stitching on State

Luxor

Tuscan

Hampshire Cleaners

Metro West Property Maintenance and Zoning- benefit of going for our group. Ryan would like to go, anyone that would like to go should contact him.

#### UPDATE ON THINGS GOING ON IN THE VILLAGE

New Strip Malls- Still waiting on IDOT- target construction in Spring

Pet Ag has a new location going up on Big Timber Road-looking at end of year to start

Loves Project-Construction in progress set to be open in December

Palazollos is still a work in progress

Rt. 72 Strip Mall has been paved

Potential Memory Care Center-a business owner presented to the board about a location on Getzlemen Road. Very beginning stages. It would be a combo of assisted living and a memory care facility.

Composting Location Progress-Site is across from Allen's Corner restaurant. This is a temporary site for the company, with a possibility of 10 years.

New Housing North of Allen-First Permit was pulled

Block's-Final Stages of the purchase.

David Pizzolato made a motion to adjourn with a second by Susie Kopacz the meeting at 8:12pm.

## James Motors Makes Car Buying Easy

By Jeanie Mayer

When you walk in to James Motors, you're greeted with a friendly hello and a smile. The dealership may have a new name, but when you enter the showroom and service station, you will find many of the same friendly faces that have been working at the facility for many years. Known as the King of Savings, James Motors offers both new and pre-owned vehicles, an expanded service center and longtime staff, some of whom have been serving customers in Hampshire for over 20 years.

Sales Managers Rusty Mulvaney, who worked for over 20 years with John Fenzel, and Steve Stanley who has been at that location for six years, are still on staff offering the same customer-focused service and knowledge that residents have relied on for many years.

Evidence of the dealership is everywhere in the village. Enter the downtown from the north and travelers are treated to a rainbow of new Dodge Challengers, Dodge Chargers and other new models poised for sale. A bit further into town and potential buyers can catch a glimpse of shining new Ram trucks awaiting a test drive. At the corner of Rinn Avenue and East Street, buyers will find the Wrangler lot, brimming with brand new Jeeps for sale. These, plus a showroom of 30 new vehicles, are among the offerings you'll find at James Motors.

Vito Losacco is the General Manager of the Chrysler, Dodge, Jeep, & Ram dealership that was purchased from John Fenzel in January of 2018. This is the 76<sup>th</sup> year that a dealership has occupied the space at 206 S. State Street. The staff is pleased to report that their relationship with the former owner continues to be great. In fact, John Fenzel still comes in a couple times a week and has coffee with the service customers.

Owner James Reveliotis chose to purchase this dealership because the small town feeling of Hampshire reminded him of the Monee location where his Mitsubishi dealership is located. Despite the small-town size of Monee, Reveliotis built up the dealership to be number one in the Midwest. Both the owner and the staff are committed to the town of Hampshire and to growing with this community.

"What we like best is the people. Hampshire is a good Midwestern town. Everybody waves to us. They beep when they drive by. I can't believe how friendly everyone is," Vito said.

What sets James Motors apart from other dealers is their commitment to the customer and the ease of doing business with the team. James' staff of 25 professionals ensures that customers know who they are working with and can build a relationship of trust.

Customers have responded favorably to the atmosphere because it is unlike any other showroom with its brick walls and open ceilings. Since opening in January of 2018, the dealership has expanded its vehicular offerings by close to 300 percent, has five mechanics on staff to service vehicles and has expanded the hours of both sales and service to better meet the needs of customers.

During these times when every dealer can get the same price for tis customers, the staff at James Motors believes the difference is one hundred percent all about customer service. "This is a small town and we take care of you."

Name of Business: James Motors  
Address: 206 S. State, Hampshire  
Phone: 847-683-2424  
Owner: Jim Reveliotis

General Manager: Vito Losacco

Motto: The King of Savings

Hours: Monday - Friday, 9am to 8pm; Saturday, 9am - 5pm; Closed Sunday.