

Meeting Agenda
Business Development Commission
August 22, 2018, 6:30 p.m.
Hampshire Village Hall
234 S. State Street

1. Call To Order
2. Public Comments
3. Review of the July 11, 2018 minutes for approval
4. Update on the website for the village
5. Downtown
 - A. Beautification Committee update
 - B. Façade program approved?
 1. Launch meeting for companies in downtown?
6. List of potential Companies
 - A. Discuss bullet point and script
 - B. Present list of vacancies
 - C. Discuss Potential Land spots for new development
 1. Walk away with a map
7. Company Profile
 - A. Jeanie Mayer on board
 - B. Dreymler to be first as we discussed
8. Discuss process for replacing Mike Gazzola
 - A. Did we like the last process
 - B. Should we focus on a skill set?
9. Quarterly Business Consortium
 - A. Invite businesses in to give their insight
10. Where should we head next?
 - A. What besides beautification committee can we do in downtown?
 - B. Rt 72?, Truck Stop?,
11. Entrepreneurial Packet
12. Update on things going on in the village

- A. Progress of Copper Barrell on State
- B. New Strip Malls
- C. Update on Loves project
- D. Country Truck
- E. Former Palazollos location
- F. Anything else?

13. Adjourn

Meeting Minutes
Business Development Commission
July 11, 2018
Hampshire Village Hall

Call to order at 6:32pm

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

Absent: Art Zwemke

Meeting minutes from 6/13/18- Michael Armato made a motion to approve the minutes. Eileen Fleury Second.

Website is ready to go live. Waiting to find someone that is familiar with the managing of the day to day duties.

Beautification Committee has been established. We were able to secure \$100K to help with the process. The Committee choices are:

Kam Dumoulin

Michelle Bunkowske

Jill Van Riet

Jeannie Mayer

The members will be voted on July 19th at the Village Board Meeting

-What is the goals of the Committee?

*Recognize the businesses we want to include in the scope of "downtown". We have established downtown will be State street from Route 72 to Allen Road.

*Establish Façade Program

*\$100K distribution

*Discuss signage options with current businesses

Eileen will come to next meeting with info from the Beautification committee defining the next steps for committee approval

Potential Companies

A list was created to do some cold calling to see if certain businesses would be interested in locating to Hampshire.

ACTION ITEM: Talk to Christine Klein on what is open commercial inventory, and talk with Joe Lazar about the plans for the 2 strip malls coming in 2019.

-What should be included in the conversation to see if there is interest to bring their business to Hampshire?

- Timing is great because cost is low right now
- The potential for growth is here and show possible growth plans (ESRY REPORTS)

Ryan will construct more bullet points for those that are interested in making the calls will have a script to help sell why coming to Hampshire would be a positive for those businesses.

Ryan, Dave and Mike Armato volunteered to start calling the list of potential businesses:

Mike: Hardware, Candy/Ice Cream Store, Florist

David: Coffee Shop/Bakery/ Grocery Store

Ryan: Bars/Restaurants/Bowling Alleys

Entrepreneurs

-Brainstorm information for a packet to give to entrepreneurs that are interested starting a business

Company Profile

-Jeanie Mayer will do the monthly company write ups on the "featured business of the month". We will post on website and also social media.

1st 5 Businesses:

Dreymiller and Kray-August

Stitching on State-November

Car Dealership-October

Hampshire Pet Resort-December

Copper Barrel-September

Hampshire Pharmacy-January

Signage

David presented signage options as well as a map of where signage would be beneficial to direct the community to different landmarks, stores, etc in town.

-Committee is in agreement that signage is essential for growth. However, we will table conversation till more research is done in regards to what is needed and what will benefit most in the community.

ROUTE 72

-Mike Armato created a map of the area that we are interested in to inquire about new zoning of those particular properties. Mike will continue to research. The committee will table discussion till the fall.

We will discuss with President Magnussen on the BDC involvement with village talks about business development.

GOING ON IN THE VILLAGE

Copper Barrel is coming along, hopes to be open very soon

Joe Lazar is keeping plans coming for breaking ground, no businesses are planned in yet

Loves Project will break ground July 16th

Truck Country has had zoning approved

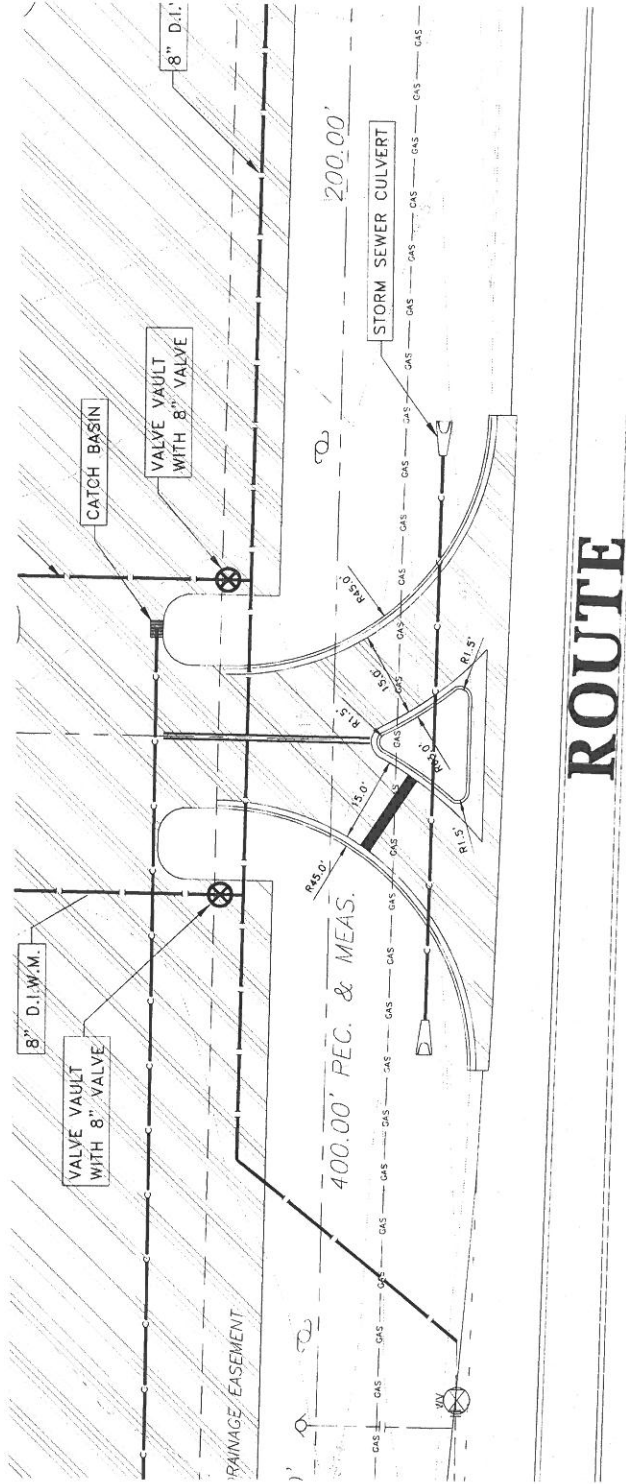
No updates on Palazzolo's location

**Mike Gazzola informed the committee that he will be resigning due to personal reasons.

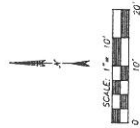
We wish him well and will interview for a replacement.

Mike Gazzola made a motion to adjourn with a second by Dave Pizzolato at 9:09pm

Next Meeting August 9th at 6:30pm



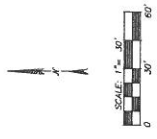
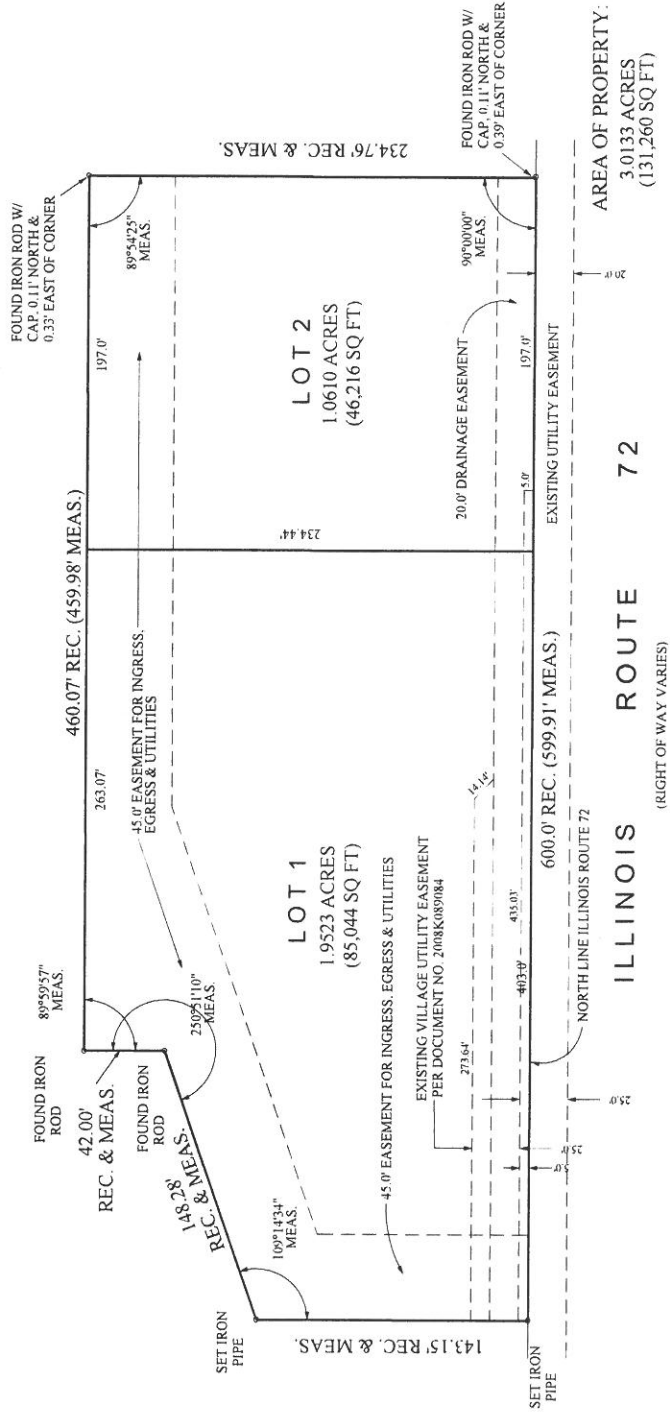
BL-5-2 ENTRANCE PLAN



ROUTE

DATE	REVISED	PROJECT	SCALE	DATE
		HAMPSHIRE	1"=20'	8-2-18
		BL-5-2	MTH	5404
		LOT 1 AND 2	PROJECT #	FCC
		PRELIMINARY ENTRANCE PLAN		1 OF 1

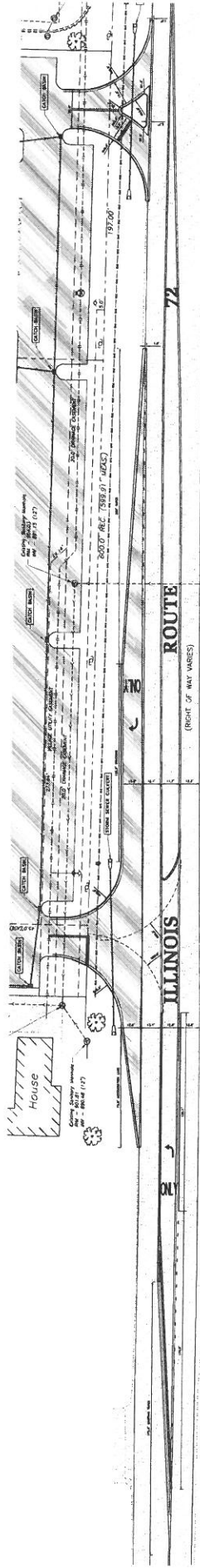
1811 GRANVILLE PLACE
 WASHINGTON, DC 20004
 PHONE 847.897.7095
 FAX 847.897.7099
 SCHEFFLOW.COM
 SCHEFFLOW ENGINEERS



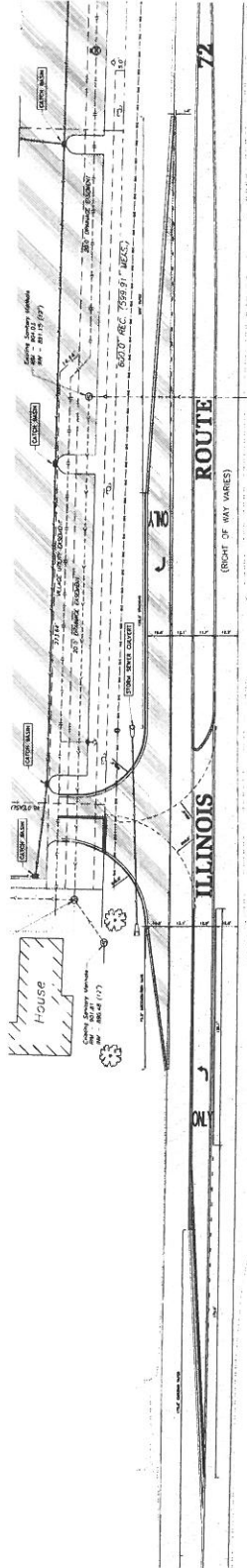
AREA OF PROPERTY:
3.0133 ACRES
(131,260 SQ FT)

ILLINOIS ROUTE 72
(RIGHT OF WAY VARIES)

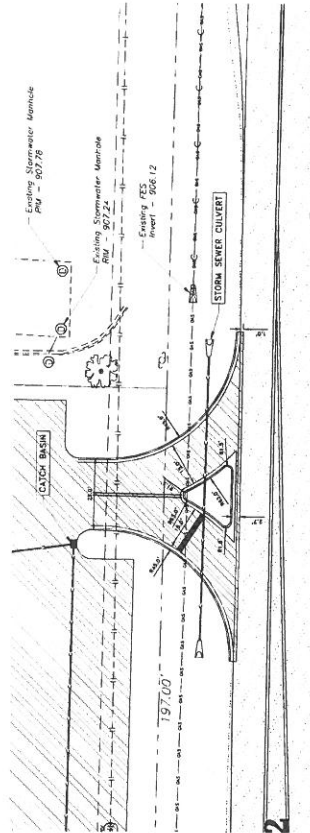
DATE	11-30	SCALE	1" = 30'
PROJECT	ILLINOIS	DATE	8-2-18
CLIENT	BUS-1	SCALE	1" = 30'
LOT	LOT 1 AND 2	DATE	1 of 1
PRELIMINARY PLAT			
1814 GRANDSTAND PLACE ELGIN, ILLINOIS 60123 TEL: 815.397.7099 FAX: 815.397.7098 www.schefflow.com Firm License No. 04-000104			
SCHEFFLOW ENGINEERS			
HAMPSHIRE			



BL 5-1 OVERALL PLAN



WEST ENTRANCE PLAN



EAST ENTRANCE PLAN

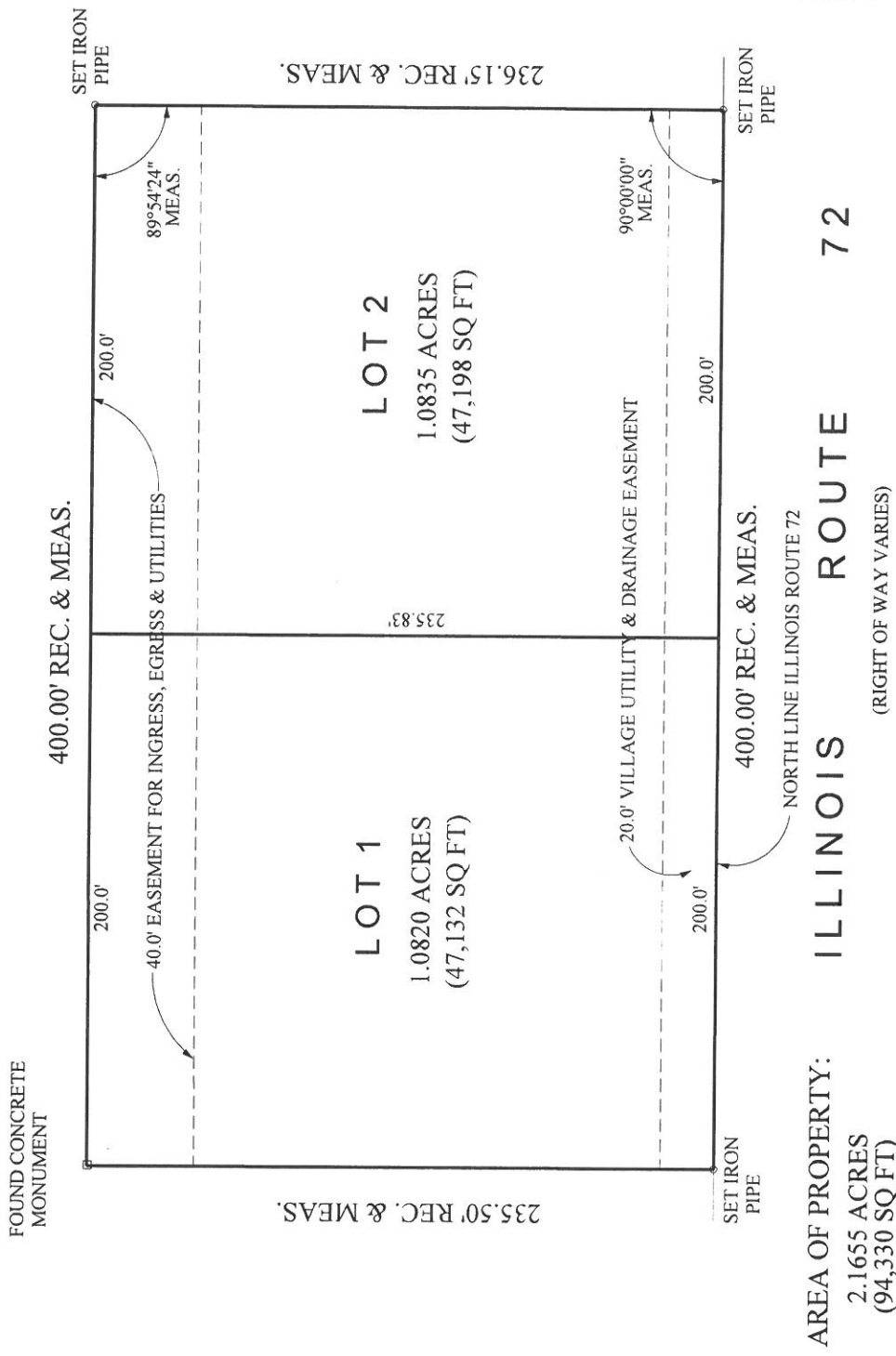


DATE	REVISION

181 GRANDVIEW PLACE
 MARIETTA, GA 30067
 Phone: 407.687.7095
 Fax: 407.687.7099
 scs@schellow.com
 Schellow Engineering

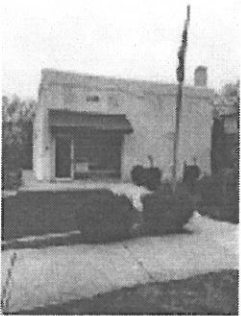


HAMPSHIRE
 BLS-1
 LOT 1 AND 2
 PRELIMINARY WIDENING
 ILLINOIS
 VARIES
 DRAWN BY MTH
 CHECKED BY FCC
 DATE 8-2-18
 SHEET NO. 5404
 1 OF 1



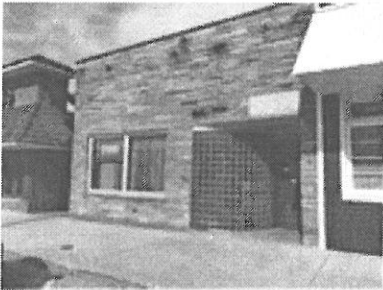
DATE	REVISION	BY	DATE
SCHFLOW <small>INCORPORATED</small>		1814 GRANDSTAD PLACE <small>ELGIN, ILLINOIS 60123</small> <small>TEL: 847.697.7999</small> <small>FAX: 847.697.7995</small> <small>schefloweng.com</small> <small>Firm License No. 18-02104</small>	
HAMPSTEAD		ILLINOIS	
BLDG#2		LOT 1 AND 2	
PRELIMINARY PLAT		<small>DATE: 7-26-18</small> <small>SCALE: 5/8" = 1'-0"</small> <small>MTM</small> <small>PROJECT NO. 5404</small> <small>SHEET NO. 1 of 1</small>	

Hampshire
Commercial / Retail
Available Properties



270 N. State Street
3,000 square feet
\$10 per square foot (gross lease)

*listed by Coldwell Banker



153 S. State Street
2 private offices and 1 retail space
Can be rented separate or together
\$400 per month per office - includes all utilities

*listed by Century 21 New Heritage



895 S. State Street
3 office units available
1000 - 4170 square feet
\$14 per square foot - CAM \$3.55 (NNN lease)

*listed by Re/Max DealMakers



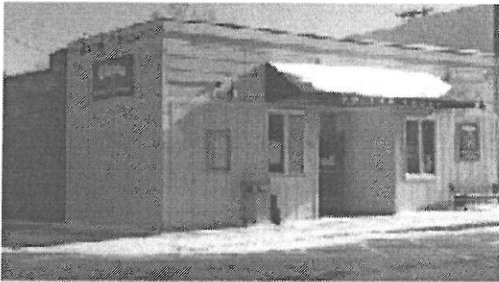
117 - 125 W. Oak Knoll Dr. (Route 72)
1440 - 8252 square feet retail space
\$14 per square foot - CAM \$5 (NNN lease)

*listed by Re/Max DealMakers



199 Maple Place
8976 square feet retail space
For Sale \$294,900

*listed by Inland Real Estate Brokerage



129 S. State Street
2602 square feet retail space
For Sale \$250,000
4241 square feet
For Rent \$4,660 per month

*listed by Knell Realty Group



118 E. Oak Knoll Dr. (Route 72)
1400 square feet office/retail space
For sale \$250,000
For rent \$14.57 per square foot (gross lease)

*listed by Re/Max DealMakers



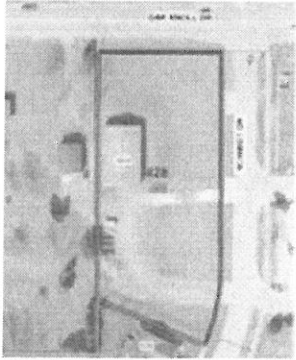
138 Washington Ave
2480 square feet retail space
3 separate spaces
For Sale \$125,000

*listed by Knell Realty Group



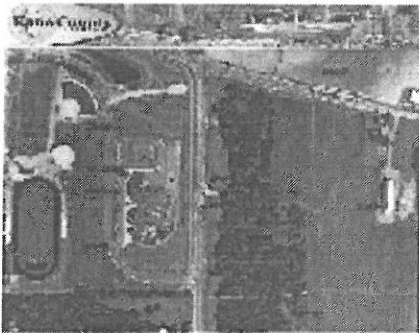
Lot 1 Maple Place
1586 square foot flex space
For Sale \$100,000

*listed by Knell Realty Group



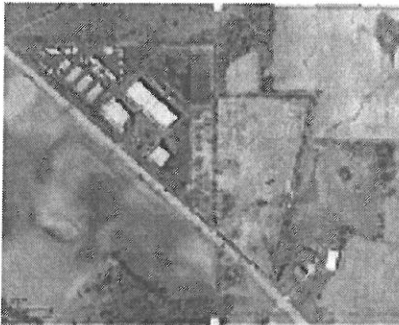
Corner of Oak Knoll Dr. & Schmidt Dr.
1.46 acres - zoned B1
4000 square foot building
For Sale \$500,000

*not listed



16.38 Acres at Ketchum & Big Timber Roads
Available together or divided
For Sale \$299,900

*listed by Century 21 New Heritage



43W950 US Hwy 20
10.24 acres - office/retail
For Sale \$575,000

*listed by Century 21 New Heritage



Lot 37 W. Oak Knoll (Route 72)
1.82 acre lot - behind Marathon gas station
Commercial/retail
For Sale \$410,000

*listed by Re/Max DealMakers