



Village of Hampshire
Business Development Commission Meeting
Wednesday, February 11, 2026 - 6:30 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

1. Call to Order
2. Roll Call
3. Public Comments
4. Review of Meeting Minutes from January 14, 2026
5. Beautification Committee Report
 - A. Updates on approved façade applications
 - i. Style on State - 153 S. State St.
 - ii. Multiple Businesses - 124-172 S. State St.
 - iii. Dr. Hosain Medical Office - 153 S. State St.
 - iv. The Kave - 123 Washington Ave.
 - v. The Vintage Hammer - 122 Washington Ave.
 - B. Discussion on Future/Pending Façade Grant Applications
6. Comprehensive Plan Discussion
7. Update On New Businesses and Existing Businesses in the Village
8. New Business
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 require 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.



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Wednesday, January 14, 2026 – 6:30 P.M.
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

MEETING MINUTES

1. **Call to Order**

The Village of Hampshire Business Development Commission was called to order by Chairman Pizzolato at 6:41 P.M.

2. **Roll Call**

Present: Commissioners Christopher Garcia, Karen Trzaska, Jennifer Abbatacola, and Chairman David Pizzolato

Absent: Commissioner Bill Swalwell and Trustee Aaron Kelly

Others Present: Mary Jo Seehausen, Village Manager; Mo Khan, Assistant Village Manager for Development

3. **Public Comments**

None.

4. **Review of Meeting Minutes from December 10, 2025**

Motion: Commissioner Abbatacola

Second: Commissioner Garcia

Ayes: Commissioners Christopher Garcia, Karen Trzaska, Jennifer Abbatacola, and Chairman David Pizzolato

Nays: None

Abstain: None

Motion Approved

5. **Beautification Committee Report**

A. **Updates on Approved Façade Applications**

Mr. Khan stated that the owner for the Dr. Hosain Medical Office grant has submitted her request for reimbursement.

B. **Discussion on Future/Pending Façade Grant Applications**

No Report

6. **Village of Hampshire - Comprehensive Plan Discussion and Working Session**

Chairman Pizzolato led the discussion on the draft Comprehensive Plan Request for Proposals (RFP) document. The Commission and Village staff discussed revisions/changes to RFP document.

7. **Update on New Businesses and Existing Businesses in the Village**

No Report

8. **New Business**

Chairman Pizzolato stated that Hampshire Social will be closing.

9. **Adjournment**

Motion: Commissioner Trzaska

Second: Commissioner Garcia

Ayes: Commissioners Christopher Garcia, Karen Trzaska, Jennifer Abbatacola, and Chairman David Pizzolato

Nays: None

Motion Approved

Adjourned at 8:23 P.M.

Submitted: February 11, 2026

Approved:



Village President
Mike Reid, Jr.

Village Trustees
Heather Fodor
Erin E.D. Jarnebro
Aaron Kelly
Toby Koth
Laura Pollastrini
Erik Robinson

REQUEST FOR PROPOSALS: VILLAGE OF HAMPSHIRE COMPREHENSIVE PLAN

INTRODUCTION

The Village of Hampshire ("Village") is soliciting proposals from qualified consulting firms to prepare a new Comprehensive Plan that will guide the Village's growth, development, and preservation priorities for the next 10-20 years. The current Comprehensive Plan was adopted in 2004, with Sub-Area updates completed in 2006 and 2008.

The new Comprehensive Plan must reflect Hampshire's unique character—balancing rural identity and farmland preservation with the realities of rapid residential growth, increased development interest, infrastructure demands, and economic development opportunities.

The Village seeks a consultant team that can produce an actionable, data-driven, visually compelling plan with a clear implementation framework that supports decision-making by the Village Board, Planning & Zoning Commission, Business Development Commission, Village staff, and residents. The current budget for the following deliverables is \$125,000.

COMMUNITY BACKGROUND

Hampshire is a non-home rule municipality in Kane and McHenry Counties. Since its incorporation in 1876, the Village has grown from a small rural community to a municipality exceeding 10,000 residents (2025 Special Census, pending final certification). Hampshire sits approximately 50 miles northwest of Chicago and 40 miles southeast of Rockford and is experiencing significant residential and commercial development pressure, driven in part by proximity to I-90, IL-47, US-20, and regional employment centers.

Hampshire's identity is rooted in its agricultural heritage, open space, and small-town character, and the Village is committed to managing growth in a way that preserves these qualities while meeting evolving housing, infrastructure, and economic needs.

PROJECT OBJECTIVES

The Comprehensive Plan must:

- Establish a clear vision for the Village's long-term future, approximately 20-year outlook
- Balance residential, commercial, and industrial growth in proportion to services and infrastructure.
- Protect and integrate farmland, natural resources, and open space into future planning.
- Create a Future Land Use Plan and Annexation Framework that specify where growth should occur—and where it should not.

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- Address housing diversity, including attainable housing, missing-middle housing, and large-lot rural-edge residential opportunities.
- Provide strategies for economic development throughout the Village, retail positioning, and business attraction.
- Include a robust public engagement strategy, with clear documentation and transparent participation.
- Deliver an implementation matrix that assigns responsibilities (Village Board, PZC, BDC, Village staff), timelines, and funding tools.

SCOPE OF WORK

The following scope represents the minimum required elements. Firms may provide recommended enhancements.

1. Community Profile & Existing Conditions
 - a. Demographics, growth trends, and projections
 - b. Housing stock evaluation: unit types, lot sizes, affordability, gaps
 - c. Economic and retail profile, employment trends
 - d. Land use inventory and zoning analysis
 - e. Transportation and mobility conditions
 - f. Infrastructure capacity: water, sewer, utilities, stormwater
 - g. Environmental constraints: floodplains, wetlands, watersheds
 - h. Existing Village policies, codes, and past planning documents
2. Public Engagement Strategy

Consultant shall design a customized, multi-platform engagement plan including:

 - a. Public workshops (minimum 3)
 - b. Community survey (online and paper)
 - c. Stakeholders focus groups (developers, businesses, farmers/landowners, civic groups)
 - d. Joint meetings with Village Board, Planning & Zoning Commission and Business Development Commission
 - e. Ongoing digital engagement (website, social media graphics, online comment tools)
 - f. Summary report documenting engagement findings
3. Future Land Use Plan

The Plan must include:

 - a. Growth management principles
 - b. Designated residential, mixed-use, commercial, industrial and conservation areas
 - c. Large-lot residential areas for rural-edge living

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- d. Redevelopment opportunities
- e. Agricultural preservation zones with tools (easements, cluster design, buffers)
- f. Development intensity, height, and density recommendations
- g. Full-color, GIS-based Future Land Use Map
- 4. Housing Plan
 - a. Gaps analysis (ex. workforce housing, missing middle, rental share, large-lot demand) that can separate Hampshire from neighboring communities
 - b. Strategies for diversifying housing stock
 - c. Priority sites for housing development
 - d. Policies that support attainable housing while maintaining Village character
- 5. Economic Development Strategy
 - a. Retail and business attraction strategy
 - b. Corridor redevelopment plan (ex. IL Route 72; Big Timber Rd.)
 - c. Identification of niche market opportunities
 - d. Targeted commercial and industrial sites
 - e. Shovel-ready development recommendations
- 6. Transportation & Mobility Plan
 - a. Traffic and transportation network assessment
 - b. Sidewalk, trail, and pedestrian improvements
 - c. Bike network and connectivity planning
- 7. Implementation Matrix
 - A detailed, actionable matrix that includes:
 - a. Strategies, responsible bodies (Board, P&Z, BDC, staff)
 - b. Timeline (1-3 years, 3-7 years, 7+ years)
 - c. Estimated costs and function mechanisms
 - d. Regulatory and policy changes needed
 - e. Benchmarks for success and annual review procedures

DELIVERABLES

- 1. Existing Conditions Report
- 2. Public Engagement Summary Report
- 3. Draft & Final Future Land Use Map (GIS + PDF)
- 4. Draft & Final Comprehensive Plan
- 5. Editable GIS files, graphics, and all raw data
- 6. Implementation Matrix
- 7. Executive Summary
- 8. Presentation and materials for all public meetings

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PROPOSED SELECTION SCHEDULE

The Village anticipates the following general schedule for its selection process. The Village reserves the right to change this schedule as needed.

- | | |
|--|-------------------------------------|
| 1. Request for Proposal (RFP) Advertised | The week of May 4, 2026 |
| 2. Submittal Due Date | June 12, 2026 @ 4 P.M. Local Time |
| 3. Interviews of Consultants (as needed) | June 22, 2026 through June 26, 2026 |
| 4. Selection Evaluation | June 29, 2026 through July 2, 2026 |
| 5. Consultant Selection & Approval | July 16, 2026 |

PROPOSAL SUBMISSION REQUIREMENTS

Proposals shall include the following information at minimum. Incomplete proposals may be rejected without consideration by the Village.

1. Cover Letter
2. Technical Experience with similar Comprehensive Plans
3. Proposed Scope of Services
4. Organization/Team Profile and Qualifications
5. Key Personnel Experience (specifically engagement lead & project manager)
6. Itemized Cost Proposal & Optional Tasks
7. Project Timeline
8. Examples of Similar Work
9. References (3 Municipal References Preferred)

SUBMITTAL INSTRUCTIONS

Respondents must provide proposals in electronic version in PDF format of their submittal in a sealed envelope clearly marked with: "Village of Hampshire Comprehensive Plan RFP." Proposals must be received by 4:00 P.M. local time on Friday, June 12, 2026.

Questions regarding the RFP may be submitted by writing to:

Village of Hampshire
Attn: Mo Khan - Comprehensive Plan RFP
234 S. State St.
P.O. Box 457
Hampshire, IL 60140

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Or by e-mail to: mkhan@hampshireil.org.

EVALUATION CRITERIA & SCORING

Complete submittals will be evaluated by the Village using the following criteria and scoring:

Criteria	Max Points
1. Experience in the type of work to be performed	20
2. Qualifications and experience of key personnel	20
3. Quality of submittal	10
4. Familiarity with the general region	15
5. Ability to deliver project in a timely manner	15
6. Client References & Interviews	20
Maximum Total Points	100

SELECTION

Upon review of the responses to the RFP, Village staff will select a consultant to enter into contract negotiations. Upon completion of contract negotiations with Village staff, Village staff will present the selection to the Village Board at a public meeting of the Village Board for consideration of the recommended consultant selection and respective contract for the project.

If for any reason the Village and the recommended consultant selection are unable to reach agreement on a negotiated contract or the Village Board shall not approve the recommendation and respective contract, the Village may then negotiate with the next most qualified consultant, terminate the RFP process, or may start over with the RFP process.

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