



Village of Hampshire
Business Development Commission Meeting
Wednesday, January 8, 2025 - 6:30 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

1. Call to Order
2. Public Comments
3. Review of Meeting Minutes from September 11, 2024
4. Review of Meeting Minutes from November 13, 2024
5. Economic Development Strategy
6. Beautification Committee Report
 - A. Updates on approved façade applications
 - B. Fiscal Year 2025 Façade Grant Application
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.



Village President
Mike Reid, Jr.

Village Trustees
Heather Fodor
Aaron Kelly
Toby Koth
Lionel Mott
Laura Pollastrini
Erik Robinson

Village of Hampshire
Business Development Commission
Wednesday, September 11, 2024 - 6:30 PM
Hampshire Village Hall
234 S State St. Hampshire, IL 60140

MEETING MINUTES

The regular meeting of the Business Development Commission of Hampshire was called to order by Commissioner Martin in person on September 11th, 2024.

1. Call to order at 6:37 pm

In-person: Commissioners Bill Swalwell, Karen Trzaska, Jill Van Reit, Trustee Aaron Kelly, and Assistant Village Manager for Development Mo Kahn.

Virtual: David Pizzolato

Absent: Commissioner Liz Martin

Roll call confirmed - (quorum established)

2. Public Comments:

- None

3. Meeting Minutes Approval From August 14th, 2024:

- Commissioner Trzaska moved to make a motion to approve the meeting minutes from August 14th, 2024, with noted changes.
 - Second by Trustee Kelly
 - Motion carried by voice vote:
 - Ayes: Swalwell, Trzaska, Kelly, Van Reit and Pizzolato
 - Nays: None
 - Absent: Martin

4. Downtown Signage

- The Commission discussed the approval that was voted on by the BDC to change the current signage ordinance in late 2023 but has not yet been voted on by the Planning & Zoning Commission. Assistant Village Manager Kahn presented the research of the sign size/area allowance for nearby communities and drafted language and layout examples for the BDC to review and provide recommendations that would prohibit any future internally illuminated or backlit wall signs in the downtown area.

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- The Village staff has drafted proposed text amendment to Sec. 6-12-2 of the Hampshire Zoning Ordinance that regulates prohibited graphics in the Village. The language reads that internally illuminated or backlit wall signs will be prohibited in the Downtown Special Graphics Area, which are defined by the following streets:
 1. State Street from Allen Road to Jackson Avenue
 2. Washington Avenue from State Street to Elm Street
 3. Jefferson Avenue from Park Street to Elm Street
 4. Rinn Avenue from Park Street to State Street
 - The Village staff will collect the current signage sizing in the Village and bring them to October's meeting for further BDC discussion for what the new ordinance should be.
5. Beautification Committee Report
- A. Commissioner Swalwell with Trustee Kelly presented that the following facade application were approved by the Village Board:
- o State Farm - 185 S. State St.
 - o Delta Yoga - 184 S. State St.
 - o Style on State - 165 S. State St.
- B. Commissioner Swalwell presented that the following facade application updates as follows:
- o Multiple Businesses (124-172 S. State St.) - Submitted a façade application for 7 Concrete /Stone Exterior Roof Finials to be installed per their original standing when the building was built. Awaiting all owners to agree to the work before submitting their application.
 - o The Kave (123 Washington Ave.)- Their façade application for the second story window work is currently being revised to consider expanding the work to include the west and south second story windows.
 - o A potential application could be submitted from the building owner for Neon Cow (145 S. State St.). Status will be updated in October.
6. Update on New or Existing Businesses in the Village
- None
7. New Business
- None
8. Adjournment
- Trustee Kelly moved to make a motion to adjourn at 7:21 pm.
 - o Second by Commissioner Pizzolato
 - o Motion carried by voice vote:
 - Ayes: Swalwell, Trzaska, Van Reit, Kelly and Pizzolato
 - Nays: None
 - Absent: Martin

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Village of Hampshire
Business Development Commission
Wednesday November 13th, 2024 – 6:30 PM
Hampshire Village Hall
234 S State St. Hampshire, IL 60140

MEETING MINUTES

The regular meeting of the Business Development Commission of Hampshire was called to order by Commissioner Martin in person on November 13th, 2024.

1. Call to order at 6:33 pm

In-person: Commissioners Liz Martin, Karen Trzaska, David Pizzolato, Bill Swalwell, Trustee Aaron Kelly, and Assistant Village Manager for Development Mo Kahn.

Absent: Commissioner Jill Van Reit (late arrival)

Roll call confirmed - (quorum established)

2. Public Comments:

- None

3. Meeting Minutes Approval From October 9th, 2024:

- Commissioner Trzaska moved to make a motion to table the approval of the meeting minutes from October 9th, 2024.
 - Second by Commissioner Swalwell
 - Motion carried by voice vote:
 - Ayes: Trzaska, Kelly, Swalwell, Martin and Pizzolato
 - Nays: None
 - Absent: Van Reit
- September's meeting minutes were not on the agenda for approval; therefore, it will be placed in December's BDC meeting.

4. Approval of the 2025 Business Development Commission Meeting Schedule

- Commissioner Pizzolato moved to make a motion to approve the 2025 Business Development Commission Meeting Schedule
 - Second by Commissioner Swalwell
 - Motion carried by voice vote:
 - Ayes: Trzaska, Kelly, Swalwell, Martin and Pizzolato
 - Nays: None
 - Absent: Van Reit

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5. Downtown Signage

- The Commission discussed the approval that was voted on by the BDC to change the current signage ordinance in late 2023 but has not yet been voted on by the Planning & Zoning Commission. After discussion, Trustee Kelly asked the Village Staff to discuss with President Reid of adding an agenda topic to the Village Board next meeting agenda. This would limit the need for multiple meetings, limit expenses and speed up processes. The request would be to allow the BDC to authorize certain elements including signage review, façade grants, etc.

6. Beautification Committee Report

A. Updates on approved façade applications:

- Commissioner Swalwell reported that Style on State's (153 S. State St) project is in progress, and they will try to get as much work done before the winter, with the remaining slated for the spring of 2025.
- The new signage for Delta Yoga – 184 S. State St. has been installed and is completed.

B. Fiscal Year 2025 Façade Grant Application – Review & Recommendation:

- Multiple Businesses – 124-172 S. State St.
 - This project has been put on hold indefinitely and would not be a candidate for a façade grant this fiscal year.
- Neon Cow – 142 S. State St.
 - The changes include a new black metal awning (top and bottom), painting, replacement of light fixtures and the addition of a gate for outdoor seating in the gangway between buildings.
 - Commissioner Pizzolato moved to make a motion to award the Neon Cow – 142 S. State St. a façade grant at 75% reimbursement in the amount of \$19,965.
 - Second by Commissioner Martin
 - Motion carried by voice vote:
 - Ayes: Kelly, Swalwell, Van Reit, Martin and Pizzolato
 - Nays: Trzaska
 - Motion passes and will be brought before the Village Board for a vote
- The Kave – 123 Washington Ave.
 - The business has submitted two proposals to 1) replace the current 9 second story windows and door and 2) 18 windows which would address the 9 in the first proposal but also address the windows that are currently boarded up. The Commission felt that this project was important due to the historical nature of the building and improving the blight of the boarded-up elements of the building. With the limitations of the current budget, the BDC felt it would be better for the business to table their application until the new fiscal year.
 - Commissioner Martin moved to make a motion that The Kave – 123 Washington Ave. receive a façade grant at 50% of the total project in the amount of \$17,925 for the 18-window replacement quote, as well as a recommendation that the Village Board have a discussion about this application and action the motion during the first Village Board meeting in May of 2025.
 - Second by Commissioner Martin

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- Motion carried by voice vote:
 - Ayes: Kelly, Swalwell, Van Reit, Martin and Pizzolato
 - Nays: Trzaska
- Motion passes and will be brought before the Village Board

6. Update on New or Existing Businesses in the Village

- The Garden Berry has sold their business to Angels Pancake Café which has already transitioned. There will be minor updates to the building signage to address the change.
- Assistant Village Manager for Development Kahn asked the BDC if membership to the Main Street Organization is still needed. The BDC agreed that as it was useful in the past, they could go ahead and cancel the membership.

7. New Business

- Kane County has developed an Economic Development Plan, which the BDC will review at December's meeting.

8. Adjournment

- Commissioner Pizzolato moved to make a motion to adjourn at 9:13 pm.
 - Second by Commissioner Martin
 - Motion carried by voice vote:
 - Ayes: Martin, Trzaska, Kelly, Swalwell, Van Reit and Pizzolato
 - Nays: None

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ECONOMIC DEVELOPMENT STRATEGY

PRESENTED BY
BUSINESS DEVELOPMENT COMMISSION

Meeting the Needs

Early 2022 Completion of successful Streetscape Initiative

Consulted with Jay Hedges regarding new directives and current Village needs.

Recommendation: Provide insight to the Administration regarding long term goals when considering future development by developing an Economic Development Strategy (EDS).



Our Process

EDUCATION:

WORKED WITH JOSH WRAY TO UNDERSTAND WHAT AN ECONOMIC DEVELOPMENT STRATEGY LOOKS LIKE.

FOCUS:

UTILIZATION OF "GOALS AND LENSES" TO PINPOINT PRIORITIES AND OBJECTIVES IN ORDER TO INITIATE COMPREHENSIVE STRATEGIES.

DISCUSSION:

CONSIDERABLE TIME SPENT DISCUSSING **GOALS** AND LOOKING AT DEVELOPMENT INITIATIVES THROUGH A VARIETY OF **LENSES**.



Goals = Mission of the BDC



Attract and Retain Business



Diversify Local Economy



Enhance the Community's Image



Provide Additional Resources



Looking through the Lenses

Beautification

Sustainability

Land Use

Communication

Village Participation

Infrastructure



	Lenses					
Goals	Beautification	Sustainability	Land use	Communication	Village Participation	Infrastructure
Attract/Retain Business	Façade Program	Incentives for using sustainable materials	Enterprise Zones	Continue Hampshire's Very Own program	Maintain streamlined permit approvals	Analyze opportunities for state & federal funding for big infrastructure projects
	Streetscape Project	Tax Credits for upgrading to Solar/green energy	Create Comprehensive Plan	Keep Website current. Communicate programs incentives clearly	Update/modify code to modernize and make it simpler to comply	Continually expand infrastructure like roads/high speed internet/water & sewer
	Develop Standards for future building North along State	Create an award for most sustainable business			Maintain some budget allocation for incentives that attract and retain businesses	Work with Engineering Enterprises to be sure their reviews and recommendations align with common sense
Diversify Local Economy	Survey residents as to what businesses they would like to see. Make this a regular habit (yearly)	Create Programs for incentivizing online companies to create brick & mortar. Market to them	Work with state economic development to attract international companies	Coordinate with Chamber to be sure we push out workshops they are holding	Communicate with newer types of businesses to see what they need from the village (non-restaurant/bar)	Stay on top of trends to understand what new style companies need in terms of infrastructure. Start working towards providing
	Help Foster/incentivize entrepreneurship.	Market to alternative energy installation companies	Focus Comprehensive Plan on creating target areas for a diversified economic development	Communicate through various mediums types of companies that our residents want (Coordinate with Chamber)	Start preparing for an extension of the TIF district before time runs out	
	Grow Festival activities		Set a goal of an entrepreneurial incubator		Ensure diversification of housing options to promote a diverse customer base and workforce	
Enhance the Community's Image	Façade Program	Include Sustainability goals into Comprehensive Plan	Focus on Parks and Green space	Push out communication regarding Façade Program participants	Focus on code enforcement where it makes sense	Develop infrastructure standards in the code that focus on quality. Enforce
	Streetscape	Incorporate sustainability into Village Code	Focus heavily on walkability/bikeability. Push developers on this issue	Highlight companies that make investments into their building	Be easy to work with when organizations want to hold events, close streets, etc.	Focus on walkability and invest alongside developers in this respect
	Code Enforcement			Creating an "Always On" approach for both access to critical information as well as being present in social media space.	Maintain positive two-way communication with all stakeholders within the community	Work towards development of a community center - coordinate with Park Dist.
				Highlight accomplishments of local citizens or organizations in the community.		Ensure appropriate signage and signalization to prevent accidents
Provide Additional Resources	Create a robust volunteer system whereby our residents can be help beautify the community	Collaborate with High School/community college for training in new energy	Creating Conservation Objectives and Opportunities	Offer a non-pay internship for marketing/communication in the village	Offer Village services to events where possible	
				New Business Mentorship with the chamber including a handoff from Village to Chamber	Create internships with Hampshire High & local colleges/universities	Encourage internet companies to bring their storefront to Hampshire

Let's Talk Strategies

20 Different
Strategies

Need for
Prioritization

Survey voting
process led by
Commissioner
David Pizzolato



BDC - Final Economic Strategy Ranking (December 2022)

Ranking	Topic	Results	Lens
1	Develop a comprehensive plan which includes sustainability and diversified economic development through targeted areas (sustainability & land use)	17.7	sustainability & land use
2	Continually expand infrastructure (i.e., roads, high speed internet, cellular, water& sewer) (infrastructure)	13.7	infrastructure
3	Facade Program (beautification)	13.3	beautification
4	Keep website current (communication)	12.5	communication
5	Analyze opportunities for state & federal funding for big projects (infrastructure)	12.0	infrastructure
6	Code Enforcement (beautification)	11.2	beautification
7	Keep incentives in the budget (village participation)	10.5	village participation
8	Ensure diversification of housing options to promote a diverse customer base and workforce (village participation)	10.0	village participation
9	Develop infrastructure standards in the code that focuses on quality and enforce them (infrastructure)	9.7	infrastructure
10	Communicate programs clearly (communication)	9.5	communication
11	Update/Modify codes to modernize; make it simpler to comply (village participation)	8.8	village participation
12	Maintain a positive two-way communication with all stakeholders within the community (village participation)	8.3	village participation
13	Focus on walkability & bike ability through investment and alongside developers (land use and infrastructure)	8.2	land use and infrastructure
14	Communicate through various channels for the types of companies that our residents want (communication)	6.5	communication
15	Develop standards for future buildings (beautification)	6.3	beautification
16	Incorporate sustainability into the Village code (sustainability)	5.5	sustainability
17	Tax credits for upgrading to solar/green energy (sustainability)	4.5	sustainability
18	Incentives for using sustainable materials (sustainability)	2.8	sustainability

Essential Eight

1. Develop the **Comprehensive Plan**

2. Continually Expand **Infrastructure**

3. Continue the **Façade Program**

4. Continually keep the **Website up to Date**

5. Stay focused on **Identifying State and Federal Funding Programs**

6. Keep the pressure on **Code Enforcement**

7. Keep **Incentives for Business** in the budget

8. Ensure the development of **Diverse Housing Products.**



Teamwork Makes the Dream Work

1. Develop Comprehensive Plan

- Owner – Planning and Zoning Commission
- All Taxing bodies
 - Community Organizations
 - Unincorporated Community Organization

2. Continually Expand Infrastructure

- Owner – Village Staff
- Public Works Committee
 - Village Board
 - Business Development Commission

3. Façade Program

- Owner – Beautification Committee
- Business Development Commission
 - Village Board

4. Keep website current

- Owner – Village Staff
- Public Relations Committee
 - Village Board
 - Business Development Commission



Teamwork Makes the Dream Work

5. Analyze opportunities for state and federal funding

Owner – Village Staff

6. Code Enforcement

Owner – Village Staff

- Fire Department
- Business Development Commission
- Village Board

7. Keep incentives in the Budget

Owner – Budget Committee

- Village Board
- Business Development Commission
- Chamber of Commerce

8. Diversification of housing to promote a diverse customer base and workforce

Owner – Village Board

- Planning and Zoning Committee



Elements for Absolute Success



Develop

Develop Key Metrics that will indicate your progress towards the stated goals



Set

Set a schedule and develop an oversight plan to check in on the progress towards those metrics



Build

Build a plan working backwards from the goal until today that ensures your success.



Thank You for Your Time!

Business Development Commission:

- Ryan Krajecki (chair)
- David Pizzolato (vice chair)
- Elizabeth Martin
- Meagan Rago
- Bill Swalwell
- Karen Trzaska
- Aaron Kelly (Village Board representative)





WHY KANE
business, jobs, community

Executive Summary

KANE COUNTY

Economic Development
Strategic Plan



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836



EXECUTIVE SUMMARY

Kane County has naturally and successfully grown as part of the Chicago metropolitan area, as an agricultural center, bedroom communities and industrial hub. However, in the context of fundamental changes in the dynamics and drivers of the global economy, and of tensions that arise from continued growth along these previously natural trajectories, Kane County finds itself at an economic crossroads.

In the emerging economy,¹ “creative destruction” is disrupting industries, occupations and places; while new products, firms, industries and markets are rapidly arising, leading to enormous opportunities for new wealth creation. Success in this economy does not occur as “naturally:” rather, it requires deliberate investment in concentrations of complementary business, human capital and innovation assets, along with the physical and institutional infrastructure to translate assets into economic growth. Kane’s transition along with the global economy presents a key moment to identify the economic assets and opportunities that will guide its future growth and to develop deliberate strategies to succeed in the next economy.²

Seizing this opportunity begins with a market analysis exploring the County’s industries, human capital, innovation activities, built environment and institutions. Key market analysis findings include:

- **Manufacturing and TDL Strengths.** The County has many industry strengths, including particularly metals manufacturing; food and beverage manufacturing and packaging; and transportation, distribution and logistics. Building on these strengths, it is well positioned to substantially grow its industrial base and compete in major emerging industries. The COVID-19 pandemic fundamentally changed the global economy in ways that may present opportunities for Kane County; for instance, significant federal funding is encouraging reshoring (and Kane County manufacturers have the opportunity to fill local/regional supply chain gaps), and the rise of e-commerce and increasing integration of tech into logistics services presents opportunity for innovation in Kane County’s legacy Transportation, Distribution and Logistics sector to meet global demands.
- **Concentration of Business Services.** The County also houses high concentrations of both white collar and blue collar business services firms. These firms support other businesses and headquarters not just in Kane County but across the region. Many are BIPOC (Black, Indigenous, and people of color)-owned.
- **Agricultural Assets.** Reflecting the County’s unusually fertile soil, farming is still 50% of the County’s land use, although it is no longer the County’s main revenue-generator. Global trends are encouraging innovation in agricultural processes and diversification of crops.
- **Labor Market Gaps.** The County’s labor force is generally well suited for its economy, training workers in healthcare and manufacturing (for instance) but does not adequately address labor shortages, particularly those in high-growth sectors. While community colleges have increasing

¹ Often referred to as the “knowledge,” “innovation,” or “next” economy, or the Fourth Industrial Revolution.

² This process encompasses opportunities ranging from digitization trends reshaping industries and workforce to emerging industries such as climate centered growth (e.g., EVs, energy storage), to the massive federal investments driving US manufacturing reshoring and growth. The process also allows the County to reconcile tensions between its roles as a bedroom community, farming economy, and industrial economy.

BIPOC enrollment (particularly Hispanic enrollment), this is not enough to address the lower levels of BIPOC educational attainment and wages.³ Employers are not adequately driving change in labor market systems (e.g., identifying skills needed for future careers, developing on-the-job training programs, changing hiring practices to prioritize skills).

- **Gaps in Innovation and Entrepreneurship System.** With relatively little private-sector or institution-led innovation activity, the County is generally not the place where things are invented. While it currently lacks a substantial innovation ecosystem, some of the building blocks (e.g. Fermilab) are present, and innovation opportunities will expand as industrial activities grow. There is, however, significant start-up and small business activity, many of which are BIPOC (Black, Indigenous, and people of color)-owned. But, there is very limited specialized support and finance for entrepreneurs and early-stage businesses.
- **Unique land use and spatial connectivity considerations.** As Kane County grows its economy, it will be grappling with the balance between its industrial, agricultural and bedroom community functions. The resulting economic growth strategies will entail land use implications: presenting a need and opportunity to better align land use and zoning policy with economic growth goals. As development and land use planning proceed, attention also needs to be paid to improving connectivity to job centers – either by establishing new job centers, addressing traffic, or addressing last-mile public transit challenges.
- **Fragmentation.** Illinois ranks among the worst states in the nation with respect to both vertical and horizontal government fragmentation, and Kane is no exception. The County encompasses multiple municipalities, each with their own economic development goals and plans. Aside from the bureaucratic, cost and tax inefficiencies of multiple governments, there is a need for alignment – on overall economic development strategies, to execute larger-scale deals and deliver programs in priority industries. Continuously developing and executing on a County-wide vision for the economic future of Kane requires not just County-led coordination, but also greater private sector leadership in economic development.

The market analysis leads to a vision and series of strategic directions to address Kane County’s challenges and opportunities. Key to managing future growth will be continually refining a strong vision for the County’s future and developing the capacity to continually, collaboratively identify emerging opportunities, and decide upon and implement strategies. An initial vision has been proposed for the county:

VISION: Kane County will become a dynamic mix of traditional industries and emerging sectors – a center of innovation. The County’s industrial base will grow alongside leading-edge agricultural practices and quality of life for residents.

To execute this vision, a series of strategies are proposed:

- **Provide institutional capacity for economic development coordination.** Implementation of a broader vision for the county’s growth can be achieved with both County-led coordination and also greater private sector, cross-sector leadership in economic development. This requires a new development entity that is nimble and responsive, with the ability to impact a wide range of development sectors. An Economic Development Organization (EDO) is needed to direct resources to guide growth and to coordinate deals across municipalities in high-

³ For instance, 51% of the food and beverage manufacturing and packaging cluster are BIPOC, a sector with particularly low wages.

growth, tradeable sectors. An EDO can also improve employer engagement to better serve existing businesses and conduct more targeted, continuous analyses of market opportunities.

- **Improve support for manufacturers.** Kane County’s manufacturers are small firms and lack the networks or resources to address the tremendous opportunities to scale in the next economy. There is a need to support manufacturers by identifying new opportunities and markets, alongside the technical assistance to help manufacturers compete for these opportunities.
- **Improve start-up and scale-up support,** in particular for BIPOC-owned firms – for instance in manufacturing, business services, and logistics.
- **Create employer-driven workforce programs.** To improve labor market efficiency, there is a need for greater employer involvement in modernizing education, training, and hiring practices - in particular to drive creation of workforce programs, targeted to future skills demand in high-growth industries. There is tremendous opportunity to supply regional workforce gaps in industries disrupted by digitization/artificial intelligence (AI), decarbonization and electrification, for instance in clean tech manufacturing (e.g., electric vehicles [EVs], battery storage), digital logistics, and next-generation farming.
- **Support crop diversification,** or connect corn/soybean growers with new markets - in part to respond to climate change and associated changes in production/demand. In addition, improve connectivity between agriculture and food & beverage manufacturing and packaging.
- **Coordinate land use with economic development goals.** The County would benefit from a more coordinated and unified process for determining what land is made available for what types of new development, and for providing the necessary infrastructure for development.

Kane County’s diverse assets – its skilled workforce, industrial base, agricultural strength, good quality of life, natural beauty – provide tremendous opportunity for the county’s future economic growth. While the county has grown naturally over time, the next economy rewards deliberate, strategic growth planning. Launch of an EDO and focusing on these strategic directions will set Kane County on a path towards a vibrant, prosperous 21st century economy.

KANE COUNTY: ECONOMIC DEVELOPMENT STRATEGIC PLAN

Download the full version of the Kane County Economic Development Strategic Plan:
<http://rw-ventures.com/kane-county-economic-development-strategic-plan/>