



Village of Hampshire
Business Development Commission Meeting
Wednesday, May 14, 2025 - 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 6:50 P.M.

2. **Roll Call**

Present: Commissioners Bill Swalwell, Christopher Garcia, Karen Trzaska, Trustee Aaron Kelly, and Chairman David Pizzolato

Absent: Commissioner Jill Van Riet

Others Present: Mo Khan, Assistant Village Manager for Development

3. **Public Comments**

None.

4. **Introduction of Commissioner Christopher Garcia**

Mr. Garcia introduced himself and provided his professional background

5. **Review of Meeting Minutes from April 9, 2025**

Motion: Trustee Kelly

Second: Commissioner Trzaska

Ayes: Commissioners Swalwell, Trzaska, Trustee Kelly, and Chairman Pizzolato

Nays: None

Abstain: Commissioner Garcia

Motion Approved

6. **Review of Kane County Economic Development Strategic Plan**

Mr. Khan stated he is working on reviewing and identifying what parts of the Kane County Plan are relevant to the Village of Hampshire and will present findings at the June 2025 Business Development Commission Meeting.

The Business Development Commission discussed parts of the Executive Summary of the Kane County Plan regarding annexation, agribusiness/agritourism, and other economic development items.

7. **Review of SWOT Analysis for Route 72/Oak Knoll Commercial Corridor**

Mr. Khan stated the agenda supplement provides a summary of what a SWOT Analysis is. Mr. Khan stated he plans to present the SWOT Analysis for Route 72/Oak Knoll Commercial Corridor at the July 2025 Business Development Commission Meeting.

8. **Beautification Committee Report**

A. **Updates on Approved Façade Applications**

i. **Style on Strate - 153 S. State St.**

Mr. Swalwell provided an update on the status of the Style on State project. Mr. Swalwell stated that the awning and sign is waiting to be fabricated until construction is near completion. Mr. Swalwell further stated there was some unseen work that needs to be done that were identified during the building inspections.

Mr. Khan provided a summary of the rough frame, electric, plumbing, and mechanical inspection findings.

ii. **Multiple Businesses - 124-172 S. State St.**

Mr. Swalwell provided an update on the status of the final project. Mr. Swalwell stated he will be driving to Indiana to deliver the final so it can be molded and reproduced for the project.

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

Mr. Swalwell provided an update on future/pending façade grant applications. Mr. Swalwell stated he spoke to the Vintage Hammer, Doctor's Office on State St., and the Kave about potential grant applications.

C. **Review of Façade Budget for Fiscal Year 2025-2026**

The Business Development Commission reviewed the façade grant budget for Fiscal Year 2025-2026.

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

Mr. Khan stated at the May 15, 2025 Village Board Meeting a developer will be presenting a concept plan for a residential/commercial project.

Mr. Khan provided an update on the pending solar farm projects in unincorporated Kane County along Reinking/Big Timber/Route 47 and stated that the County Board approved both solar farm projects.

10. **New Business**

The Commission discussed about creating a contractor registry for residents to use when looking for contractors for construction work.

The Commission discussed if the Village has an inspection program for buildings that will allow property owners/prospective buyers to have an idea of what is required to be fixed prior to investing/starting a project.

The Commission discussed working on a survey to determine what types of retail/services businesses are desired in the Village.

The Commission discussed about having the Chamber of Commerce attend the Commission meeting quarterly to provide an update.

11. **Adjournment**

Motion: Commissioner Trzaska

Second: Commissioner Swalwell

Ayes: Commissioner Swalwell, Garcia, Trzaska, Trustee Kelly, and Chairman Pizzolato

Nays: None

Motion Approved

Adjourned at 8:44 P.M.

Submitted: June 11, 2025

Approved: June 11, 2025