



Village of Hampshire
Business Development Commission Meeting
Wednesday, June 11, 2025 - 6:30 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

1. Call to Order
2. Public Comments
3. Introduction of Commissioner Jennifer Abbatacola
4. Review of Meeting Minutes from May 14, 2025
5. Review of Kane County Economic Development Strategic Plan
6. 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.
 - B. Discussion on Future/Pending Façade Grant Applications
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 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, 2024

Approved:



Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 www.hampshireil.org

Agenda Supplement

TO:	Business Development Commission
FROM:	Mo Khan, Assistant Village Manager for Development
FOR:	Business Development Commission Meeting on June 11, 2025
RE:	Kane County Economic Development Strategic Plan

Background: Kane County developed and adopted its Economic Development Strategic Plan in 2024. The Business Development Commission has discussed how the Kane County Plan and its strategies/recommendations match-up with the Village's own plan and strategies/recommendations.

Analysis: The following strategies are recommended by the Kane County Plan:

1. Creating a Countywide Economic Development Organization (EDO)

The Kane County Plan recommends a countywide EDO to be established. The purpose of this EDO is to "coordinate and align goals of the county's 29 municipalities" and a countywide EDO can "work towards a broader vision [that] can be achieved with both County-led coordination and also greater private sector, cross-sector leadership in economic development."

Staff Recommendation: Staff recommends that the Village maintain its own Economic Development Strategy/Plan as the needs and wants of the Village and its resident may drastically be different than the other municipalities in the County, especially those municipalities that are already well established. However, staff recommends that the Village be an active participant in any countywide/regional EDO that is established to make sure the interests of the Village are heard and the goals/vision of the County do not conflict with those of the Village.

2. Providing Manufacturing Support Services

The Kane County Plan states that most "manufacturers are small Tier 2 or 3 suppliers to a variety of markets and supply chains." Furthermore "these manufacturers are not well

connected to one another and they serve so many different markets that there is no real center of gravity in Kane County.”

Staff Recommendation: Currently, manufacturing businesses in Hampshire are spread out through the community. Staff recommends working to create manufacturing/industrial campuses where these businesses can neighbor one another and create a cluster for a specific sector of the economy, whether that be manufacturing, logistics, or research/development. Staff believes this can be achieved by working with developers to properly market vacant and shovel-ready properties to the correct market sectors. Staff also believes that the Village has to be proactive on reaching out to businesses that the Village would like to see make a home here in Hampshire. Currently, Village staff responds to Request For Proposals (RFPs) from Intersect Illinois for potential developments that fit the zoning and land use for current vacant and shovel-ready properties.

3. Creating an Innovation and Entrepreneurship Hub

The Kane County Plan recommends “an Innovation and Entrepreneurship Hub [that] may help the County’s legacy industries [of manufacturing, agriculture, and logistics] to prepare for [the] next economy growth.” This Innovation and Entrepreneurship Hub would help establish new businesses, allow small business to scale up their production/work and facilitate cross-sector collaboration.

Staff Recommendation: Staff recommends working with the County on establishing an Innovation and Entrepreneurship Hub that is located in the Village or at minimum nearby the Village so aspiring entrepreneurs or existing businesses can take advantage of the resources provided by the Hub.

4. Industry-led workforce training/collaboration

Demands for new skill sets/types for advanced and changing manufacturing such as mechatronics, CNC machining, robots, and CAD programming are becoming more and more important. According to the Kane County Plan “legacy workforce training and education systems are outdated and insufficiently nimble.” To address this issue the Kane County Plan recommends that local community colleges work with employers to develop curricula that provides the education to gain the skill sets/types needed for the modern manufacturing business.

Staff Recommendation: Staff recommends outreach efforts to local manufacturing businesses to determine their hiring needs and what type of skill sets/types are needed for current and future demands. By gathering that information and working with the County, local community colleges can develop curricula that would provide the proper training to meet the hiring needs of local manufacturing businesses.

5. Crop Diversification Support

Farming is considered a legacy industry and still integral to the County's economy according to the Kane County Plan. Furthermore, the Plan states farming is important to the County's culture and quality of life. The Kane County Plan leans on this legacy industry and provides goals for entering new markets with existing crops and diversifying farms with high-value crops.

Staff Recommendation: Currently, within the Village there is limited farming-zoned land. Additionally, the zoning ordinance limits farming activities from growing within the Village. However, the Village is surrounded by many unincorporated lands that are used for farming, particularly corn. Neighboring communities such as Pingree Grove have farms that have leaned into agritourism essentially creating a "mixed-use" farm that not only grows crops but has activities that have made the farm a tourist spot for the County and the region. It would be prudent for the Village Board to have a conversation for how the farming sector fits within the goals and vision for the Village.

6. Economic Growth and Land Use Coordination

The Kane County Plan states that as the regional/county economy grows there will be change in the balance between industrial, agricultural, and residential uses. The Plan states "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 providing the infrastructure to make development feasible." The County adopted its 2040 Comprehensive Plan that identifies future land uses for unincorporated properties. However, recent actions by the Kane County Board have shown that the County Board does not necessarily adhere to the Future Land Use Map in the 2024 Comprehensive Plan when making land use decisions.

Staff Recommendation: Village staff recommends being heavily involved in any plan or decision-making opportunities with the County to ensure that the County's direction

and any plan are consistent with the Village's visions and goals, especially when it comes to unincorporated properties that are within the Village's planning jurisdiction.



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/>