

# VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

Meeting  
January 9, 2018

A meeting of the Village of Hampshire Zoning Board of Appeals was called to order by Chair Carl Christensen on January 9, 2018 at 7:00 p.m., at Hampshire Village Hall. Present were Chair Carl Christensen, and members William Albert, Richard Frillman, Hank Hoffman, and Joseph Schaul. Neal Collins and David Rumoro were absent. A quorum was present. The Pledge of Allegiance was recited by all present.

Reading of the minutes of the meeting of the Zoning Board of Appeals held on November 14, 2017 was waived, and on motion made by H. Hoffman, seconded by W. Albert, the minutes were approved by vote of 5 aye, 0 nay.

The ZBA next took up for the matter of public hearing on the Petition filed by Hampshire Property, LLC for a Zoning Map Amendment, to re-zone the property known as Tuscany Woods Subdivision, Unit #2 (to wit: all property in the Tuscany Woods Development lying outside of platted Unit 1), in part from R-2 Single Family Residential Zoning District, and in part from R-3 Two-Family Residential Zoning District, to Planned Residential Development Zoning District, and for approval of the proposed Preliminary Development Plan for the property.

The public hearing was opened by the Chair at 7:03 p.m.

A certified shorthand reporter was present to record the comments and testimony of all persons present.

The Village Attorney recited that notice of this public hearing had been published in the Daily Herald newspaper on December 22, 2017; and that a Certificate of Publication is on file with the Village Clerk. Also, the Petitioner had filed an Affidavit of posting notice of the public hearing on the property, and an Affidavit of Mailing notice to persons within 100' of the property, together with copies of certified mailing receipts.

The Village Attorney also stated that the matter had been the subject of a public hearing before the Village's Plan Commission on January 8, 2018; that the Plan Commission had conditionally recommended approval of the Petition to Establish a Planned Residential Development on the property, and conditionally recommended approval of the Preliminary Development Plan. A copy of the letter of Mr. William Robinson, Chair of the Plan Commission, to the Village Clerk, confirming those actions, was given to the Chair. The Village Attorney also stated that the Plan Commission was required to complete written Findings of Fact and Recommendation, and that action had been postponed by the Commission until its January 22, 2018 meeting.

Mr. Thomas Burney, attorney for the Petitioner, made a presentation concerning the Petition, including Petitioner's Exhibit #1, a copy of the Petition; and Petitioner's Exhibit #2, the Preliminary Development Plan.

Questions or concerns raised by the ZBA members during the public hearing included concern about the traffic which would be generated by the development, and the street system for the development, including effects on Century Drive, Runge Road, and Romke Road; and the proposed 8-year sunset on the proposed commercial area to be located on the parcel south of IL 72.

Seven (7) members of the public made comment about the Petition, addressing the following matters: traffic concerns for Century Drive/Palermo Street and/or extension of Runge Road; preservation of the stand of oak trees at the north end of (existing) Runge Road; swapping out the duplex units by Ruth Park for single family residences, and re-locating the duplex units to the area south of IL 72; design of the homes to be constructed / minimum price points vis-à-vis tax revenues to be generated for the local school system; safety of the area by Ruth Park; and lot size / property values in the new development and Unit #1 of Tuscany Woods Subdivision. .

A verbatim transcript of the public hearing will be filed with the Village Clerk.

The public hearing was closed at 7:43 p.m.

Because the Plan Commission had not yet produced its written Findings of Fact and Recommendation for consideration by the ZBA, it was proposed to table deliberations by the Board. On motion by H. Hoffman, seconded by W. Albert, to table the ZBA's deliberations on the Petition to the next meeting of the ZBA, to be held on January 23, 2018, the vote was 5 aye – 0 nay. Motion passed.

There was no other business to come before the Zoning Board of Appeals.

The meeting was adjourned at 8:13 p.m.

Respectfully submitted:

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Joseph Schaul  
Secretary  
Zoning Board of Appeals