

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

Meeting
February 13, 2018

A meeting of the Village of Hampshire Zoning Board of Appeals was called to order by Chair Carl Christensen on February 13, 2018 at 7:03 p.m., at Hampshire Village Hall. Present were Chair Carl Christensen, and members William Albert, Neal Collins, Richard Frillman, Hank Hoffman, and Joseph Schaul. The Village Attorney reported that Mr. Rumoro has resigned from his position on the Zoning Board of Appeals, and there is now a vacancy in his position.

The Pledge of Allegiance was recited by all present.

Minutes of the meeting of the Zoning Board of Appeals held on January 23, 2018 was read, and on motion made by H. Hoffman, seconded by N. Collins, the minutes were approved by vote of 6 aye, 0 nay.

The ZBA next took up the matter of its deliberations 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 Village Attorney reported that the Plan Commission has recommended approval of the Petition with certain conditions. The written Findings of Fact and Recommendation of the Plan Commission, dated January 22, 2018, should have been delivered to the Zoning Board of Appeals members prior to the meeting.

Secretary Schaul read excerpts from the minutes of the meeting of the Plan Commission held on January 8, 2018, concerning review and recommendation on the Petition by the Commission.

It was reported that a transcript of the public hearing held on January 9, 2018, concerning this Petition, is on file with the Village Clerk; and that Mr. Collins has asked for and obtained a copy of that transcript, for his review prior to tonight's meeting.

Mr. Thomas Small were present for the Petitioner. He displayed a proposed, modified Preliminary Development Plan to show re-location of the duplex units to the area south of IL 72. He stated that there would be 30 single family residences added north of IL 72.

Mr. Albert asked if Romke Road would be improved by the developer in the area of the Planned Residential Development. Mr. Small said that developer would have an obligation to do that, including the west side of the intersection of Romke Road and IL 72.

Mr. Christensen stated that he could accept leaving the duplex units in their original location near Ruth Park, and that he was generally not in favor of segregating duplex units from single family

residences but thought that integrating them into single family residential neighborhoods was a better approach.

On motion by W. Albert, seconded by H. Hoffman, to recommend approval of 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, subject to re-locating the proposed duplex units from the area north of I 72 near Ruth Park to the area south of IL 72, the vote was 6 aye and 0 nay. Motion passed

On motion by W. Albert, seconded by H. Hoffman, to recommend approval of the proposed Preliminary Development Plan for the property, subject to re-locating the proposed duplex units from the area north of I 72 near Ruth Park to the area south of IL 72, the vote was 6 aye and 0 nay. Motion passed.

On the motion by H. Hoffman, seconded by W. Albert, to authorize the Chair to sign and deliver to the Village Clerk appropriate written Findings of Fact and Recommendation consistent with the actions of the Zoning Board of Appeals, the vote was 6 aye, 0 nay. Motion passed.

There was no public comment.

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

On motion by H. Hoffman, seconded by N. Collins, and unanimous voice vote, the meeting was adjourned at 7:37 p.m.

Respectfully submitted:

Joseph Schaul
Secretary
Zoning Board of Appeals