

VILLAGE OF HAMPSHIRE  
Planning & Zoning Commission

Minutes

June 12, 2023 - 7:00 P.M.

Hampshire Middle School

560 South State Street

Hampshire, Illinois 60140

Members Present:

Bryan Mroch, Chairman

Grace Duchaj

Scott McBride

Arron Neal

Larry Rapach

Bill Rossetti

1           CHAIRMAN MROCH: Good evening ladies and  
2 gentlemen. I would to call this meeting to order at  
3 7:04 p.m., and I would like to ask everyone to stand  
4 for the Pledge of Allegiance.

5                           (Whereupon, the Pledge of  
6                           Allegiance was recited.)

7           CHAIRMAN MROCH: Roll call this evening.  
8 Mr. Rapach?

9           MR. RAPACH: Here.

10          CHAIRMAN MROCH: Mr. Rossetti?

11          MR. ROSSETTI: Here.

12          CHAIRMAN MROCH: Mr. Neal?

13          MR. NEAL: Present.

14          CHAIRMAN MROCH: Ms. Duchaj?

15          MS. DUCHAJ: Here.

16          CHAIRMAN MROCH: Mr. McBride?

17          MR. MCBRIDE: Here.

18          CHAIRMAN MROCH: I will entertain a motion  
19 to table approval of minutes from May 8th, 2023.

20          MR. NEAL: Second.

21          CHAIRMAN MROCH: Technically, somebody  
22 needs to make the motion.

23          MR. MCBRIDE: I'll make the motion.

24          CHAIRMAN MROCH: And, Mr. McBride, you

1 still second?

2 MR. NEAL: Sure.

3 CHAIRMAN MROCH: I'm sorry, Mr. Neal.

4 All right. And on to our first agenda  
5 item this evening.

6 Sir, if I could ask you to speak.

7 MR. BURNEY: My Chairman, my name's Tom  
8 Burney. I'm representing the petitioners in this  
9 matter.

10 MR. VASSELLI: Is your mic on? I don't  
11 think your mic's on.

12 MR. BURNEY: How's that? Can you hear me  
13 now? How's that?

14 CHAIRMAN MROCH: There you go.

15 MR. BURNEY: Thank you, sir.

16 My name's Tom Burney representing the  
17 petitioners in this matter. We were advised about  
18 an hour ago that Mr. William Rinn who had indicated  
19 to, perhaps, Village staff that he owns ground  
20 within 250 feet of the property proposed to be  
21 rezoned, did not receive a notice. We've been  
22 scrambling for the last hour and determined that  
23 Mr. Rinn owns a -- he owns about six or seven lots,  
24 mostly located in a wetland. The parcel -- the most

1 westerly parcel of his holdings about -- the  
2 parcel's, like, four acres. About eight-tenths of  
3 an acre of that ground is within 250 feet. The law  
4 is a very technical mistress, and under these  
5 circumstances, we believe that we have a default in  
6 the notice and that you, therefore, don't have  
7 jurisdiction because Mr. Rinn who owns this vacant  
8 piece of land, did not receive notice. So,  
9 Mr. Chairman, we apologize. We appreciate you all  
10 convening here today. This is the result of a piece  
11 of ground that is right on the border between  
12 McHenry County and McHenry -- between McHenry County  
13 and Kane County. The two GIS systems, the  
14 individual who put this together indicated were not  
15 communicating with each other which is, perhaps, to  
16 be expected. So nobody wants to hang the young lad  
17 who did this by his petard. It's just what  
18 happened. So, Mr. Chairman, if you or a member of  
19 your commission would make a motion to either strike  
20 or cancel this meeting, and we will work with staff  
21 and find a date that's convenient to everybody here.  
22 And, again, we apologize for this. I think it  
23 was -- it's unfortunate. We had all our of team  
24 ready to appear and give testimony.

1 So thank you, sir.

2 CHAIRMAN MROCH: Thank you.

3 All right. In light of that news, I will  
4 entertain a motion to table agenda items 5A  
5 through D this evening until a date can be  
6 determined as there is no date at this time.

7 MR. MCBRIDE: I'll make that motion.

8 CHAIRMAN MROCH: Mr. McBride motions.

9 Do I have a second?

10 MR. NEAL: Second.

11 CHAIRMAN MROCH: Mr. Neal, second.

12 All righty. Thank you.

13 And as to public comments, we did have two  
14 sign-up sheets this evening; one was for general  
15 public comment, and one was for public comment on  
16 this evening's Light property agenda items.

17 UNIDENTIFIED SPEAKER: Don't we need a  
18 motion to cancel?

19 CHAIRMAN MROCH: I do apologize. Yes, we  
20 do.

21 Mr. McBride?

22 MR. MCBRIDE: Aye.

23 CHAIRMAN MROCH: Ms. Duchaj?

24 MS. DUCHAJ: Aye.

1 CHAIRMAN MROCH: Mr. Neal?

2 MR. NEAL: Aye.

3 CHAIRMAN MROCH: Mr. Rossetti?

4 MR. ROSSETTI: Aye.

5 CHAIRMAN MROCH: Mr. Rapach?

6 MR. RAPACH: Aye.

7 CHAIRMAN MROCH: All right. And for that,  
8 I apologize.

9 Again, as to the public comments, we did  
10 have two sign-up sheets this evening. One was for  
11 general regular public comment, and one, the second  
12 sign-up sheet, was for the Light property public  
13 hearing. In light of the recent news, the  
14 cancellation of the previous agenda items, we will  
15 still entertain public comment on those agenda items  
16 if you are so willing. I would like to move through  
17 the general public comment signatories.

18 John and Melissa Mini?

19 MR. MINI: It was an error.

20 CHAIRMAN MROCH: Okay. Moving you to the  
21 Light property?

22 MR. MINI: No, neither.

23 CHAIRMAN MROCH: Okay. Ed Slomski?

24 MR. SLOMSKI: Also an error.

1 CHAIRMAN MROCH: I do apologize. I can't  
2 recognize Mike Smrt? Phone number ending in 4952.

3 MR. SMRT: Right here.

4 CHAIRMAN MROCH: Do you wish to speak this  
5 evening on public comment, or was it in regards to  
6 the Light property?

7 MR. SMRT: On the Light property.

8 CHAIRMAN MROCH: Okay. Do you still wish  
9 to speak on that?

10 MR. SMRT: Yeah.

11 CHAIRMAN MROCH: Okay. Bonnie Engel?

12 MS. ENGEL: Here. I thought we had to  
13 sign in. I didn't want to comment.

14 CHAIRMAN MROCH: Thank you.

15 Okay. Mike, if I could excuse -- if you  
16 excuse the brevity, I'd actually like to call you  
17 down first to speak on the Light property if you're  
18 still -- if you're still so willing.

19 MR. SMRT: Me?

20 CHAIRMAN MROCH: Yes, sir. Excuse me just  
21 a moment, sir. We do have to swear him in, correct?

22 MS. REPORTER: Yeah.

23 CHAIRMAN MROCH: Okay. The nice lady over  
24 here would like to swear you in for this evening's

1 public hearing.

2 MR. VASSELLI: Mr. Chair, while there's  
3 nothing improper necessarily about swearing someone  
4 in, we did table the public hearings. So this is  
5 just public comment.

6 CHAIRMAN MROCH: Okay.

7 MR. VASSELLI: So all the people who are  
8 giving public comment, which we appreciate, do not  
9 need to be sworn in tonight because there is no  
10 public hearing as it was tabled to a date uncertain.

11 CHAIRMAN MROCH: The public hearing wasn't  
12 officially opened. Got it.

13 MR. VASSELLI: Thank you, Mr. Chair.

14 CHAIRMAN MROCH: All right. Go ahead,  
15 sir.

16 MR. SMRT: Okay. I own a little piece of  
17 property right on the side of this construction,  
18 bought it about two years ago, and it's farmland.  
19 And I assume keep all that farmland out there, not  
20 buildings or -- what is this, a carwash or something  
21 they're putting up? Like I said, I've had it for,  
22 like, two years, 40 acres of land right behind a  
23 hotel there, which this construction stuff would be  
24 right next to it. That's it.



1 CHAIRMAN MROCH: Thank you, sir.

2 (Whereupon, the court reporter  
3 asked that speakers please  
4 spell their names.)

5 MR. VASSELLI: We do you have a -- we do  
6 have a court reporter here tonight, so everyone  
7 giving public comment, if they could spell their  
8 last name to ensure that we have a full  
9 transcription of the proceedings for public comment,  
10 that'd be great.

11 Thank you all very much.

12 MR. SMRT: S-m-r-t.

13 CHAIRMAN MROCH: Ms. Kathleen Carr?

14 MS. CARR: No thank you.

15 CHAIRMAN MROCH: If you need the record,  
16 Ms. Kathleen Carr declined.

17 Jon Schaefer?

18 MS. SCHAEFER: He's not here, but he'll  
19 decline and wait for the public hearing.

20 CHAIRMAN MROCH: Thank you.

21 Jason Rafkind?

22 MR. RAFKIND: I'll pass. Thank you.

23 CHAIRMAN MROCH: Thank you.

24 Cynthia Rafkind?

1 MS. RAFIND: I will pass until the public  
2 hearing. Thank you.

3 CHAIRMAN MROCH: Thank you.  
4 Carol Quandt?

5 MS. QUANDT: I do. My client is someone  
6 else.

7 CHAIRMAN MROCH: Walt Quandt?

8 MR. QUANDT: I pass.

9 CHAIRMAN MROCH: Marc Siegall -- Seagull?

10 MR. SIEGALL: Pass.

11 CHAIRMAN MROCH: Ms. Beverly Dohn?

12 MS. DOHN: I'm going.

13 Hi. Hi, I'm Beverly Dohn -- well,  
14 I'll probably break it, though. D- as in dog o-h-n  
15 as in Nancy. I live on Felsmith, and I want to,  
16 again, remind y'all for all the decisions that you  
17 make, there's always a benefit and a risk. I'm  
18 benefiting from one of the decisions of the housing  
19 around the high school. I have way more traffic  
20 coming, Windmere turning on to Higgins to hit -- to  
21 make a left on 20. So that's my benefit. The risk  
22 I have, of course, more traffic.

23 Now, when you're building either --  
24 and, again, right now ours -- the property on the

1 southwest corner is done with for right now, but  
2 you're now going across the way. 20 is only a  
3 two-lane highway. I don't know if it's ever going  
4 to get expanded. But right now we have got -- when  
5 I was trying to make a right-hand turn to go east on  
6 20, I was five cars back. And this is around 5 to 7  
7 in the morning. So, again, we're already having it.  
8 So now you've got the Crown building coming up, and,  
9 yes, they'll use Allen, but they're all going to  
10 use -- also use Harmony to Higgins. So every  
11 decision that you make, there's a benefit and a  
12 risk. Even with the property around Dietrich, the  
13 risk, our water, the pollution, the carbon print,  
14 footprint that you're making, the noise, the lights.  
15 We're neighbors. We're friends. We're neighbors  
16 and friends with you. We want to work together,  
17 but, please, don't hurt our families. We love where  
18 we live. Hampshire is our home, and we want to keep  
19 it that way.

20 Thank you.

21 CHAIRMAN MROCH: Tom Shannon?

22 MR. SHANNON: I'll pass to the next public  
23 hearing, please.

24 CHAIRMAN MROCH: Annette Fetherling.

1 MS. FETHERLING: I just wanted to for  
2 public record and just to verify what just  
3 transpired.

4 So what we're saying -- what my  
5 understanding then is that this public hearing is  
6 being pushed to a later date that will be announced  
7 in regards to the Pin No. 17-36-351-001 in regards  
8 to address 15011 Massett Lane, William Rinn; is that  
9 correct? That's my understanding?

10 (No verbal response.)

11 MS. FETHERLING: Okay. So what I'm up  
12 here to say is, when we're coming and taking time  
13 out of our day to be here, I appreciate it, everyone  
14 appreciates it. We need to stay consistent and come  
15 next time and next time and next time until this is  
16 done. I am no expert by any means, but I dug and  
17 dug on your guys' web site and on public records and  
18 found that this site what I believed was not  
19 notified, and, in fact, it wasn't. And so I just  
20 urge you, Hampshire, to do business with companies  
21 that are detailed oriented, get their ducks in a row  
22 and not waste our time or have us show up for quasi  
23 meetings like the last one. We definitely feel very  
24 passionate about this, but we're trying to follow

1 the laws just as you are. And I hope that everyone  
2 notices what transpired today.

3 Thank you.

4 MR. BURNEY: Thank you. Thank you for  
5 bringing that to the attention of the Village.  
6 Thank you.

7 MS. FETHERLING: Annette Fetherling.  
8 F-e-t-h-e-r-l-i-n-g.

9 CHAIRMAN MROCH: Mallory Anderson?

10 MS. ANDERSON: I'll pass until the next  
11 meeting.

12 CHAIRMAN MROCH: Leonard Haluch?

13 MR. HALUCH: I'll save my comments for the  
14 public hearing.

15 CHAIRMAN MROCH: Thank you.

16 Chris Carr?

17 MR. CARR: I'll pass. Thank you.

18 CHAIRMAN MROCH: Thank you.

19 Kristine Pienkowski?

20 MS. PIENKOWSKI: I'll speak.

21 My name is Kristine Pienkowski. The  
22 last name is P-i-e-n-k-o-w-s-k-i.

23 I just want to take this opportunity  
24 because I want any opportunity that I can to bring

1 to your attention the significance of turning  
2 Shireland into M-2 zoning. My husband and I live on  
3 Dietrich Road, just two properties down from  
4 Shireland, and not only that, we have two  
5 organizations that run from property, The Ranch Of  
6 Hope Reigns and Hope Reigns. And I hope that you  
7 have seen my emails and watched the video that  
8 explains some of the programming that we do here at  
9 The Ranch Of Hope Reigns. As I said in the email,  
10 it's not just five families on Dietrich Road who  
11 will be impacted by this change in the zoning and  
12 building up that property in this way. It will be  
13 actually hundreds of people every year that will be  
14 impacted.

15                   Have you ever been a hundred yards  
16 from a beeping backing up semi truck? It's not a  
17 comfortable thing to be near even from that  
18 distance. But imagine living near a property or  
19 trying to do therapeutic work with members of our  
20 community and surrounding area and having the  
21 constant noise of engines, truck engines, beeping  
22 all day long. There's nothing peaceful about being  
23 anywhere near that.

24                   The goal of The Ranch Of Hope Reigns

1 is for a peaceful, healing setting in nature with  
2 horses to help people in this community and the  
3 surrounding areas to find relief from pain, trauma,  
4 suffering, the loss of children, foster care kids  
5 who deserve the chance to have a place to heal and  
6 recover from the trauma that they've experienced.

7 I wanted to ask some of them to be  
8 here tonight to say what the significance is of this  
9 meeting. But I couldn't even ask them because these  
10 aren't people who can handle or deserve to have put  
11 on them anymore suffering or loss or stress. I  
12 definitely didn't want to say that there's a group  
13 of people who actually have the ability to determine  
14 whether they lose this peaceful therapeutic spot  
15 that they come every week. So I'm asking you on  
16 their behalf to care about the needs of this  
17 community and the surrounding areas and do not take  
18 away our peaceful therapeutic setting.

19 Thank you.

20 CHAIRMAN MROCH: Debra Herschberg?

21 MS. HIRSCHBERG: Hi, I'm Debra Hirschberg,  
22 H-i-r-s-c-h-b-e-r-g.

23 I'm the owner of Hope Reigns. I'm  
24 one of the businesses that's run out of The Ranch Of

1 Hope Reigns that Kristine Pienkowski talked about.  
2 And I spoke to you before last time, but I do -- I  
3 also, Kristine said, I think we don't have the  
4 opportunity to speak very often in front of you, so  
5 I'm just going to take it, so bear with me.

6           First of all, I want to thank you  
7 that we don't have an M-3 designation for this  
8 property anymore. That is great, but I think still  
9 to have an M-2, I think Kristine outlined really,  
10 really well the significance of that. And to remind  
11 you, I've been doing business in Hampshire since  
12 2006, but lightning struck once and we had to move.  
13 In 2017 we moved to this new location. The reason  
14 why we had to move was we lost a fight with ComEd  
15 over the power towers.

16           I could never imagine, nor some of  
17 our clients who came with us, that this could happen  
18 again, that we could be asked, an untenable  
19 situation where we can no longer provide a  
20 therapeutic environment for our clients.

21           As Kristine said, we provide so -- we  
22 have provided thousands and thousands and thousands  
23 of client hours providing equine-assisted  
24 psychotherapy, mental health services, summer camps,



1 and now Kristine has expanded into foster care  
2 services out of this -- our last property and out of  
3 this property.

4           When we moved in 2017, we were super  
5 excited that we had 20 acres now. We went from  
6 13 acres, 20 acres more beautiful than the last  
7 location. More peaceful and lovely than the last  
8 location, which I couldn't even imagine.

9           Today was the first day of our horse  
10 power social skills summer camp. And I was reminded  
11 again as people came for the first time on the  
12 property, they said this place is so beautiful. It  
13 is so peaceful. As soon as we drive on the  
14 property, all the stuff in our lives that we've been  
15 facing and feeling and struggling with, we don't  
16 feel when we're here.

17           As I said last time, we have clients  
18 who don't have a voice, who have been used and  
19 abused by more powerful people than they are. As  
20 Kristine said, we can speak for them. I don't even  
21 feel comfortable asking for them. They do want to.  
22 You have power again. There are people who have  
23 power and money who can make a huge decision that  
24 will completely change the lives of these families

1 and our ability to provide very, very important  
2 mental health services in a rural community which  
3 we've been full for a while. And I get calls all  
4 the time, heartbreaking calls that we can't provide  
5 services because we just don't have enough time or  
6 space to do so. So I think as Kristine said so  
7 eloquently, this does not just affect five families.  
8 It affects hundreds and hundreds, if not thousands  
9 of families, that have found hope and healing at  
10 Hope Reigns and the ranch and continue to and want  
11 to. So I ask that you seriously not forget these  
12 families. They have been forgotten, hurt, abused  
13 over and over again. That you consider how special  
14 and unique that Hampshire has a place that they can  
15 come.

16 So thank you very much.

17 CHAIRMAN MROCH: Jodie Proschwitz?

18 MS. PROSCHWITZ: Hi. My name is Jodie  
19 Proschwitz, P-r-o-s-c-h-w-i-t-z.

20 I had planned on speaking at the  
21 public hearing, so I'm really kind of going off the  
22 cuff because I'm going to say what I had planned to  
23 say for the public hearing. But one of the things  
24 that I can't help but, you know, recognize is

1    there's -- there's a pause here.  Maybe -- maybe we  
2    need to look at this as an opportunity to work  
3    together to come up with the solution instead of  
4    continuing to, okay, let's try it this way, or let's  
5    change the zoning.  I worked in Algonquin for over  
6    25 years, so I'm very familiar with the process that  
7    goes along with zoning and all the changes that go  
8    along with it.  I think that, you know, I lived in  
9    Algonquin through the period of time where the  
10   western bypass was established.  That was a regional  
11   effort.  And what I would recommend is that maybe  
12   there be a regional task force established so that  
13   maybe we can gather as a community and come up with  
14   some solutions together.

15                    Thank you for listening.

16                    CHAIRMAN MROCH:  I do apologize.  Dan,  
17   phone number ending in 3514 it would appear?

18                    UNIDENTIFIED SPEAKER:  Yeah.

19                    CHAIRMAN MROCH:  Would you like to speak  
20   or pass this evening?

21                    UNIDENTIFIED SPEAKER:  I wasn't scheduled  
22   to speak.

23                    CHAIRMAN MROCH:  Okay.  Renee Hill?

24                    MS. HILL:  Hi.  Pretty easy spelling,

1 H-i-l-l.

2 I'm Renee Hill. I am a Coral  
3 Township trustee for the County of McHenry, and I  
4 just -- I will be back for the public hearing, but I  
5 wanted to help identify our problem with the  
6 township is the Rinn property is on the 20/30 plan,  
7 considered sensitive. Kane County is also  
8 considered sensitive wetland area. So as that falls  
9 within the township properties, we want to be  
10 very -- we are very concerned about keeping our  
11 wetlands as pristine as we can. So that is one of  
12 the concerns from the township. We are not -- this  
13 plan is not following the 20/30 plan for McHenry  
14 County, nor is it following the plan for Kane  
15 County, so thank you.

16 CHAIRMAN MROCH: John Kern?

17 MR. KERN: I'll pass.

18 CHAIRMAN MROCH: Thank you, sir.

19 We have no one else. No one further  
20 signed up to speak.

21 MR. VASSELLI: Mr. Chair?

22 CHAIRMAN MROCH: Yes, sir?

23 MR. VASSELLI: Can we make one statement?

24 Just I want all the people in the audience to know,

1 and I want to advise the board that when the public  
2 hearing does occur, the mailing notices, and the  
3 publication notice in the newspaper will need be  
4 undertaken pursuant to state and local law, and it  
5 will be at an opening meeting, just like this  
6 meeting here tonight. There will be a court  
7 reporter, and we will adhere to the Open Meetings  
8 Act to give everyone the ability to speak again who  
9 wants to speak again. And those people who deserve  
10 notice under state law to have that notice. I just  
11 want to make sure it's very clear that all of the  
12 notifications will be done for the public hearing.

13 CHAIRMAN MROCH: Thank you, sir.

14 As I have no announcements further this  
15 evening, I will entertain a motion to adjourn at  
16 7:30 p.m.

17 MR. ROSSETTI: So moved.

18 MR. RAPACH: Second.

19 CHAIRMAN MROCH: Mr. McBride?

20 MR. MCBRIDE: Aye.

21 CHAIRMAN MROCH: Ms. Duchaj?

22 MS. DUCHAJ: Aye.

23 CHAIRMAN MROCH: Mr. Neal?

24 MR. NEAL: Aye.

1 CHAIRMAN MROCH: Mr. Rossetti?

2 MR. ROSSETTI: Aye.

3 CHAIRMAN MROCH: And Mr. Rapach?

4 MR. RAPACH: Aye.

5 CHAIRMAN MROCH: Nice.

6 (Whereupon, at 7:30 p.m., the  
7 meeting was adjourned.)

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1 STATE OF ILLINOIS )  
 ) SS  
2 COUNTY OF MCHENRY )

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4 I, Margaret Ciembronowicz, Official Court  
5 Reporter in and of the State of Illinois, County of  
6 McHenry, do hereby certify that on June 12, 2023; I  
7 reported the proceedings had in the above-entitled  
8 matter, and that the same is a true, correct, and  
9 complete transcription of said proceedings held on said  
10 date to the best of my abilities.

11 Dated this 26th day of June, 2023.

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14 MARGARET CIEMBRONOWICZ  
15 Certified Shorthand Reporter  
License No. 084-003833

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