

**REGULAR MEETING OF THE BOARD OF TRUSTEES
MINUTES
May 5, 2022**

The regular meeting of the Village Board of Hampshire was called to order by Village President Michael J. Reid, Jr. at 7:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday, May 5, 2022.

Roll call by Village Clerk Vasquez:

Present: Heather Fodor, Toby Koth, Lionel Mott, Laura Pollastrini, and Erik Robinson.
Absent: Aaron Kelly

A quorum was established.

In addition, present in-person were Village Manager Jay Hedges, Finance Director Lori Lyons, Village Attorney Mark Schuster, Assistant to the Village Manager Josh Wray, and Police Chief Brian Thompson. Also, present electronically: Tim Paulson – EEI

Village President led the Pledge of Allegiance.

MINUTES

Trustee Robinson moved to approve the minutes of April 21, 2022.

Seconded by Trustee Fodor
Motion carried by roll call vote.
Ayes: Robinson, Mott, Koth, Pollastrini, Fodor
Nays: None
Absent: Kelly

APPOINTMENTS

A Motion to approve the appointment of Hank Hoffman to a 5-year term on the Planning and Zoning Commission.

President Reid commented on an email from Chairman Mroch that Mr. Hoffman has been an excellent asset to the Planning and Zoning Commission. President Reid also noted that there were no other applicants for this appointment.

Trustee Koth moved to appoint Hank Hoffman to a 5-year term on the Planning and Zoning Commission.

Seconded by Trustee Robinson
Motion carried by roll call vote.
Ayes: Robinson, Mott, Koth, Pollastrini, Fodor
Nays: None
Absent: Kelly

VILLAGE MANAGER'S REPORT

A Review of the Concept Plan for the Subdivision of the Hampshire 90 Logistics Park.

Mr. Hedges introduced the project, reminding the Board that it was annexed and zoned by Mike Gazzola with Entre Commercial Realty.

Ken Franzese explained the plans for the property. In general, it will be subdivided into 4 buildable

acres totaling about 60 acres and will be used for industrial and logistics companies. They have two logistics companies that sent letters of intent, Vista and Cost Connections. The outlots A & B will be left for stormwater management and wetlands.

An Ordinance Granting a Variance in the M-2 General Industrial Zoning District to allow for Parking of motor vehicles on a gravel surface. (Midwest Companies Site)

President Reid noted that the Village has approved variances for gravel parking before.

Trustee Koth said there should not be much to talk about

Trustee Koth moved to approve Ordinance 22-08: Granting a Variance in the M-2 General Industrial Zoning District to allow for Parking of motor vehicles on a gravel surface. (Midwest Companies Site)

Seconded by Trustee Robinson

Trustee Pollastrini asked for clarification on where the gravel area would be. Mr. Berglund from Midwest Companies verified the area and explained that this is not just for vehicles but will also be used for rollout boxes and heavy equipment, which would too easily damage asphalt.

Trustee Pollastrini also asked how long the long-term parking will be. Mr. Hedges noted that such terms were used to describe this area so as to distinguish it from daily parking that must still be paved.

Trustee Fodor ask if there is any risk of containments from the equipment to be placed here. Mr. Berglund explained that regular fluids like oil and brake fluid could leak, but there is no special risk here, and he believes gravel would be better than asphalt since asphalt would let any contaminates stand and be run-off by water rather than filtered through the gravel.

Motion carried by roll call vote.

Ayes: Koth, Mott, Pollastrini, Fodor, Robinson

Nays: None

Absent: Kelly

An Ordinance Proposing the Establishment of Special Service Area #28 (Stanley Property)

Attorney Schuster clarified the location and purpose of this SSA. It is a standard back-up SSA for the Village to intervene if necessary, and it is located on the northern site that Stanley owns but will also compensate for stormwater area needed for the Stanley East development. He also noted that this vote is to set a public hearing date, so another vote will be necessary to establish the SSA after the hearing.

Trustee Mott moved to Ordinance 22-09: Proposing the Establishment of Special Service Area #28 (Stanley Property).

Seconded by Trustee Robinson

Motion carried by roll call vote.

Ayes: Koth, Mott, Pollastrini, Fodor, Robinson

Nays: None

Absent: Kelly

A Discussion of Zoning Regulations for Home Occupation (No Action Needed)

Mr. Wray explained that the Village only allows a short, specific list of home occupations that do not encompass the many existing home businesses, including online businesses. Additionally, a

potential online retail firearms business has inquired about starting at his home in Hampshire, which is currently now allowed due to the short list. Staff asked for discussion on what types of businesses the Board would like to see allowed as home occupations moving forward. He also noted that many other communities in the area do not keep a list of permitted home occupations; rather, they have performance regulations that allow any type of businesses that stays within those regulations, such as signage, number of employees, parking, etc.

Trustee Robinson said he is in favor of the broader regulations rather than a specific list, but he is not sure about firearms. President Reid noted that an online business selling firearms is different than someone selling guns out of their garage.

Trustee Koth asked Chief Thompson for his opinion on firearms sales. Chief Thompson commented that current operation does not keep a showcase or inventory of guns for people to come and look at.

Trustee Robinson noted that there are too many online businesses that the Village cannot really control, nor should it if they are not changing the house. Trustee Koth agreed and said that the Village should not be telling anyone what they can and cannot do in their house except for selling weapons and ammunition because those items carry a different kind of danger for the neighborhood.

Trustee Robinson again said the regulations should be kept general like other communities do. Mr. Wray passed out an example of these regulations from Huntley.

Trustee Fodor added that she would like to limit large deliveries.

President Reid commented that the Board seems to want to restrict inventory of dangerous or hazardous items like firearms or fertilizer. Trustee Robinson noted that Huntley's regulations generally restrict hazardous items, so Hampshire could do the same. Trustee Pollastrini added that the Board should be conscious of restricting inventory because the inventory could be a hundred hats or some craft item that pose no problems if it is kept indoors.

Trustee Pollastrini noted that deliveries in residential neighborhoods have increased a lot, including deliveries of groceries, so she is not really concerned about that issue. Trustee Fodor noted that Huntley's regulations have a statement about traffic that prohibit atypical traffic in residential districts.

President Reid asked about Huntley's provision about licensing. Attorney Schuster responded that Huntley is home-rule, so this provision would have to be removed.

Trustee Fodor noted that a state regulation requires a video system at locations where firearms are sold. She asked if the Village must enforce that requirement. Attorney Schuster responded that he does not believe so because firearms are federally regulated, so it would likely be ATF's authority and responsibility to enforce such a provision.

Trustee Robinson is in favor of prohibiting the sale of firearms in-person but is fine with online-only sales.

Trustee Pollastrini asked the Board to consider the many services, such as hair styling, massages, or tattoo parlors, that would be affected by these regulations.

Staff will draft a set of regulations and bring it back to the Village Board at the next meeting prior to the Planning and Zoning Commission's public hearing on the text amendment.

A Motion to approve a payment to Kane County Excavating for the Connection Water Main Project for \$214,835.40.

Mr. Hedges thanked Mr. Paulsen for the daily updates EEI sends as the project progresses.

Trustee Fodor moved to approve payment to Kane County Excavating for the Connection Water Main Project for \$214,835.40.

Seconded by Trustee Robinson
Motion carried by roll call vote.
Ayes: Koth, Mott, Pollastrini, Fodor, Robinson
Nays: None
Absent: Kelly

A Resolution to authorize the purchase of a 2022 John Deere wheel Loader from West Side Tractor at a cost of \$163,100.

Trustee Koth moved to approve Resolution 22-04; authorizing the purchase of a 2022 John Deere wheel Loader from West Side Tractor at a cost of \$163,100.

Seconded by Trustee Fodor
Motion carried by roll call vote.
Ayes: Koth, Mott, Pollastrini, Fodor, Robinson
Nays: None
Absent: Kelly

Trustee Koth noted that it currently takes 45 minutes to load one snowplow truck with salt, and this new loader will cut that to 15 minutes.

A Resolution to authorize the purchase of a 2021 Ram 5500 with equipment from Henderson Products at a cost of \$100,153

President Reid asked if this is off the state bid program. Ms. Lyons responded no; the state bid program does not have this vehicle available.

Ms. Lyons clarified that this is a 2021 model.

Trustee Pollastrini asked if a 1-year-old truck is worth the cost if it will only last another 9 years like the last truck. Ms. Lyons noted that the Streets Department built a sprayer to keep the salt off of the chassis. Ms. Lyons also noted that this is just a large pick-up truck, and a 9-10 year life is pretty normal for municipal use. Mr. Hedges noted that the Capital Improvement Plan budgets equipment like this for 7 years.

Trustee Robinson moved to approve Resolution 22-05; authorizing the purchase of a 2021 Ram 5500 with equipment from Henderson Products at a cost of \$100,153.

Seconded by Trustee Fodor
Motion carried by roll call vote.
Ayes: Koth, Mott, Pollastrini, Fodor, Robinson
Nays: None
Absent: Kelly

A Motion to approve a request for reimbursement for the sidewalk repair project at 239 Schmidt Dr. in the amount of one-third of the lowest bid, or \$1,291.67.

Mr. Hedges note that there is \$20,000 budgeted for sidewalk repairs in the budget.

President Reid would like these items to go to Village Manager Hedges rather than the Village

Board since he already has the authority to approve expenditures up to \$25,000.

Trustee Fodor moved to approve the request for reimbursement for the sidewalk repair project at 239 Schmidt Dr. in the amount of one-third of the lowest bid, or \$1,291.67.

Seconded by Trustee Robinson
Motion carried by roll call vote.
Ayes: Koth, Mott, Pollastrini, Fodor, Robinson
Nays: None
Absent: Kelly

A Motion to modify the Façade Improvement Grant Award for the Hampshire Social Project 123 S. State Street, increasing the amount from \$55,563 to \$57,406.13.

Mr. Hedges said there was a math error on the numbers at the last meeting when the Board approved this grant. Staff believes the intention of the Board was to fund 75% of the total project, which would require this action.

Several trustees agreed that the intention was to fund 75% of the total project, including the patio and fence in the rear.

Trustee Koth moved to modify the Façade Improvement Grant Award for the Hampshire Social Project 123 S. State Street, increasing the amount from \$55,563 to \$57,406.13.

Seconded by Trustee Robinson
Motion carried by roll call vote.
Ayes: Koth, Mott, Pollastrini, Fodor, Robinson
Nays: None
Absent: Kelly

MONTHLY REPORTS

April Building Report

Trustee Fodor asked if we knew which subdivisions were seeing the most growth. The permitting system does not track by subdivision, but Mr. Hedges noted that Tamms Farm had about 20 basements in place when he last drove by. Prairie Ridge Neighborhood M has started the earthwork for the townhomes.

Trustee Koth asked about the apartments that were going to be built south of Tuscany Woods. Mr. Hedges said they have considered other options, and there are no longer plans for apartments on that lot. The developers are instead looking at commercial and institutional users.

April Street Report

Mr. Hedges expressed great appreciation for the Public Works staff in preparing for Streetscape. He also reported the Street Department is preparing the new parking lot by the train tracks.

ACCOUNTS PAYABLE

A Motion to approve the May 5, 2022 Accounts Payable to Personnel

Trustee Robinson moved to approve the Accounts Payable for Josh Wray and Mark Montgomery in the sum of \$504.48 paid on or before May 11, 2022.

Seconded by Trustee Mott

Motion carried by roll call vote.
Ayes: Koth, Mott, Pollastrini, Fodor, Robinson
Nays: None
Absent: Kelly

A Motion to approve the May 5, 2022 Regular Accounts Payable

Trustee Robinson asked about the large payment to the IEPA. Ms. Lyons said it is for the Wastewater Treatment Plant loan.

Trustee Pollastrini asked about the façade grant reimbursement to River Valley Turf. Ms. Lyons said it is for the work done on the old doctor's office at 165 S State. President Reid noted that the owners said this week that they may have a potential renter for that space.

Trustee Fodor asked about the payment to Bank of America. Ms. Lyons responded that it is an agent fee to disburse bond payments.

Trustee Robinson moved to approve the Accounts Payable in the sum of \$524,164.56 paid on or before May 11, 2022.

Seconded by Trustee Koth
Motion carried by roll call vote.
Ayes: Koth, Mott, Pollastrini, Fodor, Robinson
Nays: None
Absent: Kelly

COMMITTEE / COMMISSION REPORTS

- a) Business Development Commission – President Reid said talked with Chairman Krajecki about leaving the two open seats for a while and potentially removing them completely to make the body smaller to avoid their current challenges with participation. There are some open questions, such as how to deal with the terms, so they are just wanting to tryout having 5 members for a while.

The next meeting is May 11 at 6:30 p.m.

- b) Public Relations – Trustee Fodor reported the Committee held a meeting last Thursday where they discussed moving the meeting date because it interferes with other programs in towns. They also considered scaling back to one meeting every other month. The Committee also discussed communication strategies to a diverse group of residents.

President Reid noted that the older residents love the newsletter, and he thanked the Committee and Mr. Rossetti.

Mr. Hedges noted that the upcoming 1-year review of Flood Brothers services will include another communication package to residents reminding them of what services are available.

- c) Public Works – Trustee Koth said that the Village should consider purchasing a tar kettle to fill street cracks rather than renting the machine which is very expensive. It would save us money in the long run, and it will allow us to repair streets that will not be paved for a long time due to lack of funds.
- d) Budget Committee – No report.

ANNOUNCEMENTS

Mr. Hedges explained to the Board that the Streetscape project uncovered a layer of brick pavers that was dug up while during the construction. Everyone was very excited, and we want to do something with the bricks. President Reid said that staff checked into some potential projects the Village could do, but major projects such as road sections or bulb-outs are impractical because not enough of the bricks will be salvageable, and those types of big projects would present maintenance issues. Instead, he described a small project where some bricks would be incorporated in one bulb-out around the clock on Jefferson and State. Mr. Hedges said the cost would be about \$10,000 added to Streetscape. Other features such as a commemorative plaque or laser-engraved Hampshire "H" could be incorporated. The consensus from the Board was to move forward with this for the historic significance.

President Reid also noted that a local company has agreed to investigate a cheaper catenary lighting system that could be added to Streetscape – maybe around \$20,000-\$25,000. Mr. Hedges added that the big question for the feasibility of this idea is if the six light poles will be able to hold the lighting system.

Mr. Hedges also added that staff is working on a sponsor program where a local business could donate a bench or another feature.

Trustee Mott said the Lions Club is interested in donating something to the Streetscape project.

Trustee Robinson wished a Happy Mother's Day to all the mothers. He also announced the elementary school principal, DW as she is known, is leaving for a district position. She is a wonderful woman and all the kids from kindergarten through 5th grade were so happy with her there. She will be missed big time.

Trustee Pollastrini announced Historical Society event on May 26 at 7pm at the Township Building. The program will be on the history of the war and how it affected Hampshire.

President Reid congratulated the Village Board on its 1-year anniversary.

ADJOURNMENT

Trustee Koth moved to adjourn the Village Board meeting at 8:31 p.m.

Seconded by Trustee Robinson
Motion carried by roll call vote.
Ayes: Fodor, Pollastrini, Koth, Mott, Robinson
Nays: None
Absent: Kelly



Linda Vasquez, Village Clerk