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Transcript of Planning & Zoning Meeting

Date: February 27, 2023

Case: City of Hampshire Planning & Zoning Commission

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CITY OF HAMPSHIRE PLANNING AND ZONING COMMISSION

PLANNING AND ZONING MEETING

FEBRUARY 27, 2023

Job: 482957
Pages: 1 - 164
Transcribed by: Molly Bugher

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Public Hearing held at:
Hampshire Middle School
560 South State Street
Hampshire, IL 60140

Pursuant to agreement, before William Pantoja,
Notary Public in and for the State of Illinois.

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A P P E A R A N C E S

ZONING BOARD:

BRYAN MROCH

SCOTT McBRIDE

AARON NEAL

LARRY RAPACH

WILLIAM ROSETTI

Village Staff -

JAY HEDGES

JOSH WRAY

MARK SCHUSTER, ESQUIRE

1250 Larkin Avenue

Suite 100

Elgin, IL 60123

Phone: 847.742.8800

C O N T E N T S

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OPENING REMARKS

Transcript of Proceedings

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P R O C E E D I N G S

MR. MROCH: I appreciate all of your presence. The order will begin with everyone that signed up to speak this evening. We will be keeping those each to three minutes so we can get everyone on the docket and on the record as well.

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1 If you could, if you have signed up to
2 speak, please maybe scoot down and so when it is
3 important to speak we can do it as quickly as
4 possible. Thank you. I would like everyone to
5 stand for the Pledge of Allegiance.

6 (Pledge of Allegiance)

7 MR. MROCH: Richard, if you could call
8 roll.

9 MR. PEARLMAN: Mr. Mroch.

10 MR. MROCH: Present.

11 MR. PEARLMAN: Rapach?

12 MR. RAPACH: Aye, present.

13 MR. PEARLMAN: Mr. Rossetti.

14 MR. ROSSETTI: Here.

15 MR. PEARLMAN: Neal.

16 MR. NEAL: Here.

17 MR. PEARLMAN: McBride?

18 MR. MCBRIDE: Present.

19 MR. PEARLMAN: Myself, present.

20 MR. MROCH: If I could ask you to review
21 the minutes from our last meeting, February 13th.

22 If there are questions, comments, concerns, or -

23 UNIDENTIFIED SPEAKER: Louder, please?

24 MR. MROCH: We're just getting through

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1 the boring part, reviewing minutes from the last
2 meeting. All right. Is good for everyone?

3 UNIDENTIFIED MEMBER: Mr. Chairman, I'll
4 make a motion to approve the minutes from our
5 February 13 meeting.

6 MR. NEAL: Seconded.

7 UNIDENTIFIED MEMBER: I'll second.

8 UNIDENTIFIED MEMBER: Mr. Rapach.

9 MR. MROCH: Mr. Rapach?

10 MR. RAPACH: Aye.

11 MR. MROCH: Mr. Rossetti?

12 MR. ROSSETTI: Aye.

13 MR. MROCH: Mr. Neal?

14 MR. NEAL: Aye.

15 MR. MROCH: Mr. McBride?

16 MR. MCBRIDE: Aye.

17 MR. MROCH: Myself, aye.

18 MR. RAPACH: All right. First item on
19 the agenda is a public hearing for in
20 consideration of the petition for zoning text
21 amendment with regard to required surfacing
22 material for off street loading berths and off
23 street parking spaces, section 611-1E and section
24 611-2J of the code to allow gravel as a surfacing

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1 material with certain requirements and
2 restrictions. Do you have any input on this Mr.
3 Wray?

4 MR. WRAY: Absolutely. Everybody hear
5 me okay?

6 UNIDENTIFIED SPEAKER: Yeah.

7 MR. WRAY: Thank you, Mr. Chairman. I
8 just want to note for the record that public
9 notice of this hearing was published in the Daily
10 Herald between 15 and 30 days before. That is on
11 file with the village clerk. You have an agenda
12 supplement staff in your package.

13 Multiple businesses have inquired about
14 using gravel services for this site, specifically
15 in industrial areas. The Village Board previously
16 approved a variance for one industrial company on
17 Bridle Road to do so last year and hasn't been
18 discussed once or twice again potentially amending
19 the code to allow it out right rather than having
20 to seek various eddies time. The staff has
21 prepared the text amendment in your packet gravel
22 surfacing allowable under certain restrictions.
23 The two may consideration the vehicle placement
24 test and for some, the poor aesthetic that gravel

1 has.

2 So for example, some of the conditions
3 are that for those properties that front or join a
4 resume for business district or a public right-of-
5 way, the gravel area shall be screened by
6 disaffected landscaping or a wall, fence. Another
7 condition being that the owner is this the owner
8 of the property is responsible for assuring note
9 the relation of dust happened, the water spraying
10 or whatever the case. And that does gives us
11 enforcement mechanism to look to the coatings a
12 week that complaints about the area on your
13 property and you need to correct it or you will be
14 - we will enforce the code.

15 So if you have any questions about this
16 text amendment we can surely help answer. Other
17 than that, staff would just like to ask for your
18 consideration of this amendment.

19 UNIDENTIFIED SPEAKER: Could you please
20 speak louder?

21 MR. MROCH: So we go back all do that
22 Josh or -

23 MR. WRAY: I can do it again, but
24 quicker.

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1 MR. MROCH: Okay.

2 MR. MROCH: Can we adjust the levels as
3 well, possibly?

4 THE COURT REPORTER: Just bring it up
5 close.

6 MR. WRAY: Bring it closer.

7 THE COURT REPORTER: Yeah.

8 MR. WRAY: Okay. The Village Board had
9 previously approved a variance our gravel for an
10 industrial business and has since discussed making
11 that a change to the code rather than requiring a
12 variance each time. The two major concerns with
13 having gravel are the accumulation of dust of dust
14 in the air as well as a potentially poor
15 aesthetic.

16 So staff has drafted a potential
17 amendment to the code that would allow gravel in
18 certain industrial areas under conditions such as
19 that those gravel areas be screened by the densely
20 planted landscaping or fences, that the owner is
21 responsible for ensuring that there is the no
22 accumulation of dust in the air, and that the
23 gravel areas may not be in the front yard, those
24 types of things. So staff has drafted the

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1 amendment in your packet and we just ask for your
2 consideration and recommendation the Board.

3 MR. MROCH: All right. We'll open a
4 public hearing for consideration of a petition for
5 zoning amendment. As previously stated we do have
6 several people signed up to speak on this one. I
7 apologize if I am mangling the name. This looks
8 like an Arnold Kay, phone number ending in 3476.

9 MR. KAY: Here.

10 MR. MROCH: Good evening, sir.

11 MR. KAY: Good evening. Hello. Can you
12 hear me? Can you hear me?

13 AUDIENCE: Yes.

14 MR. KAY: Okay. I live on Higgins Road.
15 I've lived there for 60 plus years. I've seen
16 Higgins go from gravel to blacktop. I've seen a
17 section of Higgins that we're talking about next
18 to nice property not even belong to Higgins Road.
19 Some locals call it Rabbit Run. It was a couple
20 of tire tracks from Whitmire to Route 20.

21 At that time the Road Commissioner did
22 as best he could. There were two huge hills. One
23 of them still remains by the pumping station. The
24 other one he cut down and put into the valleys on

1 Rabbit Run to make it more drivable. It used to
2 be somewhat like Dietrich Road on those two hills.

3 In doing that on sure we didn't have the
4 road base specs that we have today. And all of
5 Higgins Road doesn't have the road base specs that
6 we have today. It is easy to break up. It is
7 posted right now on Route 20 with weight limits.

8 Are you going to shut down this truck
9 stop for two months every year to obey these
10 weight limits? Or are you going to do a nice job
11 of putting in a super road there like they did at
12 Huntley in front of Bryant with six lanes, turning
13 lanes, and every fancy gadget you can imagine.
14 I'm sure you won't.

15 So with that in mind, why are we driving
16 so far down Higgins Road to get into this
17 property? Why can't it be an entrance right off
18 of 20? Or better yet not go on Higgins at all and
19 make your own entrance? This seems hard to do,
20 but it's not impossible.

21 The next thing, your retention basins
22 are ridiculous. They are both on top of hills.
23 Where you need a retention area is in the
24 northwest corner of the property where all this

1 drainage is going to flow into the subdivision.
2 In fact, the whole west end of this subdivision is
3 lower. But the retention pond on top of the hill
4 will do little to alleviate the problem. You need
5 to give up some of your property in that northwest
6 corner and put the retention pond down there.

7 It will be easy for you to make it all
8 run down on the property owners, but it won't - it
9 will be easy for you because you got all these
10 still there that you can push down and make a nice
11 level parking lot that you propose. This parking
12 lot will be all blacktop and no longer fill with
13 drainage where it soaks into the ground.

14 May I finish? I've got speaking time.

15 It will no longer be nice field ground
16 that water can soak away in. That's -

17 MR. MROCH: Mr. Kay, I do understand.
18 You do have speaking time. This agenda item that
19 we're actually asking for public input is on the
20 gravel. I have taken notes. I'm assuming you're
21 speaking about the property at the southwest
22 corner of Higgins and 20 on the northwest corner.

23 MR. KAY: Exactly, northwest.

24 MR. MROCH: That is one of our next

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1 upcoming agenda items. So if there's anything --

2 MR. KAY: Well, you didn't make it very
3 clear in sign in what you were signing in for. So
4 that's your fault.

5 MR. MROCH: Okay.

6 MR. KAY: And like I was continuing to
7 say, it will be easy for this trucking area to
8 make a nice flat parking lot. They got all their
9 hills that they can push into that lower corner
10 and let the water run into the houses. Now I
11 don't know if that's in your plans, but it's
12 either that or flood out the property.

13 MR. MROCH: Thank you, sir.

14 UNIDENTIFIED SPEAKER: Thank you, sir.

15 UNIDENTIFIED SPEAKER: Thank you.

16 MR. MROCH: All right. I actually have
17 three more sign-ups on our first agenda item which
18 is for gravel surfacing. Is there anyone that
19 actually would like to speak on the gravel
20 surfacing agenda item for this evening?

21 Okay. In that case then I will circle
22 the next three speakers on this list for the
23 Higgins Road agenda item.

24 UNIDENTIFIED SPEAKER: Excuse me. So

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1 you're not going to read the other three names
2 that are on the gravel?

3 MR. MROCH: All right. I have a - is a
4 Barry Dell, Beverly Dell? Phone number ending in
5 4303.

6 MS. DELL: Yes, this is for the -

7 MR. DELL: Northwest corner.

8 MS. DELL: Northwest corner, not gravel.

9 MR. MROCH: Okay.

10 MS. DELL: Sorry.

11 MR. MROCH: All right. Next name, Bill
12 Damish. Did you sign up to speak for the
13 northwest corner of Higgins and 20 or the Dietrich
14 Road agenda item?

15 MR. DAMISH: No, I didn't sign up to
16 speak. I just came to listen.

17 MR. MROCH: Okay, thank you. And then I
18 have a Ryan Johnson. Were you looking to speak on
19 the northwest corner, Higgins and 20, or the
20 Dietrich Road agenda item?

21 MR. JOHNSON: The gravel.

22 MR. MROCH: Okay.

23 MR. JOHNSON: Good evening.

24 UNIDENTIFIED SPEAKER: Good evening.

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1 MR. JOHNSON: Do I need to be sworn in?

2 UNIDENTIFIED SPEAKER: Yes.

3 RYAN JOHNSON,
4 being first duly sworn or affirmed to testify to
5 the truth, the whole truth, and nothing but the
6 truth, testified as follows:

7 MR. JOHNSON: So my question reflects
8 on Mr. Pedist. With this amendment do you plan on
9 changing Higgins Road to a gravel structure based
10 upon the rezoning?

11 MR. MROCH: I do not have an answer for
12 that at this time, but when the developer does
13 come up to speak on this item we can ask that
14 question.

15 MR. JOHNSON: Fair enough. Second
16 question. With this, does it apply to any other
17 township roads? Or is it just a part in the city?

18 MR. HEDGES: Mr. Chairman, could I make
19 a clarification?

20 MR. MROCH: Yes, sir.

21 MR. HEDGES: My name is Jay Hedges. On
22 the village manager. I just want to clarify that
23 this happens to be on the same agenda, but it's
24 unrelated to the other projects. This has to do

1 with gravel in industrial areas, primarily in the
2 older areas of town and some new developments.
3 But it's completely unrelated. It has nothing to
4 do with the road alone. It's just parking areas
5 where vehicles are stored.

6 MR. JOHNSON: Okay. Understood. But
7 you can understand the question that I have been
8 with the rezoning and the potential for the limits
9 they are on the road now.

10 (Crosstalk)

11 MR. HEDGES: That is not about roads,
12 it's about parking.

13 MR. JOHNSON: Thank you.

14 MR. HEDGES: Sure.

15 MR. MROCH: Thank you. Is there anyone
16 else that would like to speak on the first agenda
17 item for the gravel in parking areas? All right.
18 You may approach, sir.

19 UNIDENTIFIED SPEAKER: (15:05). Just a
20 quick question. With this new development on
21 Higgins Road and 20, with this pertain to the
22 gravel in there also?

23 MR. MROCH: We've already tried to
24 clarify that. We will ask that question. Mr.

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1 Hedges did clarify this is more for existing
2 zoning areas in Old Town but it is a -

3 UNIDENTIFIED SPEAKER: But he did state
4 (inaudible).

5 MR. MROCH: It is a valid question and
6 we can add it.

7 UNIDENTIFIED SPEAKER: Thank you.

8 MR. MROCH: If there was no one else to
9 speak on agenda item A, I will close the public
10 hearing and entertain a motion to recommend
11 approval of the zoning text amendment described in
12 item 5A.

13 MR. ROSSETTI: Mr. Chairman, we have a
14 conversation regarding this?

15 COURT REPORTER: I'm sorry. Who just
16 spoke with .0, Bill Rossetti.

17 MR. ROSSETTI: I make a motion.

18 MR. MROCH: Well, we can make a motion
19 and discuss. Any questions or comments?
20 Discussion?

21 MR. NEAL: This question is for staff.
22 Mr. Wray, it says that it is also -- that all
23 parking areas for employees as well as any
24 visitors to these businesses must be a surface

1 that cannot be gravel; is that correct?

2 MR. WRAY: That is correct. The idea
3 being that those parking areas that are traveled
4 frequently such as for daily employee parking
5 would more likely to create dust. So those should
6 continue to be paved. This, as Mr. Hedges spoke
7 to is really for those industrial areas that are
8 just seeking to store vehicles over the longer
9 term. So this text amendment would not allow
10 employee parking lots to be gravel. Or driveways
11 for that matter.

12 MR. NEAL: Thank you.

13 MR. MROCH: Gentleman, any more
14 questions? Comments?

15 MR. ROSSETTI: Mr. Chairman, it does
16 state in their packet that the Village Board did
17 approve this -

18 (Crosstalk)

19 UNIDENTIFIED SPEAKER: We can't hear
20 you.

21 UNIDENTIFIED SPEAKER: We can't hear
22 you.

23 (Crosstalk)

24 MR. ROSSETTI: The Village Board did

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1 approve gravel parking for a business on new
2 Brighter Hill Road. And I personally didn't see
3 where that was going to make Hampshire a better
4 city. And I personally don't see how allowing
5 gravel, or gravel parking is going to make
6 Hampshire a better city.

7 What's wrong with asphalt? That's
8 working. We have had it in the past and I believe
9 we should remain with asphalt.

10 MR. MROCH: Any further questions or
11 comments? Discussions gentleman? Hearing none I
12 will entertain that motion to recommend approval
13 of the zoning text amendment as described in 5A.

14 UNIDENTIFIED MEMBER: I'll make the
15 motion.

16 MR. NEAL: Second.

17 MR. MROCH: Rapach?

18 MR. RAPACH: Aye.

19 MR. MROCH: Mr. Rossetti?

20 MR. ROSSETTI: Nay.

21 MR. MROCH: Mr. Neal?

22 MR. NEAL: Aye.

23 MR. MROCH: Mr. McBride?

24 MR. MCBRIDE: Aye.

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1 MR. MROCH: Myself, aye. Thank you,
2 gentlemen. All right.

3 I will now open public hearing,
4 reconvene for consideration of a petition for
5 zoning map amendment for certain lands to be
6 annexed to the village to classify said land to
7 the M2 general industrial zoning district upon
8 annexation to the village regarding certain
9 property comprised of approximately 38 acres
10 located generally on the north side of Higgins
11 Road west of US Highway 20 and south of I-90 in
12 Hampshire Township.

13 So on this agenda item our first speaker
14 signed up is Steve - I do apologize. Steve B.

15 MR. BUCKWINKLER: Yeah.

16 MR. MROCH: If I could ask actually,
17 could you spell your last name so we can document
18 it for the record, please?

19 MR. BUCKWINKLER: B-U-C-K-W-I-N-K-L-E-R.

20 MR. MROCH: Thank you, very much, sir.

21 MR. BUCKWINKLER: You're welcome.

22 MR. MROCH: The floor is yours.

23 UNIDENTIFIED SPEAKER: You need to swear
24 in witnesses.

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1 MR. MROCH: Pardon?

2 UNIDENTIFIED SPEAKER: We need to swear
3 in witnesses.

4 (Crosstalk)

5 MR. MROCH: I do apologize. A little
6 bit of a protocol change. For anyone that did
7 sign up to speak, could we ask you all to stand
8 up. We're actually going to swear you in all at
9 once.

10 WITNESSES,
11 being first duly sworn or affirmed to testify to
12 the truth, the whole truth, and nothing but the
13 truth, testified as follows:

14 MR. MROCH: Thank you. All right. Mr.
15 B, the floor is yours now.

16 MR. BUCKWINKLER: I must have lived in
17 my neighborhood then. One thing I want to say.
18 Oh baby. One thing I want to start off with,
19 which is why other incorporated residents cannot
20 get an approved application to sit on an open
21 position on the Board. We're only - I'm
22 particularly a half a mile from the border.

23 This particular paper that I asked for
24 was adjusted 10 months ago, April 1, 2022 for

1 zoning permission for an application for somebody
2 to sit on the Board. I spoke with I believe you
3 and a couple of other gentlemen. How come
4 unincorporated, and who is representing
5 unincorporated Hampshire at this particular time
6 for decisions that the village, with all of you I
7 believe sit on the village - or live in the
8 village, correct?

9 MR. MROCH: Correct.

10 MR. BUCKWINKLER: You're making
11 decisions for unincorporated individuals with
12 their either property, their farm, or their
13 residential area. How come none of us are
14 represented? I think at least one person should
15 sit on the Board to know what's going on with our
16 area.

17 We pay taxes to the county. I don't
18 know if county knows of this particular situation.
19 I understand the blending that took place prior,
20 but there still should be a consideration for
21 people like myself that live in an unincorporated
22 area have the ability or opportunity to apply for
23 a position.

24 So number two situation, on your 38

1 acres that you're proposing, it's overbuilt. I
2 happen to have a little experience in development,
3 especially in the fire service, several fire
4 departments. You have a safety issue here in the
5 fire service with maybe Trevor will address after
6 you get into whatever you going to do to this
7 property.

8 But why are you, as our neighbors,
9 Huntley, a developed community, other communities,
10 why are we not doing a soft buffer from
11 residential to commercial M2 or to manufacturing
12 M2? Why is there such a heavy hit? I want that
13 answer. Why can't we put a nice buffer area?
14 Agree with the owner or the developer, sit down -
15 can we sit down with the owner or developer at a
16 roundtable instead of spending 100 plus people,
17 their quality time - maybe we have a
18 representation of 10 people or 20 people.

19 Can we come to some sort of intelligent
20 - what could go there to improve Hampshire? We
21 all have Hampshire on our address. It doesn't say
22 unincorporated return address. We all have
23 Hampshire. We should all be able to make
24 decisions together. Okay.

1 Also, there is a - I have reported
2 documentation and everything else. I have bald
3 eagles in my backyard. They're documented. They
4 are sent out. I have pictures. They love my
5 backyard. I understand other people have pictures
6 of other type of birds. Well, what are we going
7 to do when we start doing industry in that area?
8 I'm not saying that I am a tree hugger, but I do
9 love animals. I do love nature.

10 But we are Doreen - when I moved out
11 here, I had pheasants in my backyard. I had deers
12 that visited me. Now I have skunk and raccoons.
13 And of course I have the bless of an eagle.

14 I don't - I think this to be a lot more
15 concerned with the Department of Natural
16 Resources. There's a lot of things. We can't
17 solve this whole problem in a 1½ hour, 2 plus hour
18 meeting.

19 UNIDENTIFIED SPEAKER: Yes, sir.

20 UNIDENTIFIED SPEAKER: Yes.

21 MR. MROCH: I do apologize, sir.

22 MR. BUCKWINKLE: My minutes?

23 MR. MROCH: Yes.

24 MR. BUCKWINKLE: I will see you at the

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1 next one then.

2 MR. MROCH: Thank you. We have Thomas
3 Shannon.

4 MR. SHANNON: Good evening.

5 MR. MROCH: Good evening, sir.

6 MR. SHANNON: My name is Tom Shannon. I
7 have lived on Fellsmith Drive for the past 23
8 years. In the past when this property has come up
9 for consideration for development we were told
10 that the previous mayor and members of the Board
11 of Hampshire, that if this parcel were to be
12 developed, the developer would have to pay for
13 reconfiguring Higgins Road and Route 20 would be
14 out of the question because that was state
15 highway. In fact, they even stated that Higgins
16 Road would be totally rerouted differently for
17 truck concerns and safety.

18 I now ask what has changed to even
19 consider Light Real Estates' conceptual plans for
20 commercial development. Statements made by the
21 developer to the Village Board at the meeting
22 January 5th of this year stated that they are
23 aware of the problems that truck traffic at this
24 intersection and are only seeking M2 light zoning

1 for that reason. How is M2 zoning going to change
2 the fact that the intended purpose is going to
3 result in heavy truck traffic in that area?

4 In the conceptual plan, the truck sales
5 building has 33 parking spaces, 222 trucks stalls.
6 In the truck service building, 40 parking spaces,
7 160 trailer stalls. And what they call an
8 incubator building number one, it has 105 parking
9 spaces, 7 drive-through doors, plus 15 docks. In
10 incubator building number two, 105 parking spaces,
11 8 driving doors, in the 7 drive in truck stops.
12 This all under the guise of lighter M2 zoning.

13 This development wouldn't only have an
14 impact on the people in the Hampshire Township, it
15 would affect people in the village using Higgins
16 Road for access to I-90. And taking this into
17 consideration along with all other residents'
18 concerns you will hear tonight, I am asking the
19 zoning board to decline to move forward with this
20 conceptual plan for any other types of commercial
21 business at the site.

22 Without any changes to the road to
23 handle this large amount of truck traffic the only
24 reasonable choice for rezoning would be for

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1 single-family homes.

2 UNIDENTIFIED SPEAKER: Yes, sir.

3 MR. SHANNON: Just think of a proposal
4 like this was happening in your neighborhood. I
5 am asking all board members of Hampshire Village
6 to the good neighbors to Township residents.
7 While we are in for Township and you're the
8 Village of Hampshire, we are still one community.

9 UNIDENTIFIED SPEAKER: Yes, sir.

10 MR. SHANNON: Thank you for listening.

11 MR. MROCH: Do we have a Ray
12 Olephercheck?

13 MR. OLEPHERCHECK: You sure do. This
14 actually isn't Mr. Olephercheck, it is a proxy
15 speaking on his behalf.

16 MR. HEDGES: Mr. Chairman, he has a
17 friend who he's speaking for tonight. I gave him
18 permission earlier.

19 MR. MROCH: Okay, thank you.

20 MR. OLEPHERCHECK: My name is Ray
21 Olephercheck. If a neighbor of mine. And we have
22 lived on Fellsmith Road since 1992. I speak you
23 this evening as a concerned neighbor, concerned
24 that our beautiful neighborhood will be ever

1 changed if this proposed development goes through.
2 As many others here have done, I did a lot of
3 research to see what potential impact will be on
4 our property in the coming years if this proposal
5 goes through.

6 I spoke with the EPA office in Chicago
7 and from there was referred to King County Water
8 Resource Department. Finally, I ended up talking
9 for a long time with Mr. Rob Lincoln. He is King
10 County Senior wastewater engineer. While on the
11 phone he directed me to King County's website,
12 from there to various aerial maps of our area.
13 While I am no expert in this area, he is.

14 So the King County map, which I believe
15 will be presented tonight by another member or
16 neighborhood persons, shows how much of our
17 property and my neighbors on both sides is
18 classified as wetland by King County. On this
19 wetland is a 1 acre spring fed pond. This pond
20 sits on three separate properties, mine being one
21 of them. In and around our pond we have all kinds
22 of wildlife, geese, ducks, heron, redtail hawks,
23 deer, rabbits, squirrels, raccoons, muskrats,
24 frogs, and turtles. And our pond is stocked with

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1 largemouth bass, bluegill, and catfish.

2 Our property and all the wildlife here
3 will be at risk from the pollution runoff in the
4 short term. And there's no telling what the long-
5 term effect will have on our pond and everything
6 that lives here. Long after this town board and
7 the real estate broker are gone, all of us on
8 Fellsmith and Woodville Road will be living with
9 the decisions you make here.

10 We have heard from different people who
11 represent the city of Hampshire and how they want
12 to be good neighbors with those people who are
13 considered Township of Hampshire citizens. I
14 believe this is sincere and that's very important
15 to me and my family. So please, consider this
16 when deciding on the proposed development and ask
17 yourself, do I want something like this in my
18 backyard. Thank you.

19 MR. MROCH: Ed C. I apologize. Phone
20 number ending in 8960.

21 MR. LOPEZ: Lopez.

22 MR. MROCH: Lopez's?

23 MR. LOPEZ: L-O-P-E-Z. Thank you.

24 MR. MROCH: Thank you.

1 MR. LOPEZ: You're welcome. My name is
2 Ed Lopez. I live down the road from the proposed
3 change to M2 classification. I just have a couple
4 of questions. One of them being if you can
5 articulate to the folks here what M2 means here by
6 definition.

7 MR. MROCH: Generally speaking at a high
8 level, we do have three levels of manufacturing
9 zoning, M1, M2, and M3. As we escalate up through
10 those tiers, the usage becomes, verbally as it
11 might be, heavier. I'm not sure exactly what
12 further you might be looking for on that. M1 is
13 the lightest as it were, and M3 is heavy.

14 MR. LOPEZ: The nomenclature in M2 and
15 M3 is - part of it is hazard, right? Potential
16 hazard? And I guess the question would be, is the
17 planning commission already aware of what might be
18 constructed there that may include hazard and what
19 might that hazard be?

20 MR. MROCH: Not at this time. That's
21 why we had these hearings is to actually get those
22 presentations by the developers and consider.

23 MR. LOPEZ: Second question is, in a
24 situation where there could be hazardous material

1 brought into an area like that, what helps us as
2 residents in the area mitigate that risk other
3 than potentially, again, the planning decision
4 making a decision?

5 Previously 15 years ago when my wife and
6 I moved into the area, one thing we noticed was
7 the ground shook at night or sometimes in the
8 evenings or the afternoons. And there was this
9 loud bumpy noise. And I asked my neighbors, what
10 is that. And they said well, that's the metal
11 fabrication facility in the industrial park at
12 Algeli (phonetic), and they do stamping or rolling
13 or processing of steel. And I said did anybody do
14 an impact study before it was built or before it
15 was zoned? And they just shrugged their shoulders
16 saying well, we tried, but it didn't happen.

17 So in a case of an M2 classification
18 which could introduce hazardous materials,
19 sometimes if you make a decision for a building to
20 be constructed or a business to move into that
21 building as constructed like the gentleman
22 mentioned before, it could be years before we know
23 what the true impact is. And I guess that's what
24 I'm hoping you guys think about here is what not

1 is going to be built just in 5 years or 10 years,
2 but 15 that may affect our property value. Thank
3 you.

4 MR. MROCH: Thank you, sir. Bill
5 Condray.

6 MR. CONDRAY: Good evening. What I'm
7 going to read here tonight is all the quotes from
8 you zoning board members from 2003 up to 2017.

9 Back in August 2003, the thin planning
10 advisory committees stated in their report, the
11 area generally north of Kelly Road from Windmayer
12 Road west of a point approximately 1 mile west of
13 Harvey Road has soil characteristics that make it
14 suitable for groundwater retrenched. Most of this
15 area has been planned for residential development
16 at densities generally 1.5 to 2.5 units per gross
17 acre, or less. One of the plans recommends, well,
18 we need to close a residence in this area as a way
19 to provide large tracts of open space that can be
20 used for infiltration and groundwater recharge.

21 Here's another quote from the Hampshire
22 land-use plan. Many of these resources will be
23 protected from development by local, county, and
24 federal regs. Areas with potential for

1 groundwater recharge should be protected from
2 adverse impacts of development, pollution and
3 large expanses of impervious surfaces that do not
4 allow water to reenter the ground. This is
5 because Hampshire's water supply depends upon the
6 recharge of the aquifers.

7 Since that was written, Hampshire now
8 relies on a deep aquifer for its water. But
9 according to the August 2017 planning priorities
10 report, Hampshire is facing partial desaturation
11 by 2050. In other words, Hampshire's other
12 surrounding towns are pulling more water out of
13 the aquifer than the aquifer can recharge itself.

14 With that said, the August 2017 report
15 also stated to preserve this shallow aquifer as a
16 backup water supply and support neighbors'
17 reliance on it, Hampshire should take steps to
18 limit land uses and practices which would lead to
19 contamination of shallow aquifer. Not only is our
20 neighborhood dependent on this shallow water
21 aquifer, but every house and every farm north of
22 Allen Road is.

23 UNIDENTIFIED SPEAKER: Amen.

24 MR. CONDRAY: And the cities of

1 Burlington, the cities of Genoa are also dependent
2 on the aquifer. Here's a map from your 2004 plan
3 that shows the aquifer is sitting on that piece of
4 property.

5 UNIDENTIFIED SPEAKER: Everybody needs
6 to look at that. You all need to look at that.

7 MR. CONDRAY: My question to the Board
8 is, number one, why is the Board digressing from
9 its own plan by building commercial property and
10 high density housing on the shallow aquifer? Two
11 has the county given their input on this project?
12 Talking to them, they know nothing about it.

13 Three, has the Illinois EPA been
14 involved since this can contaminate all of our
15 water, the city of Genoa, and the city of
16 Burlington? Has the towns of Burlington and Genoa
17 been notified of the building of commercial
18 property and high density housing on the top of
19 their drinking water? Until we get answers to our
20 questions I believe all property north of Allen
21 Road, east to Windmayer, 1 mile west of Harmony
22 north of I-90 the zone for low density housing,
23 not for commercial use. Thank you for letting me
24 speak.

1 MR. MROCH: Thank you, sir. Cathleen
2 Carr.

3 MS. CARR: Good evening, gentlemen.
4 Before I start my official remarks, I would like
5 the records show and inform you that I have
6 submitted several FOIA requests the week of
7 February 13 by the Village of Hampshire's online
8 form. To date I have not received the requested
9 information. I was informed by email this morning
10 that my requests were never received.

11 Unfortunately, I'm not the only person
12 who has not received information requested by FOIA
13 recently. I am very concerned about the
14 functionality of the online FOIA submission form
15 that is currently on the Village Empire's website.
16 Having not filled your FOIA request within the
17 five business days allowed by law means that I did
18 not receive a response that would allow me to
19 appropriately prepare and review the materials
20 relevant to tonight's public hearing. Many
21 members of the public and I are at a distinct
22 disadvantage due to the lack of the settlement of
23 the FOIA requests.

24 Would either of the village

1 administrators be able to shed light on why the
2 FOIA requests were not honored?

3 MR. MROCH: Just to clarify, was this on
4 our website or was this with the app?

5 MR. HEDGES: Mr. Chairman?

6 MS. CARR: It was through the Village of
7 Hampshire's website.

8 MR. MROCH: Okay.

9 MR. HEDGES: We are aware of it is
10 determined. We discovered this morning that it
11 was a website posting error. And so we contacted
12 - there were - how many people? 18 or 20?

13 MR. WRAY: 18 FOIAs.

14 MR. MROCH: There were 18 FOIA requests
15 that were never received by the village through
16 our web host. And now they have - they were all
17 responded to like you were today. So they will be
18 honored.

19 MS. CARR: We did not receive a response
20 today.

21 MR. MROCH: You did not?

22 MS. CARR: I did not.

23 (Crosstalk)

24 MR. HEDGES: Yeah, so the email web host

1 changed the setting and how the notifications work
2 and they didn't inform us of that until we asked
3 this morning. So that has been resolved and the
4 FOIA form will be functional again tomorrow.

5 UNIDENTIFIED SPEAKER: And we will
6 respond.

7 MR. HEDGES: And we will respond. Now
8 to the issue of actually responding to these, the
9 clerk is been informed of the FOIA requests from
10 approximately 18 FOIAs I believe, including
11 several from Ms. Carr. And we'll be compiling
12 those documents in responding as soon as possible.

13 UNIDENTIFIED SPEAKER: A little bit
14 late, ain't it?

15 MS. CARR: Thank you very much. I would
16 like the record also showed that Linda has been
17 absolutely phenomenal work with. And I do believe
18 that she will fulfill the FOIA request in a timely
19 manner.

20 Gentlemen, growing up in a small town
21 offers the best childhood memories, carefree
22 summer days spent playing outside drinking Kool-
23 Aid and running through a sprinkler. When a
24 family moves out of town they are missed and they

1 miss the closeness of the bonds that were formed.
2 When a family moves out of town - my parents made
3 the decision to separate me from my friends and
4 move out of Union, Illinois when I was nine. It
5 was a decision that very well may have saved my
6 life.

7 What we didn't know then was that
8 chemicals from a nearby manufacturing facility
9 were seeping into the groundwater. My best friend
10 Lynn developed cancer. Brenda's father and
11 brother both died of cancer. Over 25 people in
12 this small town have developed cancer that they
13 believe is a direct result of their exposure to
14 tetrachloroethylene from nearby manufacturing
15 facilities.

16 THC is primarily used as a solvent. It
17 is a clear, slightly sweet smelling liquid that is
18 considered volatile because it evaporates easily
19 into the air. Millions of pounds of TCE continue
20 to be used annually as a degreasing agent.

21 The conceptual site plan presented lists
22 two proposed truck sales and service buildings. I
23 have intimate knowledge of operations of truck and
24 trail -- tractor sales and service facilities.

1 Equipment is power washed leading to the runoff of
2 chemicals. Parts are cleaned in an effort to read
3 the numbers on them. And even the most seasoned
4 mechanic spills chemicals on occasion. These
5 chemicals are all subject the runoff and leaching.
6 The freezing and thawing of northern Illinois
7 which is causes base materials to shift rendering
8 impermeable services permeable, increasing the
9 probability of reaching.

10 The property in the corner of Higgins
11 and Route 20 is significantly higher than the
12 adjacent properties. As we all know, like was run
13 downhill.

14 The U.S. Army Corps of Engineers has
15 identified a wetland area on an adjacent to the
16 northwest corner of this property. There is also
17 a second wetland area just a few hundred yards
18 away. The potential for these wetlands to be
19 contaminated if this property is zoned M2 in my
20 estimation is significantly high.

21 As noted on the village's 2004 plan,
22 also present in the area are high water tables.
23 This dramatically increases the likelihood that
24 the wells of the area homes will become

1 contaminated if M2 zoning is allowed. In my
2 opinion it is not if, but when.

3 While my potential exposure to THC while
4 living in Union was only three years,
5 unfortunately that was enough. I have an immune
6 disease that studies have shown is linked to
7 exposure to THC.

8 The 2004 land use plan adopted by the
9 village lists the property to be designated as
10 interchange commercial. Leaders, strong leaders
11 when presented with new information will change
12 course. I ask you in light of this new
13 information to demonstrate strong leadership,
14 change your course, protect the children of
15 Hampshire and vote against the motion to
16 reclassify the property identified on agenda item
17 5E to M2.

18 MR. MROCH: Thank you. Chris Carr.

19 MR. CARR: Good evening. Elected and
20 appointed political officials bear many
21 responsibilities including making decisions
22 regarding zoning and annexation. Each of you as
23 an elected or appointed public official took an
24 oath to serve and protect your electorates. As

1 community members we urge you to vote against the
2 motion to approve the annexation of rezoning of
3 the 38 acre parcel located at the northwest corner
4 of Route 20 and Higgins Road.

5 We object to this motion on the
6 following grounds. The wetlands as stated
7 earlier, as is shown in the King County advanced
8 identification of aquatic resources map for
9 Hampshire Township there is a wetland area located
10 on the property. In addition, there is one
11 adjacent to the property and one very close to the
12 property. Wetlands protect and improve water
13 quality, provide habitat for fish and wildlife,
14 reduce damage caused by storm surges and flooding,
15 and recharge underground sources of drinking
16 water, as stated by the Illinois Army Corps of
17 Engineers.

18 There are specific regulations in place
19 regarding the protection of wetlands. And in our
20 opinion it would be negligent to allow the
21 annexation and rezoning of this property prior to
22 a report by the Army Corps of Engineers.

23 There also the King County remnant oak
24 woods. As noted in the King County 2040 green

1 infrastructure plan, there is a remnant oak woods
2 that is larger than 1 acre very close to this
3 property. The report states oaks are considered a
4 keystone species in northeastern Illinois and are
5 driving much of the biodiversity in the region.

6 A planning priorities report for the
7 Village of Hampshire was created in August 2017 by
8 the Chicago Metropolitan Agency for Planning. It
9 specifically states the village should recognize
10 the value of remnant oak woodlands within the
11 village and continues to note that oaks provide
12 habitat for hundreds of species, water regulation,
13 carbon storage, reduction of energy use, and
14 greenhouse gas issues as well as their natural
15 beauty. We are concerned that the oaks suffer
16 significant damage should manufacturer Sony be
17 allowed near them.

18 And lastly, the water pollution. The
19 lives of hundreds of families are directly
20 dependent upon the safe drinking water through
21 their wells. Our area is one of the high water
22 tables and wells are as shallow as 65 feet. The
23 EPA encourages those wells to actively identify
24 potential sources of contamination in their

1 community. This specifically includes finding out
2 about proposed facilities that may pollute their
3 drinking water.

4 We are emphatically stating that this
5 rezoning and annexation exposes us. Thank you,
6 very much.

7 MR. MROCH: Thank you. Mallory
8 Anderson.

9 MS. ANDERSON: Hi. My name is Mallory
10 Anderson. I live on the east side of Fellsmith
11 Road. As such, my family's property line abuts
12 directly to these 38 acres in question. Sorry.
13 We are strongly against the proposed M2 rezoning
14 and proposed development and believe this
15 committee should be too.

16 The general provisions of Venice code
17 chapter 6-9-3 state M2 general industrial district
18 is designed to accommodate those industrial
19 activities which may produce mild nuisances or
20 hazard in areas that are relatively remote from
21 residential developments. As has been said, this
22 M2 zoning is not relatively remote from
23 residential areas and would likely produce more
24 than a mild nuisances in our lives, well-being,

1 and property values.

2 Another exit from the village code
3 chapter 6-9-3 regarding appropriate M2 zoning. It
4 includes other manufacturing, processing, and
5 storage uses determined by the plan commission to
6 be of the same general character as the use is
7 permitted in this section and found not to be
8 obnoxious, unhealthful, or offensive by the reason
9 of the potential emissions or transmission of
10 noise, vibration, smoke, dust, odors, toxins, or
11 noxious matter, glare, or heat. No reasonable
12 person could argue that we will not be subjected
13 to excessive obnoxious and dangerous air, light,
14 and sound pollution by this or any M2 development.

15 Industrial development on these parcels
16 will put our health, water supply, environment,
17 and quality of life in jeopardy. And based on the
18 topography and proposed paving of these parcels,
19 the risk of flood and well contamination on my
20 property is substantial.

21 The proposal has submitted claims there
22 will not be excessive truck traffic. How is that
23 truthful with this many truck and trailer stalls?
24 But personal concerns aside, objectively the

1 location of these parcels along with the proposed
2 development do not seem to conform to the M2
3 zoning restrictions set forth in the ordinance.
4 The definition is the village's, not mine.

5 I believe all we are asking for here is
6 your consideration, to be treated as the neighbors
7 we are. Our homes are not just another investment
8 we are looking to unload. We have chosen to live
9 and raise our family here. Does this developer
10 hold the same long-term development to this
11 community?

12 As this committee has great
13 responsibility. It is understood that there will
14 be development here and this landowner has the
15 right to profit from it, but not at our expense.
16 That is why we have zoning laws. All we are
17 asking you to do is to apply them as written.
18 I appreciate your time and
19 consideration. Please treat us the way you would
20 want to be treated if you were in our shoes
21 because just like you, we want what's best for the
22 future of this village. Please consider your
23 fellow Hampshire community members' lives. Let's
24 support development that promotes the health and

1 well-being of people, the environment, and
2 businesses in our community. Thank you.

3 MR. MROCH: Michael Anderson.

4 MR. ANDERSON: Hi. My name is Michael
5 Anderson. The parcels in question are directly
6 behind my house. I will see this every day.

7 To that point I would like to reiterate
8 much of what has been said tonight. In
9 particular, the intersection of Route 20 and
10 Higgins Road was not designed to support traffic
11 that would need access to a parcel that is owned
12 for manufacturing. The incline and approximate 45
13 percent turning angle when heading south make
14 navigating this intersection difficult for cars
15 and very concerning when cars and trucks above
16 trying to navigate.

17 There is - we are suggesting that any
18 future development should include access off of
19 Route 20, not Higgins Road. To rezone this
20 property without first consulting with IDOT
21 regarding visibility of accessing the property off
22 of Route 20 is in our opinion, negligent. With an
23 average of 4500 vehicles driving on Route 20 each
24 day, we believe that approving the rezoning and

1 annexation of this parcel with significantly
2 increased the risk to all drivers if access to the
3 property was only possible on Higgins Road.

4 Additionally, it is our belief that a
5 comprehensive road plan is needed prior to this
6 property being annexed and rezoned. With this in
7 place all taxpayers may bear a heavy tax burden of
8 paying for roads after land is annexed, rezoned,
9 and filled. Higgins Road was constructed using
10 bituminous asphalt. This type of road
11 construction is not sustainable with truck traffic
12 that may lead to frequent road repairs or even
13 replacement. This also could potentially put
14 tremendous strain on the taxpayers of Hampshire
15 Township.

16 It is our belief that prior to rezoning
17 the property the village's annual budgets to be
18 studied and the impact of rezoning discussed with
19 a street supervisor. Without a comprehensive road
20 plan, the fiscal impact of rezoning this property
21 will place an undue burden on all after Township
22 residents in our opinion.

23 Further, the 2004 comprehensive land use
24 plan for the Village of Hampshire has noted that

1 this area is within mapped areas for potential for
2 shallow water recharge. This report warns that
3 areas with potential for groundwater recharge to
4 be protected from the adverse impacts of
5 development, pollution, and large expanses of
6 impervious surfaces that do not allow water to
7 reenter the ground. This is because Hampshire's
8 potable water supply depends upon the recharge of
9 aquifers.

10 The proposed rezoning annexation
11 development has potential for negatively impacting
12 the shallow water recharge area which could in
13 turn negatively impact all residents of the
14 village. This includes my children.

15 And it's acknowledged publicly,
16 companies are interested in this site because of
17 its highway visibility. It is our belief as
18 evidenced by recent completed construction project
19 that the Village of Hampshire does not have the
20 laws in place to protect nearby residents from
21 light pollution. If this land is owned
22 manufacturing and annexed nearby, homeowners could
23 negatively be impacted by the light created by
24 signs, buildings, and parking lots on this site.

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1 Artificial light also has a medically
2 negative effect on the world ecosystem. That is
3 especially true for nocturnal animals such as the
4 short-eared owl that was spotted on our property.
5 Research scientists have explained that we are
6 only beginning to learn what a drastic effect this
7 has had on nocturnal ecology. Thank you.

8 MR. MROCH: Stephen Vincent.

9 MR. VINCENT: Thank you for your time.
10 I'm going to talk also about the traffic issue. I
11 have been a resident of Hampshire Oaks Estates
12 subdivision for the past 22 years. My wife and I
13 love the area, people, and our home. However, we
14 are concerned about the M2 38 acre development
15 being proposed at the corner of Higgins and Route
16 20.

17 Let me be clear, I'm not against growth
18 and development as long as the proposed plan takes
19 into consideration all aspects of the existing
20 environment. That environment includes
21 residential area, its natural landscape, which
22 includes our natural drainage, large oak trees,
23 and the existing roads.

24 I watched on YouTube the VOH, Village of

1 Hampshire board meeting on January 5, 2023. And I
2 was quite taken aback by the lack of compassion by
3 the board members towards the concerns of the
4 people of our community.

5 With that being said, I would like to
6 address the road and traffic conditions in our
7 area, especially the intersection of Higgins Road
8 and Route 20. The scenario I drive just about
9 every day on the way home after work is as
10 follows. Exiting the tollway at Hampshire I drive
11 east on 20. The speed limit is 45. After passing
12 the BP station the speed limit increases to 55
13 miles an hour. I usually have several cars by me
14 cruising at 55 miles an hour.

15 In order to take - in order to make the
16 right turn at the corner of Higgins Road and Route
17 20, I have to slow down to about 8 mph because at
18 the angle of 45 and 55 degrees up hill. As soon
19 as I clear the underpass heading east on 20 I
20 engage my right turn signal indicating to the cars
21 behind me to slow down knowing I will come to
22 almost a dead stop to make that turn safely.

23 In my 50 years of driving I've been
24 rear-ended twice and broadsided ones none of which

1 was I the at fault driver and no serious injuries,
2 thank God. The intersection is clearly marked.
3 It has no street light illuminating the
4 intersection at night, no flashing yellow caution
5 lights, and of course no stoplight or turn lanes.

6 Please before you greenlight this
7 project, I ask you in the name of public safety to
8 contact IDOT and do a comprehensive road study of
9 this area, provide a new road plan to clean up and
10 make this intersection - and make the intersection
11 of Higgins Road and Route 20 safe and accessible
12 for the current families in the existing
13 residential area and our possibly new commercial
14 neighbors. Also consider the cost of road
15 construction as an impact fee and responsibility
16 of the developer of the 38 acre site as they stand
17 to benefit most from this road improvement.

18 Hampshire is a thriving and growing
19 community with great potential. All of you are
20 responsible for its future. So I ask you to
21 please be thoughtful and considerate of this once
22 - of this great country and farming community as
23 you move forward. Thank you for your time and
24 consideration. I also have some pictures of the

1 intersection and a map that outlines everything I
2 describe that I would like to submit to the Board
3 if that's possible.

4 MR. MROCH: Absolutely.

5 MR. HEDGES: Leave it right there.

6 Thank you.

7 MR. VINCENT: Thank you.

8 MR. SCHUSTER: How many photos on that?
9 Two? Three? Mr. Chairman, that's three photos
10 and then a, I don't know, it looks like a 15 x 24
11 sized map, sort of, for the record.

12 MR. MROCH: Did you measure that for the
13 record Mr. Schuster?

14 MR. SCHUSTER: Estimated.

15 MR. MROCH: Okay.

16 MR. SCHUSTER: But it gives us some idea
17 what's been presented, sir.

18 MR. MROCH: Renee Hill.

19 MS. HILL: I'm not speaking. Thank you.

20 MR. MROCH: Okay. Elizabeth Whitehead.

21 MS. WHITEHEAD: My name is Elizabeth
22 Whitehead and I live off of Woodview Parkway.
23 Included in the zoning review packet for the
24 village is a list of required documents. It

1 states that a conservation district land-use
2 opinion is required by the King, DuPage Soil and
3 Water Conservation District. We strongly urge the
4 zoning and planning commission and the Board of
5 Trustees for the Village of Hampshire to make this
6 report public before taking any action regarding
7 this property.

8 Approximately 77 percent of the 38 acres
9 for which rezoning is proposed is labeled as
10 resource management on the King County 2040 land-
11 use plan. In that same plan King County states
12 the developments in the areas designated resource
13 management must preserve and enhance open space
14 and green infrastructure.

15 UNIDENTIFIED SPEAKER: Must preserve.

16 MS. WHITEHEAD: Thank you. It requires
17 that at least 40 percent of the gross area of each
18 planned unit development within resource
19 management should preserve open space that
20 protects the environment, provides recreational
21 opportunities, and create a transition from the
22 city to the countryside, preserve and protect
23 water resources and ecosystems, and be based on
24 integrated water resource management principles.

1 Allowing manufacturing zoning on this land with
2 seem to be directly contrary to the King County
3 2040 land-use plan.

4 For those of you who know me, you know
5 I'm an animal lover. And many plants and animals
6 are part of the ecosystem on the 38 acre parcel.
7 Recently a short-eared owl, an Illinois endangered
8 species, was spotted on this property as our
9 neighbor mentioned. Pictures were taken and the
10 Illinois Department of Natural Resources has been
11 notified. It is our strong assertion that
12 rezoning this property to M2 and annexing it will
13 have a dramatic negative affect on this endangered
14 species.

15 The planning priorities report brands
16 are produced by the Chicago Metropolitan Area for
17 Planning specifically states Hampshire is under
18 the stewardship of King County forest preserve.
19 Estimates suggest that the natural lands within
20 the Hampshire boundary deliver over \$13.6 million
21 in ecosystem services annually by naturally
22 providing flood control, groundwater recharge,
23 water purification, and carbon storage. In
24 addition, the local environment provides other

1 services that are not easily valued in a dollar
2 amount. End of quote.

3 UNIDENTIFIED SPEAKER: 13.6.

4 MS. WHITEHEAD: Hampshire Illinois code
5 of ordinances, and you've already heard this
6 already, your own article 9 section 6-9-2,
7 prevents number one specifically states the M2
8 general industrial district is designed to
9 accommodate those industrial activities which may
10 produce mild nuisances or hazards in areas that
11 are relatively remote, relatively remote from
12 residential developments. This site is directly
13 adjacent to eight homes in a subdivision that
14 approximately has a proximally 100 homes. In no
15 way can this site be defined as remote.

16 A vote to approve M2 zoning would be in
17 direct violation of the Hampshire Illinois code of
18 ordinances, in our opinion. Thank you for serving
19 as a public official and agreeing to uphold the
20 laws of our village. We urge you to use your
21 power and protect not only the residents that live
22 near this land, but also the taxpayers of all of
23 Hampshire Township and the residents of the
24 village at large.

1 I do have copies for each of you because
2 many of us have many hands in putting these
3 together for you.

4 MR. MROCH: Thank you.

5 Do we have an Audrey Spark?

6 MS. SPARK: Hello. My name is Audrey
7 Spark and I have lived on Fellsmith Road in
8 Hampshire for 47 years. The first time we came
9 out to Hampshire we visited some friends that had
10 just built their house. We were helping with some
11 things. And I remember standing out on the deck
12 looking out on the back, looking at the pond, the
13 woods, the green grass, and thinking to myself, I
14 can live out here and I would just love it.
15 Little did I know that three weeks later we bought
16 our friends' house.

17 The area back then was known as
18 Hampshire Oaks because of all the oaks. There
19 used to be a sign out there on Higgins Road. And
20 about 40 years ago I had an arborer to come out to
21 tree hour big oak tree and he told me 40 years ago
22 that tree was 250 years old. That was 40 years
23 ago. So that tree is almost 300 years old. And
24 as much as I love it, when it comes time to rake

1 the leaves I don't love it so much.

2 So now our peaceful safe environment is
3 under threat, which heard from - we're worried
4 about our water, our wells, our skeptics, our
5 wildlife. I'm one of the owners of that large
6 spring fed pond. What's going to happen to that,
7 the wildlife, the animals and the critters? It
8 just scares me to death.

9 And that sharp right hand turn on Route
10 20 turning on Higgins, as much as you can slow
11 down, you can put on your turn signals, and I had
12 a fellow come right up to my rear end. And I'm
13 ashamed to say when I made the turn I gave him the
14 finger. The devil made me do it.

15 So I wanted to stop and say that I've
16 always been proud to say that I live in Hampshire.
17 And I just hope that I can continue to say that.

18 MR. MROCH: Thomas Veerkey.

19 MR. VEERKEY: Can we hear me, yes?

20 MR. MROCH: Yes, sir.

21 MR. VEERKEY: I got to congratulate
22 everyone that came up before me. Those people
23 have really prepared themselves. A lot better job
24 than what I've got to talk to you about. But I

1 live right on the border. I'm one of those eight
2 people. My biggest concern is you've got storm
3 water management. What's the real plan to that,
4 guys? If all that's full of parking lot and a lot
5 of rooftops, where's that 38 acres? You're going
6 to have to - the way the map looks to me, you have
7 30 acres of it under roof and parking lots. Where
8 is it going to run off to and how is it
9 controlled?

10 Now at 38 acres of farm fields
11 (inaudible) no discrepancy on that. But most of
12 that just form field dirt to absorb the rain.
13 Today we had a rain. It all comes downhill across
14 my piece of property to get to the bottom. I'm
15 one of the three that's on the farm. So we put up
16 with the stream. But if all that it's hard ground
17 and a lot of rooftops, I don't see how you're
18 going to put that somewhere where it ain't gonna
19 go right across me. I don't want to have to
20 sandbag my basement.

21 That's why I'm most against that
22 altogether. That's all I got for you.

23 MR. MROCH: Heather Bestman.

24 MS. BESTMAN: I actually live off

1 Harmony Road where it's being proposed to zone it
2 M3 which is totally absurd because there's a lot
3 of houses over there. Sorry. I can't even
4 believe this is happening because I feel like
5 there's a million reasons I had to do this and
6 there's only one to do it and that's to line
7 somebody's pocket.

8 I feel like I moved out here 22 years
9 ago for the peace and the serenity. And this is
10 in Cook County where someone gets to come in and
11 just to make money, screw everybody else. It's
12 like we do the right thing out here. And I hope
13 that you guys represent the people and not the one
14 person trying to make money off of this and just
15 keep the zoning as it is.

16 I think I'm not naïve enough to think
17 that nothing is going to be built, but there's so
18 many houses connected to these properties. And
19 just it can't be industrial. It doesn't make any
20 sense. You guys planned everywhere for the
21 counties. For Hampshire, never had it as
22 industrial. And I don't think it's fair to change
23 it for one person that wants to make money off of
24 it. Thank you.

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1 MR. MROCH: Greg Stevens.

2 MR. STEVENS: Good evening. My name is
3 Greg Stevens. My wife and I live off of
4 Fellsmith. Can you hear me? My name is Greg
5 Stevens. My wife and I -

6 (Crosstalk)

7 MR. STEVENS: Too tall I think. My wife
8 and I have lived off of Fellsmith Road for the
9 last 30 years. I remember when we first moved in
10 I think we talked to Tom and he was right next
11 door trying to figure out what was going to be
12 going on behind the home that we were purchasing.
13 At that time Smirt owned the property. He owned
14 Charlin and we were told that he would never sell
15 or never build on the property primarily because
16 he needed that to feed his horses.

17 Once I joined the park board I did talk
18 to Mayor Smith at the time. I asked him
19 specifically what his plan - he envisioned the
20 community being more like Wayne where you got the
21 town and then the further out you get the more
22 estate lodge you have, and this way the aquifers
23 can be regenerated. So when my wife and I again
24 moved out here, that's kind of what we were hoping

1 we would see.

2 You got an industrial area that is now
3 off of Gas Road. You're also building another
4 facility that's called the Hampshire Logistics
5 Park off of Route 20. That's going to bring in a
6 bunch of other diesels and things like that and a
7 lot of other pollutants.

8 As you also know, there's two elementary
9 schools along with a high school just down the
10 street on the other side of I-90. You also
11 proposing that to be M3 zoning. And write down
12 the road from there you've got two more schools
13 with over 4000 students.

14 (Crosstalk)

15 In short, these kids and teachers spend
16 over 1000 hours a year in those buildings and can
17 be exposed to a lot of these toxins that the
18 dieselexhaust emits. Doctor Hogart is a
19 pulmonary disease expert with the University of
20 Chicago Medicine. He has stated the diesel
21 particulate matter is exactly the right size to go
22 deep into the lungs and would perpetually -- put
23 it in a perpetual state of being damaged just by
24 breathing.

1 He also says that the length of exposure
2 guarantees that a number of these children and
3 teachers can develop asthma, cancer, and any other
4 long-term health effects. The EPA actually
5 estimates in this region that we spent over \$3.7
6 billion a year, that's just the Chicago area, on
7 these type of health costs.

8 My wife has asthma. One of my other
9 neighbors right next door backs up to the
10 property, she's on oxygen 24/7. How is this going
11 to affect her?

12 The plans that were mailed to us show a
13 retention pond directly behind several of us.
14 This is going to be the buffer zone. But this
15 retention pond will contain a lot of the runoff in
16 the asphalt, the gasoline, the oil and everything
17 else that is dripped on that property. How is
18 this not going to affect our wells?

19 As for the wildlife, as for the
20 wildlife, since the property off of Guest has been
21 developed we see less deer, less turkey as we
22 stated earlier. We do see some other wildlife
23 like the red tail hawk and the eagle. And we
24 actually heard several mornings ago the owl that

1 was in the backyard early in the morning.

2 We are very concerned about this
3 property being annexed and rezoned from farming 10
4 to an M3. These conceptual plans, if they become
5 a reality, will pollute our air, put our water,
6 and destroy the wildlife that we've got left. I
7 urge you guys not to vote for this.

8 MR. MROCH: We have Linda Weight.

9 MS. WEIGHT: No, I wasn't speaking.

10 UNIDENTIFIED SPEAKER: Oh, come on.

11 MS. WEIGHT: I was just signing in.

12 MR. MROCH: David Weight.

13 MR. WEIGHT: Hi. I'm David Weight. My
14 family and I moved here in 2004. And I noticed
15 some severe changes. The corner of Higgins and
16 Route 20, they clear-cut 40 to 50 acres of old-
17 growth timber, put up a sign, Hampshire Oaks
18 Industrial Park. Boy, if that ain't an oxymoron.

19 And then a couple of years later they
20 take down another acre for (inaudible). Then the
21 other fields over on Elm and 20. Then south of
22 the railroad tracks on Briar Hill, they harvest
23 those. Scheier Lane harvested their oak trees.
24 Now on the other side of 20 by the water tower you

1 took them all up. You took out habitat. Animals
2 lived there, tree frogs.

3 In our neighborhood we have a Swanson's
4 hawk. I see it on a daily basis. We have a
5 short-eared owl. We used to have harrier hawks.
6 You know what a harrier hawk is? It's known as a
7 swamp hawk. We used to have merlins. Come on,
8 you took their habitat. Basically you paved
9 paradise and put up a parking lot.

10 And if you people would start to think
11 let's let big government let the immigrants in as
12 long as they don't live next to me. And that's
13 the problem. Thank you for your time.

14 MR. MROCH: Kim Shaw. Keith Hawthorne.
15 And my mingling that too much? Keith Hannith.

16 MR. HANNOTHEL: Hannothel.

17 MR. MROCH: I apologize. Yes.

18 MR. HANNOTHEL: Hello everybody. My
19 name is Keith Hannothel. I've been living out
20 here since 2010 and I live in Hampshire Oaks. And
21 I'll just say what the harder thing is to say
22 because everybody else here already has all the
23 technical information. Here's my problem I have.

24 I think just about a month ago where we

1 had an accident on Dietrich Road. Refresh my
2 memory, a kid got killed or severely hurt about 10
3 years ago.

4 MR. HANNOTHEL: Okay. About 10 years
5 ago two girls, one girl got killed on Dietrich
6 Road. Here's what's going to happen on Higgins
7 Road. There are going to be three trucks coming
8 down the road heading west. There will be three
9 trucks pulling out heading east. Some kid might
10 be out joyriding 50 miles an hour. He's going to
11 be driving down the road, crashed into the back of
12 that truck. He's going to get decapitated.

13 Sorry if it sounds gory, but I'm giving
14 you some possible, real reality of what I see
15 happening by letting trucks mingle with people and
16 their houses and regular traffic. That's what's
17 going to happen. It's one thing if it's out on
18 Route 20 where it's more manageable and things can
19 be set up by the state. My understanding is Route
20 20 is all managed by the state all the way up to
21 Higgins Road according to your Police Department.

22 As I said, I've been out there for 13
23 years. I haven't seen one speed limit sign put up
24 on our road, one light. And today about once a

1 year I still pass up with my own road because it's
2 too dark out there. But that's me.

3 So excuse my French, but I'm scared
4 shitless that all of a sudden is going to be a
5 bunch of sirens lighting up on Higgins Road
6 because somebody gets killed in a car accident
7 because you're mingling trucks with cars. I don't
8 see it happening in a good way. Because if that
9 were to happen, I think I would make Tuesday
10 nights or Monday nights open every two weeks to
11 come to you guys about it after - once it
12 happened. It would not be a pretty thing.

13 So that's really about all I want to say
14 because I wanted to say the hard things that
15 needed to be said about what could happen in the
16 future. Thank you.

17 MR. MROCH: Denise Payton.

18 MS. PAYTON: I don't want to speak.

19 MR. MROCH: Annette Featherling.

20 MS. FEATHERLING: Good evening. I came
21 to speak today. Typically this isn't my forte. I
22 came to speak today because I've grown to love
23 Hampshire. My brother - or excuse me. My husband
24 and I decided to move back here. He grew up here.

1 He went to this school. It was a different school
2 then, but he went to this building.

3 My name is Annette Featherling. My
4 husband Craig and I have lived on Amanda Drive for
5 10 years. We moved here because of Hampshire. We
6 moved because of what it meant then to him out in
7 nature doing four wheelers out on his property,
8 lakes and ponds like all the good stuff. That's
9 why we moved back. Well, he did.

10 We have two kids. They play in the
11 creek, the creek that's right behind our
12 subdivision. I went around that subdivision, got
13 34 signatures. Well, more signatures. Signatures
14 representing 34 homes on Amanda Drive, Condor,
15 Heron. Help me.

16 (Crosstalk)

17 MS. FEATHERLING: Thank you. And you
18 know, we're a community. We might not have the
19 address of Hampshire but we come to Hampshire. My
20 kids went to your library every day for years.
21 I'm sorry.

22 We have beautiful wetlands and creeks
23 and I would like to keep it that way. Okay.

24 My concerns, exposure. We have water

1 coming through our subdivision when we have severe
2 rains. Water already is coming through where we
3 have some flash floods and such coming through.
4 We had the creek that's high and low and such and
5 sometimes running into the properties in our area
6 that goes along this proposed land. We have fish
7 that I understand have been - are deemed in the
8 past to be protected species in that creek. We've
9 had owls that land on our roofs of one of the
10 houses in the subdivision, salamanders, turtles.
11 We're taking our kids on the concrete, which is
12 sad, but on the concrete we're taking our kids for
13 a walk with our stroller and we find a little
14 teeny, baby turtle crossing.

15 I'd like to ask a few questions. I to
16 learn a lot about zoning in the last two weeks.
17 I'd like for you to share with me examples of
18 heavy industry. What's the worst case possibility
19 that we could deal with?

20 UNIDENTIFIED SPEAKER: A chemical plant.

21 MR. MROCH: Explicitly I couldn't really
22 answer that.

23 MS. FEATHERLING: I can though. Can
24 you? I'm not trying to be disrespectful, but I

1 had to do the research and I know you have as
2 well. And you know what the potential is for
3 Hampshire and I don't even have that address.
4 There's a lot of people that are affected.

5 We are concerned about water pollution.
6 We're concerned about noise, light. I walked the
7 neighborhood to get all the signatures and I heard
8 everyone's stories just like you're hearing
9 tonight. I heard about people who don't want to
10 have their windows open anymore because of the
11 noise. People that used to have a very pitch
12 black, dark backyard, we don't have that anymore.

13 We moved here because of our children.
14 I'd love to have my children want to live in this
15 town, in this area as well. And meetings like
16 this, proposals like this, it makes you question
17 whether or not you're going to be here in 10 more
18 years.

19 Someone put together this sign.
20 Conveniently on a lot of the documents that were
21 in the proposals, the land was cut off when the
22 pictures were put into the packets. You know, we
23 were cut off on purpose and we're here. We're
24 right here. And I appreciate being here to have a

1 say and speaking up on behalf of all these things.

2 Other spoke on some of my same speaking points.

3 There's two Hampshire schools that I'm
4 aware of that are in close proximity. There are
5 two Huntley schools that are very close proximity.
6 Plus my parents are baby boomers. I don't know
7 about any of you, but all of our elderly in the
8 area, where are they migrating to? It's not in
9 Hampshire. It isn't. It's Delaware, Putley.

10 MR. MROCH: Time.

11 MS. FEDERLING: I'll finish. Two
12 seconds. But I want you to think about who's
13 around. These chemicals, all of this, it can kill
14 people. I don't want that to be my children.
15 Thank you for your time.

16 MR. MROCH: Lauren Sarwick.

17 UNIDENTIFIED SPEAKER: She left.

18 MR. MROCH: Laura Brab.

19 John Brab.

20 MR. BRAB: Thank you for taking the time
21 to listen.

22 (Crosstalk)

23 MR. BRAB: I'm from Harmony Estate, not
24 Hampshire. Very, very concerned of what Annette

1 said with the presentation back in January where
2 they conveniently cut off all of our neighborhoods
3 north and just completely disregarded all of that.

4 UNIDENTIFIED SPEAKER: And south.

5 MR. BRAB: And I don't think Hampshire
6 reflects that. I think the people of Hampshire
7 care about the surrounding communities. And my
8 wellhead would be within a half-mile of the M3 on
9 the other side of 90. So I'm concerned about the
10 water. My kid is 10. My other kid is 12. They
11 play in the creek. The runoff, it's going to
12 happen.

13 In light of Flint, Michigan where they
14 still have it cleaned all that up, Hampshire
15 doesn't want that. We don't want a tainted
16 system. And I just hope that you guys appreciate
17 that and take into consideration before you vote
18 that our lives, our children all at stake. Thank
19 you.

20 MR. MROCH: Ryan Johnson.

21 MR. JOHNSON: Good evening again. As
22 one young lady mentioned, they moved back into
23 Hampshire. My dad, my dad's brother, and my mom's
24 cousin built houses in Hampshire Oaks back in the

1 70s. I grew up in Hampshire. I live out there
2 now. I bought another house in Hampshire Oaks. I
3 hope my kids buy a house in Hampshire Oaks. It
4 doesn't look like they're going to based on your
5 recommendations. I wouldn't want them to live
6 next to an M2 zoning. I'm against it. All the
7 other members here I believe are against it as
8 well.

9 I really urge you to look for those EPA
10 reports. I urge you to look at the traffic
11 studies. Thank you.

12 MR. MROCH: Raul Garcia. Do we have a
13 Raul Garcia signed up to speak? It looks like a
14 double name. Is this Mark and Tammy Walther.

15 MS. WALTHER: No. I (inaudible) sign-up
16 sheet (inaudible) speak (inaudible) matter.

17 MR. MROCH: Tim Conway. Edward Keery.

18 UNIDENTIFIED SPEAKER: He thought it was
19 a sign-up sheet.

20 MR. MROCH: Okay. Is there anyone else
21 that would like to speak on the 38 approximate
22 acres on the northwest corner of the Higgins and
23 20.

24 MS. DOONE: I would.

1 UNIDENTIFIED SPEAKER: You need to swear
2 him. Mr. Chairman? Mr. Chairman? Swear him in.

3 MR. MROCH: Ma'am, we will have to have
4 you swear in. So as long as our gentleman there
5 is ready he will swear you in.

6 BEVERLY DOONE,
7 being first duly sworn or affirmed to testify to
8 the truth, the whole truth, and nothing but the
9 truth, testified as follows:

10 MR. MROCH: Your name, ma'am?

11 MS. DOONE: I'm Beverly Doone. I live
12 on Fellsmith. I do have pictures of a location
13 that do - what is being placed here. It's welding
14 and truck service along with the pictures of what
15 they have presented.

16 (Crosstalk)

17 MR. MROCH: Thank you.

18 MS. DOONE: And again, thank you so much
19 for having this meeting in a larger area to
20 accommodate all the neighbors and friends that we
21 have here and then voice our concerns.

22 I understand the request to change the
23 zoning of the property to M2, again, heavy
24 industrial. Consider the impact of it was your

1 home, your neighborhood and what the change would
2 mean. Besides the well water, which is a big
3 concern, local traffic that - Higgins is just a
4 good in and out for Hampshire as a whole.

5 The carbon footprint that we're going to
6 be seeing. We'll be having 24 hours of heavy
7 traffic, big rigs entering and leaving Higgins, 24
8 hours of the smell of diesel in the breeze in the
9 summertime, even in the winter. 24 hours of
10 continuous sound of running diesel engines and
11 having bright light on the whole night in your
12 backyard.

13 Development is coming to answer. We
14 have the warehouses - type buildings already in
15 our area. The issue is the M2 zoning and the
16 impact it will have on our families in our
17 neighborhood.

18 This always a benefit and a risk with
19 every decision that you folks make. The benefit
20 of course is to benefit what we have. This is -
21 there's too many risks. We got the water, air
22 pollution, the carbon footprint, safety, roads,
23 our whole environment, our animals, everything.

24 So again, please think about what you're

1 going to decide, the benefit versus the risk.

2 Please vote no to the M2 zoning. Thank you.

3 MR. SEBASTIANO: My name is Bill
4 Sebastiano. I live on Woodmere.

5 MR. MROCH: I apologize for just a
6 moment.

7 MR. SEBASTIANO: Bill or William;
8 S-E-B-A-S-T-I-A-N-O.

9 MR. MROCH: And did - he actually did
10 raise his right hand under the last - does that
11 count?

12 (Crosstalk)

13 MR. MROCH: And he did affirm himself.
14 Thank you.

15 MR. SEBASTIANO: Thank you. So I've
16 been listening to all my neighbors because I live
17 on Woodmere. And I wasn't going to speak, but I
18 think I need to.

19 So my son and I were going to buy the
20 property on Big Timber and Woodmere, which is
21 unincorporated because I live just five houses
22 away from that property. And we went through the
23 county and that's tough. And there a lot tougher
24 than you guys are because we were talking Big

1 Timber which is nothing like 20. And they were
2 very concerned about the traffic we were going to
3 have come out. And they wouldn't allow it.

4 They said we have to check with IDOT and
5 IDOT was probably going to tell us we were going
6 to have to come out on Woodmere. And they were
7 making all kinds of rules. They were concerned
8 with water resources. We were going to have to
9 talk to King County about that. We were going To
10 talk to them about the traffic, the IDOT, and some
11 other things regarding water runoff.

12 And they were going to make my son put
13 in two, I think they were called detention ponds.
14 And he was going to have to run a line 700 feet to
15 drain into the creek with these detention ponds.
16 I really hope that in the interest of us people
17 that do live in the unincorporated, your staff
18 does look into what everything has been presented
19 tonight because for them in M2 on King County's
20 agreement would never happen. So that's all I
21 have to say.

22 MR. MROCH: All right. If we have no
23 one else wanted to speak on the northwest corner
24 of Higgins and Route 20 agenda item 5C, I would

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1 like to close a public hearing on this agenda
2 item.

3 UNIDENTIFIED SPEAKER: Excuse me. May I
4 speak again?

5 MR. MROCH: Officially, regrettably no.

6 UNIDENTIFIED SPEAKER: I'll speak on the
7 next one. Thank you.

8 MR. MROCH: Thank you. When is the
9 presentation from the actual developers what part
10 is this after?

11 MR. SCHUSTER: After we close public
12 comment.

13 MR. MROCH: Okay.

14 (Crosstalk)

15 MR. MROCH: All right. On to our next
16 agenda item, the motion to -

17 MR. SCHUSTER: Mr. Chairman?

18 MR. HEDGES: Mr. Chairman

19 MR. MROCH: Yes.

20 MR. HEDGES: Is this on? So the
21 developer presented at the beginning of the public
22 hearing at the last meeting. So they will not in
23 the regular proceedings present again.

24 (Crosstalk)

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1 MR. SCHUSTER: Mr. Chair? You may wish
2 to hear from the developer again. He's present
3 with his representatives. And if there was some
4 issue about audio that prevented that information
5 being imparted to the public, that would be a
6 reason then number one. Number two, there were
7 some questions that you may wish to direct to him
8 that were among the comments made this evening.

9 And then the next order of business
10 would be a commission deliberation on this first
11 petition.

12 MR. MROCH: Understood.

13 MR. SCHUSTER: Okay.

14 MR. MROCH: Might I possibly request -
15 officially I think entertain a motion for a 5 or
16 10 minute recess?

17 MR. SCHUSTER: Sure.

18 MR. MROCH: I will entertain a motion
19 for a 10 minute recess.

20 MR. NEAL: Seconded.

21 (Crosstalk)

22 MR. SCHUSTER: You need a vote?

23 MR. MROCH: Roll call, please.

24 UNIDENTIFIED SPEAKER: Do the right

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1 thing.

2 UNIDENTIFIED SPEAKER: Mr. Rapach.

3 MR. RAPACH: Aye.

4 UNIDENTIFIED SPEAKER: Rossetti.

5 MR. ROSSETTI: Aye.

6 MR. MROCH: Mr. Neal.

7 MR. NEAL: Aye.

8 UNIDENTIFIED MEMBER: Aye.

9 UNIDENTIFIED MEMBER: Aye.

10 MR. MROCH: Myself, aye. Thank you.

11 UNIDENTIFIED SPEAKER: Thank you.

12 (Off the record at 8:43 p.m., resuming
13 at 8:54 p.m.)

14 MR. MROCH: Alrighty. Anything
15 officially, parliamentary to do after a recess?

16 MR. SCHUSTER: Just get back into it.

17 MR. MROCH: Okay.

18 MR. SCHUSTER: You might want to know
19 the time for your minutes.

20 MR. MROCH: You got it noted?

21 UNIDENTIFIED SPEAKER: (Inaudible)

22 MR. MROCH: Thank you. Try the switch.

23 (Crosstalk)

24 MR. MROCH: All right. Gentlemen, our

1 developer friends, if we could possibly hear from
2 you just to get a recap, refresh on everything.

3 MR. PEARL: I'm Ronnie Pearl and I'm
4 with Light Real Estate.

5 MR. SWERERS: I'm John Sewers. I'm with
6 CBRE. We're the brokerage firm that's marketing
7 the property.

8 MR. MROCH: Okay. Do we need swear them
9 in? Or did you gentlemen already swear in with
10 the group?

11 MR. SCHUSTER: You can do it again.

12 MR. MROCH: We can do it again. If you
13 could be so kind, please.

14 MR. SEWERS: Sure.

15 JOHN SEWERS,
16 being first duly sworn or affirmed to testify to
17 the truth, the whole truth, and nothing but the
18 truth, was examined and testified as follows:

19 MR. SEWERS: Just to recap, at the
20 previous meeting, again, I was engaged by the
21 Light family almost 2 years ago, between a year
22 and a half, two years ago, the market these sites
23 for sale. We've been on the market again, as I
24 said, quite a while.

1 We've gotten a lot of interest, a lot of
2 activity, but a lot of developers right now are
3 looking for sites that are annexed and zoned.
4 They don't want to take the time to go to the
5 zoning and annexation process. So in an effort to
6 make the properties more marketable we have
7 started this annexation and zoning process.

8 So some of the site plan to see up there
9 - and again, I want to be very clear. We do not
10 have a buyer for this 30 acre site.

11 (Crosstalk)

12 MR. SEWERS: These are just sample plans
13 that we put together based on various levels of
14 interest we've had on the property.

15 (Crosstalk)

16 MR. SEWERS: So again, that's - that's
17 why we're here, to get the property annexed in
18 zone and attempt to make the property more
19 marketable.

20 (Crosstalk)

21 UNIDENTIFIED SPEAKER: Why not
22 residential?

23 MR. RAPACH: Ladies and gentlemen, let's
24 let him speak, please. You all had your

1 opportunity.

2 MR. SEWERS: On this particular site, I
3 don't think of had a single inquiry for
4 residential. All inquiries we've had are for some
5 type of light industrial. And we have had people
6 calling with heavy industrial, more transportation
7 related uses. And those of the companies I sent
8 this site just doesn't really work for a heavier,
9 what we would call a high throughput out
10 operation.

11 Again, to me, you can handle some light
12 industrial where you've got limited product
13 ingress/egress. But again, the sites where
14 transportation companies, logistics companies,
15 those are really more towards the property north
16 of 90 where the ingress/egresses can be a lot more
17 - a lot easier for truck traffic.

18 MR. RAPACH: Thank you.

19 UNIDENTIFIED SPEAKER: Why zone three?

20 MR. SEWERS: I'm sorry?

21 UNIDENTIFIED SPEAKER: Why zone three
22 instead of zone two then?

23 MR. SEWERS: This is zone two. I
24 thought we were just talking about the 38 acres.

1 (Crosstalk)

2 MR. SCHUSTER: We are - Mr. Chairman,
3 the only matter before - right now with 38 acres.

4 MR. MROCH: Correct. All right. Thank
5 you, sir.

6 UNIDENTIFIED SPEAKER: When are you
7 going to talk about the other (inaudible)?

8 MR. MROCH: That is one of our ensuing
9 agenda items pending still.

10 MR. NEAL: Gentlemen, without going into
11 the anonymity of the folks who have been reached
12 out with regard to this property, can you provide
13 us with what you believe the best use or what you
14 see the M2 use would be?

15 MR. SEWERS: You know, again, we did a
16 couple of sample plans here. We have had
17 companies inquire about the property because of
18 the visibility, the exposure along I-90. So
19 again, we have had conversations with someone
20 that's in the truck dealership business. We've
21 also had inquiries from more light industrial
22 users. We've had developers who develop small,
23 light, what we call incubator type buildings. So
24 again, that's how I would characterize the

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1 majority of the interest on that site.

2 MR. MROCH: Any further questions? Any
3 further questions or comments?

4 (Crosstalk)

5 UNIDENTIFIED SPEAKER: From the
6 audience?

7 UNIDENTIFIED SPEAKER: No.

8 MR. MROCH: No, this is actually for the
9 Planning and Zoning Commission deliberation
10 discussion on the agenda item.

11 UNIDENTIFIED MEMBER: If I could ask
12 best case and worst-case scenario.

13 UNIDENTIFIED SPEAKER: (Inaudible).

14 (Crosstalk)

15 MR. NEAL: We going to begin
16 deliberating (inaudible) about -

17 MR. MROCH: Well, I'm just asking for
18 questions deliberation on this (inaudible).

19 MR. NEAL: So I moved to Hampshire for
20 the same reason a lot of - everyone in this room
21 moved to Hampshire. I'm not against growth within
22 this community. I moved out here for the schools,
23 for the open space, for the same reason. I've
24 been a resident of Hampshire for seven years.

1 As a member of this Zoning and Planning
2 Commission we are serving at the pleasure of our
3 elected officials, but also as residents of this
4 community, to listen to you. This is in front of
5 us tonight for a lot of reasons. And a lot of
6 that is basic governance. When we have a private
7 entity that comes to the Village of Hampshire that
8 wants to annex and/or develop a parcel of land,
9 they have to go through the process. And part of
10 that process then is to come in front of the
11 Zoning and Planning Commission.

12 So what we're hearing tonight and what
13 we heard two weeks ago, it's the first time we've
14 heard this petition. We didn't bring this. The
15 Village of Hampshire didn't bring this. This is
16 part of good governance. And good governance also
17 goes towards public input. That's why you folks
18 are here providing public input.

19 I do not believe that an M2 use it on
20 this property is the best route for this property
21 based on what I've heard tonight. Based on what
22 I've heard tonight about just going into the
23 general purpose of M2 zoning that said it has to
24 be away from residential properties, that is not

1 the case here. We have some exceptions that we
2 can make towards this zoning, but I don't think
3 it's appropriate. I think the people are part of
4 the government process and you guys here are all
5 speaking towards it.

6 My personal vote tonight is going to be
7 no to M2 zoning at this site.

8 MR. MROCH: Any further questions,
9 comments, gentlemen on the Planning and Zoning
10 Commission?

11 MR. ROSSETTI: Mr. Chairman, I have to
12 echo everything that -

13 UNIDENTIFIED SPEAKER: Bill, could you
14 pick it up please? Pick it up.

15 MR. ROSSETTI: Mr. Chairman, I have to
16 echo everything that Chairman Neal has to say. I
17 appreciate all your comments tonight. I'm
18 especially concerned as you are about wildlife and
19 about pollution. And if I had a home on
20 Fellsworth I wouldn't want to be looking at trucks
21 in my backyard either.

22 MR. MROCH: All right. With no further
23 questions, comments, or deliberation from the
24 commission, I will entertain a motion to recommend

1 classifying the property identified in agenda 5C
2 and legally described in the petition for zoning
3 map amendment in the M2 general industrial zoning
4 district upon annexation to the village including
5 such that the following conditions as may be
6 proposed by the commission, one, cartage and
7 express uses shall not be permitted on the
8 property, two, a buffer zone consisting of natural
9 defenses such as storm water management
10 facilities, tree growth, and other open space
11 shall be included on the western side of the
12 property.

13 UNIDENTIFIED MEMBER: So moved.

14 MR. MROCH: Do I have a second on this
15 motion?

16 MR. NEAL: I'll second.

17 UNIDENTIFIED MEMBER: Mr. Rapach.

18 MR. RAPACH: Nay.

19 UNIDENTIFIED SPEAKER: Mr. Rossetti.

20 MR. ROSSETTI: Nay.

21 UNIDENTIFIED SPEAKER: Mr. Neal.

22 MR. NEAL: No.

23 UNIDENTIFIED SPEAKER: Mr. McBride.

24 MR. MCBRIDE: Nay.

1 UNIDENTIFIED SPEAKER: Myself, nay.

2 MR. MROCH: The motion failed. I will
3 now open public hearing reconvened for a
4 consideration of petition for zoning map amendment
5 for certain lands to be annexed to the village to
6 classify said land an M3 industrial zoning
7 district upon annexation to the village regarding
8 certain property comprised of approximately 278
9 acres located generally north of I-90 east of US
10 Highway 20 and on either side of Dietrich Road in
11 Hampton Township, King County, and Coral Township,
12 McHenry County.

13 We do have some sign-ups for public
14 comments this evening. We have a Steve
15 Buckwinkler.

16 MR. BUCKWINKLER: Yeah, it's Mr. B.

17 MR. MROCH: Mr. B it is.

18 UNIDENTIFIED SPEAKER: Bryan.

19 MR. SCHUSTER: Mr. Chairman, the
20 petitioner has, at the last meeting, made a
21 presentation about his 38 acres. It would be
22 under your rules appropriate for him to that's not
23 at the end - come back at the end, but to make an
24 introductory presentation on behalf of this

1 northern piece that's proposed for the M3 zoning
2 under item 5E before you take comment from the
3 audience.

4 MR. MROCH: Okay. I do apologize, sir.
5 Actually if we could ask you to circle back on
6 this one. We can actually have the presentation
7 rescinded for this second agenda item, the
8 Dietrich Road acreage.

9 MR. BUCKWINKLER: I was just getting
10 used to this. Thank you.

11 MR. MROCH: Gentlemen, the floor is
12 yours.

13 MR. SEWER: Thank you. Appreciate that.
14 Very similar to what I explained earlier. Again,
15 this site we've had on the market for some time.
16 We have looked at one or two large transactions
17 that were looking for appropriate size up and down
18 I-90. We didn't get any of those deals partially
19 because the property wasn't annex or zone. And
20 again, in an effort to make the properties more
21 attractive, more marketable, we are here today
22 asking for annexation and zoning.

23 When you look at the site and you look
24 at the industrial that's nearby and you look at

1 all the amenities on and off I-90 right there at
2 the route 20 exit, it really lends itself well for
3 industrial development. And we've seen industrial
4 development spread out along I-90. Obviously
5 using large industrial development in the Huntley
6 alone Route 47.

7 There's been a lot of interest again,
8 from a variety of uses. We've also had developers
9 looking at this. And again, the Lights as the
10 property owner, they're not developers. They are
11 just landowners and sellers. So in an effort to
12 kind of again, make the property more marketable,
13 we are here requesting the zoning.

14 And if you want to put through, I can
15 show you - again, these are some sample
16 development layouts that we prepared. Again,
17 these locations are more conducive to what I would
18 call warehousing and logistics operations.
19 Transportation company growth has been very
20 significant. There was an article in Cranes just
21 a week ago I think. Since 2019 it's been a 17
22 percent increase in the number of companies in the
23 Chicago area. Transportation and warehousing jobs
24 are increasing as well.

1 Our vacancy rate here in Chicago was
2 under 3 percent. That's historical lows. Chicago
3 is considered a tier 1 industrial market. We have
4 great transportation infrastructure here.
5 Companies want to be here, developers want to be
6 here. So in an effort again to attract these
7 developers we are here seeking the annexation and
8 zoning.

9 If you want to put that. It's
10 representative of one of the deals we did look at.
11 We did not get that transaction. That deal I
12 think now is out in Belvedere. But again, I don't
13 see, just based on the topography, especially of
14 the site along I-90, it's got significant
15 elevation changes. I don't see anybody going
16 there and putting up a large building. I see that
17 probably been chopped up and divided into at least
18 two or three sites.

19 Here's a sampling of some of the
20 buildings we would anticipate would likely go here
21 with that zoning.

22 MR. MROCH: Anything further on the
23 presentation, gentlemen:

24 MR. SEWER: No, I think that's it.

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1 MR. MROCH: Okay. Planning and Zoning
2 commissioners, any questions, comments of our
3 developers?

4 MR. NEAL: So on the northern and of
5 this development -

6 MR. SEWER: Yes.

7 MR. NEAL: Did you tell me where the
8 nearest residential -

9 (Crosstalk)

10 UNIDENTIFIED SPEAKER: 187 feet. ALSO
11 you there.

12 MR. NEAL: Yeah, I'm just curious. It
13 doesn't appear to be on the map that was a concern
14 we heard earlier.

15 UNIDENTIFIED SPEAKER: Exactly.

16 UNIDENTIFIED SPEAKER: Yeah, thank you.

17 MR. NEAL: That appears that is on the
18 north end of that property, how close is the
19 nearest residential property? Do you know?

20 MR. PEARLMAN: Approximately -

21 (Crosstalk)

22 MR. PEARLMAN: Approximately 300 feet.

23 MR. NEAL: Okay, thank you.

24 MR. MROCH: In any of your development

1 plans, at least in what you presented this
2 evening, it looks like there's nothing you're
3 actually constructing north of that county line.
4 Is that accurate because of the storm water, the
5 hundred year floodplain?

6 MR. PEARLMAN: That's correct, yes.

7 MR. MROCH: Okay. So if that would be
8 the case then there actually - again,
9 theoretically with the storm water, the 100 year
10 floodplain, nothing is being proposed more than
11 that county line? There would be nothing in the
12 east/west flightpath of the runway there, correct?

13 MR. PEARLMAN: Based on that present
14 plan, but -

15 MR. MROCH: Yes.

16 MR. PEARLMAN: One, we have to have a
17 user. Right now there is no user at the moment.

18 MR. MROCH: Okay.

19 UNIDENTIFIED SPEAKER: You want to see
20 the map?

21 UNIDENTIFIED SPEAKER: Yes. It's on
22 there.

23 UNIDENTIFIED SPEAKER: It's on there?
24 He should have a list that's separate from his

1 petition, right?

2 UNIDENTIFIED SPEAKER: Yeah.

3 MR. MROCH: Any additional questions?

4 MR. SCHUSTER: Mr. Chairman?

5 MR. MROCH: Yes, sir.

6 MR. SCHUSTER: Mr. Chairman, two
7 commons. One is, during the previous public
8 hearing, I heard some comments that were directed
9 towards this petition. So some of those folks
10 really directed their comments about this one.
11 Secondly, my understanding is you have a list of
12 people who have signed up to speak to this
13 petition, correct?

14 MR. MROCH: Correct.

15 MR. SCHUSTER: Those people should be
16 sworn. We can do that again by asking them to
17 stand and take the oath together.

18 MR. MROCH: Will do.

19 MR. SCHUSTER: Thank you, sir.

20 MR. MROCH: Yeah. And I was going to
21 get to that. I just figured that they had been
22 sworn in already. Any further questions for -
23 currently at the -

24 UNIDENTIFIED SPEAKER: No, sir.

1 UNIDENTIFIED SPEAKER: No, sir.

2 MR. NEAL: I have one just as I continue
3 to look at it. Can you explain the access between
4 the two proposed developments? Is that going to
5 be a public roadway? Is that a private roadway?
6 What is between - it looks like is north of
7 Dietrich.

8 MR. SEWER: Yeah. So obviously the
9 Lights on that skinny piece of property.

10 MR. NEAL: Okay.

11 MR. SEWER: So that would be the
12 connector. Whether or not that would be a private
13 street or a public road, we don't know at this
14 point.

15 MR. NEAL: Okay.

16 MR. SEWER: Again, these are just
17 constant plans.

18 MR. NEAL: Okay.

19 MR. MROCH: Nothing further. Thank you,
20 gentlemen. All right. We are still technically
21 in a public hearing. For those of us that - for
22 those that did request to speak on the Dietrich
23 Road agenda, we will need to throw you in en mass,
24 as it were. If I could get to understand and

1 raise your right hand.

2 MR. BUCKWINKLIER,

3 being first duly sworn or affirmed to testify to
4 the truth, the whole truth, and nothing but the
5 truth, testified as follows:

6 MR. MROCH: Thank you, very much. And
7 Mr. B.

8 MR. BUCKWINKLER: It is he. Hey Mike.
9 Okay. So I have questions on your Shire Lanes
10 property which I've spent too much time on. May I
11 present it to the Board and to the attorney and to
12 the village manager?

13 MR. MROCH: You may.

14 MR. BUCKWINKLER: (Inaudible).

15 (Crosstalk)

16 MR. BUCKWINKLER: I've got three left.

17 So -

18 (Crosstalk)

19 UNIDENTIFIED SPEAKER: Can you share
20 with Jay?

21 (Crosstalk)

22 MR. BUCKWINKLER: So this property has
23 confused the hell out of me. But you'll see
24 pictures. There's 10 pictures they are starting

1 with, why is there a business on this property
2 right now. Was there a business be (inaudible)?
3 Why is not King County or Hampshire receiving any
4 taxes on the property? If so I believe a home
5 site and form right now; is that correct?
6 According to your taxes that you have farmland
7 taxes. So you're paying - God, I wish I could pay
8 some of these bills.

9 So you're zoned for farmland, not
10 commercial. And on that piece of property, are
11 you aware that there is a business on that
12 property since 2018? Are you aware of it?

13 MR. PEARLMAN: In the area -

14 MR. BUCKWINKLER: You should be because
15 your name is all over the place.

16 MR. PEARLMAN: I can respond, but
17 they're supposed to do.

18 (Crosstalk)

19 MR. BUCKWINKLER: I want to be your
20 neighbor.

21 MR. PEARLMAN: I'm just following their
22 orders.

23 MR. BUCKWINKLER: Okay. So the rules
24 are I cannot speak to him? I'll speak to you.

1 UNIDENTIFIED SPEAKER: These are public
2 comments.

3 MR. MROCH: Yeah.

4 MR. BUCKWINKLER: Okay. May I approach
5 this?

6 MR. MROCH: Sure.

7 MR. BUCKWINKLER: Okay. So from the
8 highway we have beautiful signage lots of trucks.
9 And I think half of its a junkyard. So this is
10 the Shire Lane property, correct?

11 MR. MROCH: Correct.

12 MR. BUCKWINKLER: So if you look - I
13 never enter the property because it's got signage.
14 But you can gauge it and look at it from the
15 tollway and Dietrich. There is a business there,
16 probably a good profitable business. Second to
17 that, that road (inaudible) road (inaudible)
18 service. I've carried a couple of bodies off that
19 road.

20 (Crosstalk)

21 MR. BUCKWINKLER: Oh, I'm sorry. I
22 thought my mouth was big enough. You'll see
23 pictures there. That road technically is not
24 legal. It has signage in there, no trucks 12

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1 times. Okay. It's not a legal road. Who is
2 going to pay according to Midwest construction,
3 road construction development, eight is the
4 minimum for rural, \$10 to \$15 million per acre to
5 develop that road? Who's paying for that? That's
6 documented by the company.

7 Who's going to do Windmayer? Who's
8 going to do Dietrich? Who's going to do any other
9 road that the trucks are on? Trucks are 80,000
10 pounds plus. You have to --

11 (Crosstalk).

12 MR. MROCH: I do have to advise you we
13 already overtime. So I just -

14 MR. BUCKWINKLER: Can I buy somebody
15 else's three minutes? Is that allowed sir?

16 MR. MROCH: No.

17 MR. BUCKWINKLER: Okay. Well, you know
18 what my concern is. I have more time at the next
19 meeting. Okay. I'm sorry there's not enough
20 time, but I presented all I can present. Thank
21 you.

22 MR. MROCH: Do we have a Don Grillo?

23 MR. GRILLO: Good evening. My name is
24 Don Grillo. I'm the current flight chairman on

1 the Sky Soaring Board of Directors. I'm in charge
2 of all flight operations at the Sky Soaring glider
3 club located off of Route 20.

4 Our airport lies to the west of the
5 north properties being considered this evening for
6 annexation and rezoning and the potential future
7 development of that property for commercial
8 purposes, and to advise the Hampshire Zoning
9 Commission as to our safety of flight concerns.
10 The Skycap soaring airport and associated flying
11 club of 70 members has been in operation for 51
12 years and is recognized by the Federal Aviation
13 Administration and the Illinois Aeronautics
14 Administration, part of the Illinois Department of
15 Transportation. We are incorporated in Illinois
16 and we are a 501C(7) organization.

17 Our concern for tonight's meeting is the
18 subject of the property's future development and
19 how it will impact flight safety and obstruction
20 clearance at the Sky Soaring airport. During our
21 takeoffs and landings we will be overflying the
22 property in question and any future buildings
23 built there. This directly impacts our flight
24 safety and obstruction clearance.

1 Gliders have no motors and in the event
2 of a low level rope break during tow or an
3 unstable approach to landing, a glider cannot do a
4 go around. Gliders must land, which makes every
5 approach and landing a precision landing whether
6 landing on the airport runway or in a farmers
7 field, which does occasionally happen.

8 Buildings will affect a glider's flight
9 path by creating swirling winds and turbulence
10 over and near the buildings. We already
11 experience this with the (inaudible) building.
12 Swirling winds created by the building can make a
13 landing for a glider unstable very close to the
14 ground. Considerable pilot skill is needed during
15 these conditions.

16 On a side note, the Eljoly (phonetic)
17 clocktower was originally planned on the north
18 side of the building. However, it had to be moved
19 to the south side of the building to meet airport
20 building regulations.

21 The Skycap Soaring Board of Directors
22 request that all future building on the property
23 meet all federal, state, and local laws as to
24 building near an airport. These laws are readily

1 available from the FAA and the Illinois Department
2 of Transportation Division of Aeronautics, that
3 all federal, state, and local environmental
4 ordinances be complied with. This is specific but
5 not limited to any plans storm water management
6 areas adjacent to Harmony Creek and its associated
7 floodplain. That adjacent property owners be
8 advised to all future development and planning of
9 the subject properties and given an appropriate
10 time period to respond prior to approval by the
11 Hampshire Village Trustees.

12 Thank you for your time and
13 consideration.

14 MR. MROCH: Ed Lopez.

15 MR. LOPEZ: Thank you. Now what that
16 gentleman just mentioned about the airport is
17 important. And I guess for those of us who have
18 been in the area for a long time and grown up in
19 the region, we had an experience decades ago with
20 the Chicago O'Hare airport and the expansion of
21 their runways that impacted the neighboring
22 communities. And what happened when that was
23 basically pushed through by the city, by the
24 airport authority, the state, in Cook County, was

1 years later they did an impact study via the EPA
2 and it cost them over \$1.5 billion to the
3 taxpayers of that area, of that system, of that
4 county, and as of the state to abate the homes due
5 to the pollution and the impact on the
6 environment.

7 The same thing could happen here if they
8 build a slaughterhouse, if they build a chemical
9 plant, if they build a waste transfer station. So
10 I encourage you not to vote for this. Thank you.

11 MR. MROCH: Scott Rowe.

12 MR. ROWE: Good evening. Before I begin
13 I want to thank you for your service on this
14 board. Your time and volunteerism is appreciated.
15 As you said, my name is Scott Rowe. I live on
16 Sunflower Lane in Byron Farms. My subdivision and
17 more importantly my street is directly across the
18 street from this proposed rezoning that you're
19 considering tonight.

20 A very small wetland would separate my
21 front porch where my family and I spent a lot of
22 time enjoying the nature which to us to move to
23 this neighborhood a little over a year ago. And
24 the proposed industrial development would disrupt

1 that. What I did not purchase this property to do
2 is stare at this in my spare time.

3 My neighbors and I are here tonight in
4 hopes of persuading you to be good neighbors to
5 us. And you can consider this proposal in front
6 of you and vote no. We recognize that we live in
7 an area under continuous development and we want
8 Hampshire to continue to grow and reap the tax
9 benefits of this type of sought-after property.
10 We believe that there are other properties this
11 project to be built on which would not reduce our
12 property value and will not reduce the quality of
13 life for those of us who reside within line of
14 sight of this project.

15 There is a more common sense approach to
16 accomplishing your goal. If you drive down
17 Harmony Road or Briar Hill between Big Timber and
18 Harmony, you'll recognize that we are
19 predominantly surrounded by homes, not industrial
20 parks. Our first question is, why not develop
21 this land for larger estate properties or at least
22 in the northern section, the 167 acres that our
23 neighborhood will border. The future of this area
24 should be additional homes which is what the other

1 undeveloped land is already slated to be.

2 Our greatest concern is one of
3 Hampshire' provisions this project seems to be in
4 violation of. The proposal does not appear to
5 agree with your own provisions of M2 being
6 relatively remote from residential developments
7 and M3 being remote from residential developments
8 or any other residential development between Route
9 20 or Briar Hill. I do not define remote as being
10 in line of sight.

11 If the village elects to move forward
12 with this property we have some additional
13 concerns that we would like to have addressed.
14 How would the village protect the surrounding
15 homes from the unattractive visual of the
16 industrial park that it could bring? We are
17 concerned that there will not be enough vegetation
18 to block our view of the industrial park and
19 preserve our natural rural community feel. We
20 don't believe this is attainable and we urge you
21 to deny the rezoning request.

22 How will the village ensure that light
23 pollution does not negatively impact our homes?
24 Photo metrics only measure direct light. The

1 ambient light will still be very intense. We all
2 moved to this part of the area to see the stars.
3 This will rock that from us. We don't believe
4 this is attainable in urge you to deny the
5 request.

6 How would the village protect our
7 neighborhood and other neighborhoods from the
8 inevitable noise pollution? We currently hear a
9 gentle hum of I-90 when it's quiet. We do not
10 want to be exposed to constant industrial noise
11 and truck traffic noise. Again, we do not believe
12 this is attainable and urge you to deny the
13 request.

14 We'd expect the village to consult the
15 Army Corps of Engineers on the wetland and impact
16 this property will have on the wildlife and
17 natural surroundings near our homes. This project
18 will most definitely upset the natural habitat as
19 many people have shared this evening. The oil and
20 fuel alone will most definitely find its way into
21 our storm water and at the very least threaten our
22 aquifers and risk pollution of our wells that are
23 only 60 feet deep. Based on this very real
24 threat, we urge you to deny the request.

1 Finally the King County and DuPage Soil
2 and Water Conservation District opinion is a
3 required document on part three of the Hampshire
4 zoning review application on the Hampshire
5 website. But part three was not submitted, or at
6 least it was not made public. We are concerned
7 that there are other aspects of this project that
8 have not been addressed or corners that could be
9 cut and our lives are the ones that will be
10 impacted by this.

11 We urge you to do your due diligence.
12 Better yet, relocate this project to some other
13 area that is not in line of sight from people's
14 homes.

15 And in conclusion, our purpose is to ask
16 you to put yourself in our shoes. I've heard you
17 do this on the prior agenda item and I hope that
18 the prior both will carry weight and do the same.
19 Imagine if you live where we live. Plain and
20 simple, this development will have a negative
21 impact on our lifestyle and our homes. Although
22 we do not live in Hampshire, we are still
23 neighbors and we do not want our backyards, in my
24 case the front yard, 387 feet from my property

1 line.

2 Please be a good neighbor and did not
3 rezone this as M3 or even M2. Do not approve a
4 project that will allow a large structure and
5 impact my life and the life of my neighbors.

6 Thank you.

7 MR. MROCH: Do we have a Mark Dennis?

8 MR. DENNIS: Good evening. My name is
9 Mark Dennis and I really had no intention of
10 speaking tonight. But in light of hearing
11 everybody share, discuss personally (inaudible).

12 My family and I live right here on
13 Dietrich Road. So we go out our front door, this
14 is what we're going to see, road traffic right
15 next to our house here, buildings find us.
16 Ideally, we are against this.

17 My wife has been living on this property
18 for 35 years. Her family has owned it well before
19 her. We purchased the property to enjoy the
20 peaceful life that we have. My kids, we take
21 hikes every day through our property and through
22 our woods. We just really enjoy it and we hate to
23 see it just diminish and disappear before our
24 eyes.

1 So again, we're against it. And I hope
2 that you guys will be too.

3 MR. MROCH: Cathleen Carr.

4 MS. CARR: Chairman Mroch, Mr. Rosetti,
5 Mr. Pearlman, Mr. McBride, Mr. Neal, Mr. Rapach,
6 Mr. Peron, and Mr. Sewer, in regards to item 5E on
7 your agenda, CBRE is currently marketing this
8 property through their website with the phrase,
9 Hampshire will support M3 heavy industrial zoning.
10 In my opinion, this renders tonight's public
11 hearing irrelevant and the results of your vote a
12 foregone conclusion in the minds of CBRE and Mr.
13 Sewer?

14 I am concerned that the statement could
15 be construed as stating that this system has
16 already been made regarding the zoning
17 application. I sincerely hope my interpretation
18 of the statement that is in CBRE marketing
19 brochures for the 278 acre property on either side
20 of the road, Hampshire will support M3 industrial
21 zoning is incorrect. Please use the power that
22 has been invested in you by the elected officials
23 of this village to vote against the motion.

24 And I would like to present each of you

1 with a copy of what's on their website with what I
2 stated.

3 MR. MROCH: Jodi Proshwitz.

4 MS. PROSHWITZ: I'm not speaking.

5 MR. MROCH: Ken Proshwitz.

6 MR. PROSHWITZ: Hi. My name is Ken
7 Proshwitz. I'm currently the owner of (inaudible)
8 Builders Incorporated. I get involved in what
9 like this where we have zoning involvement and
10 also with storm water management, which is a huge
11 effort for every one of us to pass through to get
12 a project like this done. Unfortunately, looking
13 at the project here, there is a considerable
14 amount of storm water management that has to be
15 taken under consideration. And the contamination
16 of the wells is a huge effort that we have to all
17 take into consideration.

18 At that point of looking at this being a
19 project that is not something that we really want
20 to look at. There are other zoning
21 classifications that could be used. There is a
22 B3, M1 would be one of them, which has a little
23 effect on the aquifer that we're talking about
24 because there is no contamination. So at this

1 point, this is my feeling that the current zoning
2 commission or planning to take into consideration
3 the effects that the aquifer will have to our
4 community and everybody who sits behind me. Thank
5 you.

6 MR. MROCH: Christine Pimpkowski.

7 MS. PIMPKOWSKI: I'm just going to start
8 up here because there's not home listed on here.
9 We're right here, not even a football field and a
10 half away, which is not as bad as (inaudible).

11 So my name is Christine. My husband and
12 I live on Dietrich Road just one property off of
13 the Dietrich Road proposal. But our property is
14 not only our home, it is also the home to
15 community organizations. From the property is run
16 the Ranch of Hope Reigns which is a 501C(3)
17 nonprofit that serves at risk youth and their
18 families. And also another organization called
19 Hope Reigns which you will hear from later.

20 Those organizations provide mental
21 health services for those that are suffering and
22 need a place of healing and hope. The ranch's
23 mission, as I stated, is to use a horse rescue
24 ranch environment to help at risk youth and their

1 families. The work we do is therapy and
2 social/emotional learning using horses. This is
3 not inside of an office or inside of a building.

4 The work we do is right there in
5 pastures not very far from this proposal. This is
6 not horseback riding or even therapeutic riding.
7 It is working with horses in a pasture in a
8 beautiful, peaceful, therapeutic setting. That is
9 why we moved here and moved our programming to
10 this very location.

11 These children and families are a part
12 of our community. The rezoning on Dietrich Road
13 will rob our community of effective and much
14 needed services. We are all people who love our
15 community and we are asking the commission to not
16 only see through to the village's comprehensive
17 plan, but keep in mind this is not remote from
18 residential property. But also to consider all of
19 the needs of our community. Thank you.

20 MR. MROCH: Heather Bestman.

21 MS. BESTMAN: So I obviously spoke on
22 the wrong one. I live here. But my sentiment is
23 the same. Worse actually because this is M3. I
24 don't really want to cry or to fight, but this is

1 crap. This is crap. That's it.

2 MR. MROCH: John Scaffer.

3 MR. SCHAFFER: I apologize. Right now
4 my voice is going. I would like to ask a couple
5 of questions for the record and I'm going to go
6 over some stuff that is actually on your planning
7 and develop site. First I'd like to point out the
8 2040 King County land use states that this will be
9 a resource management and open-space area. And I
10 was just wondering for the record has anybody
11 notified King County about this proposal.

12 According to your own planning site,
13 your comprehensive plan does not call for an
14 industrial park on the site. Annexing land over a
15 -- you are also annexing land over boundary
16 agreements both for fire and school. Has Coral
17 Township been notified? Has Huntley been
18 notified? Has McHenry County been notified of
19 this proposal?

20 (Inaudible) your own website. Also from
21 your planning and development - your purpose, this
22 is from your website, your purpose is to restrict
23 development within floodplains, wetlands, and
24 steep slopes, and wooded areas. This land is

1 located in a FEMA flood zone, is on a slope of 120
2 foot drop. All that water runs that creek.
3 Everybody, we talked about it all night tonight,
4 we're worried about the water. We're worried
5 about all of our homes in this area. Even town
6 comes from these aquifers.

7 Has anybody ever completed an aquifer
8 study? Do you even know how the water flows
9 underneath?

10 According to your recommendation, the
11 land development of this particular sub area, this
12 I-91 corridor, an industrial warehouse district
13 would be about 116 acres max. This would nearly
14 double that amount in one land, one zoning change.
15 This is all from your site. Before planning
16 committee.

17 Annexing and rezoning create more than
18 twice the amount of that. Because you couldn't
19 answer that question earlier, I will read what M3
20 zoning is. This is an M3 zoning proposal. M3
21 industrial district is designed to accommodate
22 those industrial activities which may produce
23 nuisances or hazardous in areas that are remote
24 from residential and business developments. Not

1 only residential, but business developments.

2 These properties immediately adjacent to
3 residential areas, not remote at all.

4 M2 zoning, the M2 general industrial
5 district is designed to accommodate those
6 industrial activities which may produce mild
7 nuisances or hazardous in areas that are
8 relatively remote from rest developments.

9 Relatively, in relation, right? Comparison. This
10 is not relatively remote from anything. This is
11 in our backyard. We all can see it. Remote,
12 faraway. There is nothing about this that's far
13 away from anybody.

14 This is all your words. This is what
15 you guys say is what needs to be for code.

16 Your planning calls for industrial area,
17 but along the I&M railroad. That's your last use,
18 long-term use study. Not in this area.

19 I have one other question. And this
20 point was brought up earlier. Currently you are
21 advertising on the city website that this is,
22 quote, future industrial/transportation park, on
23 your city website. And I want to know from the
24 city, is it common practice to post land sale and

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1 zoning on the city website before it is either
2 annexed or zoned? Can I get a public comment? An
3 official comment on that?

4 MR. HEDGES: Yeah, that is not typical.

5 UNIDENTIFIED SPEAKER: (Inaudible).

6 MR. HEDGES: I answered the question.

7 UNIDENTIFIED SPEAKER: Is it true?

8 MR. SCHAFFER: It is true.

9 MR. HEDGES: It is true and it should
10 not be there.

11 MR. SCHAFFER: It calls into question
12 this whole proceeding.

13 UNIDENTIFIED SPEAKER: Absolutely.

14 MR. MROCH: Brent Schmittendorf. Is
15 there a Brent Schmittendorf signed up to speak
16 this evening? Mark Quandall.

17 MR. QUANDALL: Thank you everybody for
18 allowing us to speak our concerns inside. My name
19 is Mark Quandall and I'm a resident just to the
20 north of the proposed property, McHenry County.
21 Again, many concerns, as the unincorporated
22 Hampshire folks mentioned. We are a little bit
23 more disconnected. But at the same time, one of
24 the valued neighbors of this beloved community we

1 live in.

2 But before I really get into the
3 intended speech here - and I don't want to repeat
4 a lot of items that were previously spoke about.
5 I have a question about audio or video recording.
6 I know you guys have a YouTube channel and most
7 all of them are recorded. Is there any audio or
8 video being done tonight?

9 MR. HEDGES: I can speak to that.
10 Excuse me. There is no video streaming available
11 in this building and it is not required, but it is
12 being recorded and we have a court reporter taking
13 --

14 MR. QUANDALL: Okay, so audio is?

15 MR. HEDGES: Yes, there is audio.

16 MR. QUANDALL: Okay, that's good.

17 MR. HEDGES: The audio is just for the
18 court reporter so that the record of this meeting
19 will be the court reporter.

20 MR. QUANDALL: Okay. With so much
21 information, the benefit of recording proper
22 minutes, possibly can we have the option to submit
23 our information via email?

24 MR. HEDGES: Yes, to the Chairman.

1 MR. QUANDALL: Thank you. So now what I
2 initially intended on speaking. A couple of
3 details with the two applications made. I would
4 like to point out the applications included
5 packets on your website from December 12 January
6 23 meeting make no mention of M3, none whatsoever,
7 only M2. And the top of page one is dated October
8 10, 2022. The third page with the signature is
9 completely missing.

10 The packets from the February 13 meeting
11 and this meeting are also dated October 10 on page
12 1 with page 3 signed and dated November 28, but
13 propose M3 for north of I-90 and M2 south of I-90.
14 It's obvious these applications have been modified
15 and not signed and dated appropriately. They were
16 altered after signing and dating from M2 to M3.
17 And you can tell by the font too, it's much darker
18 at the M3. If changes are made to an application,
19 a new application to be required.

20 In addition to the nuisance with the
21 inconsistencies in this application, I would like
22 to echo all the similarities between everything
23 that was said with the 38 acres and these parcels.
24 Almost everything is identical.

1 One specific thing with the traffic that
2 would be different was the tremendous hazards of
3 20 to -

4 (Crosstalk)

5 MR. QUANDALL: Higgins, I'm sorry. I
6 think everybody knows the hazards of Dietrich Road
7 and how many deaths have been lost on that road
8 already.

9 UNIDENTIFIED SPEAKER: Yes.

10 MR. QUANDALL: This is only going to
11 make it worse. There's been several (inaudible).
12 Therefore I've got to ask a question. Why is this
13 even being considered?

14 UNIDENTIFIED SPEAKER: Yes.

15 UNIDENTIFIED SPEAKER: Yes.

16 MR. QUANDALL: The agenda supplement for
17 this meeting acknowledged separate hearings with a
18 property north and south of I-90 including
19 concerns of the residents west of the 38 parcels.
20 And I give great credit to everybody that brought
21 those specific details. And like I said, it
22 echoes in our area. It acknowledged the
23 restrictions imposed by Sky Soaring airfield.

24 I'm speaking today to make you aware of

1 these concerns are valid to the residents for the
2 of the Ludwig property as well. Air, water,
3 noise, light pollution, visual degradation of the
4 landscape, traffic hazards, decreased property
5 value are all real concerns of ours.

6 I would like to you - one new piece of
7 information I would like you to acknowledge and
8 read a report published in May of last year by the
9 Respiratory Health Association. The report
10 documents details of how people that live close
11 truck freight facilities, loading docks, fleet
12 garages, et cetera, have increased threat to human
13 health. Illinois ranks number five in the nation
14 for the highest number of deaths from diesel
15 pollution.

16 MR. MROCH: I do apologize. I have to
17 cut you off. You are already two minutes over.

18 MR. QUANDALL: Two? Half a minute here.
19 Go on to that. 400 deaths are projected to be
20 caused by diesel pollution in the state. King
21 County is ranked number five. McHenry County is
22 number nine in the state for the highest level of
23 diesel pollutants in the air. Recently these
24 properties is only going to make it worse.

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1 I would like to provide a copy of this
2 report from the health association to you. And
3 also a list of about 300 signatures to a petition
4 we made. And I know Cathleen Carr has like 1000
5 petition signatures.

6 MR. MROCH: Kyle Bethkey.

7 MR. BETHKEY: I'm not going to speak
8 today.

9 MR. MROCH: I do apologize. The name is
10 a little smudged. Quanch? Quant?

11 MR. QUANT: Walter?

12 MR. MROCH: And - yes. 0009?

13 (Crosstalk)

14 UNIDENTIFIED SPEAKER: Stay right here,
15 sir.

16 (Crosstal)

17 UNIDENTIFIED SPEAKER: Good evening. My
18 name is Walt Quant. Basically I'm a property
19 owner on Dietrich Road. I would like to speak on
20 behalf of ourselves, the two Hemmer farms that are
21 on each side of Dietrich Road, and Mike Soprano's
22 farm.

23 Basically back in the early 2000's, the
24 city of - or Village of Hampshire and the Village

1 Huntley got together and they basically made a
2 dividing line between the two villages Briar Hill
3 Road. Then when the - basically the developers
4 came in and they started carving up the - up the
5 land. They basically put in their facilities for
6 the people for the property that they owned and
7 they purposely cut out the rest of the landowners
8 in Hampshire.

9 I would like for you people to take into
10 consideration that the parcels west of this, or I
11 mean east of this, the freeform parcels, and bring
12 them into whatever is going to be the new facility
13 plan. The facility plan that was put into place
14 back in about 2009, 2010 when (inaudible) came up
15 with the Village of Hampshire and then he didn't
16 sign it, they had a lift station for waste
17 treatment basically located somewhere in the
18 middle of that north parcel. They would put the
19 waste treatment up to the top of Higgins Road and
20 then they would hopefully have a gravity feed line
21 down into the Crown property on the other side of
22 Big Timber and then from there down to the waste
23 treatment plant.

24 I don't have any idea what happened to

1 those plans, if they have been strapped or what.
2 But if you going to consider this, I think we, as
3 long-term property owners, we've been property
4 owners since 76. Mike has been a property owner
5 since 76. And the Hemmers basically homesteaded
6 this back in the 1800s. So we are long-term
7 residents.

8 So it's just a consideration of
9 basically bringing the value of our property up
10 because the people before you, with the
11 developers, they went through and cherry picked
12 and they had winners and losers. And in fact,
13 unfortunately we were the losers.

14 The other question I have is, I was
15 wondering on M3 zoning. The people that sat on
16 these boards back in 2005, 2006, they basically
17 told us if we don't shut up we're going to put a
18 garbage waste transfer system in basically where
19 the northern section of this parcel (inaudible).
20 Basically it was a threat.

21 I would like to know where can I get a
22 copy of the M3 zoning? Is that down in City Hall?
23 Or where can I get that?

24 MR. MROCH: All of our zoning ordinances

1 are printed, published on our website if you can
2 access that. We can have that printed out. If
3 you have access to that yourself you can printed
4 as well.

5 (Crosstalk)

6 MR. QUANT: And I would appreciate on
7 behalf of myself, Mike Soprano, and the Hemmer
8 family that you would consider bringing our
9 properties into the facility plant. I know you're
10 not going to build anything. But only when it's
11 in the facility plant, we know if anything
12 develops that they've got something attached to
13 it. Because right now we've got no place to go
14 with our wastewater. Okay, thank you.

15 MR. MROCH: Thank you.

16 MR. MROCH: Alex Gott, phone number
17 ending in 1452.

18 UNIDENTIFIED SPEAKER: (Inaudible).

19 MR. MROCH: 764-1452, Alex signed up to
20 speak. Brian Carroll? Your name, ma'am?

21 MS. QUANT: My name is Carol Quant. I
22 live at 44W 981 Dietrich Road. We've been out
23 here since 1976, December 1976. And looking at
24 this particular plan I'm wondering if the same

1 thing is going to happen with this as we did the
2 last time there was objection to the development
3 coming out here.

4 This one I thought came up. I was
5 surprised to hear that because I had thought it
6 had gone extinct after the last one. We had I
7 think four nesting pairs in the area up here. And
8 guess what? The tree disappeared overnight. Then
9 that property was able to be zoned. I hope that
10 you will turn this down and take a good look at
11 the influence that is going to have on the area
12 around you.

13 In regards to Dietrich Road, we asked
14 when that came up that you leave it gravel because
15 we knew the accidents would be worse, which they
16 have been since then. Prior to that there was
17 just - you know, the kids got cut, they lost
18 control and the vehicle would slow down when they
19 went off, at this speed they now travel down that
20 road. You saw the results of the last accident
21 unfortunately.

22 I sincerely hope that you will turn down
23 this particular idea which is presented before
24 you. Thank you.

1 MR. MROCH: Ron Airit.

2 MR. AIRIT: Thank you number one for
3 pronouncing my name correctly. I appreciate that.
4 And again, my name is Ron Airit. I'm a 25 year
5 community member. I've been looking in the news
6 recently, recently highly relevant Northwest
7 Illinois manufacturer violations that could be in
8 Hampshire's local news in the future depended on
9 how the Board votes when considering land, air,
10 water, and noise pollution.

11 Only February 1, recent news from the
12 Chicago Tribune, Illinois accuses well known and
13 respected 3M, DuPont, and other manufactures of
14 contaminating state's drinking water and land with
15 toxic forever chemicals. Manufacturers should be
16 held accountable for contaminating the state's
17 drinking water and land with forever toxic
18 chemicals. That's what the Illinois General said.

19 Pioneers 3M and DuPont are accused of
20 conspiring to hide the dangerous chemicals also
21 known as PFAs. The two of the most commonly
22 detected PFSAs are so toxic there is effectively
23 no self level of exposure, no safe level of
24 exposure. The companies selectively violated 10

1 Illinois laws and state constitutional guarantee
2 of clean environment.

3 So my point being is stressing the
4 companies to be the caretakers and understanding
5 Hampshire is not a huge community to have the
6 resources to regulate this and call manufactures
7 on this in the future rather than finding out 5,
8 10, 15, 20 years later that our community members
9 have gotten cancer, health conditions, asthma, all
10 these other types of myriad of bad exposures on
11 our watch or on your watch as a commission. So we
12 got very heavy things look at from that
13 perspective.

14 As we contemplate rezoning agricultural
15 property zones, two or three areas with full
16 knowledge that the sounds are surrounded by
17 people's homes, have you studied and planned fire
18 rescue infrastructure to address nearby hazardous
19 chemical spills, fires, air and ground
20 contamination? What about long-term soil, water
21 contamination of the community's aquifer and
22 private well systems again, shallow well systems
23 that are going to be the exposure to that type of
24 water runoff?

1 In my professional life I have worked
2 for companies that are produced dangerous
3 chemicals for manufacturing, producing large-scale
4 adhesives, polymers, and resulting carcinogens,
5 air, water, ground contamination and are
6 significant explosion capabilities. The only
7 difference however, is that these companies were
8 established in industrial park settings that were
9 safely away from residential communities and
10 families with children.

11 Proper planning, proper zoning is
12 immensely important especially for this community.
13 Anything less than agriculture or more than
14 agricultural zoning or zone 1 is of significant
15 detriment to the established neighborhoods that
16 surround the 200 plus acres.

17 Anyone hear of Stericycle? Again, they
18 were put in a place to make sure that there was no
19 contamination. They have gotten under \$84 million
20 lawsuits and penalties based on the company lying
21 and holding information from the community only to
22 find out that that community was exposed.

23 I pray today that all community members,
24 investments in Hampshire as a community where we

1 put our put down as a family, is not traded off to
2 private interests of a nonlocal property
3 investment firm. This is our community. These
4 are the people that stand for Hampshire.

5 One other item I want to identify is
6 Hampshire's credo is to embrace opportunity and
7 honored tradition. That's what Hampshire
8 advertises to the world. That's what brought my
9 wife and my family to answer location. To see
10 that going away, that we are not going to follow
11 tradition, that we're going to see the opportunity
12 for money versus looking at potential health
13 considerations and lifestyle of our family, not to
14 mention all the nature that we have talked about.

15 The one thing that impressed me when I
16 came here is actually going through the Pledge of
17 Allegiance. I served in our military. I'm very
18 much a nationalist for our country and have pride
19 in America. And when we did that today, that
20 showed me community. When we stood up and recite
21 the Pledge of Allegiance, that was community to
22 me. When we went through here and we had to raise
23 our hands to tell the truth and honor that truth,
24 that's community. The last thing I want to see to

1 Hampshire is to sell itself out for profit short-
2 term and but all these individuals here at risk.
3 That's our family.

4 Thank you very much for your time. The
5 only other thing I did was identify very quickly
6 from the map that was first presented that was
7 omitting the residential neighborhood surrounding
8 it. I kind of looked at, a little bit the
9 pictures, on this earlier. But what this
10 identifies the people around the front right
11 around those zoned communities. And I would like
12 to hand this to interview individuals also because
13 so many times we look at what's on paper black-
14 and-white, but we forget about the people behind
15 that.

16 MR. MROCH: I do have to apologize.
17 You've already gone over your time. Thank you.

18 MR. AIRIT: Yeah, no worries. If I
19 could give these to you though to hand out I would
20 much appreciate it.

21 MR. MROCH: All right. John Kern.

22 MR. KERN: Hi. My name is John Kern.
23 I'm going to talk about the Ludwig property and
24 the surrounding area. On the reverse side of that

1 that map does illustrate pretty nicely where all
2 of the residential is and where all the families
3 are in proximity to all of these properties in
4 question tonight.

5 We've already established that M3 does
6 not lend itself to residential and it shouldn't.
7 It should be remote. And remote doesn't mean
8 adjacent to.

9 So as you can see on that map, the
10 bottom and farm community borders the property
11 that is being requested for M3. The Hampshire
12 Oaks -

13 UNIDENTIFIED SPEAKER: Harmony Trails.
14 Harmony Trails.

15 MR. KERN: Harmony Trails is just next
16 to that, just west of that, also borders that same
17 line that you're seeing going towards the top of
18 that. And then there's no web over there and
19 there's a small single-family communities in the
20 midst of all that that you heard from tonight.

21 It's really unfathomable to think you
22 have E3, the most lenient zoning directly adjacent
23 to M3, the heaviest zoning allowed in Hampshire.
24 I don't understand how that is even possible, but

1 here we are and we are trying to figure that out.

2 I'm not going to get into all of the
3 same stuff. There's a lot of things that have
4 already been said. But in regard to the soil,
5 water conservation District land-use opinion, I
6 did file a FOIA request. And there is one for the
7 King County portion of this upper piece that goes
8 down to Dietrich, it's in with the Dietrich up to
9 the King County line. And at the end of that, the
10 conclusion of that opinion, and I quote, it says
11 this site is poorly suited for the proposed land-
12 use change.

13 In addition to that, there is a portion
14 north of the King County line that in McHenry
15 County that is also being requested for this M3
16 zoning. And according to the McHenry Lake Soil
17 and Water Conservation District, that - they will
18 have to do a land-use opinion on that portion of
19 the property. And I confirmed that with the
20 Executive Director a couple days ago. So I trust
21 that the Planning and Zoning Commission will
22 review that opinion once it comes out and is
23 submitted and ensure that your opinions - that the
24 opinion aligns with your resulting

1 recommendations.

2 One last thing. On the comprehensive
3 plan, currently it designates this as business
4 park. The comprehensive plan also indicates
5 another land-use called industrial and warehouse
6 distribution. And this area is not designated as
7 such. As a matter of fact, the area just west of
8 the upper portion was also supposed to be a
9 business park. And then unfortunately it has been
10 zoned a higher level than that as well. So we
11 hope that that trend does not continue.

12 Basically we've heard that this project
13 doesn't seem to align with the zoning ordinances
14 or the comprehensive plan. And we think it falls
15 outside the Hampshire zoning ordinance's
16 comprehensive plan, and hope you guys stay true to
17 those legal scripts. Thank you.

18 MR. MROCH: Thank you. Jim Keller.

19 MR. KELLER: Thank you, members of the
20 committee. First thing I want to say is thank you
21 to Sky Soaring airport because they are the ones
22 that notified our neighborhood of this
23 development. The reason the first meeting had to
24 be canceled because they didn't - the person

1 didn't do their job and notify us like they are
2 required to do.

3 I would like to clarify. There was a
4 distance of mentioned earlier, about 300 feet from
5 something to something. I don't know what they
6 were talking about. But the border of this
7 property is directly adjacent to the borders of
8 the landowners in bottom farms. There is a 17
9 acre property there that doesn't have a house on
10 it yet. So that might be what they're not
11 counting.

12 I like most everyone also have concerns
13 with the proposed annexation and zoning changes.
14 (Inaudible) changes seem to conflict with the
15 village must be as comprehensive plan. Also the
16 village's own zoning regulations call for M2 and
17 M3 which is relatively remote - and remote from
18 residential development due to nuisances and
19 hazards. Directly adjacent not meet this criteria
20 in any way. It seems like the residents of this
21 community are being sacrificed for the benefit of
22 the large landowner from Barrington.

23 I feel part of -- part of this
24 community. I may have a Huntley mailing address.

1 I'm incorporated in Huntley, but I shop in
2 Hampshire. I bought several cars from the Ram
3 dealership in Hampshire. The Copper Barrel has
4 become one of our favorite restaurants. So we
5 definitely feel a part of this community. I would
6 like to keep it that way.

7 I would love this - for the land to stay
8 - in question say agricultural forever. But I
9 realized that may not be realistic and also may
10 not be fair to ask or expect this. But what I am
11 asking is to be treated the same way, and that's
12 fairly. The residents directly adjacent to the
13 proposed M3 have never been mentioned and we
14 apparently don't exist according to the
15 petitioner. Petitioner didn't even bother to
16 notify us as required by law.

17 90 and 20 are main gateways to the
18 Hampshire community. Does the village want the
19 first impression of anyone visiting the community
20 the heavy industrial park and/or 100s of trucks,
21 docks, or tractor-trailer storage? When I travel
22 I purposely avoid these areas that are like this.
23 They are not attractive, welcoming, or feel safe.

24 Following the comprehensive plan,

1 developing mixed-use business park that welcomes
2 visitors and jobs in the area with offices,
3 destination retail, restaurant, doctors' offices,
4 et cetera, will benefit Hampshire and the
5 surrounding community much more creating a place
6 where people want to be, not some place to avoid.
7 A mixed-use park would also be much more
8 adaptable. A mixed-use business park would also
9 be more adaptable and easier to redevelop. Look
10 what happens when a big box store goes out of
11 business. These buildings would dwarf that. What
12 happens if one of these businesses go under or
13 against consolidated? There aren't many
14 redevelopment options for a big square box with
15 truck docks or purpose-built facilities. Thank
16 you for your time.

17 MR. MROCH: Jerry Myers.

18 MR. MYERS: Thank everybody for your
19 patience. I just turned 80 and I feel like a
20 really - I feel like a really, really old guy.

21 But I want to make a couple of comments.
22 This is not my first rodeo. I went to this kind
23 of thing when I lived in Glenallen. And
24 ultimately it took a few years, but we lost. And

1 I'd hate to see that here.

2 One of the things that I want them at
3 first environment. We live along Heron Drive,
4 which is next to Sky Soaring, which by the way I'd
5 like to thank for being great neighbors. There is
6 a - the roads starts of Harmony Road and Amanda
7 and then it turns into Heron Drive. And I didn't
8 realize when we first moved there 13, 14 years ago
9 what the significance of Heron Drive was.

10 There is a large water pond it's going
11 to be directly affected if any of this goes
12 through, that's full of fish, and the reason Heron
13 Drive is because it's full of Heron. And they
14 lived there during the rainy season and the dry
15 season and they live off of the frogs that come
16 back.

17 I have two plots of property across the
18 street from us and across the street from Jim and
19 Deb that are 5 to 6 acres, unbuildable. Now when
20 I talked to the wife of the guy who owns the
21 motorcycle shop on the corner of harmony in 20, I
22 told her where I live, where I moved. Instead,
23 oh, you live in the swamp. That's what the
24 residents who have been in that area for years

1 call it.

2 Now I can attest to the fact that with
3 those two 5 to 6 acre plots, unbuildable - by the
4 way, across the street from me they fill up pretty
5 darn fast. And if somebody comes in and affects
6 that creek, that property that Sky Soaring is on
7 or the property above it, we're going to have real
8 serious problems. We're going to have problems
9 with our drainage, with our septic systems, and
10 with our wells. My well is a little suspect right
11 now. I don't know. I'm going to have to have it
12 tested.

13 But there is a serious problem out there
14 and any M3, M2, maybe even an M1, would
15 drastically affect the ability of the people who
16 live on those properties. That's about all I have
17 to say. Thank you.

18 MR. MROCH: Michael Scalla.

19 MR. SCALLA: Good evening. I want to
20 thank the commissioners for listening tonight.
21 Obviously you have compassion. The last vote you
22 took proved that compassion. And I'm hoping that
23 proves out again.

24 I don't want to repeat what everyone

1 else has said. Naturally I'm against the project.
2 I found it interesting when I was going through
3 your zoning. So chapter 6, section 6.5-4 talks
4 about annexed territory. The petitioner can very
5 easily ask for the property to be annexed into the
6 city of Hampshire. According to that is that they
7 need to shall be automatically classified to the
8 E1 estate zoning.

9 So they could if they so chose to be a
10 part of Hampshire asked to be annexed and it would
11 be E1 estate. They are choosing not to do that
12 because it is not lucrative to do that. Naturally
13 they want to be annexed and they want to have a
14 different zoning classification so they can
15 theoretically sell it to someone who will develop
16 it. To me that is only allowing the residents one
17 bite at the apple, i.e., zoning and then also what
18 the uses. By trying to do it all at the same
19 time, you're preventing the residents from
20 actually speaking out twice on it.

21 The other thing is, when you classify
22 something as a particular zoning, as you know,
23 just because what someone may want to do there
24 currently doesn't mean what will happen 10 years,

1 20 years, 30 years. That zoning sticks with that
2 property forever. And just because someone
3 currently has good intentions, doesn't necessarily
4 mean they will in the future.

5 So having a zoning of M3, when I looked
6 at what that entails, your list of what isn't
7 entailed is this big on your website. Everything
8 else is allowed there. Everything else is allowed
9 there. And that is hazardous.

10 I guess I would ask one thing. When
11 your - when the Chair tonight asks for a motion to
12 he reads what is on your agenda. He asks for
13 someone to make that motion. I ask that none of
14 you make that motion.

15 I realize the hard work that you're
16 putting in tonight, but even if you vote and you
17 vote all not in favor of this petition, that has
18 no impact on what would really happen. It goes to
19 the Village Board and the Village Board ultimately
20 make that decision. And if by a simple majority.
21 By your actions tonight it doesn't have anything
22 to do with even a super majority. And so I think
23 the message sent to the Village Board it's not
24 even make that motion. That's how much you feel

1 the compassion that everyone here is displaying
2 tonight and how negative it is for this piece of
3 property.

4 I ask you, I sincerely ask you, don't
5 even make the most. Send a message to the Village
6 Board that this is completely inappropriate.
7 Thank you.

8 MR. MROCH: Anthony Scoff.

9 UNIDENTIFIED SPEAKER: (Inaudible) take
10 a piss.

11 MR. MROCH: Irene Comperta.

12 MS. COMPERTA: I'm not speaking. Thank
13 you, though.

14 MR. MROCH: Mark Seagall.

15 MR. SEAGALL: Hi. Yes, I Mark Seagall.
16 I'm a neighbor to the north just north of Harmony
17 Road. I too made a map, didn't make handouts
18 though, sorry. That just shows how close is
19 close, what is remote. A lot of people have
20 talked about what remote means. I guess as long
21 as remote is across the street then this would fit
22 your zoning criteria.

23 People have talked about lots of good
24 things that I feel no need to repeat. Instead I

1 want to ask about or talk about what comes next.
2 We had somebody - I'm going to disagree with my
3 esteemed colleague there about not making a
4 motion. If you don't make a motion it doesn't
5 pass through the process. It goes forward to the
6 Village Board just with no recommendation.

7 Instead I encourage you to make the
8 motion, second it, and then voted down. That way
9 it goes forward to the Board and no, not we just
10 didn't talk about it.

11 It's that next step that I want to
12 encourage everybody else here to be aware of.
13 This is round one. And I know this been a problem
14 already in terms of notification.

15 Now am I reading correctly that the
16 legal requirement is they notify everybody within
17 250 feet of the proposed development?

18 UNIDENTIFIED SPEAKER: Yeah.

19 UNIDENTIFIED SPEAKER: Yeah.

20 MR. SEAGALL: Yeah. Particularly a spot
21 that is supposed to be a remote project. I guess
22 the squirrels got the message. There is also the
23 issue of construction once something is approved
24 here. Somebody has already referred to the fact

1 that the land is going to have to be regraded.

2 That creates a lot of interesting issues too.

3 Where I used to live there was a big
4 project that involved that and it was okay except
5 for all of the lead in the air that would be put
6 in the air from the re-grading. So the company
7 had another hassle.

8 People have talked about the reports
9 they hope you look at. Well, you're going to be
10 voting tonight and the thing is going to run.
11 These are reports we hope people after you look
12 at. The necessity for others to come in and give
13 scientific opinions about what's happening. So
14 the political side is just on the political side.

15 Some real tactical errors have been made
16 here. I mean, come on guys. You could have put
17 trees and people sitting around in the sketching
18 art instead of these 5 billion trucks on your map.
19 You said these are a couple of possibilities.
20 Silly possibilities in terms of trying to get
21 through.

22 And then the city has already said it's
23 gone through. Hey, look at us, we've got M3.
24 That was a tactical error. Hey, we've got M3 to

1 sell you. That's what makes me nervous.

2 So you guys I think have forward
3 thinking I think proven where your minds and
4 hearts are, previous vote. I encourage you to
5 vote the same way on this proposal. Everybody
6 here I guess does know it's round one and given
7 that certain people have been putting out there
8 that the last round has already been one, we need
9 to be ready for round two. Thank you.

10 MR. MROCH: Laura Brom.

11 MS. BROM: I'm going to pass.

12 MR. MROCH: John Brom.

13 MR. BROWN: Pass.

14 MR. MROCH: Lawrence Sardwick.

15 UNIDENTIFIED SPEAKER: She left.

16 MR. MROCH: Matt Schumacher.

17 MR. SCHUMACHER: Pardon my hat hair. I
18 too live in the subdivision just north. Several
19 of my neighbors are 300 some odd feet from this
20 projected deal. I'm going to keep it simple
21 because everything has pretty much been covered.

22 When I ask you to think in your mind,
23 Board, baseball field outback, varsity used to
24 play for years and now there's a new place. From

1 home plate to centerfield fence, home run, that's
2 about 380 feet. Thank you.

3 UNIDENTIFIED SPEAKER: And that
4 distance, just to clarify, was actually not
5 property. That's two wellheads. On (inaudible)
6 property, our property, the one next to it, and
7 the one does not there yet and the one in the
8 corner here, that's our wellheads. Our water is
9 only about 60 feet, maybe 80 feet, that's it.
10 That's not a property line. That's our water.

11 MR. MROCH: Addison Galan. Jim Kerns.

12 MR. KERNS: Again thank you tonight for
13 listening to your constituents. And your
14 constituents are pretty powerful, what they're
15 saying tonight. They've covered every fact.

16 There's no more that I can cover other
17 than I will say I live on Harmony Road also just
18 down from this. And one of my concerns has always
19 been that northern section should be considered
20 for anything, anything. If the residents remember
21 a couple of years ago when they were doing the
22 bridge out on 20, the state put a dam in the river
23 and left about 3 foot open. And that raised the
24 water table probably 2 to 3 feet all the way back.

1 I'm east of where all this is at 14714
2 Harmony Road. That water was backed up all the
3 way to Harmony Road on that big spring rain. So
4 now this is in a floodplain, not a dry area. This
5 northern section should never have a building on
6 it, a house, anything. If never have a building.
7 It should remain a green space.

8 And that's all I want to say. I'm
9 totally against it the northern section, the
10 southern section. I know your Village Board is, I
11 don't want to say to be crude, but they have money
12 in their eyes a little bit here on tax money. And
13 that's what they want. They need to forget about
14 the tax money on the northern part of that section
15 though. That's all I have to say.

16 MR. MROCH: Dylan Hershberg, and my
17 mangling that first name?

18 MS. HERSHBERG: Debbie.

19 MR. MROCH: Debbie.

20 MR. NEAL: (Inaudible).

21 MR. MROCH: Just a little bit. I
22 apologize.

23 MS. HERSHBERG: Hello. Thank you for
24 having me. I'm Debbie Hershberg and I'm the owner

1 of Hope Reigns and we are located on Dietrich
2 Road. So I'm one of the two community
3 organizations that Christine spoke about earlier.
4 And I also, my business also serves children,
5 adolescents, and adults who've experienced trauma.

6 Since I started the work, I've served -
7 we've served thousands and thousands of people of
8 all ages with that in common. And in 2017 we
9 moved to Hampshire at this location. The back
10 story of that is the interesting part I think.
11 And it's a little different than what everybody
12 else is saying.

13 But I feel like the person who's got
14 struck by lightning and might again. And the
15 reason is, the property we had before and
16 Hampshire was changed. The ComEd line, the high-
17 powered tower lines decided to take a route, a
18 really strange route right along our property line
19 forcing us to move. So we moved to this lovely
20 location.

21 We rebuilt, moved with the Pimpkowski's.
22 They graciously moved all of our horses, property,
23 because we provide again, that ranch environment,
24 that healing environment for all kinds of ages

1 utilizing horses outdoors. A lot of people who
2 have, have not been outdoors, have not had those
3 connections and beautiful spaces.

4 And what made it all okay - it was
5 pretty devastating to lose property we had - was
6 the fact that this property was absolutely
7 gorgeous, 20 acres of rolling hills, ponds, oak
8 trees. We have seen bald eagles. We have
9 coyotes. See turkeys. So many birds, turtles,
10 frogs, everything you can think of. That made it
11 okay for us.

12 But I'm standing here. I feel like I'm
13 speaking not just for me or even Christine, but
14 the clients that we serve. I feel like we are a
15 statistical anomaly and were getting struck by
16 lightning again. I see the storm clouds on the
17 horizon and you all have the power to change that,
18 to keep us from getting struck by lightning again.

19 And if you know anything about people
20 with trauma, some of you may have experienced of
21 it, some of your friends or family, but there is
22 often a betrayal of power. People are hurt.
23 Maybe there is a tragic accident. You can lose a
24 parent. Maybe you - there's been somebody who's

1 been abused. But there's always somehow an abuse
2 of power in this. And I would call on you. You
3 are representatives of power here.

4 And all the things that everybody else
5 has said are so important, every single thing.
6 The environment is important. The animals are
7 important. Residents are important. Future
8 generations are important. And this little group
9 of people that we serve who've had trauma, who are
10 the ones who have had lightning strike numerous
11 times in their lives, they are the people you know
12 that you're like, could they ever does get a
13 break. Can something good happen for them?

14 Well, we do provide something good. And
15 that is definitely at risk with this proposal.
16 There will be no peace on this property when we
17 are less than a football field away from heavy
18 traffic and truck and possible chemicals and
19 hazardous materials, none whatsoever. So I
20 implore you to take the power that you've been
21 given by all of us and use it responsibly, use it
22 with care for all of us and not just those who
23 have power. Thank you.

24 MR. MROCH: Cindy Raffkind.

1 MS. RAFFKIND: Hi everybody. I'm Cindy.
2 Thank you for giving me the opportunity to speak
3 and thanks so much everybody for being so
4 prepared. It's been impressive and alarming to
5 hear all of this. I know I've been doing some
6 research as well.

7 I live near the northern section of the
8 proposal. And I don't want to repeat a lot, but
9 one thing I'm concerned about is the noise
10 pollution. I know already since I moved to the
11 area just 10 years ago, which I know is not long
12 by the standards of many people here, there's been
13 a lot of change. Just the last few years since
14 addition of the Love's truck stop there at the 90,
15 20 interchange, the amount of around-the-clock
16 noise that we hear in my home in my bedroom in the
17 morning, at night, all the time, it's very loud.
18 In my research I cannot find the Village
19 of Hampshire's ordinance for noise, for what's
20 allowable for residents to receive. A number of
21 other towns nearby have an ordinance that noise
22 received outside a home should not exceed 55 dB.
23 So I looked up to the kind of how much noise are
24 we getting because it seems really loud.

1 And a noise model called the distance
2 attenuation calculator indicates that a separation
3 of 1600 feet would be needed for the 85 dB noise
4 that comes from an idling diesel truck to drop to
5 the level of 55 dB, which is considered
6 acceptable. So again, that's 1600 feet distance.
7 And that's for an idling truck.

8 Now as other people have mentioned, the
9 northern portion of the proposal is in a lowland.
10 It's in a floodplain. And so as I imagine, if
11 there were warehouse facilities and manufacturing
12 in that area, we would have more diesel trucks
13 traveling up that small connector section up to
14 Dietrich Road and we would have engines
15 accelerating and it would be really loud. And
16 that's not something that we want, that we want to
17 hear.

18 Not only does it impact our quality of
19 life, it also would erode our property values.
20 And there is research out there on that, how much
21 of a percent more property value goes down with
22 each dB over that 55 dB recommendation. So I
23 don't know if it's been done, but another area for
24 potential research would be an impact study for

1 noise prior to rezoning and development,
2 especially pertaining to the effect of truck
3 stops, diesels in that area.

4 As far as next steps, I understand that
5 the Hampshire - next Hampshire board meeting is
6 this Thursday at 7:00. I don't know if anyone
7 else knows, I don't, if this issue is going to be
8 on the agenda.

9 MR. HEDGE: I can tell you the agenda
10 has Artie been distributed. It is not.

11 MS. RAFFKIND: It is not, okay.

12 MR. HEDGE: This item is scheduled for
13 the March 16 Village Board meeting and it will be
14 here in the same building.

15 MS. RAFFKIND: Okay, March 16, Village
16 Board meeting here. Thank you for the
17 information.

18 So like so many people here, and for all
19 of these reasons, our concern about our water
20 quality, the light pollution, the noise pollution,
21 just the quality of life that we all want to
22 continue to enjoy, I also urge you to vote no on
23 this proposal. Thank you.

24 MR. MROCH: We have no one else signed

1 up to speak. Is there anyone else that would like
2 to speak at the last minute what Mark otherwise I
3 would like to stick with the list. Yes, sir.

4 UNIDENTIFIED SPEAKER: Mr. Chair, swear
5 him in.

6 (Crosstalk) please state your name, sir.

7 MR. HEIDT: Gary Height. Last name is
8 spelled; H-E-I-D -

9 UNIDENTIFIED SPEAKER: Hold on. Hold
10 on, boss. Hold on. Sorry.

11 (Crosstalk)

12 MR. MROCH: One minute.

13 COURT REPORTER: State your name again.
14 I'm sorry.

15 MR. HEIDT: Gary Heidt. H-E-I-D-T is
16 the last name.

17 COURT REPORTER: Thank you. Please
18 raise your right hand.

19 MR. HEIDT: I swore in before with the
20 group. But I can do it again. I'll do it again.

21 GARY HEIDT,
22 being first duly sworn or affirmed to testify to
23 the truth, the whole truth, and nothing but the
24 truth, testified as follows:

1 MR. HEIDT: Thank you.

2 MR. HEDGE: Thank you, sir.

3 MR. HEIDT: I wasn't going to speak
4 tonight, but I just thought I might because I have
5 the opportunity. I didn't prepare anything. So
6 I'm just going to speak to my heart.

7 My wife and I moved out here. We are
8 newbies. We just moved into Bottom End Farms on
9 Harvest Court right in the middle of some other
10 people here. I'm 70. My wife is 69. We moved up
11 here to retire here. We built a one-story house
12 because no more stairs. So this is where we're
13 going to live the rest of our lives, hopefully.

14 So anyway, I didn't really plan moving
15 in next to an industrial park. There's beautiful
16 country out here. There's farm fields. We're at
17 Bottom End Farms. It's a nice open development.
18 So there's lots of room, clear air, stars at
19 night. We've really liked it so far and we want
20 to like it for the rest of our lives.

21 A little bit about me, 30 years ago I
22 started a business. I've been involved in antique
23 vintage cars. I started a business manufacturing
24 parts for vintage cars, suspension and chassis

1 cards to make old cars drive like new cars. You
2 can just jump in, drive across the country. It's
3 power steering and power brakes also. So we make
4 cars drive like new.

5 People by my parts and their happy when
6 they buy them. I've talked to many people. I've
7 seen people driving down the road. Man, I bought
8 your parts, I love driving my car now. So I've
9 made people happy with what I've done for my life.

10 And I want you to think about this when
11 you vote tonight. I made people happy earning my
12 living. These people are earning a living at our
13 expense. Thank you.

14 MR. MROCH: All right. With no further
15 -

16 UNIDENTIFIED SPEAKER: Excuse me. We
17 have another. Sorry.

18 MS. FEATHERLING: Thank you. It will be
19 short. My name is Annette Featherling. I spoke
20 earlier out of place on the other property, but
21 not really because this whole area of course
22 affects everyone.

23 Like I mentioned before, I'm new to all
24 this. You know, a few weeks of scrambling trying

1 to get some knowledge of what you guys know and do
2 for a living. And I'd like understanding for
3 myself on behalf of the McHenry County side. When
4 you do your signage, when you post that notice for
5 a hearing, is there only one for this whole land?
6 Because I'm concerned that the next time, if there
7 is a next time, I'm concerned I want to see the
8 hearing or I won't hear about it timely enough to
9 be here.

10 MR. MROCH: The developers actually
11 required to post that.

12 UNIDENTIFIED SPEAKER: (Inaudible).

13 MS. FEDERLING: My question really kind
14 of comes from the perspective - yes, we go to
15 Hampshire all the time and we - you know, it's our
16 community. But we also don't go specifically to
17 that road all the time. I do go down Dietrich.
18 We did find out about the signage, but from a
19 county perspective, is there a way that we on that
20 side before the land is annexed and get a
21 notification going forward was Mark or have the
22 next, if there is one, person close on that side
23 as well?

24 MR. MROCH: I can't actually speak for

1 the county.

2 MS. FEATHERLING: Okay. So it's not -
3 well, I'm not asking you to speak for the county.
4 Who notifies the county of the annexation before
5 it happens? Do you?

6 UNIDENTIFIED SPEAKER: Mr. -

7 UNIDENTIFIED SPEAKER: Is there an
8 annexation application that has been turned in on
9 this property?

10 MS. FEATHERLING: Okay.

11 MR. WRAY: I can speak to the
12 notification requirements. So state law requires
13 and the village code requires that signage be
14 posted on the property generally in view of the
15 public right away. So Dietrich Road would be the
16 site at least for the door the parcel that's
17 really only accessible to the public right-of-way.
18 The Shire Lane multiple signs are not required at
19 this time.

20 And it's the developer's discretion as
21 to where on the site they post as long as it's in
22 view of public right-of-way. And that is in
23 addition to the letters that are mailed to the
24 neighbors within 250 feet and also posting in the

1 Daily Herald and on the village website.

2 As far as notifications to other
3 governing bodies, that generally does not take
4 place before hearings. That takes place after
5 actions are completed. And then those bodies have
6 the right to know that things have happened in
7 their area.

8 MR. MROCH: Thank you.

9 UNIDENTIFIED SPEAKER: (Inaudible).

10 MS. FEATHERLING: Yeah.

11 UNIDENTIFIED SPEAKER: Just so you know
12 the sign say February 13. As of last night they
13 still said February 13.

14 MS. FEATHERLING: I'd - okay. Thank
15 you. I hoped that we'd have a better answer.
16 Thank you.

17 MR. MROCH: I will now close to public
18 hearing.

19 UNIDENTIFIED SPEAKER: Can I have two
20 minutes?

21 UNIDENTIFIED SPEAKER: No.

22 MR. MROCH: No, sir. I just closed the
23 public hearing. Moving on. I will now entertain
24 a motion to recommend classifying the property

1 identified in agenda item 5E and legally described
2 in the petition for zoning map amendment to the M3
3 industrial zoning district upon annexation to the
4 village.

5 MR. RAPACH: (Inaudible).

6 UNIDENTIFIED SPEAKER: Seconded.

7 UNIDENTIFIED SPEAKER: Mr. Rapach.

8 MR. RAPACH: Mr. Rapach, are we doing
9 discussion before rollcall?

10 MR. MROCH: We could if there are
11 questions, comments.

12 MR. RAPACH: It's not a question. I do
13 have a comment that I believe this gentleman, the
14 property owner, and this would be true anywhere in
15 the village or in the township, have the right to
16 petition and have the right to sell the property
17 or develop their property.

18 However, when you're - I would ask that
19 when you're making your recommendation or passing
20 along, the meat of this proceeding to the
21 decision-makers, to the elected board, that my
22 opinion is it's just the M2, M3 that is a bridge
23 too far. There's likely other opportunities or
24 other zoning we can consider that would be less

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1 impactful and more benign. That was the only
2 comment I have.

3 MR. MROCH: Any other questions,
4 comments, deliberation, discussion? Okay. Mr.
5 Perlman roll call, please.

6 MR. PERLMAN: Mr. Rapach.

7 MR. SCHUSTER: Nay.

8 MR. PERLMAN: Mr. Rossetti.

9 MR. ROSSETTI: Nay.

10 MR. PERLMAN: Mr. Neal.

11 MR. NEAL: No.

12 MR. PERLMAN: Mr. McBride.

13 MR. MCBRIDE: Nay.

14 MR. PERLMAN: Myself, nay. The motion
15 fails.

16 MR. MROCH: Excuse me ladies and
17 gentlemen. We still have an agenda item or two on
18 our list. I do not have any. Please bear with
19 us. I will now entertain a motion to authorize
20 the Chair to report the actions of this
21 commission's business this evening and the prior
22 meeting with appropriate findings of fact and a
23 recommendation to the Village Board of Trustees.

24 MR. ROSSETTI: I'll make the motion.

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1 MR. MROCH: No offense Mr. Neal. I'm
2 going to give that to Mr. McBride.

3 MR. MCBRIDE: Second.

4 MR. MROCH: Roll call please, Mr.
5 Perlman.

6 MR. PERLMAN: Mr. Rapach.

7 MR. SCHUSTER: Aye.

8 MR. PERLMAN: Mr. Rossetti.

9 MR. ROSSETTI. Aye.

10 MR. PERLMAN: Mr. Neal.

11 MR. NEAL: Aye.

12 MR. PERLMAN: Mr. McBride.

13 MR. MCBRIDE: Aye.

14 MR. PEARLMAN: Myself, aye.

15 MR. MROCH: Do we happen to have any
16 public comments not pertaining to any of the
17 previous agenda items?

18 (Crosstalk)

19 UNIDENTIFIED SPEAKER: In general, is it
20 - I know we've all been here for hours. But in
21 general, is it - is my understanding correct that
22 the both that you take on motions are simply
23 related to the Board of Trustees and the Board of
24 Trustees are able to vote however they wish on

1 motions?

2 UNIDENTIFIED SPEAKER: Correct.

3 MR. MROCH: Correct.

4 UNIDENTIFIED SPEAKER: Yes.

5 UNIDENTIFIED SPEAKER: And is also my
6 understanding that there is a Board of Trustees
7 meeting on March 16.

8 MR. MROCH: Also correct.

9 UNIDENTIFIED SPEAKER: Yes. So we need
10 to be here.

11 UNIDENTIFIED SPEAKER: At 7:00, right?

12 MR. MROCH: I have no official
13 announcements this evening. I will entertain a
14 motion to adjourn.

15 UNIDENTIFIED SPEAKER: Second
16 (inaudible).

17 (Adjourned)

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CERTIFICATE OF COURT REPORTER

I, William Pantoja, the officer before whom the foregoing proceedings were taken, do hereby certify that said proceedings were electronically recorded by me; and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

WITNESS my hand and seal this 17th day of March, 2023.

William Pantoja

WILLIAM PANTOJA, Notary Public
State of Illinois

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CERTIFICATE OF TRANSCRIBER

I, Molly Bugher, do hereby certify that the foregoing transcript is a true and correct record of the recorded proceedings; that said proceedings were transcribed to the best of my ability from the audio recording and supporting information; and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.



Molly Bugher, CDLT-161
February 17, 2023

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