

**VILLAGE OF HAMPSHIRE  
PLANNING & ZONING COMMISSION**

**MINUTES  
June 13, 2022**

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:01 p.m. by Chair B. Mroch. Members present: Chair B. Mroch, and Commissioners S. McBride, H. Hoffman, A. Neal. Attending remotely were Village staff J. Wray and commissioners L. Rapach and W. Rossetti.

After comment and corrections, commission voted to approve meeting minutes with correction to L. Rapach's first initial. Motion to approve was made by A. Neal, seconded by S. McBride, and vote of 4 aye, 0 nay, 2 Abstentions.

J. Wray presented additional background notes on the Hampshire 90 Logistics Park. Ken Franzese spoke on the proposed development and provided further detail on the requested variances:

- Length of the cul-de-sac.
- Minimum width of right-of-way
- Sidewalk on single side of proposed street

With the exception of H. Hoffman requesting clarification as to which side of the street the sidewalk was to be located, no other notable questions or comments were presented by the Commission.

A motion to open the public hearing was made by H. Hoffman, seconded by S. McBride, and passed by vote of 5 aye, 0 Nay.

No comment from members of the public.

A motion to close the public hearing was made by H. Hoffman, seconded by A. Neal, and passed by vote of 5 aye, 0 nay.

A Motion to recommend the approval of the Final Plat of Subdivision for the Hampshire 90 Logistics Park Agenda items i-iii conditional upon final engineering approval was made by H. Hoffman, seconded by A. Neal, and passed with 5 ayes, 0 nays.

J. Wray presented initial background on the proposed Rezoning of and Variance at 148 Washington Ave.

A motion to open the public hearing was made by A. Neal, seconded by H. Hoffman, and passed by vote of 5 aye, 0 Nay.

A motion to close the public hearing was made by A. Neal, seconded by S McBride, and passed by vote of 5 aye, 0 nay.

A Motion to recommend approval of Rezoning from B-1 Central Business District to B-3 Service Business District at 148 Washington Ave. was made by A. Neal, seconded by H. Hoffman, and passed by vote of 5 ayes, 0 nays.

A Motion to recommend the approval of a Variance to the ten-foot (10') side yard setback to allow an accessory building no less than five feet (5') from the side lot line at 148 Washington Ave. was made by A. Neal, seconded by H. Hoffman, and passed by vote of 5 ayes, 0 nays.

A Motion to recommend the approval of a Variance of the Community Graphics Regulations to allow for wall signs in number and sizes at 19N681 US Hwy 20 as shown on the plans prepared by Doyle General Sign Contractors dated 11/8/2021 was made by S. McBride, seconded by H. Hoffman, and passed by vote of 4 ayes, 1 nay.

A motion to authorize the Chair to report the results of this meeting's agenda items to the Village Board of Trustees was made by S McBride, seconded by H. Hoffman, and a vote of 6 aye, 0 nay. Motion passed.

Meeting was adjourned at 8:03pm on motion from S. McBride, seconded by H. Hoffman, and passed by vote of 5 Aye, 0 Nay. Motion passed.

Respectfully submitted,

**Bryan G. Mroch**

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B. Mroch  
Chair