

**VILLAGE OF HAMPSHIRE  
PLAN COMMISSION**

**MEETING  
OCTOBER 26, 2020**

**AGENDA**

CALL TO ORDER:

TIME: 7:00 PM

PLEDGE OF ALLEGIANCE.

ROLL CALL / ESTABLISH QUORUM.

MINUTES: Review and approve minutes of last previous meeting.

NEW BUSINESS:

1. Review and comment on a proposed Concept Plan for revisions to the previously approved Planned Residential Development at Oakstead Community, located generally south of Big Timber Road and east of US Route 20, for land to be added to the Oakstead Community for additional residential development, including a new elementary school for CUSD-300.
2. Authorization of the Chair to compile a summary of said comments and to report same to the Village Board of Trustees.

OLD BUSINESS: None.

PUBLIC COMMENT: All persons attending the meeting in person and desiring to make public comment must sign in prior to the start of the meeting. Time shall be limited to a maximum of five (5) minutes for each speaker and not more than thirty (30) minutes total.

NEXT MEETING DATE: TBD

ADJOURNMENT.

The Village of Hampshire is subject to the requirements of the Americans with Disabilities Act of 1990. Any individual with a disability who plans to attend this meeting/public hearing and who may require a certain accommodation in order to allow him/her to observe and/or participate in this meeting is requested to contact the Village Clerk prior to the meeting to discuss such accommodation.

Attendance: Accommodations with adequate distancing will be made for this meeting; and members of the public in attendance will be expected to wear face coverings.

Also, video-conferencing and/or telephone conferencing may be available for the public to participate in /witness the meeting. Anyone who desires to attend by Video-Conference must notify the Village Clerk of such request by e-mail to [Lvasquez @ hampshireil.org](mailto:Lvasquez@hampshireil.org) no later than 24 hours prior to the meeting, so that a link to participate may be sent via e-mail address the day of the meeting, together with a PDF version of exhibits and other documents to be considered at the meeting.

Anyone who desires to attend by Tele-Conference must notify the Village Clerk of such request by e-mail as above or at 847-683-2181 Ext. 0, no later than 4:30 p.m. the day prior to the meeting, and a telephone number and passcode will be provided.

Anyone who desires to review the application, and/or the exhibits or other documents delivered to the ZBA, may do so on the Village's website; or, in person, by calling the Village Clerk and making appropriate arrangements no later than the day of the meeting.

Public Comment: Comments to the Plan Commission, or questions to the applicant, may be submitted prior to the meeting or public hearing by 4:30 the day prior to the meeting date in writing addressed to the Village Clerk, and placed in the drop box at Village Hall or via e-mail to [Lvasquez@hampshireil.org](mailto:Lvasquez@hampshireil.org). Any written comments so received shall be noted in the minutes of the meeting and/or public hearing, as the case may be.

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# VILLAGE OF HAMPSHIRE PLAN COMMISSION

## MINUTES December 9, 2019

The meeting of the Village of Hampshire Plan Commission was convened at 7:00 p.m. by Chairman Brian Mroch. Present were Chairman Mroch, and Commissioners K. Swanson, W. Rossetti, and A. Neal. Commissioner L. Rapach was absent. Village Attorney Mark Schuster was also present.

On motion by Aaron Neal, seconded by Bill Rossetti the minutes of the meeting held on November 25, 2019 were unanimously approved by voice vote.

The first order of business was to further consider the petition for zoning text amendment to allow adult use cannabis business establishments in the Village, including the following:

Adult-Use Cannabis Dispensing Facilities in B-2 Community Business Zoning District and HC Highway Commercial Zoning District; and

Adult-Use Cannabis Craft Grower Facilities (including stand-alone or in combination with Adult-Use Cannabis Processing Facilities or Adult-Use Cannabis Dispensing Facilities); Adult-Use Cannabis Cultivation Center Facilities; Adult-Use Cannabis Infuser Facilities; Adult-Use Cannabis Processing Facilities; and Adult-Use Cannabis Transporting Facilities.-- all in any of the following districts: M-1 Restricted Industrial Zoning District, M-2 General Industrial Zoning District, M-3 Industrial District; and O-M Office Manufacturing Zoning District.

The Commissioners had engaged in extensive discussion of the proposed zoning regulations allowing for Adult-Use Cannabis Business Establishments during the previous November 25, 2019 meeting

On motion by Aaron Neal, seconded by Tim Wetzel to recommend approval of the petition to create a special use for Adult-Use Cannabis Dispensing Facilities in the B-2 Community Business Zoning District and the HC Highway Commercial Zoning District, the vote was Tim Wetzel, Aaron Neal, Bryan Mroch, Kenneth Swanson-Aye, Bill Rossetti-Naye. Motion Passed.

On motion by Bill Rossetti, seconded by Aaron Neal, to recommend approval of the petition to create a special use for the following uses, in any of the following districts: M-1 Restricted Industrial Zoning District, M-2 General Industrial Zoning District, M-3 Industrial District; And O-M Office Manufacturing Zoning District, including

- Adult-Use Cannabis Craft Grower Facilities
  - including stand-alone,
  - or in combination with Adult-Use Cannabis Processing Facilities or Adult-Use Cannabis Dispensing Facilities;
- Adult-Use Cannabis Cultivation Center Facilities;

- Adult-Use Cannabis Infuser Facilities;
- Adult-Use Cannabis Processing Facilities; and
- Adult-Use Cannabis Transporting Facilities

The vote was Bill Rossetti, Aaron Neal, Kenneth Swanson, Tim Wetzel and Bryan Mroch-Aye. Motion Passed unanimously.

On Motion by Aaron Neal, seconded by Tim Wetzel the meeting was closed at 7:11PM by unanimous voice vote.

Respectfully submitted,

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Kenneth Swanson  
Secretary

# AGENDA SUPPLEMENT

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**TO:** Plan Commission / Chair and Members  
**FROM:** Mark Schuster / Village Attorney  
**DATE:** October 26, 2020  
**RE:** Oakstead Subdivision – New Concept Plan

The owner of the Oakstead Subdivision (Hampshire East, LLC – Crown) has acquired additional territory to be added to the Oakstead Subdivision, is asking to revise the previously-approved subdivision plan to allow for a change in lot size, and will be selling acreage to CUSD-300 for a new elementary school on the north side of the subdivision.

Under the Planned Residential Development zoning regulations in the Village Code, §6-18-1 et seq., there is a multiple step process for approval of a development plan for a planned residential development:

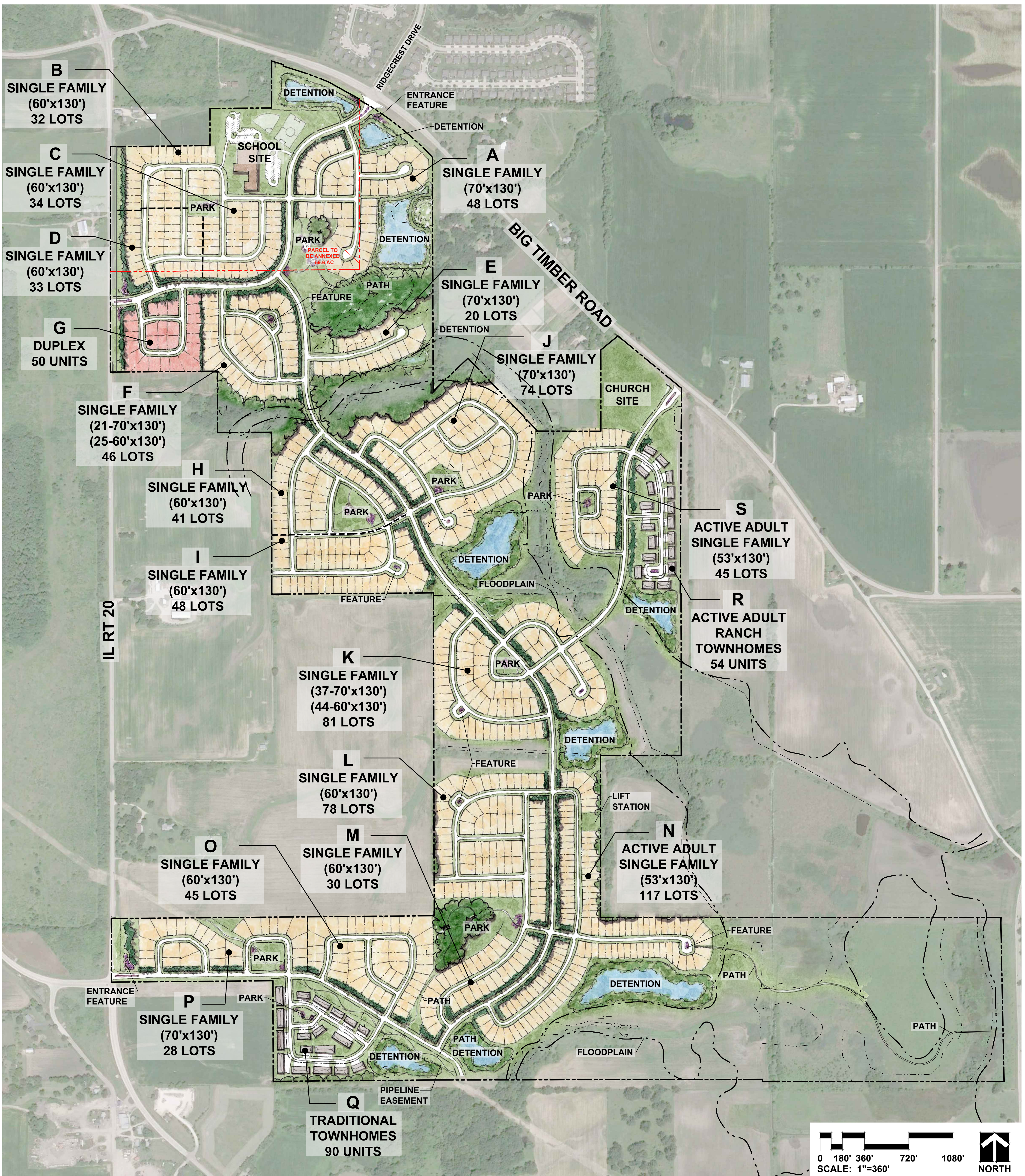
Concept Plan	For comment by Plan Commission For comment by the Board of Trustees
Preliminary Development Plan	Public Hearing / recommendation -- Plan Commission Public hearing / recommendation -- Zoning Board of Appeals <sup>1</sup> Approval by Board of Trustees
Final Development Plan	Recommendation by Plan Commission Approval by Board of Trustees .

This is the first step in the process. The Commission members may offer comments on the proposed new Concept Plan (which may lead to a revised development plan for the Oakstead Subdivision).

Any and all comments will be forwarded to the Board of Trustees; no formal “recommendation” by the Plan Commission is called for at this stage.

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<sup>1</sup> It will be proposed that the public hearings be combined and held at one time. The tentative date is Monday, Nov. 23, 2020 @ 7:00 p.m.



**OVERALL SITE DATA**

LAND USE	UNITS	ACRES	PERCENT
BIG TIMBER ROAD 1/2 R.O.W.	---	1.3	0.2%
ROUTE 20 1/2 R.O.W.	---	2.7	0.5%
COLLECTOR ROAD 66' R.O.W.	---	21.7	3.9%
OPEN SPACE (PARKS, PIPELINE EASEMENT, STVM AREAS, FLOODPLAIN, PRESERVED AREAS)	---	237.0	42.4%
LIFT STATION	---	0.5	0.1%
SCHOOL SITE	---	11.0	2.0%
CHURCH SITE	---	6.0	1.1%
<b>TRADITIONAL HOUSING:</b>			
9,100 S.F. LOTS (70'X130')	228	83.2	14.9%
7,800 S.F. LOTS (60'X130')	410	121.8	21.8%
DUPLEXES	50	10.0	1.8%
TOWNHOMES	90	13.6	2.4%
<b>TOTAL TRADITIONAL DWELLING UNITS</b>	<b>778</b>		
<b>ACTIVE ADULT HOUSING:</b>			
6,900 S.F. LOTS (53'X130')	162	39.3	7.0%
RANCH TOWNHOMES	54	11.3	2.0%
<b>TOTAL ACTIVE ADULT DWELLING UNITS</b>	<b>216</b>		
<b>TOTAL</b>	<b>994</b>	<b>559.4</b>	<b>100.0%</b>

**OVERALL NEIGHBORHOOD SUMMARY**

NEIGHBORHOOD	UNITS	ACRES
A SINGLE FAMILY (70'X130')	48	16.4
B SINGLE FAMILY (60'X130')	32	9.4
C SINGLE FAMILY (60'X130')	34	9.8
D SINGLE FAMILY (60'X130')	33	10.1
E SINGLE FAMILY (70'X130')	20	5.7
F SINGLE FAMILY (60'X130' & 70'X130')	46	15.2
G DUPLEX (85'X115')	50	10.0
H SINGLE FAMILY (60'X130')	41	12.3
I SINGLE FAMILY (60'X130')	48	14.8
J SINGLE FAMILY (70'X130')	74	26.6
K SINGLE FAMILY (60'X130' & 70'X130')	81	26.4
L SINGLE FAMILY (60'X130')	78	22.6
M SINGLE FAMILY (60'X130')	30	9.1
N ACTIVE ADULT SINGLE FAMILY (53'X130')	117	26.8
O SINGLE FAMILY (60'X130')	45	15.4
P SINGLE FAMILY (70'X130')	28	11.2
Q TRADITIONAL TOWNHOMES	90	13.6
R ACTIVE ADULT RANCH TOWNHOMES	54	11.3
S ACTIVE ADULT SINGLE FAMILY (53'X130')	45	12.5
<b>TOTAL</b>	<b>994</b>	<b>279.2</b>

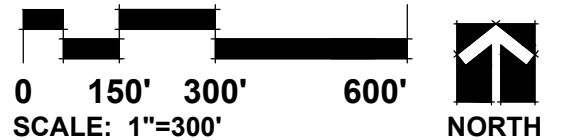
**CONCEPT PLAN**  
OAKSTEAD  
HAMPSHIRE, ILLINOIS

10/14/2020



GARY R. WEBER  
ASSOCIATES, INC.

LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197



**NORTH PARCELS SITE DATA**

LAND USE	UNITS	ACRES	PERCENT
ROUTE 20 1/2 R.O.W.	---	2.1	1.6%
COLLECTOR ROAD 66' R.O.W.	---	6.7	5.1%
OPEN SPACE (PARKS, STWM AREAS, FLOODPLAIN, PRESERVED AREAS)	---	35.1	26.7%
SCHOOL SITE	---	11.0	8.4%
<b>TRADITIONAL HOUSING:</b>			
9,100 S.F. LOTS (70'X130')	89	31.1	23.7%
7,800 S.F. LOTS (60'X130')	124	35.5	27.0%
DUPLEXES (85'X115' LOTS)	50	10.0	7.6%
<b>TOTAL</b>	<b>263</b>	<b>131.5</b>	<b>100.0%</b>

**NORTH PARCELS NEIGHBORHOOD SUMMARY**

NEIGHBORHOOD	UNITS	ACRES
A SINGLE FAMILY (70'X130')	48	16.4
B SINGLE FAMILY (60'X130')	32	9.4
C SINGLE FAMILY (60'X130')	34	9.8
D SINGLE FAMILY (60'X130')	33	10.1
E SINGLE FAMILY (70'X130')	20	5.7
F SINGLE FAMILY (60'X130' & 70'X130')	46	15.2
G DUPLEX (85'X115')	50	10.0
<b>TOTAL</b>	<b>263</b>	<b>76.6</b>

**CONCEPT PLAN**  
OAKSTEAD  
HAMPSHIRE, ILLINOIS

10/14/2020

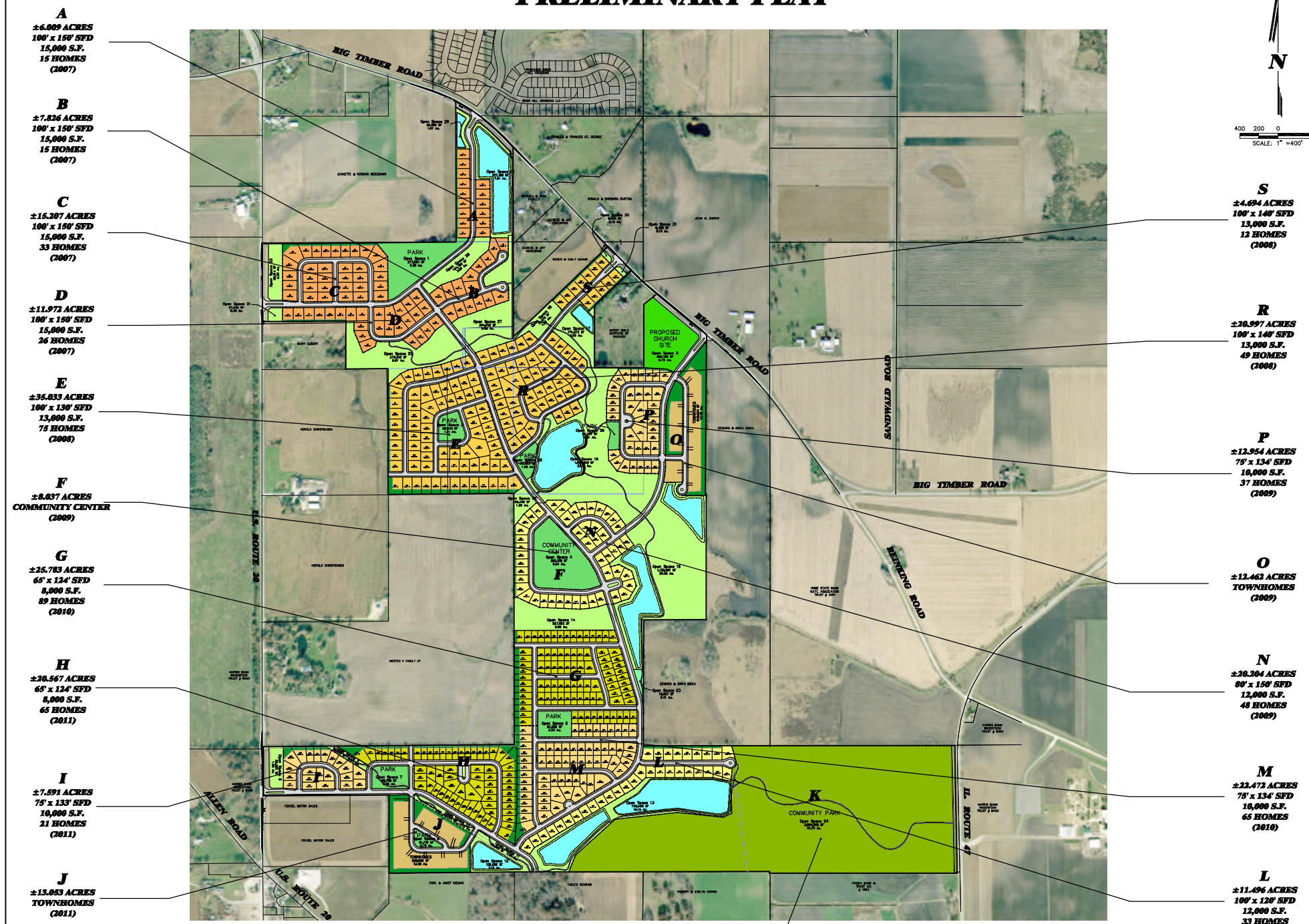
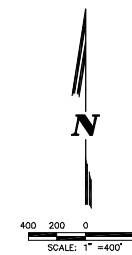


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# OAKSTEAD PRELIMINARY PLAT

SHEET 1 OF 1



- A**  
±6.009 ACRES  
100' x 150' SFD  
15,000 S.F.  
15 HOMES  
(2007)
- B**  
±7.826 ACRES  
100' x 150' SFD  
15,000 S.F.  
15 HOMES  
(2007)
- C**  
±15.307 ACRES  
100' x 150' SFD  
15,000 S.F.  
33 HOMES  
(2007)
- D**  
±11.973 ACRES  
100' x 150' SFD  
15,000 S.F.  
26 HOMES  
(2007)
- E**  
±35.033 ACRES  
100' x 130' SFD  
13,000 S.F.  
75 HOMES  
(2008)
- F**  
±8.037 ACRES  
COMMUNITY CENTER  
(2009)
- G**  
±25.783 ACRES  
65' x 124' SFD  
8,000 S.F.  
89 HOMES  
(2010)
- H**  
±20.567 ACRES  
65' x 124' SFD  
8,000 S.F.  
64 HOMES  
(2011)
- I**  
±7.591 ACRES  
75' x 133' SFD  
10,000 S.F.  
21 HOMES  
(2011)
- J**  
±13.063 ACRES  
TOWNHOMES  
(2011)

- S**  
±4.694 ACRES  
100' x 140' SFD  
13,000 S.F.  
12 HOMES  
(2008)
- R**  
±20.997 ACRES  
100' x 140' SFD  
13,000 S.F.  
49 HOMES  
(2008)
- P**  
±12.954 ACRES  
75' x 134' SFD  
10,000 S.F.  
37 HOMES  
(2009)
- O**  
±12.463 ACRES  
TOWNHOMES  
(2009)
- N**  
±20.204 ACRES  
80' x 150' SFD  
12,000 S.F.  
48 HOMES  
(2009)
- M**  
±22.473 ACRES  
75' x 134' SFD  
10,000 S.F.  
65 HOMES  
(2010)
- L**  
±11.496 ACRES  
100' x 120' SFD  
12,000 S.F.  
33 HOMES  
(2010)

## LEGEND

- SINGLE FAMILY LOTS, MIN. 15,000 S.F.
- SINGLE FAMILY LOTS, MIN. 13,000 S.F.
- SINGLE FAMILY LOTS, MIN. 12,000 S.F.
- SINGLE FAMILY LOTS, MIN. 10,000 S.F.
- SINGLE FAMILY LOTS, MIN. 8,000 S.F.
- TOWNHOME AREA
- CHURCH SITE
- NEIGHBORHOOD PARKS/COMMUNITY CENTER
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE/BUFFERS
- COMMUNITY PARK AREA
- PUBLIC USE/OPEN SPACE
- STORMWATER MANAGEMENT FACILITY

### SINGLE FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Planned Lot Size	Average Lot Size (Sq. Ft.)	Max Lot Size (Sq. Ft.)	Min Lot Size (Sq. Ft.)	Median Lot Size (Sq. Ft.)	Total Lot Area (Sq. Ft.)	Total Lot Area (Ac.)	Neighborhood Area (Ac.)
A	15	15,000	16,528	15,761	15,000	15,017	225,416	5.17	6.01
B	15	15,000	17,014	20,346	15,003	16,591	255,204	5.86	7.83
C	33	15,000	16,570	31,370	15,000	15,500	546,821	12.55	15.21
D	26	15,000	15,948	19,752	15,000	15,936	414,627	9.52	10.97
E	75	13,000	15,640	32,858	13,000	14,664	1,172,991	26.93	35.03
G	89	8,000	9,793	15,725	8,352	9,112	871,618	20.01	25.78
H	64	8,000	11,765	31,263	8,645	10,198	764,726	17.56	20.57
I	21	10,000	13,449	24,730	10,225	12,309	282,437	6.48	7.59
L	33	12,000	13,210	17,266	12,000	12,600	426,926	10.01	11.50
M	65	10,000	12,252	24,224	10,108	10,906	796,409	18.28	22.47
N	48	12,000	12,887	17,686	12,000	12,507	616,266	14.20	20.20
P	37	10,000	12,410	20,626	10,125	11,545	459,178	10.54	12.85
R	49	13,000	15,090	26,694	13,000	14,324	739,403	16.97	21.00
S	12	13,000	14,271	14,641	13,300	14,534	171,248	3.93	4.69
<b>Total Single Family Homes</b>	<b>583</b>		<b>13,301</b>	<b>32,858</b>	<b>8,352</b>	<b>13,000</b>	<b>7,754,589</b>	<b>178.02</b>	<b>221.80</b>

### MULTI FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Neighborhood Area (Ac.)
J	120	13.08
O	108	12.46
<b>Total Multi Family Homes</b>	<b>228</b>	<b>25.52</b>

**K**  
±91.783 ACRES  
PARK  
(2005)

Actual Single Family Lot Size (SF)	Actual # of Homes
8,000-10,000	77
10,000-12,000	116
12,000-15,000	208
15,000-20,000	162
20,000+	20
<b>TOTAL</b>	<b>583</b>

### GENERAL NOTES AND LAND USE TABULATION

- TOTAL SITE AREA: 511.4 ACRES
- TOTAL RECREATION, OPEN, AND GREEN SPACE: 255.69 ACRES (50.00%)
  - A. COMMUNITY PARKS: 91.70 ACRES
  - B. NEIGHBORHOOD PARKS/COMMUNITY CENTER: 23.08 ACRES
  - C. PUBLIC USE OPEN SPACE: 0.41 ACRES
  - D. PRIVATE OPEN SPACE (DLOODPLAIN, BUFFERS, OUTLOTS, SWM): 115.59 ACRES
  - E. PRIVATE OPEN SPACE: 18.20 ACRES
- TOTAL RESIDENTIAL AREA: 247.32 ACRES
  - A. 15,000 SQUARE FOOT LOTS (100'x150'): 89 HOMES (10.97%)
  - B. 13,000 SQUARE FOOT LOTS (100'x130'): 136 HOMES (16.77%)
  - C. 12,000 SQUARE FOOT LOTS (100'x120'): 81 HOMES (10.96%)
  - D. 10,000 SQUARE FOOT LOTS (75'x135'): 123 HOMES (15.17%)
  - E. 8,000 SQUARE FOOT LOTS (65'x124'): 154 HOMES (18.99%)
  - F. TOWNHOMES: 228 HOMES (28.11%)
  - G. TOTAL HOMES: 811 HOMES
- CHURCH SITE: 6.73 ACRES
- PUBLIC ROADWAY DEDICATION: 67.63 ACRES
- GROSS DENSITY: 1.59 DU/Acre



PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
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AURORA, ILLINOIS 60504-9675  
PH: (630) 882-2100 FAX: (630) 882-2199  
e-mail: ccd@cemcon.com

DISC NO.: 456209 FILE NAME: Pre\_Plat.dwg  
DRAWN BY: KMS FLD BK / PG. NO.: N/A  
COMPLETION DATE: 09-24-04 JOB NO.: 456.209  
10-21-04/KMS  
12-17-04/KMS REV. PER E.E.I. REVIEW LETTER DATED 11-02-04  
& CROWN COMMUNITY DEVELOPMENT REVIEW  
2-10-05/KMS REV. PER E.E.I. REVIEW LETTER DATED 1-31-05

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**BAZOS, FREEMAN, SCHUSTER & POPE LLC**  
**Attorneys at Law**

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**MEMORANDUM**

**To:** Jay Hedges / Village Manager  
Crown; CUSD-300  
**From:** Mark Schuster / Village Attorney  
**Date:** ~~9-10-20~~ Revised 10-06-20  
**Re:** Village of Hampshire / Crown and CUSD 300.

The following revised timetable is proposed for the application of Crown Community Development (Hampshire East LLC) and CUSD-300 for the following tasks:

- i) to add territory to the Oakstead Subdivision by annexation;
- ii) to classify the new territory in the PRD – Planned Residential Zoning District;
- iii) to add to / modify the existing Preliminary Development Plan for Oakstead Subdivision (reserving in Concept Plan the southern portion of Oakstead), and
- iv) to obtain approval of a Final Development Plan for the public improvements related to the CUSD-300 school site;
- v) to transfer a 10-acre parcel to CUSD 300 for a new elementary school by 1-31-20.

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<del>1. Pre-application conference among interested parties</del>	<del>09-03</del>
2. FILING: File Petition to Establish PRD District for “new” territory (Crown) File Petition to Annex w/ proposed Amendment(s) (Crown)	10-15
3. FILING: File Preliminary Development Plan with Village (Crown)	10-16
4. PC > Comment on Concept Plan for Oakstead/new territory	10-26
5. FILING: File draft Amendment to Annexation Agreement – for review and discussion among parties and attorneys (Crown)	10-30
6. BOT > Final comments re Concept Plan (no formal action)	11-05
Set date for combined Public Hearing on proposed Preliminary Development Plan and Amendment to Annexation Agreement.	
7. BOT > Set date for PH on proposed Amendment to Annexation Agreement.	11-19
8. PC/ZBA > <u>Conduct combined Public Hearing</u> on Zoning and Preliminary Development Plan	11-23
9. ZBA > Follow up meeting <u>after</u> Public Hearing / conclude recommendation	12-08

**BAZOS, FREEMAN, SCHUSTER & POPE LLC**  
**Attorneys at Law**

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10. P/C > Follow up meeting after Public Hearing / conclude recommendation 12-14
11. BOT > Conduct Public Hearing re proposed Annexation Agreement -Amendment 12-17
- Approve Preliminary Development Plan (subject to/contingent upon annexation and zoning).
12. FILING > File draft Final Development Plan (re improvements related to School Site) 12-21
13. PARTIES > Finalize Amendment to Annexation Agreement. 12-31
14. P/C > Review / recommend Final Development Plan (re improvements related to School Site) 01-11
15. BOT > APPROVE ALL OF THE FOLLOWING: 01-21
- Amendment to Annexation Agreement
  - Annexation of new territory
  - Zoning (PRD classification) for new territory
  - Preliminary Development Plan
  - Final Development Plan (for improvements related to School Site)