

VILLAGE OF HAMPSHIRE  
PLANNING & ZONING COMMISSION

MINUTES

FEBRUARY 27, 2023

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:01pm by Chairman B. Mroch. Members present: Chair B. Mroch, and commissioners S. McBride, A. Neal, R. Frillman, B. Rossetti, and L. Rapach. Also present was village manager Jay Hedges, assistant to the village manager Josh Wray, village attorney Mark Schuster, and village engineer Tim Paulson from EEI Engineering.

A motion to approve minutes from February 13, 2023 with no corrections was made by A. Neal, seconded by L. Rapach, with a vote of 5 aye, 0 nay. Motion carried.

A public hearing was opened at approximately 7:08pm for consideration of a Petition for Zoning Text Amendment in regard to required surfacing materials for off-street loading berths and off-street parking spaces, Section 6-11-1(E) and Section 6-11-2(J) of the Village Code, to allow gravel as a surfacing material with certain requirements and restrictions.

One person addressed the Commission, asking if this change would apply to Township Roads, as well. Jay Hedges clarified that it would apply to parking areas in the Village, and not to traveled roads.

Public hearing closed at 7:17pm.

A motion to recommend approval of the Zoning Text-Amendment described in item 5(a) was made by R. Frillman and seconded by A. Neal., with a vote of 4 aye, 1 nay. Motion carried.

The public hearing for consideration of a Petition for Zoning Map Amendment for certain land to be annexed to the Village, to classify said land in the M-2 General Industrial Zoning District upon annexation to the Village, regarding certain property comprised of 38+- acres, located generally on the north side of Higgins Road, west of US Hwy 20, and south of I-90 in Hampshire Township

was reconvened and opened at 7:20pm. 24 persons spoke in regard to this item, generally opposing approval of Zoning Map Amendment described in Item 5(c). A record of the testimony offered at the public hearing was taken by court reporter.

The public hearing closed at 8:40pm.

A motion to take a brief recess at 8:42pm was made by A. Neal, seconded by S. McBride, 5 aye, 0 nay. The Commission reconvened at 8:54pm.

John Suerth of CBRE, and Ernie Pirron, representatives of the Petitioner, gave a brief presentation regarding the Petition. They did not directly answer questions raised by the earlier speakers.

A motion to recommend classifying the property identified in agenda item 5(c) and legally described in the petition for zoning map amendment in the M-2 General Industrial Zoning District upon annexation to the village was made by L. Rapach, seconded by A. Neal, with a vote of 0 aye, 5 nay. Motion failed.

The public hearing for consideration of a petition for Zoning Map Amendment for certain land to be annexed to the Village, to classify said land in the M-3 Industrial Zoning District upon annexation to the Village regarding certain property comprised of 278+- acres, located generally north of I-90, east of US Hwy 20, and on either side of Dietrich Road in Hampshire Township, Kane County, and Coral Township, McHenry County was reconvened and opened at 9:04pm.

Ernie Pirron and John Suerth from CBRE made a presentation to the Commission regarding the Petition, Item 5(e).

25 persons spoke in regard to item 5(e), generally opposing approval of the Zoning Map Amendment described in Item 5(e). A record of the testimony offered at the public hearing was taken by court reporter.

The public hearing was closed at 10:44pm.

A motion to recommend classifying the property identified in agenda item 5(e) and legally described in the petition for zoning map amendment in the M-3 Industrial Zoning District upon annexation to the village was made by A. Neal, seconded by L. Rapach, with a vote of 0 aye, 5 nay. Motion failed.

A motion to authorize the Chair to report the actions of the Commission's business of this meeting and prior meeting, with appropriate findings of fact and recommendations(s) to the village was made by S. McBride, seconded by R. Frillman, with a vote of 5 aye, 0 nay. Motion carried.

A motion for adjournment at 10:48pm was made by A. Neal, seconded by L. Rapach, with a vote of 5 aye, 0 nay. Motion carried.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Richard Frillman", written over a horizontal line.

R. Frillman  
Secretary