

# Meeting Minutes

Village of Hampshire  
234 S. State Street  
Hampshire, IL 60140

## Call to order

A meeting of Zoning and Planning commission was held at Village Hall on 10/23/2023 at 7:01pm.

## Attendees

Attendees included were Chairman B. Mroch via Microsoft Teams, commissioners L. Rapach, B. Rossetti, G. Duchaj, R. Frillman, and A. Neal. A motion to appoint A. Neal to serve as Chair until B. Mroch could attend in person was made by L. Rapach, seconded by S. McBride, with a vote of 5 aye, 1 abstain, and 0 nay. Motion carried.

## Approval of minutes

A motion to approve meeting minutes from the October 9, 2023 meeting was made by B. Rossetti, seconded by L. Rapach, with a vote of 6 aye, 0 nay.

## Old Business

A review of the EV Charging Zoning Amendment Passed by the Village was board was discussed among the board to recognize the input of G. Duchaj.

## New business

6(a) - A motion to combine the required Public Hearings for agenda items 6(b)-6(e) and (7) Public Comments, all for the Tinajero property consisting of approximately fifteen (15) acres located at the southeast corner of US Hwy 20 and Big Timber Road in Hampshire Township, Kane County was made by S. McBride, seconded by G. Duchaj, with a vote of 6 aye, 0 nay. Motion Carried.

The Public Hearings opened at 7:11pm.

The Public Hearings closed at 8:27pm. The public comments can be seen in the court reporter's record.

6(b) - A Motion to recommend approval of a Final Plat of Subdivision for the Tinajero property upon annexation to the Village, conditional upon receiving final engineering approval was made by B. Rossetti, seconded by L. Rapach, with a vote of 6 aye, 0 nay. Motion carried.

6(c) - A Motion to recommend approval of a Petition for Zoning Amendment for the Tinajero property to, upon annexation, classify Lots 1 and 2 in the B-3 Service Business Zoning District and Lot 3 in the M-1 Restricted Industrial Zoning District as shown on the proposed final plat of subdivision was made by A. Neal, seconded by S. McBride, with a vote of 6 Aye, 0 Nay. Motion carried.

6(d) - A Motion to recommend approval of a Petition for Special use for the Tinajero property to allow, upon annexation, "contractor yard" as permitted use on Lot 3 as shown on the proposed final plat of subdivision, conditional upon including a solid wall or fence at least six feet but not more than eight feet in height, or densely plated landscaping at least six feet in height, along the southern border of the lot and adjoining eastern lot line along the residence lot line was made by A. Neal, seconded by L. Rapach, with a vote of 5 aye, 1 nay. Motion carried.

6(e) - A Motion to recommend approval of a Petition for Variance for the Tinajero property to allow, upon annexation, gravel surfacing on Lot 3 as shown on the proposed final plat of subdivision, conditional upon including a solid wall or fence at least six feet but not more than eight feet in height, or densely planted landscaping at least six feet in height along the southern border of the lot and adjoining eastern lot line along the residence lot line was made by B. Rossetti, seconded by A. Neal, with a vote of 5 aye, 1 nay. Motion carried.

## Announcements

Aaron Neal announced his resignation from the Zoning and Planning commission effective at the end of the year.

## Adjournment

A motion to adjourn the meeting was made by A. Neal, seconded by S. McBride, with a vote of 6 aye, 0 nay. Motion carried. The meeting ended at 8:27pm.

  
Secretary

10/23/2023  
Date of approval