

**VILLAGE OF HAMPSHIRE  
PLANNING & ZONING COMMISSION**

**MINUTES  
June 28, 2021**

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:00 p.m. by Chair B. Mroch. Members present: B. Mroch, and Commissioners H. Hoffman, A. Neal, and L. Rapach, in person; and Commissioner W. Rossetti, via telephone. Absent were Commissioners R. Frillman, and T. Wetzel. Also present was Village President M. Reid and Village Attorney Mark Schuster.

On motion by H. Hoffman, seconded by A. Neal, the minutes of the meeting of the Commission held on May 28, 2021, were approved by vote of 4 aye, 0 nay.

The first order of business was to consider the Petition for Special Use filed by Hamp Fire Protection District for a special use for a fire station in the R-2 Residential Zoning District.

The Fire Protection District also filed a Petition for Variance to allow for a rear yard of only twenty-eight (28') feet.

On motion by H. Hoffman, seconded by L. Rapach, to combine these two matters together, for purposes of public hearing, the vote was 4 aye, 0 nay. Motion passed.

The Chair then called to order a public hearing on the two matters, at 7:07 p.m. The Village Attorney announced that notice of the public hearing had been published in the Daily Herald newspaper on June 10, 2021, and a certificate of publication was on file with the Village Clerk.

Fire Chief Trevor Herrmann then made a presentation to the Board, including a handout of information and statistics relating to operations of the Fire District, including a site plan and elevations of the proposed new building. Copy attached. The District has contracted to acquire three (3) lots from Hampshire East, LLC to erect a new fire station to supplement the existing station on Washington Street in the Village.

Ms. Kelly O'Connor / Studio 222 Architects also addressed the Commission, to explain the need for a variance of the rear yard on the property, to accommodate the apparatus building, and a covered patio for the station / living quarters for firemen on duty. It was noted that the property to the east of the proposed fire station is the Hampshire High School property, features a sharp decline of topography, and is open space.

Mr. David Scarpino, who is both Superintendent of CUSD-300, and a member of the Board of Trustees of the Fire District, commented that both the School District, and the Board, favored location of a fire station at this location.

No other persons were present to speak at the public hearing in regard to either Petition.

Members of the Planning & Zoning Commission inquired or commented about the following:

a. From questions by Mr. Mroch, and Mr. Rapach, it was confirmed that the rear yard would be reduced not only for the covered patio, but also for the apparatus building; and that the area behind the proposed station was open space on the high school grounds.

On motion by L. Rapach, seconded by A. Neal, to recommend approval of the Petition for Special Use, to allow a fire station in the R-2 Residential Zoning District, the vote was 4 aye, 0 nay. Motion passed.

On motion by H. Hoffman, and seconded by A. Neal, to recommend approval of the Petition for Variance, to allow a rear yard of not less than twenty-eight (28') feet, the vote was 4 aye, 0 nay. Motion passed.

On motion by A. Neal, seconded by H. Hoffman, to authorize the Chair to report on these Agenda Items to the Board of Trustees, the vote was 4 aye, 0 nay. Motion passed.

On motion duly made and seconded, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

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B. Mroch  
Chair