

VILLAGE OF HAMPSHIRE - BOARD OF TRUSTEES

Meeting Minutes – January 4, 2018

The regular meeting of the Village Board of Hampshire was called to order by Village President Jeffrey Magnussen at 7:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday, January 4, 2017.

Present: Christine Klein; Toby Koth; Ryan Krajecki; Erik Robinson; Michael Reid; and Janet Kraus

Absent: None

A quorum was established.

Staff & Consultants present: Village Finance Director Lori Lyons; Village Engineer Brad Sanderson, and Village Attorney Mark Schuster.

The Pledge of Allegiance was recited.

Citizen Comment:

Connie von Keudell – Introduced herself running for county board and invited everyone for a meet and greet at Eagle's Club on January 14, 2018. The election will take place on March 20, 2018. Hope to see everyone there.

John Widek – He was inquiring about the property at 17N590 Route 20, six acres is highway commercial in the front and 6 acres residential in the back. They would like to put in a auto body shop if it's allowed per ordinance.

Minutes

Trustee Krajecki moved to approve the minutes of December 21, 2017.

Seconded by Trustee Kraus

Motion carried by voice vote.

Ayes: Klein, Krajecki, Reid, Robinson, Koth and Kraus

Nays: None

Absent: None

VILLAGE PRESIDENT REPORT

1. Public Hearing on proposed Annexation Agreement by and among the following parties: Evelyn Bicknese, Lorraine Lenschow, Marilyn Kunde, Arlene Bickelhaupt, Roger Henning, the Dale E. and Jacqueline Melms Trust, Gin Family Partnership, LLC, an Illinois Limited Liability Company and Love's Travel Stops & Country Stores, Inc., an Oklahoma Corporation (owners / developer) and the Village of Hampshire, regarding certain property located at US Highway 20 and the I-90 on/off ramp. The public hearing was opened at 7:08 p.m.

Mr. Chad Bruner, real estate project manager for Love's Travel Stops & Country Stores, appeared for the Petitioner. He reported that they are requesting annexation of approximately 99 acres as Owner, plus 3.4 acres owned by the Gin Family Partnership. . Of this land, 71 acres will be zoned M-1, but as of now there are no concrete plans for development of that

property, except maybe warehouse units. The balance of the property will be developed as a Loves truck stop/gas station. Village Attorney Schuster reported a roadway will be extended through the 71 acres, in the future.

Village Attorney Schuster also reported that there were several modifications to the draft Annexation Agreement for consideration by the Board before approval, in part, changing the description and lettering of exhibits to the agreement; identifying a preliminary landscape plan that has been reviewed (Exhibit "D"); identifying a preliminary plat of subdivision (designated by the preparer as "final") (Exhibit "E"); adding a requirement for creation of a backup Special Service Area for maintenance of any drainage improvements on the site; noting that the earlier reference to separate plans in the agreement for sewer and water improvements were not necessary, but were covered by Exhibit "C"; and making a few other non-substantive changes to the draft.

Mr. Bruner explained that Loves is waiting for IDOT to approve the design for the proposed intersection at Tang Blvd. and US Highway 20, in order to prepare a Final Plat of Subdivision and begin work on the site.

The public hearing was closed at 7:16 p.m.

Village Board meeting was open at 7:16 p.m.

2. Village President's Report

- a. Trustee Robinson moved to approve Ordinance 18-01; authorizing the execution of a certain annexation agreement (Loves Development) with changes made.

Seconded by Trustee Reid

Motion carried by roll call vote

Ayes: Klein, Koth, Krajecki, Kraus, Reid, And Robinson, Magnussen

Nays: None

Absent: None

- b. Trustee Kraus moved to approve Ordinance 18-02; annexing certain territory to the Village of Hampshire, Kane County, Illinois (Loves Development)

Seconded by Trustee Krajecki

Motion carried by roll call vote

Ayes: Koth, Krajecki, Kraus, Reid, Robinson, Magnussen, Klein

Nays: None

Absent: None

- c. Trustee Klein moved to approve Ordinance 18-03; zoning certain land newly annexed to the village in part in the HC Highway Commercial Zoning District and in part in the M-1 Restricted Industrial Zoning district in the Village (Loves Development)

Seconded by Trustee Robinson

Motion carried by roll call vote

Ayes: Krajecki, Kraus, Reid, Robinson, Magnussen, Klein, Koth,

Nays: None

Absent: None

- d. Trustee Reid moved to approve Ordinance 18-04; granting a special use to allow for an automobile / truck stop on certain property classified in the HC Highway Commercial Zoning District in the Village (Loves Development)

Seconded by Trustee Krajecki

Motion carried by roll call vote

Ayes: Klein, Koth, Krajecki, Kraus, Reid, Robinson, Magnussen
Nays: None
Absent: None

- e. Trustee Robinson moved to approve Ordinance 18-05; varying the community graphics requirements for certain property adjacent to US Highway 20 and the I-90 on/off ramp (Loves Development)

Seconded by Trustee Kraus
Motion carried by roll call vote
Ayes: Reid, Robinson Klein, Koth, Krajecki, Kraus, Magnussen
Nays: None
Absent: None

- f) Trustee Robinson moved to approve Resolution 18-01; approving the preliminary plan for subdivision for a proposed development of land adjacent to US Highway 20 and the IL-90 on/off ramp by Loves Truck Stops and Country Stores, LLC (Loves Development)

Seconded by Trustee Reid
Motion carried by roll call vote
Ayes: Robinson Klein, Koth, Krajecki, Kraus, Reid, Magnussen
Nays: None
Absent: None

- g) Trustee Robinson moved, to approve Hampshire Park District request of releasing \$195,000.00 impact fees.

Seconded by Trustee Koth
Motion carried by roll call vote
Ayes: Robinson, Reid, Kraus, Krajecki, Koth and Klein
Nays: None
Absent: None

- h) Trustee Reid moved, to approve Resolution 18-02: adopting a policy prohibiting sexual harassment for the Village of Hampshire

Seconded by Trustee Kraus
Motion carried by roll call vote
Ayes: Reid, Kraus, Krajecki, Koth, Klein and Robinson
Nays: None
Absent: None

- i) Trustee Reid moved, to approve Ordinance 18-06: amending the police regulations of the Village to re-state certain provisions governing cannabis regulations in the Village.

Seconded by Trustee Robinson
Motion carried by roll call vote
Ayes: Kraus, Reid, Robinson Klein, and Koth
Nays: Krajecki
Absent: None

- j) Trustee Reid moved, to reappoint Bill Robinson and Ken Swanson on the Planning Commission for term that expires 1-4-2021.

Seconded by Trustee Koth
Motion carried by voice vote.
Ayes: Klein, Krajecki, Reid, Robinson, Koth and Kraus
Nays: None
Absent: None

Village President Magnussen congratulated Mr. John Fenzel who sold his business after 75 years of doing business in town. The new owner has a clause he must keep the car dealership in town for five years. The Village wishes nothing but the best to John and his family and happy retirement.

VILLAGE BOARD COMMITTEE REPORTS

a. Public Works – Trustee Koth reported that the trucks went out to snowplow, plus some mailboxes were vandalized, residents should file a police report. Elm Street had a water main break and we are checking to see if our Street Supervisor Dave Starrett can get his own Nixle so he can report items that the residents should know.

b. Village Services – Trustee Kraus report she will be having a public meeting with the Lakewood Crossing residents about Verizon putting in a pole by the lift station, to help with better reception there and at the tollway.

c. Fields & Trails -- No report

d. Business Development Commission

Trustee Krajecki reported the next meeting will be January 10, 2018 at 6:30 p.m. We will be now focusing on downtown. Shout out to Bill Rossetti for a fine job with the newsletter.

e. Economic Development – No report

f. Finance

Accounts Payable

Trustee Klein moved to approve the Accounts Payable in the sum of \$184,480.64, to be paid on or before January 10, 2018.

Seconded by Trustee Kraus
Motion carried by roll call vote
Ayes: Klein, Koth, Krajecki, Kraus, Reid, and Robinson.
Nays: None
Absent: None

Trustee Klein mentioned there will be a finance committee meeting to work on the employee handbook. The time and date has not been set yet.

g. Planning/Zoning- No report

h. Public Safety – Trustee Reid reported please try and shovel the sidewalks so people don't have to walk in the streets. FOP raffle went very well.

EXECUTIVE SESSION:

Trustee Koth moved, to adjourn to executive session to Purchase/Lease of Real Property Under Section 2 (c) 5 of the Open Meetings Act, at 8:03 p.m.

Seconded by Trustee Kraus
Motion carried by roll call vote
Ayes: Klein, Koth, Krajecki, Kraus, Reid, and Robinson
Nays: None
Absent: None

The Village Board reconvened at 8:09 PM

Trustee Robinson moved, to approve the contracts for purchase of the two properties, at 981 S. State Street for \$77,000 and the empty lot adjacent to it for \$18,000, and authorize Finance Director to cut two checks for earnest money, \$1,000 for each contract.

Seconded by Trustee Koth
Motion carried by roll call vote
Ayes: Koth, Krajecki, Kraus, Reid, and Robinson
Nays: None
Absent: Klein

Trustee Klein was not present for vote.

ADJOURNMENT:

Trustee Kraus moved to adjourn the Village Board meeting at 8:13 p.m.

Seconded by Trustee Robinson
Motion carried by voice vote
Ayes: All
Nays: None
Absent: Klein


Linda Vasquez Village Clerk