

REGULAR MEETING OF THE BOARD OF TRUSTEES
MINUTES
August 17, 2023

The regular meeting of the Village Board of Hampshire was called to order by Village President Michael J. Reid, Jr. at 7:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday, August 17, 2023.

Trustee Kelly moved to allow Trustee Pollastrini to attend remotely.

Seconded by Trustee Mott
Motion carried by roll call vote.
Ayes: Fodor, Kelly, Koth, Mott, Robinson
Nays: None

Roll call by Deputy Village Clerk Josh Wray:

Present: Heather Fodor, Aaron Kelly, Toby Koth, Lionel Mott, Laura Pollastrini, and Erik Robinson
Absent: None

A quorum was established.

In addition, present in-person were Village Manager Jay Hedges, Attorney Erin Kiernat, Lt. James Neblock, Finance Director Lori Lyons, Utilities Supervisor Mark Montgomery, and Utilities Foreman Sean Horne. Village Engineer Tim Paulson attended remotely.

President Reid led the Pledge of Allegiance.

PUBLIC COMMENTS

Carl Palmisano provided a summary of another successful Coon Creek Country Days, and the thanked the Village for participating and providing funding in its budget.

MINUTES

Trustee Koth moved to approve the minutes of August 3, 2023.

Seconded by Trustee Robinson
Motion carried by roll call vote.
Ayes: Fodor, Kelly, Koth, Mott, Pollastrini, Robinson
Nays: None
Absent: None

VILLAGE MANAGER'S REPORT

New Business Presentation by Self-Storage Developers, LLC

Principles of Self-Storage Developers, LLC presented a basic concept for a new development on the Light property located on Higgins Rd. along I-90 and US Hwy 20. The primary purpose for their development would be to build high-quality RV/boat storage, which would be housed under canopies. They also presented a concept for some form of residential development along the west side of the property abutting the unincorporated neighborhood. They discussed several methods they would use to mitigate impact on the area around them,

including directional lighting that would only be half lit until a customer arrived, aesthetically pleasing security fencing, and prohibitions on maintenance at the site.

The trustees asked some questions. Trustee Kelly commended the developers on considering their potential impact on neighbors and proactively addressing it.

A Motion to Award a Façade Improvement Grant in the Amount of \$20,150 to Mark Sychowski of State Farm for Improvements to 185 S State Street (50% of Total Project Cost of \$40,300)

Trustee Pollastrini arrived at the meeting in-person.

Trustee Kelly provided a summary of the project and the BDC's deliberations on it. The trustees asked several questions and discussed for approximately 10 minutes.

Trustee Pollastrini moved to award a Façade Improvement Grant in the Amount of \$20,150 to Mark Sychowski of State Farm for Improvements to 185 S State Street.

Seconded by Trustee Mott
Motion carried by roll call vote.
Ayes: Fodor, Koth, Mott, Pollastrini, Robinson
Nays: None
Abstain: Kelly
Absent: None

A Motion to Award a Façade Improvement Grant in the Amount of \$25,820.61 to LG Brother's, Inc. for Improvements to 129 S State Street (75% of Total Project Cost of \$34,427.48)

Trustee Kelly summarized the project and the BDC's deliberations on it. He noted that a prior grant for this building was given for a small project done by the previous owners to bring the building into compliance with the property maintenance code but that this will be a much more substantial project. He also complimented the new owner, Tatjana Rigoni, on her willingness to integrate feedback from the BDC and Beautification Committee especially given the unexpected internal improvements needed. The trustees asked several questions and discussed for approximately 10 minutes.

Trustee Robinson moved to Award a Façade Improvement Grant in the Amount of \$25,820.61 to LG Brother's, Inc. for Improvements to 129 S State Street.

Seconded by Trustee Fodor
Motion carried by roll call vote.
Ayes: Fodor, Koth, Mott, Pollastrini, Robinson
Nays: None
Abstain: Kelly
Absent: None

A Motion to Award a Façade Improvement Grant in the Amount of \$2,353.83 to 124 South State, LLC (Hampshire Social) for Improvements to 124 S State Street (75% of Total Project Cost of \$3,138.44)

Trustee Kelly provided a summary of the project and the BDC's deliberations on it. Discussion ensued for approximately 5 minutes.

Trustee Robinson moved to Award a Façade Improvement Grant in the Amount of \$2,353.83 to 124 South State, LLC (Hampshire Social) for Improvements to 124 S State Street.

Seconded by Trustee Mott
Motion carried by roll call vote.
Ayes: Fodor, Koth, Mott, Pollastrini, Robinson
Nays: None
Abstain: Kelly
Absent: None

A Discussion Regarding Amendments to the Residential Chicken Regulations

President Reid noted that he met with a group of the chicken licensees to discuss changes to the current regulations. The four points they agreed to bring forward were (1) increasing the allowable number of hens from four to eight, (2) removing the screening requirements for runs and instead adding a list of prohibited construction materials, (3) allowing chicks to be kept inside until fully feathered, and (4) increasing the allowable height of runs from six feet to seven feet.

Discussion among the trustees ensued for approximately 30 minutes. The consensus of the Board was to change the code to allow all the suggested changes except for the removal of screening. Staff will draft the necessary documentation for a zoning text amendment to make these changes, which will come back to the Village Board for final approval after the Planning and Zoning Commission conducts a public hearing and provides a recommendation.

STAFF REPORTS

Utilities Report

Utilities Supervisor Mark Montgomery reported on two topics. First, he provided an in-depth description of the USEPA's facility report website regarding the Village's wastewater treatment plant. He noted that the alleged discharge violations from public comments at last Board meeting were incorrect. Rather, there are seven quarters of reporting issues, which are delinquent or missing despite in-person inspections by Illinois EPA noting that the department's reporting is in perfect compliance. Mr. Montgomery has had conversations with the IEPA to confirm this status on reporting, so his only explanation is that there is a problem with the transfer of information from IEPA to USEPA where it then shows up on the website. There are no discharge violations from the Village of Hampshire as there are from many other communities in the region.

The second topic was on the current permitting and monitoring practices under the industrial wastewater pretreatment ordinance. Mr. Montgomery described the survey, permitting, and periodic monitoring required, noting that staff will include truck wash facilities as needing a permit moving forward.

Engineering Report

Mr. Paulson answered questions regarding the engineering report.

ACCOUNTS PAYABLE

A Motion to Approve the August 17, 2023 Accounts Payable to Personnel

Trustee Pollastrini moved to approve the Accounts Payable in the sum of \$64.19 paid on or before August 23, 2023.

Seconded by Trustee Koth
Motion carried by roll call vote.
Ayes: Fodor, Kelly, Koth, Mott, Pollastrini, Robinson
Nays: None
Absent: None

A Motion to Approve the August 17, 2023 Regular Accounts Payable

Trustee Kelly noted that this total number looks like a lot, but anyone interested should look closely at the actual expenditures because a large portion of this is actually just disbursements of transition fees to the other taxing bodies, which is money the Village just collects for them.

Trustee Koth moved to approve the Accounts Payable in the sum of \$483,583.31 paid on or before August 23, 2023.

Seconded by Trustee Kelly
Motion carried by roll call vote.
Ayes: Fodor, Kelly, Koth, Mott, Pollastrini, Robinson
Nays: None
Absent: None

COMMITTEE / COMMISSION REPORTS

- a) Business Development Commission - Trustee Kelly described items the BDC and Beautification Committee have been considering, including changes to the signage regulations for the downtown area and potential changes to the façade grant process (e.g., deadlines, eligible area, etc.) which resulted in no recommended changes. He also noted there is at least one more façade grant application in the process; the applicant was asked to make some revisions, and we expect their updated application to come before the BDC soon.
- b) Public Works - No Report

NEW BUSINESS

Trustee Koth thanked the Planning and Zoning Commission for their time and effort at its last meeting for the hearings on the Light project. Mr. Hedges commended the PZC on their thoughtful and deliberative work at the last meeting. Pres. Reid approached the professionalism the commissioners portrayed.

President Reid thanked the staff for its hard work in helping make Coon Creek happen.

Pres. Reid reminded everyone of the car show this weekend.

Trustee Kelly commended staff and Kane County for the swiftness in which the stop light at Big Timber Elementary was installed before school started; it was a very important piece of the

project for the Board and many others including parents of those students.

Trustee Fodor gave a general thank you to staff for its utmost professionalism and responsiveness to the Board allowing the trustees to be informed and make the best decisions they can. Trustee Mott added to that thanking the public works staff for their help with the signage for Coon Creek.

EXECUTIVE SESSION

No executive session was held.

ADJOURNMENT

Trustee Kelly moved to adjourn the Village Board meeting at 9:02 p.m.

Seconded by Trustee Fodor
Motion carried by voice vote.


Josh Wray, Deputy Village Clerk