

In The Matter Of:
Village of Hampshire Planning & Zoning Commission
Minutes

May 8, 2023

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4 VILLAGE OF HAMPSHIRE
5 Planning & Zoning Commission
6 Minutes
7 May 8, 2023 - 7:00 P.M.
8 Hampshire Middle School
9 560 South State Street
10 Hampshire, Illinois 60140
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13 Members Present:
14 Bryan Mroch, Chairman
15 Bill Rossetti
16 Larry Rapach
17 Grace Duchaj
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1 Pledge of Allegiance.
2 (Whereupon, the Pledge of
3 Allegiance was recited.)
4 CHAIRMAN MROCH: I would also like to
5 introduce our newest Planning & Zoning Commission
6 member, Ms. Grace Duchaj, sitting to my right. This
7 evening is her first meeting, and we look forward to
8 plenty of good input from her during her term.
9 Roll call this evening.
10 Larry Rapach?
11 MR. RAPACH: Here.
12 CHAIRMAN MROCH: Bill Rossetti?
13 MR. ROSSETTI: Here.
14 CHAIRMAN MROCH: I myself am present.
15 Ms. Duchaj?
16 MS. DUCHAJ: Here.
17 CHAIRMAN MROCH: We do have three
18 commissioners absent this evening. I'm noting it
19 accordingly.
20 All right. Ladies and gentlemen of the
21 commission, we do have a small change to the agenda
22 flow. Do we just have to make a motion on this one?
23 MR VASSELLI: We do.
24 CHAIRMAN MROCH: Okay.

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1 CHAIRMAN MROCH: Good evening again,
2 everyone. We will be hearing a presentation this
3 evening from the owners of the Light Properties and
4 their petitions to rezone the properties. After the
5 developer makes its presentation, the Planning &
6 Zoning Commission will be given the opportunity to
7 ask questions and comment and then the public will
8 be given the opportunity to ask questions and
9 comment on that presentation.
10 The developer will then provide some
11 answers, and the Planning & Zoning Commission will
12 make a summary statement towards the end of the
13 meeting.
14 This meeting will allow additional
15 fact findings of the Light Property in general. The
16 whole proceeding will be recorded by a court
17 reporter.
18 The Planning & Zoning Commission
19 takes no final action on this meeting this evening,
20 and we appreciate your civility and decorum during
21 this evening's meeting.
22 Thank you.
23 I would like to call this meeting to
24 order. If I could have everyone stand for the

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1 MR. VASSELLI: We do, Mr. Chairman.
2 CHAIRMAN MROCH: Is there any official
3 verbiage or just a motion to accept the agenda as
4 noted?
5 MR. VASSELLI: There's no -- that's
6 perfect.
7 CHAIRMAN MROCH: Okay. To kind of recap
8 on that item. We do have small change in the flow
9 of our normal meeting and agenda items. I will
10 entertain a motion to adopt that flow, that agenda
11 process as noted on our sheet this evening.
12 MR. RAPACH: So moved.
13 MR. ROSSETTI: Second.
14 CHAIRMAN MROCH: Ms. Duchaj, how do you
15 vote?
16 MS. DUCHAJ: Yes.
17 CHAIRMAN MROCH: Mr. Rossetti?
18 MR. ROSSETTI: Aye.
19 CHAIRMAN MROCH: Mr. Rapach?
20 MR. RAPACH: Aye.
21 CHAIRMAN MROCH: And, for the record, I
22 myself also vote aye.
23 If I could ask folks of the Planning &
24 Zoning Commission to review the minutes from the

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1 March 13th meeting. Are there any corrections,
2 misspellings, any questions or comments? And if no
3 items are noted, I will entertain a motion to
4 approve those minutes.
5 MR. RAPACH: So moved if we can do it with
6 just three of us and an abstention.
7 CHAIRMAN MROCH: Yes, we can.
8 MR. RAPACH: So moved.
9 MR. ROSSETTI: Second.
10 CHAIRMAN MROCH: Mr. Rapach?
11 MR. RAPACH: Aye.
12 CHAIRMAN MROCH: Mr. Rossetti?
13 MR. ROSSETTI: Aye.
14 CHAIRMAN MROCH: I myself vote aye.
15 Ms. Duchaj?
16 MS. DUCHAJ: Abstain.
17 CHAIRMAN MROCH: If I could ask everyone
18 to approve, review the minutes from our March 27th
19 meeting, look for any questions, comments,
20 corrections, misspellings. In the absence of any of
21 those, I will entertain a motion to approve those
22 minutes.
23 MR. ROSSETTI: The only correction I'd
24 like to -- the only correction I'd like to make,

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1 Mr. Chairman, is my name is spelled with two S's. I
2 like all my S's all my T's. My dad would approve of
3 that.
4 CHAIRMAN MROCH: No other questions,
5 corrections with the exception of that notation on
6 Mr. Rossetti's last name, I'll entertain that motion
7 to approve.
8 MR. ROSSETTI: I'll make that motion.
9 MR. RAPACH: Second.
10 CHAIRMAN MROCH: Ms. Duchaj?
11 MS. DUCHAJ: Abstain.
12 CHAIRMAN MROCH: I myself will vote aye.
13 Mr. Rossetti?
14 MR. ROSSETTI: Aye.
15 CHAIRMAN MROCH: Mr. Rapach?
16 MR. RAPACH: Aye.
17 CHAIRMAN MROCH: All right. The first
18 item on our agenda this evening is a presentation
19 regarding two petitions for zoning map amendment by
20 Light Properties for 164 acres located north of
21 Dietrich Road and 114 acres located south of
22 Dietrich near U.S. Highway 20 to be zoned in the
23 M-2, General Industrial Zoning District, upon
24 annexation.

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1 MR. BURNEY: Good evening, Mr. Chairman,
2 Members of the Planning Commission & Zoning Board,
3 and New Member. You certainly come in at a
4 propitious time.
5 My name's Tom Burney. I'm
6 representing the Light family. There are two
7 applications north of 20 that are being considered
8 here. Again, this is an informational meeting. We
9 will freely acknowledge that we had a flawed in the
10 legal notice and that, you know, 99 percent of the
11 time the Village hearings are at the Village Hall,
12 but this one was at the middle school, and we
13 missed. We didn't want the people to come out who
14 got the certified mailings to come to a room where
15 nobody showed up. And we thought that the most
16 appropriate thing to do was to provide an
17 informational meeting. Under Mr. Pirron's
18 direction, we have definitely beefed up the
19 presentation that we're going to be making from the
20 presentation we made a couple of months ago. We
21 have a very well-respected land planner, Carrie
22 Hansen, from Schoppe Design, who's done many of
23 these kinds of developments, who is familiar with
24 the sound principles of land use and zoning. And

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1 we'll give you and the members of the audience --
2 and I apologize that my back is to you. No offense
3 is meant. Her view on why the rezoning of this
4 ground to M-2 is appropriate and consistent with
5 sound zoning principles.
6 We're then going to follow up with
7 Kevin Coughlin from Manhard Engineering, a very
8 well-respected civil engineering company, not only
9 in our region, but really it's expanded nationwide.
10 They are going to just fundamentally look at what
11 are some of the environmentally-sensitive portions
12 of this property of how it could be converted into
13 significant transitions and buffers, how it can be
14 protected.
15 And, thirdly, we have John Suerth
16 from CBRE Richards, who is very familiar with the
17 market and believes that what we are calling the
18 Dietrich Road Logistics Center, that there will be a
19 market, a strong market for this kind of a use as an
20 adjunct to the huge node of commercial development
21 that you've put it in to 20 and 90, and that it's a
22 logical extension of what has occurred.
23 It's -- it is an informational
24 meeting. I do remind the public that all of us have

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1 studied the significant public comments that so many
2 of you made at the meeting on February 27th. And
3 while you're free to say anything, we would request
4 that you try to keep your comments to things that
5 we've been presenting, but I can't cause you to do
6 that. I can also say that you are going get a full
7 opportunity when this matter is scheduled for a
8 public hearing, we'd expect in June, to ask more
9 questions and to provide additional public comment.
10 We -- what you're going to hear tonight
11 are our witnesses' views on why annexation of this
12 property to the Village is in the benefit of the
13 Village. Why M-2 zoning is a benefit to the
14 Village. And really what John is going to talk to
15 you about is that this is a warehousing type of
16 logistics type of site. And why are we going M-2
17 and not OM. Those uses are not permitted in the
18 M-2; they are permitted in the OM.
19 This is also -- and I've had the pleasure
20 of representing landowners, land develops in
21 Hampshire in the past, and I can tell you that -- no
22 pun intended -- this is a very light annexation
23 agreement. Typically the property owners who come
24 into the Village want a lot of promises; you're

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1 going to give me this tax break; you're going to
2 excuse me from this requirement. But that's not the
3 way this agreement is written. We -- it is written
4 in a manner that the Village planning commission in
5 the first instance, and the Village Board in the
6 second, is given huge amounts of discretion on what
7 it can approve.
8 The Lights believe that the end users that
9 they're able to sell this ground to, if it's zoned
10 M-2 and offered to the market as annexed to
11 Hampshire and zoned M-2, that those users are going
12 to be acceptable to you; that the uses and the plans
13 that they have are going to be acceptable to you.
14 But as I see this annexation agreement, and, you
15 know, it's embarrassing, I've been doing this for
16 46 years. The Village, once a property owner gives
17 up the right to annex it's property, it's now part
18 of the jurisdiction and control of the Village, you
19 have tremendous amounts of control. The Lights
20 understand this, and they believe that they can
21 bring you users that you are going to embrace and
22 approve that are consistent with the public welfare,
23 consistent with sound zoning practices.
24 So I know that it's not this job of the

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1 planning commission to look at the annexation
2 agreement. That is a fundamental responsibility of
3 the Village Board. But I can tell you that
4 throughout this, there are all kinds of requirements
5 that owners shall -- I'm sorry -- owner shall, at
6 its expense, be responsible to provide such on-site
7 an area-wide improvements as may reasonably be
8 necessary. Owner shall provide some suitable or
9 temporary secondary access. It requires, under the
10 Interchange Overlay District that you have, as well
11 as the words of this document, that the subsequent
12 users have got to go through site plan approval,
13 have to go through a process before the planning
14 commission with a recommendation to the Village
15 Board. So we are just beginning on this process,
16 and, therefore, we don't have all the answers of
17 where the buildings are going to go, what the final
18 site plan is going to go, but we are deferring that
19 decision to the end users and to ultimately your
20 decision-making. So, therefore, you're going to see
21 in the slides that we present, things that are
22 identified as conceptual. It's going to be the end
23 user who designs the site plan, designs the
24 landscaping plan, who designs the transitions and

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1 buffers. It's going to be the end user who presents
2 a building to you in its alignment and how it
3 relates to its surrounding. So that -- this is
4 Step 1. But we believe that if the market knows
5 that Hampshire, with the appropriate development,
6 would welcome an industrial development like this,
7 then we would ask you to recommend approval -- and
8 you're not going to do it tonight -- but when we get
9 to the public hearing, that you recommend approval
10 of this development to the Village Board, and that
11 the Village Board then take the action of
12 authorizing the annexation agreement, authorizing
13 the annexation, and zoning this ground M-2 which
14 will then be following this bible in terms of what
15 can happen in the future.
16 So I know it's frustrating to the public
17 that we don't have all the answers to all the
18 questions today, but I say that this is a long-term
19 process, and we would ask you to -- and first of
20 all, thank you for turning this into an
21 informational meeting and an extra meeting than you
22 would have. We apologize that the notice had a flaw
23 in it, but I am going to turn it over to Carrie
24 Hansen right now and ask her to provide her views on

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1 the zoning principles involved in this request. And
2 then we're going to finish our presentation, as the
3 Chairman outlined. Our last witness will be the
4 broker from CBRE Richard, and then he'll just send
5 it back to me, and then we are finished, then we'll
6 start entertaining questions and comments.
7 Thank you, Mr. Chairman.
8 CHAIRMAN MROCH: Thank you, sir.
9 Just to clarify real quick, because this
10 is not a public hearing, nobody needs to be sworn
11 in?
12 MR. VASSELLI: That's correct.
13 MS. HANSEN: Thank you.
14 Good evening. My name's Carrie
15 Hansen, and I'm the Director of Planning &
16 Government Services for Schoppe Design Associates.
17 We're located in Oswego, Illinois, and we provide
18 both public and private sector planning services,
19 landscape architecture services, as well as we do
20 municipal consulting in both planning and public
21 administration. So we kind of understand
22 development from both the public sector and the
23 private sector side. If you could advance the next
24 one.

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1 Okay. Just to give the folks in the
2 room and our new Planning & Zoning Commission member
3 a little bit of context for the property. It does
4 consist of two parcels, generally two petitions
5 totally about 278 acres located both north and south
6 of Dietrich Road, north of I-90, and on the east
7 side of U.S. Route 20. It is located in both
8 McHenry and Kane Counties. That northern piece that
9 you see above that last line, that is the piece
10 that's located in McHenry. And it is presently
11 zoned E-1 in McHenry County. That's where that
12 portion north of that line. It is zoned F, for
13 farming, in Kane County. That would be the middle
14 section. And the piece south of Dietrich Road is
15 zoned PUD in Kane County for the property those of
16 you know as the former Shireland Theme Park.
17 Surrounding zoning, I -- we don't
18 have an exhibit for that now. We will at the public
19 hearing. We're in the process of developing a bit
20 more detailed exhibits, but I think it's important
21 to give you the surrounding zoning for context and
22 uses that exist in proximity.
23 To the north, which is not on this
24 right now, you can't really see it, is zoned E-1 in

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1 McHenry County. And that is for a number of
2 single-family residences in the Botterman Farms
3 Subdivision, and also area zoned A-1 for farming in
4 McHenry County.
5 To the east is also zoned farming.
6 There are a couple of residences associated with the
7 farm uses to the east of our property, east of
8 that -- that kind of a T in the middle. And then on
9 the south side of Dietrich Road as well.
10 To the south is Interstate 90 and
11 property zoned farming presently in Kane County and
12 then additional property that is zoned M-2 for the
13 Hampshire 90 Logistics Park, which is presently
14 under construction.
15 To the west we have multiple existing
16 zoning categories. We have office research in the
17 Village of Hampshire. A portion is presently vacant
18 and farmed. We have M-2, General Industrial
19 District in the Village of Hampshire. For ESM
20 Hampshire, which is a stainless steel rolled
21 products manufacturing business. We also have
22 office and restricted manufacturing in the Village
23 of Hampshire for several light industrial uses on
24 Arrowhead Drive, including a ready-mix plant. We

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1 have highway commercial also in the Village of
2 Hampshire for truck stop and various heavy --
3 highway commercial uses along Route 20.
4 Sort of to the north and west is
5 zoned A-1(c) in McHenry County, which is for the Sky
6 Soaring, Inc. Glider Club, as well as additional
7 property that is zoned A-1 in McHenry County for
8 farmland.
9 So we have quite a variety of
10 adjoining zonings in both unincorporated and
11 incorporated areas ranging from farmland to general
12 industrial and manufacturing districts.
13 For those of you who were here at the
14 last meeting, you'll notice that this petition is
15 slightly different than the petition presented to
16 you in February. Most notably the parcel to the
17 south and west, south of I-90 has been removed.
18 That is no longer part of this petition, and the
19 requested zoning has been downzoned from the
20 previously and more permissive M-3 zoning district
21 to the M-2, General Industrial District.
22 We've prepared a very conceptual site
23 plan, emphasis on the word "conceptual" at this
24 point, just to illustrate how a development of this

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1 type would work on the property. What you're seeing
2 is a combination of larger, more traditional
3 warehousing distribution type sized buildings of
4 about 500,000 square feet. Those would be the
5 larger brownish buildings that you see with
6 associated truck dock, trailer parking. And to the
7 east of the northern piece and kind of on the west
8 side of this other piece you see some smaller.
9 Those are about 50,000 square foot. Idea being just
10 to give you a feel for the difference in the types
11 of uses and the types and scale of warehousing and
12 distribution. You have some larger entities that
13 would be looking for those bigger buildings, and
14 then, to a lesser degree, somebody looking for a
15 more smaller type of use.
16 You'll notice on the north end of
17 this, a fairly significant amount of green areas and
18 bluish areas. There's a reason for that. Harmony
19 Creek runs along the northern portion of our
20 property, and, as a result, there are some
21 associated wetlands. That would be kind of that
22 blue-green color on the middle and right and then
23 to the east up there.
24 This -- it would be complemented with

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1 the location of our stormwater management. That
2 would be that greenish-yellow area to the northwest.
3 This is where the water wants to go. It's where the
4 water should go. And it also, at the same time,
5 provides the benefit of giving a significant natural
6 buffer for those residents that live to the north of
7 this property. That buffer area ranges from about
8 700 feet in width along the west, the widest, down
9 to about 375 feet, yeah, over in that area. So
10 there are a lot of things we can do with landscaping
11 techniques, natural vegetation, bioswales,
12 reintroducing appropriate plantings that are, you
13 know, emergent wetland types of plantings which not
14 only bring an aesthetically pleasing visual buffer,
15 but it incorporates sustainable design to enhance
16 the environmental quality of the area.
17 Compatible landscaping techniques can
18 then be used to buffer development from the other
19 adjacent properties. So we'd be looking to mirror
20 those types of designs and techniques along the east
21 property line, along the east property line to the
22 southern piece as it's adjacent to the farmland. We
23 can also design very attractive stormwater detention
24 features at the entrance to these. If you go down a

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1 little bit further, yeah, you'll see that big
2 detention basin right at the entrance off of
3 Route 20. That can be a highlighted entrance
4 feature setting the tone and the quality of
5 development that Hampshire likes to see for these
6 types of projects.
7 Again, we are in the process of
8 preparing a more detailed exhibit for the next
9 meeting. This is kind of an interim meeting for us
10 here which will show you the types of techniques
11 that we would recommend utilizing in those buffer
12 areas, give you a feel for some real world examples
13 of what that looks like and what that will feel like
14 in actuality.
15 With regard to the proposed land use
16 itself, it's our position that the M-2 uses are
17 consistent with the pattern of development, not only
18 locally in the Village of Hampshire -- you'll recall
19 we mentioned some M-2 zoning in the area -- but also
20 in the I-90 corridor and the Chicago region in
21 general. The region has historically been a
22 national logistics hub given it's midwestern
23 geography and its access and commitment to
24 multimodal transportation and infrastructure. We

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1 have air and rail freight capabilities, coupled with
2 tremendous interstate access.
3 Given the shift to e-commerce that
4 we've experienced prior to COVID and then coupled
5 with the significant increase during and post COVID,
6 the demand for logistics centers and the movement of
7 goods has, likewise, been increased.
8 The location of this proposed
9 development along Dietrich Road, a road planned for
10 nonresidential uses in the Village's comprehensive
11 plan with direct connection to U.S. Route 20, a
12 strategic regional arterial, and a full interchange
13 with Interstate 90, situates this property as highly
14 suitable for a logistics center. Truck access and
15 circulation would be limited to the major
16 transportation network to which it is adjacent
17 without spilling on to the local road network.
18 As Tom mentioned, I do also want to
19 point out that the Village will retain future site
20 plan review and approval by this commission as well
21 as the Village Board prior to development as this
22 property falls within the Interchange Overlay
23 District. What that means is that any end user that
24 has a proposal will have to come back before you

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1 with specific plans. This request is simply to
2 establish the base zoning.
3 So that's kind of a high-level view
4 of the zoning and land use issues that we're
5 prepared to talk about this evening. Again, we'll
6 answer any of those questions that the folks may
7 have. And with that, I'd like to turn it over to
8 Manhard Consulting and Kevin Coughlin, who is our
9 engineering consultant on the project.
10 MR. COUGHLIN: Thank you. Adjust up a
11 little bit here.
12 Good evening, Mr. Chairman, the
13 planning commission, and general public. My name is
14 Kevin Coughlin. I'm a partner with Manhard
15 Consulting. We're a national civil engineering
16 survey and architecture firm servicing both the
17 public and private markets. We've been in this
18 region as a major player for about 50 years and are
19 well-versed in the different stormwater ordinances
20 and site planning requirements.
21 So Carrie kind of already led into
22 some of the, you know, how stormwater basins are
23 sited on the project in proximity to low-lying
24 areas. So what we had looked at was we studied the

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1 existing topography, looked at the patterns of how
2 stormwater falls from the sky, routes itself to
3 different collection devices, specifically on the
4 north, there's Harmony Creek, and you can see how
5 we've -- we've honored the floodplain and wetland
6 limits at the north end of the site, pulled
7 development away from those areas to increase the
8 buffer and also avoid environmental impacts to those
9 areas.
10 So at the northwest corner, that's
11 the main basin for the north side of the project.
12 There's -- there's some residential housing to the
13 north, so we wanted to be deliberate about providing
14 opportunities for both stormwater management and
15 landscaping in those areas. And then as you move to
16 the south, there's a series of -- there's four
17 different basins, one in the northwest corner, one
18 in the southeast corner, and then linear basins
19 along Dietrich. So basically those basins were
20 selected. They're preliminary in nature today.
21 They're selected based on where the water flows
22 today so that we can follow natural drainage law,
23 which is make sure the water goes where it does
24 today, however, we -- the basins that we're

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1 conceptually proposing would restrict the stormwater
2 flow to slow it down, reduce the amount of flow to
3 Harmony Creek, and also route all of the stormwater
4 runoff from the development through naturalized
5 wetland plantings in the bottom of the basin. So if
6 you think about a bioswale or a rain garden scaled
7 up to, you know, the full detention basin size.
8 So that's really how the stormwater
9 components of the plan came together. I'll talk
10 about access a little bit. I think Carrie has
11 covered more of the, you know, the zoomed out
12 connections to the public infrastructure. But the
13 main -- so Dietrich would be the main feeder to the
14 project. The vehicles would come off U.S. 20, go
15 eastbound on Dietrich, and then be able to go either
16 to the north or to the south via the corridor
17 connecting the two parcels. And at that point,
18 vehicles would access either one of the two parcels
19 and have a feeder road running east-west, allowing
20 access to the different industrial buildings. And,
21 you know, the vehicles would be able to circulate
22 around the site and back to Dietrich; Dietrich and
23 back to U.S. 20. So, again, the details of exactly
24 how those circulation roads work and even how, you

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1 know, where those final ponds are located are
2 subject to change in the future; however, this is
3 where we all expect for those major elements to be
4 located.
5 Just to -- just to cover, you know,
6 some of the comments on what all we have to show and
7 present today, I just wanted to make the statement
8 that these projects will meet all of the local,
9 county, state, and federal ordinances when it comes
10 to stormwater, wetlands, all environmental aspects.
11 And with that, I will hand it over to
12 John with CBRE, and I'll be happy to answer any
13 questions after.
14 CHAIRMAN MROCH: Thank you, sir.
15 MR. SUERTH: Good evening. I'm John
16 Suerth. I'm an Executive Vice President with CBRE.
17 We are a commercial real estate firm. I personally
18 have been an industrial brokerage in the Greater
19 Chicago area now for close to 35 years. I basically
20 started marketing this parcel almost two years ago.
21 We've received what I would call a reasonable and
22 consistent level of interest. Primarily -- I
23 shouldn't say "primarily," I should say
24 fundamentally from various industrial users, both

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1 developers and end users. As was discussed earlier,
2 the industrial market here in Chicago has always
3 been very solid based on the transportation
4 infrastructure. With the onset of e-commerce,
5 things have really started taking off. And when
6 COVID hit, we basically, I think the statistic I
7 heard was that we kind of encountered ten years'
8 worth of e-commerce growth in a matter of months
9 because of the pandemic. As such, there's been a
10 huge demand in Chicago for transportation and
11 logistics facilities. And this area here is no
12 different as you've seen the development along I-90.
13 Route 31, Randall Road, 47. You've seen
14 transportational and logistics uses there that have
15 been very successful. And this is, obviously, in
16 the path of progress.

17 The only reluctance or challenge
18 we've had with marketing the site is that it is not
19 annexed for zoning. Most developers that I talk to,
20 and even end users, have a very specific timeframe
21 on when they want to get a development started and
22 get a development finished. And, obviously, having
23 a site that's annexed and zoned expedites that
24 process. So, again -- I'm sorry, Josh, can you flip

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1 a slide for me?
2 These are some representative
3 building photographs of the type of buildings we
4 anticipate. These are all buildings at other
5 projects that I've worked on where we've done
6 similar development. And, again, we don't have a
7 developer. We don't have a user at this point.
8 We're simply going through this process to try and
9 attract. But when you look at these buildings,
10 these are all modern buildings, precast
11 construction, ample truck loading, ample parking for
12 both cars and trucks. And as you'll notice, again,
13 a lot of greenery, ponds. I mean, these buildings
14 are very well done. You're not going to see an
15 industrial use here that I think I saw on one of the
16 web sites. I mean, this is a transportational
17 logistics location.

18 So, again, back to what I'm getting
19 interest level for is these types of buildings,
20 warehousing, logistics, transportation.

21 Can I get you to switch again, Josh?
22 So, again, a few more elevations
23 here. These are drawings. These are some front
24 elevations, some side elevations. Again, this is

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1 really what we feel is representative of what likely
2 will go here if it's annexed and zoned.

3 That's it. Thank you.

4 CHAIRMAN MROCH: Thank you, sir.

5 MR. BURNEY: Mr. Chairman, that 30-minute
6 presentation really wraps it up for us. I just
7 wanted to put an exclamation point on something that
8 Carrie said. Article 16, Interchange Overlay
9 District, is included in your ordinance. This
10 annexation agreement says we have to follow it. And
11 this states, unequivocally, no construction permit
12 shall be issued within the overlay district until a
13 site plan is required by this section has been
14 approved. It's a process before the planning
15 commission and the Village Board. So I don't want
16 to leave any doubt in your mind that you will see
17 this development again if you were to recommend its
18 rezoning to M-2.

19 That completes our presentation, and
20 we will be happy to field your questions. Should I
21 bring everybody up and then --

22 CHAIRMAN MROCH: I suppose for a few
23 minutes we could, yeah.

24 MR. BURNEY: Okay. Do you want to all

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1 come up here, folks?

2 CHAIRMAN MROCH: Any questions, comments,
3 deliberation from the commission?

4 MR. RAPACH: Yeah, the land currently, is
5 it being farmed as it is zoned or is it rolling
6 prairie? What is it currently? What's the use?

7 MR. BURNEY: Ernie, could you come up
8 here, please?

9 MR. RAPACH: The actual use rather than
10 the zoning.

11 MR. BURNEY: This is a gentleman we
12 haven't -- this a gentleman we haven't introduced.
13 It's Ernie Pirron, P-i-r-r-o-n, from L.B. Andersen.

14 MR. PIRRON: The north parcel is being
15 farmed. I don't know what was farmed this past
16 year. Obviously we'll make that determination
17 whether it's a bean or corn here very shortly. The
18 south parcel wasn't farmed, obviously, because of
19 terrain and everything else that's going on up
20 there.

21 CHAIRMAN MROCH: Mr. Rossetti?
22 Ms. Duchaj?

23 MS. DUCHAJ: You mentioned terrain in your
24 last comment. What's the general topography of the

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1 two parcels? Is there anything unique or special
2 about the topography?
3 MR. BURNEY: Kevin, if you want to
4 introduce yourself. Just face the court reporter
5 when you speak.
6 MR. COUGHLIN: Sure. Kevin Coughlin with
7 Manhard Consulting again here.
8 So we did conduct a field topographic
9 study of the parcel, so it's pretty detailed, but
10 I'll keep it big picture. On the south property
11 there's a lot more terrain and relief or grade drop
12 across the site. There's a knob, a/k/a a hill, near
13 the southeast corner of that parcel. But you can
14 kind of picture where the basins are. Those are the
15 low -- low areas and then the existing ground slopes
16 up towards the middle. So the topography moves in
17 all directions on the southern piece from the middle
18 point to the southeast, middle to the north, and
19 middle to the northwest. And then -- and then
20 moving to the north piece, generally, the slope is
21 from -- from south to north towards Harmony Creek in
22 the wetland and floodplain area.
23 Does that answer your question?
24 MS. DUCHAJ: Yes, thank you.

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1 MR. COUGHLIN: Okay. Great.
2 CHAIRMAN MROCH: Anything further?
3 MS. DUCHAJ: I have a few more.
4 CHAIRMAN MROCH: By all means.
5 MS. DUCHAJ: Have either of these parcels
6 been up for rezoning with Kane County recently,
7 like, say, within the last few years?
8 MR. BURNEY: Ernie?
9 MR. PIRRON: No, besides what we -- the
10 meeting from February, nothing else has in the past
11 couple of years, no, there's been no rezoning
12 requests.
13 MS. DUCHAJ: And then something that I
14 noticed in the packet. For M-2, the use was listed
15 as warehousing and logistics. I keep hearing
16 logistics multimodal facility, you know. Are we
17 going for a use with the annexation, or we are
18 saying it's just strictly an M-2 use?
19 MR. BURNEY: We have -- we're just seeking
20 to rezone this M-2, and then it's going to be back
21 through the public hearing process for a user. Our
22 broker believes that it's going to be a logistics
23 type of facility, and those types of facilities are
24 accounted for in the M-2. And I don't see them

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1 accounted in the OMD.
2 MR. DUCHAJ: Okay. So it's -- we're
3 shooting for warehousing is what I'm hearing?
4 MR. BURNEY: John? John Suerth?
5 MR. SUERTH: Yeah, warehousing,
6 transportation uses. Again, with e-commerce, you
7 know, and I'll use them as a example, Amazon.
8 Amazon has big warehouses; Amazon has small
9 warehouses. Amazon has buildings where vans pull up
10 next to it. It's all, basically, logistics. The
11 definition of logistics is get freight from Point A
12 to Point B. So, you know, how often a package gets
13 touched from starting point to finish point. You
14 know, in all likelihood it will go through one of
15 these types of buildings. So, again, when you look
16 at some of the other companies in the area and
17 what's going on on the logistics park further south
18 on 20, again, you've got some transportation
19 companies there. It's likely you'll see some
20 warehouses here, but, again, transportation,
21 logistics users, and, again, they all kind of run
22 different operations depending on what they're
23 doing.
24 MS. DUCHAJ: Understood. Thank you.

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1 CHAIRMAN MROCH: Thank you.
2 I believe we are going to move on to the
3 public comment section. Nothing further's needed as
4 far as votes or determination, correct? Who do we
5 have actually signed up to speak this evening?
6 MR. BURNEY: Mr. Chairman, may we take the
7 people's questions and then respond to them -- I'll
8 keep track of them, and maybe you will, too, and
9 we'll respond to them in mass? Is that acceptable,
10 or do you want us to respond to every question as
11 it's asked?
12 MR. VASSELLI: Mr. Chair, yeah, public
13 comment's not, as you know, Mr. Burney and
14 Mr. Chair, public comment is not a back and forth.
15 It is public comments, statements are made. We're
16 happy to receive them and then generally they are
17 responded in mass or comment is given that we'll get
18 back after further research is done. So the back
19 and forth -- also we adopted an agenda that says
20 that public comment is not a back and forth. So my
21 recommendation, and consistent with parliamentary
22 procedure and the agenda we adopted, is all public
23 comments are made, and then, as available, responses
24 are given. Does that work for you, Mr. Chair?

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1 CHAIRMAN MROCH: Absolutely. I was
2 leaning in that direction as well.
3 MR. VASSELLI: Thank you, Mr. Chair.
4 CHAIRMAN MROCH: Thank you, Josh. Getting
5 your steps in tonight?
6 John Schaefer?
7 MR. SCHAEFER: Good evening. My name is
8 John Schaefer, and I'm a resident in the
9 subdivision.
10 (Whereupon, there was a brief
11 interruption.)
12 My name's John Schaefer. I'm a resident in a
13 subdivision that will be negatively impacted by the decision
14 to allow an M-2 district directly adjacent to residential
15 property. According to Hampshire City Ordinances, M-2
16 zoning requirements are, "Designed to accommodate those
17 industrial activities which may produce mild nuisances or
18 hazards in areas that are relatively remote from residential
19 developments. M-2 districts are intended to be a transition
20 point between light manufacturing in M-1, and heavier
21 manufacturing in M-3." This property is not relatively
22 remote but borders directly residential property.
23 It is hard to speak to specifics or give feedback
24 to the petitioner regarding this property as there is no

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1 clear development plan. As the petitioner mentioned at the
2 previous zoning hearing and even tonight, one of the biggest
3 reasons they are looking for a change in annexation is to
4 make it easier to sell. One of the uses the petitioner has
5 presented has to do with the creation of a logistics park.
6 I encourage the zoning board and board of trustees to
7 investigate what doctors have coined "diesel death zones."
8 The City of Hampshire's subarea plan -- this is
9 from the Hampshire web site -- otherwise known as the 90 and
10 20 corridor -- for this property calls for an office or
11 business park. Some of the City's planning goals for this
12 are the following: Restrict development within floodplains,
13 wetlands, steep slopes, and wooded areas. This property
14 lies within floodplains, wetlands, and has a slope of over
15 60 feet from the top to the bottom.
16 Enhance the identity and image of Hampshire along
17 this gateway. This is Hampshire's gateway to the world.
18 How do we want the world to see us? For me it comes down to
19 one question. Would I want anything that could be proposed
20 in this in M-2 zoning next to my home? I am pretty sure the
21 petitioner would even agree that they would not want to live
22 next to a logistics park or whatever fits into M-2 zoning.
23 I want to thank all the trustees and the members
24 of the Planning & Zoning Commission for their time

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1 deliberating and discussing this important decision. I look
2 forward to having more discussions, and I look forward
3 speaking again at the actual hearing.
4 CHAIRMAN MROCH: Thank you, sir.
5 We have a Marcella Dalton.
6 MS. DALTON: Hi. My name is Marcella
7 Dalton. I live in Botterman Farms. I just want to
8 say, first of all, I didn't really plan things out,
9 so I'm kind of going off with my heartstrings on all
10 this.
11 I do know that, yes, we are in
12 McHenry County; we are not in Kane County. And I do
13 know that through Kane County, with the rulings,
14 that they do not have to -- when they say
15 "adjacent," that adjacent only means within Kane
16 County. But we are in McHenry County, and we are
17 the closest properties to the site that is wanting
18 to be proposed. And I agree with what he just said
19 that I want all of you to ask your heart, and if you
20 have a conscious, would you want to have your homes
21 taken away from you basically because you are now in
22 an industrial park? Would you want to move in to an
23 area that has an industrial park; therefore, it's
24 going to diminish the values of our homes? We also

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1 have to take into consideration contaminating of our
2 wells. Huntley has no plans to bring water out to
3 us. We are too far. Also, you need to take into
4 consideration the drying up of our wells because
5 once the farm fields are covered up in asphalt and
6 cement buildings, you no longer have the water going
7 into the soil to fill our wells. Right now we all
8 live in a high water table. We have several homes
9 in the area that are actually having to go on three
10 generators to keep their homes from flooding because
11 the water table is so high.
12 The other thing is, I know that you
13 have presented your situation as industrial, but has
14 anybody given the thought of maybe doing solar
15 farms? Solar farms can contribute to everything in
16 Hampshire. Solar is a big thing right now. Solar
17 will not contaminate our wells. Solar fields will
18 not diminish the wildlife in our area.
19 If you drive up and down 90 and since
20 all this has transpired, I didn't pay attention to a
21 lot of things until now. And as I'm driving along
22 and I'm seeing these huge, massive warehouses
23 popping up everywhere. You have them along 90. You
24 have them here in Hampshire. They're everywhere.

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1 But with the economy the way it's going, who's to
2 say that industrial park that you're wanting to
3 build is not going to fall in a couple of years.
4 And then, therefore, it's deteriorating everything
5 around it. Industrial stuff can only go so far
6 before you start taking every living thing away in
7 the world that we live in. And when it's gone, it's
8 gone. You can't bring it back.
9 The noise pollution, the air
10 pollution. Again, we're talking about the boundary
11 lines. That noise pollution is not going to stop at
12 Kane County/McHenry line. That water pollution is
13 not going to stop, again, at the McHenry or Kane
14 County line. We are the closest ones that are in
15 that area.
16 Dietrich Road, another thing, it's so
17 dangerous. And where that road is that they're
18 wanting to put in, I'll tell you, I've seen it,
19 where people are flying over that last hill as
20 you're coming down to that last flat area right
21 where that road will be going into those industrial
22 parks. There's been enough deaths on that road
23 already, and I guarantee you if a car's flying over
24 that hill, they're not going to be able to stop in

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1 time, and those trucks aren't going to be able to
2 get out of the way.
3 I paid attention to the trucking --
4 and I forget the name, I apologize -- that's there,
5 the new stuff that is built there by where the truck
6 sales and stuff are. I was going to actually sit
7 there the other night and videotape the amount of
8 noise, the amount of trucks -- and I'm not talking
9 the truck stop. I'm talking about the industrial
10 there, the amount of trucks that come in and out of
11 the there 24/7.
12 CHAIRMAN MROCH: I apologize, Ms. Dalton.
13 It's been five minutes, as noted on the agenda
14 available by the front door, I do have to cut you
15 off. I'm sorry.
16 MS. DALTON: Can I make one more
17 statement, please?
18 CHAIRMAN MROCH: Sure.
19 MS. DALTON: Several years ago in
20 Hampshire, you had an industrial site that had an
21 explosion that killed somebody. That only happened
22 to be an employee. Where that hub is right now is
23 not close to homes. So take into consideration if
24 something like that happens, who's going to be

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1 responsible? Is Hampshire going to be responsible?
2 And as far as, like, the contamination, is Hampshire
3 going to be responsible? It's all noted. It's all
4 recorded.
5 Thank you for your time. I
6 appreciate it.
7 CHAIRMAN MROCH: Thank you.
8 Annette Fetherling?
9 MS. FETHERLING: Good evening.
10 CHAIRMAN MROCH: Good evening.
11 MS. FETHERLING: I wanted to just touch on
12 some points. I live in the northern -- the
13 northwest neighborhood that butts up to that corner
14 of the property on the north side. I have 61
15 signatures here of residents that don't want M-2.
16 Our biggest concerns are water, noise, light, just
17 our families, you know. We have over 50 children in
18 our neighborhood and counting. And, you know, those
19 kids, they're drinking the water, you know, they're
20 living in the land. We're growing vegetables on our
21 property, all of those things off of the water out
22 of our wells. We personally have had to dig our
23 basement two times because of the water that comes
24 through our neighborhood to a settling point near my

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1 home. And if this affects the water flow, which
2 look at it, it's huge. And the retention ponds are
3 coming right at us. I'm very concerned, in addition
4 to what was already spoken about, as not having any
5 other options for water. It's of concern. You
6 know, they make movies out of this kind of stuff,
7 and I'm concerned greatly.
8 Many times we conveniently are cut
9 off at the top of the presentation. So this slide,
10 whoever did that one, thank you for representing us.
11 We are here. We're not going away. We're going to
12 do our research and continue to ask that the Village
13 and the committees look into some of the things
14 that, of course, we're speaking about. Consider if
15 you were living there. Drive there, look at these
16 properties at night. Listen, you know, people have
17 to change their windows in their homes to have peace
18 inside their bathrooms and bedrooms at night. We've
19 allowed the truck stop to grow and haven't pushed
20 back hard until now. The difference being the
21 proximity of these homes. We're pushing now and
22 will continue to do so because we don't want to live
23 by that. And you can put as many trees out there as
24 you like, it's still going to be a problem.

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1 Not only wetlands and animals and
2 endangered species live in there, turtle is one of
3 them that I know is on EcoCat document. And the
4 other thing, I just urge -- I urge you on the board,
5 you know, we're part of this community. We visit
6 these places. We come into your town and your
7 restaurants and such. We are closer, in many cases,
8 to you than we are some of the other towns that
9 maybe are on our addresses or however to look at it.
10 And we want to be treated like a community member.
11 We might not pay your taxes, but we frequent your
12 town. And my family has been in Hampshire and has
13 history going back to 1979. And, you know, we moved
14 here because of that. And we'd like to stay. But
15 these type of meetings and these types of proposals,
16 let them bring the actual developer here with a
17 plan, with a zoning, and let's vote then.
18 Thank you.
19 CHAIRMAN MROCH: Thank you. Jim O'Regan?
20 MR. O'REGAN: Good evening.
21 First, I'd like to -- I'm a lousy
22 speaker by the way, but I really want to thank you
23 guys for giving some time on February 27th, the date
24 you voted. You gave us some extra time. I couldn't

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1 appreciate that anymore. And I'm a -- first of all,
2 I'm a neighbor of yours. I'm in Harmony Trails
3 Estates. I built my home there 31 years ago.
4 Farmland everywhere. Two truck stops. I enjoyed
5 everything. Everybody that comes here is usually
6 from a close suburb call it. We come here out to
7 the country. We want to be in the country. So I
8 want you guys, if you could, I don't know how you
9 decide zoning. I have no idea. But I'm going to
10 ask you to take a ride -- take a ride from here.
11 It's seven-and-a-half miles to the Hampshire truck
12 stop. Seven-and-a-half miles. You don't hear it,
13 you don't see it, you don't smell it. Take that
14 ride. And when you're going up Harmony Road, go
15 through the roundabout, go up to Harmony Road,
16 again, come into my subdivision, Harmony Trail
17 Estates. Drive through it, it takes a minute.
18 Enjoy it. We're dealing with (inaudible), but we
19 deal with it. Go back out -- go back out on to
20 Harmony Road, go over to the Botterman Farms. Go
21 into Botterman Farms, see what they're proposing to
22 do. It's insane. You want a buffer zone?
23 160 acres is a buffer zone.
24 So when you come out of Botterman

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1 Farms, this is so true because, you know, I look at
2 maps. I go on Google Earth, Google Maps, and you
3 look at all of this. It's -- it's not it. You've
4 got to take this ride before you decide. You've got
5 to go on Harmony Road, go to Dietrich, hang a right,
6 come on down. And then I ask that you bring a
7 driver with you that you can sit and watch and see
8 all this. So when you go on Dietrich, beautiful
9 farmland, beautiful. They're talking about
10 buildings, huge buildings. This is a low land. You
11 asked about topography and elevations. He just said
12 low and high. 60 feet. 60 feet from the low end to
13 Dietrich Road. Dietrich Road down to 20 is, I'm
14 going to say another 60 feet. So figure these
15 diesels chugging up the 60 foot, chugging back down,
16 chugging back up. All this diesel fuel. It's
17 insane. So when you're doing this ride I hope to
18 God you take, go around, go to Higgins Road, see all
19 that. Come back again. Come down 20. Go into each
20 one of those Hampshire truck stops. See how many
21 trucks are running. Roll your window down. Smell
22 this. Hear this. See it. Five -- four truck stops
23 now. It was five. So when you see that sign
24 "Embrace Opportunity," you guys are embracing more

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1 Hampshire truck stops in one square mile. I don't
2 get it. But then again, when you take that drive,
3 and God bless you, I hope you do, do it at night.
4 You'll come out of your darkness of Harmony Road,
5 and you'll come over and then you start seeing these
6 lights. Come through our subdivision, same thing.
7 Turn -- bring down your windows, smell it, hear it,
8 see it. And we've been there 31 years. Botterman
9 Farms has been there for quite a long time. The
10 subdivisions across the street have been there 40,
11 50 years. You see that land, you know it's
12 farmland. And these people come in here and called
13 it on their application "unknown." They're paying
14 taxes, but it's unknown property, and they want to
15 make it, you know, E-3 or F-3, you know. That was
16 E-1 zoning, and they -- they didn't care. They
17 didn't care. It's terrible. No -- no care for it.
18 I'm your neighbor. You guys aren't very good
19 neighbors. You don't care. There's a Speedway sign
20 there. It faces north and south. South there's
21 nothing but our homes. We don't need to see the
22 ridiculous gas prices. You can see that from
23 three miles north. They have no reason to have a
24 gas sign facing houses. You drive down 90, you'll

1 see it. But there's no reason for it to go north.
2 I can sit on my deck, swear to God, and tell you the
3 gas price every night. It's crazy. It's true.
4 That's all I've got to say. But take
5 that ride. Please, take that ride, twice,
6 morning -- I suggest you take the school bus, take
7 every board member. Have a good time. Come in.
8 Come on my patio. I'll through a barbecue out
9 there. You'll notice a lot of American Flags flying
10 in our neighborhood, loud and proud. Loud and
11 proud. What's the matter with this table? No
12 flags. I don't get it. There's not one gas station
13 in there that has a flag up. You ride through there
14 at night, you'll see a lighted flag. It's on --
15 it's (inaudible) sky there. You'll see it. You
16 won't see anything. It's crazy. You guys gotta --
17 you're ruining -- Hampshire is ruining the quality
18 of life in our neighborhoods and the whole thing.
19 And thank you for giving us all that extra time we
20 needed.

21 Thank you very much.
22 CHAIRMAN MROCH: Thank you. John Kern?
23 MR. KERN: Thank you.
24 So it's no surprise that people

1 But they don't have to be by residential. There's a
2 lot more land that could be used more appropriately.
3 In the -- let's see, what is it, DuPage/Kane County
4 Conservation District opinion that says that this
5 particular property is a poor use. That this
6 petition is a poor use of the -- or the M-3 zoning
7 is a poor use for that particular property because
8 of their analysis.

9 I'm going to change the subject
10 slightly. I was involved in a conversation with the
11 Village president, and he suggested that there may
12 have been some mistakes made in the past before he
13 became the Village president. And he felt his job
14 was to get the Village back on track. So if you --
15 if you look at -- and I think John mentioned this
16 earlier -- that this whole area on the comprehensive
17 plan is identified as business park. The
18 comprehensive plan also has a delineation for
19 warehouse and industrial. That's not what this is.
20 But that's exactly what they want. And there's, on
21 the comprehensive plan, there is a dedicated area
22 for exactly what they want. Let's go there. Why do
23 we have to put that where it's not supposed to be?
24 The Clock Tower, I'm not sure of the

1 aren't in favor of this petition. If you listen to
2 the voices of the people from West Dundee,
3 Carpentersville, Deerfield recently, Medinah, Sugar
4 Grove. Nobody wants these buildings next to their
5 homes. It's part of the reason why there's zoning
6 rules and zoning districts that try to identify
7 what's appropriate for different parts of land. But
8 putting M-2 adjacent to E-1 property, that doesn't
9 make any sense when we have all of these nice
10 guidelines that that zoning provides for us.

11 I just wanted to kind of point out if
12 you look at this McDonald's sign, on either side of
13 that McDonald's sign are these communities. And
14 then here's the property border. There's also a
15 residential community right here that touches this
16 corner. There's also all of this -- these are --
17 these are people that live on these properties, here
18 and here and here. And then this is Del Webb in
19 this whole section. So there's a lot of residential
20 in this area, and it just doesn't seem like we need
21 to have these logistics parks right by residential.
22 I don't think there's any dispute that we need this
23 type of the use. We need to have more logistics
24 parks because that's the way our economy is going.

1 name of it right now, but the Clock Tower building
2 was also in that area that was supposed to be
3 business park. Maybe that was some of the mistakes
4 that were made in the past.

5 The concrete ready-mix plant is an OM
6 District. OM is supposed to be office and
7 restricted manufacturing. You don't see a concrete
8 mixing plant in the zoning until you get to M-3.
9 And even in M-3 it's a special use. So is it
10 possible that letting a concrete mixing plant be
11 part of an OM District? Maybe that was a mistake.
12 Maybe not.

13 I'm just suggesting -- and my
14 final comment here is -- are we going on the right
15 track with this petition or are we just building on
16 mistakes of the past?

17 Thank you.
18 CHAIRMAN MROCH: Len Haluch? I apologize
19 in advance.

20 MR. HALUCH: Hi. My name is Len Haluch,
21 and after listening to the proposal tonight, I had a
22 few thoughts on it, and I wanted to share my
23 impressions on what I heard. The first thing that
24 was mentioned upfront and that I took away as well

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1 is that right now this is a landowner's concept of
2 how this property might be developed. I think we
3 really need to keep that in mind, because in
4 reality, it can be developed completely different
5 matter. There's nothing binding here. The drawings
6 we've seen, quite frankly, are just artists'
7 conceptions. That means they're made-up drawings.
8 Yet I've heard people throwing around words like
9 "advanced landscaping technique, pleasing esthetic,
10 honoring the floodplain." None of that means
11 anything. None of that means anything. This is a
12 guess. This is a drawing someone made up. They
13 freely admit that, so, please, let's not pay any
14 attention to the drawings in front of us. They
15 don't mean anything.

16 There's really one issue at the heart
17 of this right now. It's M-2 zoning. Essentially
18 the Village is being asked to annex this property
19 and then sign a check, a blank check, for it to be
20 M-2 zoning. That would be in the hope that we would
21 then attract a responsible developer. I suggest we
22 can do better than hopping to attract a responsible
23 developer. I suggest we need to do that work
24 upfront and ensure ahead of time that we have a

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1 responsible developer instead of trying to correct
2 it once we've made a zoning decision.

3 Furthermore, without this knowledge,
4 I believe the board is being put into an impossible
5 situation. How can the board be expected to make an
6 intelligent decision on a proposal that really
7 doesn't exist? But let's put that aside for a
8 moment that everything we've heard so far is
9 concepts and nonsense. Let's take, at face value,
10 the proposal that's being made by the landowner.
11 What is their best case scenario? What are they
12 actually saying this is what we think we should do
13 with this property? It boils down to this: We
14 think we should take 200 acres, put up warehouses,
15 put in truck parking, hundreds of trucks, I presume,
16 certainly hundreds of automobiles, and let's locate
17 the whole damn thing within 250 feet of residential
18 property. This is a monumentally bad idea. I've
19 heard bad ideas in my life. This is incredibly bad.

20 Furthermore, the proposal takes no
21 account into Hampshire's own goals and priorities.
22 The Village of Hampshire's stated development
23 goals -- and let me quote from their own
24 developmental plan which apparently no one else has

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1 read. It's to ensure the balanced and orderly
2 development that enhances the living environment and
3 the unique character of Hampshire. Does this
4 development do that? I can assure you that parking
5 a hundred, 200 diesel trucks behind my house does
6 not enhance my residential value, though, maybe it
7 will contribute to a unique living environment. You
8 might have me there.

9 Finally, by making this proposal at
10 all, the developer -- excuse me -- the landowner is
11 showing a complete disregard for the health, safety,
12 property values, and quality of life of the citizens
13 of the area. None of that is being considered in
14 anything that we've heard here today. None of it.

15 So in summary, I believe that this
16 proposal, as it's being presented, is absolutely
17 good for the property owner. And that is right in
18 property as capitalists that they should try to
19 maximize their value. I believe, however, just as
20 strongly it is not right and good for Hampshire, for
21 its citizens, or for the surrounding citizens.

22 And so we've sat here for 30 minutes,
23 and I have heard while we know what's going on in
24 this area, people throw around ideas that we would

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1 be told that this was appropriate and consistent. I
2 only ask the board members as you go about your
3 deliberations, to keep these ideas in mind and ask
4 yourself is what you have heard today, is diesel
5 parking, is M-2 development around and near and
6 adjacent to residential areas, is that an
7 appropriate and consistent usage of this property?

8 Thank you for your time.

9 CHAIRMAN MROCH: That's the end of the
10 list.

11 MS. CARR: Mr. Chairman, I apologize. I
12 came in late and didn't sign in. May I speak?

13 CHAIRMAN MROCH: I'm okay with it.

14 MR. VASSELLI: Mr. Chair, that's fine.

15 CHAIRMAN MROCH: All right.

16 MS. CARR: Thank you, Chairman. I
17 apologize I did not sign in.

18 I understand that this is not to be a
19 question-and-answer session, but Mr. Pirron and
20 Mr. Suerth, I do have a question for you.

21 (Whereupon, the court reporter
22 asked the speaker to state her
23 name.)

24 MS. CARR: Kathleen Carr.

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1 Mr. Pirron, Mr. Suerth, I do have a
2 question for you. I understand, Mr. Suerth, that
3 you said that there is no developer in mind. Has
4 any portion of these 278 acres been under contract
5 now or within the last six months?
6 MR. BURNEY: Mr. Chairman, may we take the
7 questions and then deal with them in mass?
8 CHAIRMAN MROCH: I do apologize. Yes, we
9 can actually save the questions for the end.
10 MS. CARR: The reason I'm asking,
11 Mr. Suerth, is I understand that hearsay is very
12 unreliable, and it's my understanding that you told
13 a perspective buyer of the 38 acres that this
14 property was under contract. Again, I completely
15 will state that that is an unreliable -- it's a very
16 unreliable source, and that's why I'm bringing it up
17 during these public comments and asking you to
18 answer that question.
19 Thank you.
20 MR. BURNEY: Mr. Chairman, could I have
21 like a timeout for, like, a minute and a half just
22 to talk to my team in terms of how we want to
23 address --
24 CHAIRMAN MROCH: I think we can have a

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1 ten-minute recess.
2 MR. BURNEY: Ten minutes? Okay.
3 MR. VASSELLI: It's custom to -- under
4 Roberts Rules, you'd normally vote on that.
5 CHAIRMAN MROCH: Okay.
6 MR. VASSELLI: So we can -- are we looking
7 for ten minutes? Whatever the motion wants to be,
8 but generally that's voted upon. I also don't know
9 what the custom of this body is.
10 CHAIRMAN MROCH: I will actually entertain
11 a motion for a ten-minute recess.
12 MR. RAPACH: So moved.
13 MR. ROSSETTI: I'll second it.
14 CHAIRMAN MROCH: Ms. Duchaj?
15 MS. DUCHAJ: Yes.
16 CHAIRMAN MROCH: I will vote aye.
17 Mr. Rossetti?
18 MR. ROSSETTI: Aye.
19 CHAIRMAN MROCH: Mr. Rapach?
20 MR. RAPACH: Aye.
21 (Whereupon, a brief recess was
22 had.)
23 CHAIRMAN MROCH: All right. Ladies and
24 gentlemen, I'd like to call the meeting back to

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1 order. Thank you.
2 MR. BURNEY: Mr. Chairman?
3 CHAIRMAN MROCH: Yes, sir.
4 MR. BURNEY: If you're ready to go, thank
5 you for the timeout. I think we'll be a lot more
6 efficient this way.
7 We'd like to answer the lady's
8 question, the last lady first. We're then going to
9 have our civil engineer just talk about a few things
10 we heard on an engineering standpoint, and then I
11 just want to respond to a couple of the things that
12 a couple of the neighbors said, and then we'll be
13 finished.
14 CHAIRMAN MROCH: Thank you, sir.
15 MR. SUERTH: Hi. I'm John Suerth again.
16 And, no, none of the sites are under
17 contract at this point, okay? There is no --
18 nothing is under contract at this point.
19 The only other comment I wanted to
20 make was, one of the gentleman mentioned
21 understanding the need for logistics facilities and
22 questioned why here. Why here is because of I-90,
23 the interchange, and all of the existing amenities.
24 It's very attractive to companies that are in the

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1 logistics industry. So we've seen that in
2 communications we've had with parties that have
3 inquired about the sites, that's always a topic of
4 theirs is the proximity to the interchange to 90 and
5 all of the amenities.
6 Thank you.
7 MR. COUGHLIN: Mr. Coughlin, can you
8 respond on a couple of engineering concerns?
9 MR. COUGHLIN: Sure. Hi. Kevin Coughlin,
10 Manhard Consulting.
11 So there were a few items mentioned
12 in regards to stormwater and runoff. Those are the
13 ones that I'm going to focus on here.
14 I did review the Kane and DuPage Soil
15 and Water Conservation District report for these
16 properties. And what they do is they analyze the
17 land for potential aquifer contamination. And these
18 sites are low to moderately low potential for
19 contamination, and it's based on the geology. It's
20 a public report. It's based on clay soils near the
21 top, and then gravel soils being, you know, directly
22 from the report, approximately a hundred feet below
23 grade. And that's the aquifer and zone then that
24 wells draw from.

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1 One of the other items was stormwater
2 detention and runoff, and the actual, the quality of
3 the water when it's discharged from the site. In
4 order to meet the Kane County stormwater
5 regulations, we have to slow the water down to a
6 fraction of the rate that it runs off today, and,
7 additionally, route the water through a retention
8 practice, which is -- which is to say it's the area
9 below a gravity outlet in a pond. So it allows the
10 water, most importantly, that first flush of water,
11 to soak into the wetland plantings. So the water is
12 substantially slowed down. It's going to be managed
13 and routed to these ponds versus what it does today
14 on the north parcel as agriculture pesticides and
15 different contaminants that runoff right into
16 Harmony Creek. In the proposed condition, the water
17 quality would be improved as it -- as it would be
18 routed through these basins.

19 In regards to the topography and
20 grading. It is, you know, the 60 feet plus or minus
21 of drop does sound right; however, we're spanning
22 that out over 2500 to 3,000 feet. So it ends up
23 being almost lower than how many road slopes are.
24 We'll actually have to pitch some of the roads

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1 towards each other in order to properly drain the
2 water.

3 And I think that was all the items
4 that fell under my purview here.

5 MR. BURNEY: Thanks, Kevin.

6 MR. COUGHLIN: Thanks.

7 MR. BURNEY: Mr. Chairman, Members of the
8 Board, just very briefly. I mean, we've heard some
9 very eloquent statements by the objectors. And,
10 fundamentally, ownership, the L.B. Light Company, is
11 seeking to find out whether the Village in the face
12 of some really strong opposition by the people that
13 we heard tonight, will make this property available
14 in the M-2 zoning district for what we believe to be
15 a logistics use. The request is coming with-
16 contrary to Mr. Haluch -- and I'm sorry if I
17 mispronounced his name -- that you are giving us a
18 blank check; we are giving you a blank check.
19 Contrary to what the gentleman says about all this
20 stuff is concept, it is, and we have been upfront
21 that this is concept and that the final plans are
22 going to be presented as part of a public -- part of
23 a hearing process concerning site plan approval
24 before this body and before the Village Board.

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1 You've heard what we've had to say about
2 landscaping. You're going to see whether or not the
3 rubber hits the road when an end user comes in and
4 provides the kind of landscaping, provides the kind
5 of stormwater management that we're talking about.
6 And that is the request. This isn't a blank check
7 to us. The controls, you're holding all the cards,
8 but the question is, it's CBRE's opinion that no
9 user is going to come in and have to face the
10 controversy about whether or not the Village will
11 stand up and approve M-2 zoning for this land. And
12 I hear there's passionate arguments on the side of
13 the objectors. And I know nobody wants change in
14 their life, but there is a substantial transition
15 that's occurring on the north end of this property
16 significantly. There is no direct access to this
17 subdivision from our property, and there never will
18 be.

19 So those are the things I just want
20 to respond to. We will have far more information,
21 far more response. We thank the neighbors for the
22 polite method in which they conveyed their
23 information. And we will hopefully see you in June.
24 If there's any other questions of our group that

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1 have come from hearing the neighbors, we'll bring
2 everybody back up again.

3 Thank you, Mr. Chairman.

4 CHAIRMAN MROCH: Thank you, sir.

5 Any additional questions, comments,
6 discussion from the commission members this evening?
7 (No verbal responses.)

8 CHAIRMAN MROCH: Hearing none, I will move
9 on to the next item. Readily I don't actually have
10 any announcements off the top of my head for this
11 evening.

12 At this time I will entertain a motion to
13 adjourn.

14 MR. ROSSETTI: I'll make that motion.

15 MR. RAPACH: Second it.

16 CHAIRMAN MROCH: Ms. Duchaj?

17 MS. DUCHAJ: Aye.

18 CHAIRMAN MROCH: Mr. Rossetti?

19 MR. ROSSETTI: Aye.

20 CHAIRMAN MROCH: Mr. Rapach?

21 MR. RAPACH: Aye.

22 CHAIRMAN MROCH: And, for the record, I
23 vote aye myself as well.

24 (Whereupon, at 8:43 p.m., the

1 hearing was adjourned.)

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1 STATE OF ILLINOIS)
2 COUNTY OF MCHENRY) SS

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4 I, Margaret Ciembronowicz, Official Court
5 Reporter in and of the State of Illinois, County of
6 McHenry, do hereby certify that on May 8, 2023; I
7 reported the proceedings had in the above-entitled
8 matter, and that the same is a true, correct, and
9 complete transcription of said proceedings held on said
10 date to the best of my abilities.

11 Dated this 6th day of June, 2023.

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MARGARET CIEMBRONOWICZ
Certified Shorthand Reporter
License No. 084-003833

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