

VILLAGE OF HAMPSHIRE PLAN COMMISSION

**MEETING
DECEMBER 14, 2020**

AGENDA

CALL TO ORDER:

TIME: 7:00 PM

PLEDGE OF ALLEGIANCE.

ROLL CALL / ESTABLISH QUORUM (physically present / remote attendance).

MINUTES: Review and approve minutes of last previous meeting – Oct. 26, 2020.

NEW BUSINESS:

1. Consideration of and recommendation to the Village Zoning Board of Appeals under §6-14-4(C)(2) of the Village Code, regarding a Petition for a Special Use filed by Brier Hill Ventures, LLC to allow for operation of a re-cycling center for construction materials in the M-2 General Industrial District, pursuant to §6-9-3(C) of the Village Code, on part of the property identified as PIN 01-23-300-008 and PIN 01-25-100-009, respectively, comprising 18 ± acres located on the west side of Brier Hill Road, south of Allen Road and north of IL 72, after annexation of said property to the Village and classification in the M-2 General Industrial Zoning District.
2. Authorization of the Chair to make a report to the Zoning Board of Appeals any recommendation made by the Commission regarding Item #1 above.

OLD BUSINESS: None.

PUBLIC COMMENT: All persons attending the meeting in person and desiring to make public comment must sign in prior to the start of the meeting. Time shall be limited to a maximum of five (5) minutes for each speaker and not more than thirty (30) minutes total.

NEXT MEETING DATE(S): December 28, 2020 (cancelled – no business)
 January 11, 2021

ADJOURNMENT.

The Village of Hampshire is subject to the requirements of the Americans with Disabilities Act of 1990. Any individual with a disability who plans to attend this meeting/public hearing and who may require a certain accommodation in order to allow him/her to observe and/or participate in this meeting is requested to contact the Village Clerk prior to the meeting to discuss such accommodation.

Attendance: Accommodations with adequate distancing will be made for this meeting; and members of the public in attendance will be expected to wear face coverings.

Also, video-conferencing and/or telephone conferencing may be available for the public to participate in /witness the meeting. Anyone who desires to attend by Video-Conference must notify the Village Clerk of such request by e-mail to [Lvasquez @ hampshireil.org](mailto:Lvasquez@hampshireil.org) no later than 24 hours prior to the meeting, so that a link to participate may be sent via e-mail address the day of the meeting, together with a PDF version of exhibits and other documents to be considered at the meeting.

Anyone who desires to attend by Tele-Conference must notify the Village Clerk of such request by e-mail as above or at 847-683-2181 Ext. 0, no later than 4:30 p.m. the day prior to the meeting, and a telephone number and passcode will be provided.

Anyone who desires to review the application, and/or the exhibits or other documents delivered to the ZBA, may do so on the Village's website; or, in person, by calling the Village Clerk and making appropriate arrangements no later than the day of the meeting.

Public Comment: Comments to the Plan Commission, or questions to the applicant, may be submitted prior to the meeting or public hearing by 4:30 the day prior to the meeting date in writing addressed to the Village Clerk, and placed in the drop box at Village Hall or via e-mail to Lvasquez@hampshireil.org. Any written comments so received shall be noted in the minutes of the meeting and/or public hearing, as the case may be.

HAMPSHIRE PLANNING COMMISSION

MEETING MINUTES

Date: October 26, 2020

Call to Order: The meeting was called to order by Chairman Bryan Mroch at 7:06PM

Roll Call: Present by voice roll call: Bryan Mroch, Ken Swanson, Aaron Neal and Lawrence Rapach. Bill Rosseti and Tim Wetzel attended remotely due to the Covid-19 Virus.

Treasurer's report: No Report

Approval of Minutes: The minutes for the meeting of Dec. 9, 2019 were approved by voice vote with the addition of Tim Wetzel as being present.

Motion – Ken Swanson, 2nd Tim Wetzel.

Aye votes –Bryan Mroch, Bill Rosseti, Tim Wetzel, Ken Swanson, and Aaron Neal.

Abstain - Lawrence Rapach. Nays - None.

Also Present: Jay Hedges, Hampshire Village Manager, Mark Shuster, Village Attorney (Remote)

Guests: Chris Naatz, Dan Olsen and Rich Olson for Crown Community Development.

Old Business: None

New Business:

1. Review and comment on a proposed Concept Plan for revisions to the previously approved Planned Residential Development at Oakstead Community, located generally South of Big Timber Road and East of US Route 20, for land to be added to the Oakstead Community for additional residential development, including a new elementary school for CUSD-300.

Mr. Naatz, from Crown Community Development (CCD) briefly described the development as being similar to Prairie Ridge with similar lot sizes and setbacks which has been very successful. He also stated that the housing market outside of Chicago is improving more rapidly now than in the past year.

Rich Olson from CCD described some of the many amenities including numerous natural areas, walking paths, water features in various neighborhoods.

The variety of home styles will include Single family, duplexes and ranch townhomes to name a few. He also stated that the school district hopes to start building the elementary school next year.

The meeting was then opened for questions and discussion:

Comments regarding Concept Plan for Oakstead Subdivision

The following members of the Plan Commission made comments concerning the proposed Concept Plan for the Oakstead Subdivision (which will be the basis for a revised Preliminary Development Plan for the subdivision):

1. Mr. Wetzel asked if ranch product would be mixed in with single-family residences. Crown responded that it intended ranch duplex units to be confined to the neighborhoods designated for them, but that ranch homes could be mixed in with other single-family product according to each builder.

2. Mr. Rapach asked if in the Active Adult neighborhoods, an HOA would be formed and would be responsible for ordinary exterior maintenance. Crown responded that, yes, an HOA would be responsible for such maintenance in the Active Adult areas.

3. Mr. ____ asked about the school site. Crown responded that the school will be built first; CUSD-300 is already planning the site.

4. Mr. Rapach asked about predicted price points for dwelling units in the Development. Crown responded that it anticipates selling prices at low \$300,000's to \$400,000, with an absorption rate of 80-100 units per year.

5. Mr. Wetzel asked if one builder could buy an entire pod (or, in the alternative, would the pods be split up)? Crown responded that it expects that one builder will want the exclusive right to build an entire pod. Further, the design allows for a builder to make a pod distinctively its own, via entrance features, and differing architecture. This would provide more variety in the overall development. Finally, it was noted that Crown utilizes an internal architectural review committee to judge a developer's proposed home styles.

6. Mr. Wetzel asked about "green" builders. Crown responded that in its experience all builders have become more conscious of energy efficiency in home building.

7. Mr. Mroch asked when Crown anticipated starting work on the development. Crown responded that the Big Timber intersection has already been constructed and will need little additional work to be made functional. This will coincide with construction of the new school site. A second entrance – from US Highway 20 – will need a new traffic study and an IDOT permit. A new turn lane is expected at that location. The Village Manager reminded the Plan Commission that improvement of the US 20 / Big Timber intersection is also on the current IDOT 5-year plan.

8. Mr. Mroch asked about parking planned for the townhome areas. Crown responded that it plans for 2-in (a garage), and 2-on (the driveway). Furthermore, it will plan for 0.5 additional vehicle parking per unit on the street.

9. Mr. Mroch asked about ownership of the parks. Crown responded that the original Annexation Agreement had a detailed description of parks to be offered to / owned by the Park District; and that he would review the revised Preliminary Development Plan with the Park District. They would also be offered to the Village. Any remaining would be maintained by the HOA.

10. Mr. Rapach asked about the Church site shown on the Plan. Crown responded that it reserved a church site at the requirement of the original land seller; and it has from time to time been contacted by the Church, but is now aware of the present interest of the church to build on this site. Access to the church site would be via internal streets (no curb cut on Big Timber Road in anticipated). If the church abandons the site, it would be converted to additional home sites or some other use (subject to further revision to the Preliminary Development Plan).

11. Mr. Mroch asked about the open space at the "toe" of the Plan. Crown responded that this area is of poor soils, and is not developable, in particular, not developable for commercial uses adjacent to IL 47.

12. Mr. Wetzel asked if fishing would be allowed in any of the detention ponds. Crown responded that many of the ponds would be "wetland bottom" ponds which would not bear fish; but the entrance ponds might be deep enough. However, he noted that insurance costs might prohibit it. Crown would "consider" it further.

13. Mr. Neal noted that his familiarity with Hampshire Highlands in Elgin makes him believe Crown is a plus for the Village.

No members of the public made any comment at the meeting.

At the conclusion of the question and answer period a motion was made by Aaron Neal to accept the concept plan. 2nd by Tim Wetzel. Motion approved by voice vote, Ayes- Bryan Mroch, Larry Rapach, Ken Swanson, Tim Wetzel, Aaron Neal, Bill Rossetti. Motion carried.

2. Authorization of the Chair to compile a summary of said comments and to report same to the Village Board of Trustees. A motion for approval was made by Aaron Neal, 2nd by Lawrence Rapach. Motion approved by voice vote. Ayes-Tim Wetzel, Bill Rossetti, Bryan Mroch, Ken Swanson, Aaron Neal and Lawrence Rapach.

Old Business: None

Adjournment: There being no further business the meeting was adjourned, Motion by Aaron Neal, 2nd by Tim Wetzel. Approved by voice vote. Ayes- Ken Swanson, Bryan Mroch, Lawrence Rapach, Aaron Neal, Tim Wetzel and Bill Rossetti. Motion carried.

Next Meeting: November 23, 2020. Public Hearing

Respectfully submitted, '

Kenneth Swanson

Secretary



Village of Hampshire
234 S. State Street, Hampshire, IL 60140
Phone: 847-683-2181 • www.hampshireil.org

DEVELOPMENT APPLICATION

Case Number: _____

Date Filed: _____

The Undersigned respectfully petitions the Village of Hampshire to review and consider granting the following approval(s) on the land herein described.
(check all that apply)

- Variance
- Special Use Permit
- Rezoning from _____ District to _____ District (ex. M1 to M2)
- Annexation
- Concept Plan Review
- Preliminary Plan Review
- Final Plan Review
- Other Site Plan Review

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: Brier Hill Ventures, LLC Email: jerry@mwcompanies.com
Address: 275 Sola Drive Gilberts, IL 60136
Phone: 847-426-6354 Fax: 847-426-0146

CONTACT PERSON (If different from Applicant)

Name: Michael Mondus - SPACECO, Inc. Email: mmondus@spacecoinc.com
Address: 9575 West Higgins Road, Rosemont, IL 60018
Phone: 847-696-4060 Fax: 847-696-4065

*** IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?**

YES NO

(If the Applicant is not the owner of the subject property, a written statement from the Owner authorizing the Applicant to file the Development Application must be attached to this application)

*** IS THE APPLICANT AND/OR OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?**

YES NO

(If the Applicant and/or owner of the subject property is a Trustee of a land trust or beneficiary(ies) of a land trust, a Disclosure Statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be verified by the Trustee and shall be attached hereto).

PART II. PROPERTY INFORMATION

Address: 16N220 Brier Hill Rd.

Parcel Number(s): Parts of both 01-²⁴~~23~~-300-008 and 01-25-100-009

Total Area (acres): +/-18.0 Acres

Legal Description: must be attached to this application

The property is located in which FIRE PROTECTION DISTRICT? Hampshire Fire District

The property is located in which PARK DISTRICT? Hampshire Park District

The property is located in which SCHOOL DISTRICT? Dundee School District 300

The property is located in which LIBRARY DISTRICT? Ella Johnson Library

The property is located in which TOWNSHIP ROAD DISTRICT? Hampshire Township Road District

Current Zoning: Village of Hampshire M-2 General Industrial District and Kane County F - Farming

Proposed Zoning/Variance:

Village of Hampshire M-2 - General Industrial District and
Special Use to operate a recycling center on the property.

Recommended Land Use: Construction and Demolition Material Recycling Center

(As described in the Hampshire Comprehensive Plan)

Proposed Land Use: Estate Residential

Name of Proposed Development: Midwest Companies

Attachment A
Developer's Agreement with Respect to Development Fees and Deposits

The undersigned Developer acknowledges that he/she has filed a DEVELOPMENT APPLICATION with the Village, requesting Annexation and Special Use Approval
(type of action(s) requested)

and further, acknowledges that the Village Code requires that he/she reimburse the Village for all professional fees incurred for engineering, legal, consultant, and other outside services in regard to this application and all other matters related to the proposed development or zoning request.

The Developer agrees to be bound by the terms of the Village Code in this regard.

The Developer also is required to, and hereby does, submit a deposit, to be held by the Village to secure reimbursement of such fees, in accordance with the current schedule of deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment of such fees and will be applied by the Village to payment of such fees upon default by Developer. Any balance remaining, after payment of all such fees, including reasonable attorney fees and court costs incurred by the Village in discussing, negotiating, or enforcing the terms of this Agreement, shall be returned to Developer.

Any interest earned on funds on deposit shall accrue to the Village.


Signature

11/17/2020
Date

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK


Village Clerk's Signature

\$ 2,000
Amount

This form must be executed and accompany all Development Applications. No Application will be accepted or processed without this completed form.

October 23, 2020

To Whom It May Concern:

Steve Berglund and Company has my permission to pursue an annexation agreement with the city of Hampshire.

Sincerely,

A handwritten signature in cursive script that reads "Jane Tegtman". The signature is written in black ink and is positioned above the printed name.

Jane Tegtman

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

From: Steve Berglund

Date: November 17, 2020

The undersigned, being sworn upon his oath, deposes and says that the list below includes the names and address of all owners of property adjacent or within two hundred-fifty (250') feet of the property referred to in the Petition.


The property is located at 16N220 Brier Hill Road, Hampshire, Il 60140.

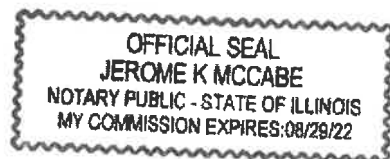
<u>Property Index No.</u>	<u>Property Owner</u>	<u>Address</u>
01-24-400-023	Jane & Theodore Tegtman	44W445 US Highway 20, Hampshire, Il 60140
01-24-400-020	Jane M. & Theodore A. Tegtman	44W445 US Highway 20, Hampshire, Il 60140
01-24-400-006	Jane Tegtman ET AL	44W481 US Highway 20, Hampshire, Il 60140
01-24-400-017	Jane Tegtman ET AL	44W481 US Highway 20, Hampshire, Il 60140
01-25-200-024	Ozinga Suburban Ready to Mix Concrete	19001 Old LaGrange Rd. Ste 300 Mokena, Il 60448
01-25-200-006	Fick Family Limited Partnership	948 Scottsdale Drive, Pingree Grove, Il 60140
01-25-100-010	Norlin Group LLC, Raymond Norlin	205 Jamestowne Rd, Sleepy Hollow, Il 60118

NOTIFY BY CERTIFIED MAIL- COPIES

By: 
Steve Berglund

Subscribed and sworn before me this 18th day of November 2020.







County technologies
 atavia Ave
 a, IL 60134
 co.kane.il.us

PLAT DATE
 1/14/2020

HAMPSHIRE TWP.
 SEC. 24 T.42N. R.6E.

Scale: 1"=400'
 0 400 ft

MAP PAGE LOCATOR

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
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PIN: 01-25-200-008
 OWNER: FCA FAMILY LIMITED PARTNERSHIP
 ADDRESS: 348 SCOTTSDALE DR
 WILMINGTON, IL, 601405483

01-24

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY KANE COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.