

# Meeting Minutes

Planning & Zoning Commission Meeting  
Monday August 14, 2023 - 7:00pm  
Hampshire Middle School Gymnasium  
560 S. State Street

## Call to order

A meeting of the Planning and Zoning Commission was held at Hampshire Middle School on August 14, 2023 and called to order by chairman B. Mroch at 7:01pm.

## Attendees

Attendees included Chairman B. Mroch, and commissioners S. McBride, B. Rossetti, A. Neal, L. Rapach, G. Duchaj, and R. Frillman.

## Members not in attendance

All members were in attendance.

## Approval of minutes

A motion to strike item 4(a), meeting minutes from June 26, 2023 was made by A. Neal, seconded by S. McBride, with a vote of 6 aye, 0 nay, motion carried.

A motion to approve the meeting minutes from July 10, 2023 was made by B. Rossetti, seconded by A. Neal, with a vote of 5 aye, 1 abstain, 0 nay, motion carried.

A motion to approve the meeting minutes from July 24, 2023 was made by S. McBride, seconded by A. Neal, with a vote of 5 aye, 1 abstain, 0 nay, motion carried.

## New business

A motion to combine Public Hearings Identified as Agenda Items 5(b), 5(c), 5(d), and 5(e) all regarded property generally known as the Light property north of I-90, east of US Hwy 20, and on either side of Dietrich Road in Hampshire Township, Kane County, Coral Township, and McHenry County was made by A. Neal, seconded by S. McBride, with a vote of 6 aye, 0 nay, motion carried.

The public hearing was opened at 7:09pm.

Attorney J. Vasselli opened by defining the zoning code to provide clarity. The court reporter swore in all attendees that had stated that they would be giving comments.

The petitioners gave a quick statement prior to public comments from residents began. All comments and testimonies can be read in the court reporters report.

A motion to take a brief recess at 9:03pm was made by L. Rapach, seconded by A. Neal, with a vote of 6 aye, 0 nay. Motion carried.

A motion to resume the public hearing at 9:26pm was made by A. Neal, seconded by S. McBride, with a vote of 6 aye, 0 nay. Motion carried.

All documentation provided by public requested to be entered in to minutes are attached to these minutes.

The public hearing was closed at 11:02pm.

A motion to Recommend classifying the 164 +/- acres of the Light property located generally north of I-90, east of US Hwy 20, and on the north side of Dietrich Road in Hampshire Township, Kane County, and Coral Township, Mchenry County in the O-M Office and Restricted Manufacturing zoning district upon annexation to the Village was made by A. Neal, seconded by G. Duchaj, with a vote of 4 aye, 3 nay, motion carried.

A motion to Recommend approval of Special Use on the property identified in agenda item 6(a) to allow the following uses upon annexation and zoning in the O-M zoning district: building materials sales and storage; cartage and express facilities; electrical, lighting and wiring equipment; food manufacture, packaging, and processing; ground mounted solar energy systems, as defined in and subject to the restrictions set forth in the Village Code; and planned developments including outdoor storage; with an amendment that all storage of property including trailers shall not be required to be located in completely enclosed building or structures; and light metering and 6'-8' fencing on adjacent residential areas was made by B. Rossetti, seconded by A. Neal, with a vote of 1 aye, 5 nay, motion failed.

A motion to Recommend classifying the 112 +/- acres of the Light property located generally north of I-90, east of US Hwy 20, and on the south side of Dietrich Road in Hampshire Township, Kane County in the O-M Office and Restricted Manufacturing zoning district upon annexation to

the Village was made by S. McBride, seconded by A. Neal, with a vote of 4 aye, 2 nay, motion carried.

A motion to Recommended approval of Special Use on the property identified in agenda item 6(c) to allow the following uses upon annexation and zoning in the O-M zoning district: building materials sales and storage; cartage and express facilities; electrical, lighting and wiring equipment; food manufacture, packaging, and processing; ground mounted solar energy systems, as defined in and subject to the restrictions set forth in the Village code; and planned developments, including outdoor storage; with an amendment that all storage of property including trailers shall not be required to be located in completely enclosed building or structures; and light metering and 6'-8' fencing on adjacent residential areas was made by L. Rapach, seconded by A. Neal, with a vote of 1 aye, 5 nay, motion failed.

A motion to authorize the Chair to report the actions of the Commission, with appropriate findings of fact and recommendation(s), to the Village Board of Trustees was made by S. McBride, seconded by A. Neal, with a vote of 6 aye, 0 nay, motion carried.

## Public Comment


Public comment can be found on court report.

## Announcements

No announcements.

A motion to adjourn the meeting at 11:48pm was made by A. Neal, seconded by L. Rapach, with a vote of 6 aye, 0 nay, motion carried.

  
Secretary

  
Date of approval