

VILLAGE OF HAMPSHIRE
PLANNING & ZONING COMMISSION

MINUTES

FEBRUARY 13, 2023

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:00pm by Chairman B. Mroch. Members present: Chair B. Mroch, and commissioners S. McBride, A. Neal, R. Frillman, B. Rossetti, and L. Rapach. Also present was village attorney Mark Schuster, village administrator Jay Hedges, and Tim Paulson from EEI Engineering online.

A motion to approve minutes from December 12, 2022 with no corrections was made by S. McBride, seconded by A Neal, with a vote of 4 aye, 1 abstain. Motion carried.

A motion to Adopt Rules of Procedure for Conducting Public Hearings was made by S. McBride, seconded by A. Neal, with a vote of 5 aye, 0 nay. Motion carried.

The public hearing for and consideration of a revised Preliminary Development Plan for the portion of the Prairie Ridge Subdivision generally north of Kelly Rd., filed under 6-18-11 of the Village Code was opened at 7:04pm.

Dan Olsen was present and spoke on the changes to the development. Later speakers were Mike Epps who spoke on the garbage blowing over to other properties from the builders, requesting that it be remedied by Dan Olsen. Richard Latch spoke regarding a buffer on the property and questioned about the flood plain. Mark Foster spoke regarding the plumbing and fill dirt being used in the community.

The public hearing was closed at 7:22pm

A motion to recommend approval of the Preliminary Development Plan for the Prairie Ridge North Subdivision in the Village conditional upon full compliance with preliminary engineering requirements was made by L. Rapach, seconded by B. Rosetti, with a vote of 5 aye, 0 nay. Motion carried.

A Public hearing for and consideration of a Petition for Zoning Map Amendment for certain land to be annexed to the Village, to classify said land in the M-2 General Industrial Zoning District upon annexation to the Village, regarding certain property comprised of 38+ acres, located generally on the north side of Higgins Road, west of US Hwy 20, and south of I-90 in Hampshire Township was opened at 7:24pm.

John Suerth and Ernie Perrone were present to represent CBRE. Chris Carr was sworn in and spoke to object to the zoning for the reason of wetlands, remnant oak woods, and water pollution. Katrina Omara was sworn in and stated that the application was missing a conservation report. Beverly Dohn was sworn in and challenged the M-2 use as heavy industrial use. Objected due to diesel smell and sound, light pollution and water pollution.

The meeting was then interrupted in regards to people being turned away the overflow location (fire department) due to capacity. The Zoning and Planning commission promptly made a motion to recess the meeting.

A motion to recess agenda item 5-D was made by S. McBride, seconded by A. Neal, with a vote of 5 aye, 0 nay. Motion carried.

A public hearing for and consideration of a Petition for Zoning Map Amendment for certain land to be annexed to the Village, to classify said land in the m-3 Industrial Zoning District upon annexation to the Village, regarding certain property comprised of 278+ acres, located generally north of I-90, east of US Hwy 20, and on either side of Dietrich Road in Hampshire Township, Kane County, and Coral Township, McHenry County was opened at (unknown time)

A motion to recess item 5-F until the next available date for the Planning and Zoning Commission was made by S. McBride, seconded by L. Rapach, with a vote of 5 aye, 0 nay. Motion carried.

Meeting was adjourned at (unknown time) with a motion by A. Neal, seconded by S. McBride, with a vote of 5 aye, 0 nay. Motion carried.