

# VILLAGE OF HAMPSHIRE PLANNING & ZONING COMMISSION

## MINUTES September 27, 2021

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:00 p.m. by Chair B. Mroch. Members present: Chair B. Mroch, and Commissioners R. Frillman, H. Hoffman, A. Neal, L. Rapach, in person; and W. Rossetti and T. Wetzel. Also present were: J. Wray, assistant to the Village Manager, and M. Schuster, Village Attorney.

After comment regarding two typographical errors (p. 1, p. 3) in the minutes presented, on motion by L. Rapach, seconded by A Neal, the minutes of the meeting of the Commission held on June 28, 2021, as corrected, were approved by vote of 5 aye, 0 nay (Mr. Wetzel's remote connection was disrupted at this time). Mr. Wetzel re-joined the meeting.

The first order of business was to consider the Petition for Special Use filed by Datoli Properties, LLC for a special use for a towing service to be located at 220 Keyes Avenue, in the M-2 General Industrial Zoning District, in the Village.

On motion made by H. Hoffman, seconded by A. Neal, and vote of 6 aye, 0 nay, the public hearing was opened at 7:03 p.m.. The Village Attorney announced that notice of the public hearing had been published in the Daily Herald newspaper on September 3 , 2021, and a certificate of publication was on file with the Village Clerk.

Mr. Santino Datoli then made a presentation to the Board, in support of the Petition. He recited that notice had been posted on the property, and notice had been mailed to neighboring property owners. He explained that he had been operating a tow service at this location under lease agreement for a few months, and then purchased the property. The Village has made him aware that the business needs a special use approval to continue to operate such a business at this location. The location provides a storage yard and business location in addition to the main location for Datoli Towing in Addison, Illinois. Storage of vehicles will take place within the fenced area at the north end of the property. The storage yard should hold about 40 vehicles in total. The location will be open from 11:00 a.m. to 4:00 p.m. daily and will be manned during those hours. The business will rely on security cameras for after hours surveillance. It is not anticipated that the hours of business will be expanded in the future.

No other persons were present to speak at the public hearing in regard to the Petition.

Mr. Wray reminded the commissioners that recommendation and approval of the requested special use will require a finding pursuant to § 6-9-3 of the Village Zoning Regulations that the proposed special use is an "other manufacturing, processing, and storage uses determined by the Plan Commission to be of the same general character as the uses permitted in this section, and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, glare, or heat."

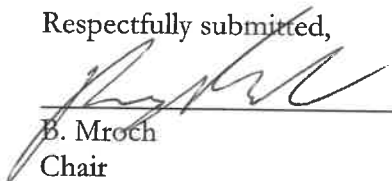
On motion by H Hoffman, seconded by R. Frillman, to recommend approval of the Petition for Special Use filed by Datoli, to allow a towing service in the M-2 General Industrial Zoning District, the vote was 6 aye, 0 nay. Motion passed.

On motion by L. Rapach, seconded by H. Hoffman, to authorize the Chair to report on these Agenda Items to the Board of Trustees, the vote was 6 aye, 0 nay. Motion passed.

The Board was informed that the Village may proceed with one or two Petitions for Zoning Text Amendment, one regarding notice to neighboring owners, and a Petition for Variation, at an upcoming meeting date, likely the 4<sup>th</sup> Monday of October. .

On motion duly made and seconded, the meeting was adjourned at 7:23 p.m.

Respectfully submitted,



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B. Mroch

Chair