

## Village of Hampshire Planning & Zoning Commission Meeting Monday, November 8, 2021 - 7:00 PM

Hampshire Village Hall – 234 S. State Street

## **AGENDA**

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Roll Call
- 4. Approval of Minutes from October 25, 2021
- 5. Old Business
- 6. New Business
  - a. Review and recommendation of Final Plat of Subdivision for Oakstead -- area of new CUSD-300 school site.
  - b. A Motion to Recommend Approval of the Final Plat of Subdivision.
  - c. A Motion to Authorize the Chair to Report the Results of this Item to the Village Board of Trustees.
- 7. Public Comments
- 8. Announcements
- 9. Adjournment

Attendance: By Public Act 101-0640, all public meetings and public hearings for essential governmental services may be held by video or tele conference during a public health disaster, provided there is an accommodation for the public to participate, and submit questions and comments prior to meeting. If you would like to attend this meeting by Video or Tele Conference, you must e-mail the Village Clerk with your request no later than noon (12 PM) two days prior to the meeting, and a link to participate will be sent to your e-mail address the day of the meeting, including all exhibits and other documents (the packet) to be considered at the meeting.

Recording: Please note that all meetings held by videoconference will be recorded, and the recordings will be made public. While State Law does not required consent, by requesting an invitation, joining the meeting by link or streaming, all participants acknowledge and consent to their image and voice being recorded and made available for public viewing.

<u>Accommodations</u>: The Village of Hampshire, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the Village at 847-683-2181 to allow the Village to make reasonable accommodations for these persons.

# VILLAGE OF HAMPSHIRE PLANNING & ZONING COMMISSION

#### MINUTES October 25, 2021

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

On motion by A. Neal, seconded by H. Hoffman, the minutes of the meeting of the Commission held on September 27, 2021, were approved by vote of 4 aye, 0 nay.

The first order of business was to consider the Petition for Variances filed by Tully and Clemens, to reduce the requirements for setback from an adjacent alleyway; for side yard setback; and restricting the height of an accessory structure in the R-2 Single Family Residential Zoning District to allow for demolition of an existing garage structure and erection of a new garage structure on the property at 304 Park Street in the Village.

On motion by H. Hoffman, seconded by A. Neal, to open a public hearing on the matter, the vote was 4 aye, 0 nay. The public hearing was opened at 7:05 p.m.

The Village Attorney announced that notice of the public hearing had been published in the Daily Herald newspaper on October 8, 2021, and a certificate of publication was on file with the Village Clerk.

Gerald Tully presented the Petition to the Commission, confirming posting of notice on the premises, and mailing notice to adjacent property owners; and explaining his plans to replace on his property an existing garage structure with a new one, and the background for requesting the three (3) variances.

In response to questions from the members of the Commission, Tully also explained the following:

- The difficulty on his property is that given the existing stone and ironwork fencing, and the mature trees, it is not feasible to move the garage to a conforming location.
- His plan is to expand the area of the garage from 22' x 40' to 30' x 40'.
- The 23' height is made necessary by his desire to have storage space in the rafters and/or by the increased area of the structure. He is planning to have a standard size door on the front. Mr. Mroch questioned whether an increase in height was really necessary, believing that a standard pitched roof would not require a higher roof line. The garage is currently approximately 16' in height.
- The garage could be designed with materials to match the character of the house.

- He will not include any living quarters in the new garage, but may include a heater.
- There is presently an encroachment of the garage into the alleyway (by about 1.5'); and he will construct the new garage outside the alleyway, moving the west wall.
- The existing garage is about 2.5' off the southerly lot line.
- The alleyway is regularly used by only one other resident on the block, to access his garage, and is little used by others.
- He uses and stores in the garage an automobile lift device.

No persons were present to speak at the public hearing or to comment on the Petition.

The public hearing was closed at 7:37 p.m.

On motion by A. Neal, seconded by H. Hoffman, to recommend approval of the Petition for Variance, to reduce the requirements for setback from an adjacent alleyway; from ten (10') feet to zero (0') feet, in the R-2 Single Family Residential Zoning District to allow for replacement of the existing garage with a new garage structure on the property at 304 Park Street in the Village, the vote was 4 aye, 0 nay. Motion passed.

On motion by A. Neal, seconded by H. Hoffman, to recommend approval of the Petition for Variance, to reduce the requirements for side yard setback from five (5') feet to not less than two and one-half (2.5') feet, to allow for replacement of the existing garage with a new garage structure on the property at 304 Park Street in the Village, the vote was 3 aye, 1 nay. Motion passed.

On motion by A. Neal, seconded by H. Hoffman, to recommend approval of the Petition for Variance, to increase the maximum height restriction for an accessory structure, by eight (8') feet, from fifteen (15') to twenty-three (23') feet, in the R-2 Single Family Residential Zoning District to allow for replacement of the existing garage with a new garage structure on the property at 304 Park Street in the Village, the vote was 1 aye, 3 nay. Motion failed.

The Commission discussed tabling the matter of the variation of the maximum height restriction, to allow Petitioner to present more evidence of the need to increase the height of the accessory structure to some height less than 23'. However, it was decided to report to the Board of Trustees the results above, as is.

The 2<sup>nd</sup> order of business was consideration of the Petition of the Villages Zoning Administrator for a text amendment re-adopting new regulations for an REC-Recreational Zoning District in the Village.

On motion by H. Hoffman, seconded by A. Neal, to open a public hearing on the matter, the vote was 4 aye, 0 nay. The public hearing was opened at 8:01 p.m.

The Village Attorney announced that notice of the public hearing had been published in the Daily Herald newspaper on October 8, 2021, and a certificate of publication was on file with the Village Clerk.

Mr. Josh Wray presented the Petition to the Commission, explaining the interest of certain persons to establish various types of recreational uses on land in or to be annexed to the Village. Mr. Wray the highlighted the features of the proposed regulations, reviewing the list of permitted and special uses, and the bulk requirements. It was noted that no land has yet been assigned to this proposed District.

Members of the Commission inquired whether the list of uses might be amended to address conservation or preservations areas and/or cemeteries and/or churches; why wedding venues were included as a permitted use; why wind and solar power uses were listed.

Mr. Wray explained that the proposed permitted uses included passive open space, which ought to be deemed to include conservation or preservation areas, and cemeteries. He explained that wind and solar power uses were generally included elsewhere in the village, and ought to be allowed in this District.

The Village Attorney commented that wedding venues raised many of the same issues as "recreational" uses might raise, such as traffic, parking, hours of operation, and outdoor noise.

Mr. Wray identified the area easterly of the W. R. Meadows and Schroeder properties as an area in which the owner (Brier Hill Ventures) was specifically considering various recreational uses.

No members of the public appeared to comment on the Petition.

The public hearing was closed at 8:20 p.m.

On motion by L. Rapach, seconded by A. Neal, to recommend approval of the Petition for Text Amendment to establish regulations for a new REC-Recreational Zoning District, the vote was 4 aye, 0 nay. Motion passed.

The 3<sup>rd</sup> order of business was consideration of the Petition of the Villages Zoning Administrator for a text amendment re notice to adjacent property owners on Petitions for Zoning Amendment, for Special Use and/or for Variance.

On motion by H. Hoffman, seconded by A. Neal,, a public hearing on the matter was opened at 8:30 p.m.

The Village Attorney announced that notice of the public hearing had been published in the Daily Herald newspaper on October 8, 2021, and a certificate of publication was on file with the Village Clerk.

Mr. Josh Wray presented the Petition to the Commission, explaining the desire of the Zoning Administrator to make uniform the notice requirements for such petitions. The former Zoning Board of Appeals had adopted certain rules regarding notice; this current action would formalize the rules by including them in the Zoning Regulations, and making the rules the same for all zoning actions.

No persons appeared to comment on the Petition.

The public hearing was closed at 8:33 p.m.

On motion by L. Rapach, seconded by H. Hoffman, to recommend approval of the Petition for Text Amendment for notices to adjacent property owners for zoning amendments, special uses, and variances, the vote was 4 aye, 0 nay. Motion passed.

On motion by H. Hoffman, seconded by A. Neal, to authorize the Chair to report to the Board of Trustees the recommendations of the commission on the three (3) items of business on this Agenda, the vote was 4 aye, 0 nay. Motion passed.

On motion duly made and seconded, the meeting was adjourned at 8:34 p.m.

Respectfully submitted,

Bryan G. Mroch

B. Mroch Chair



## Village of Hampshire

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

### **Agenda Supplement**

TO: Planning and Zoning Commission

FROM: Josh Wray, Assistant to the Village Manager

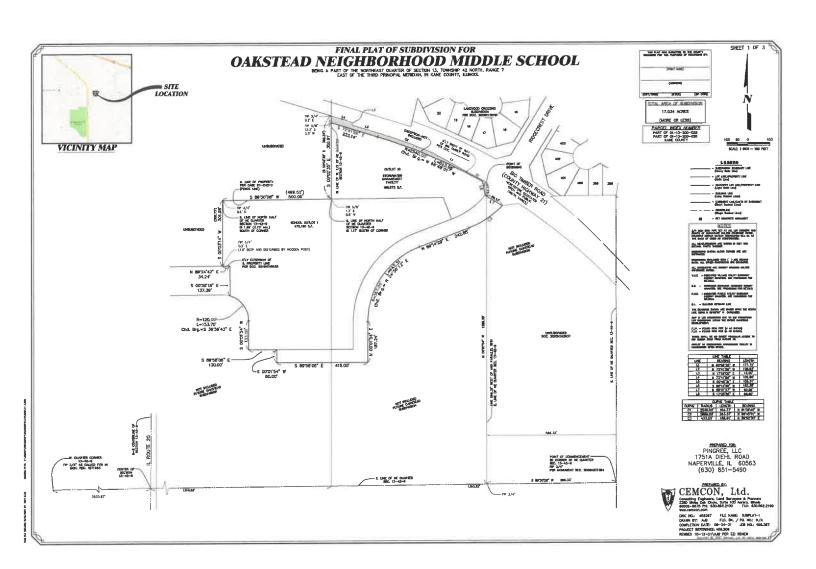
FOR: Planning and Zoning Commission Meeting on November 8, 2021

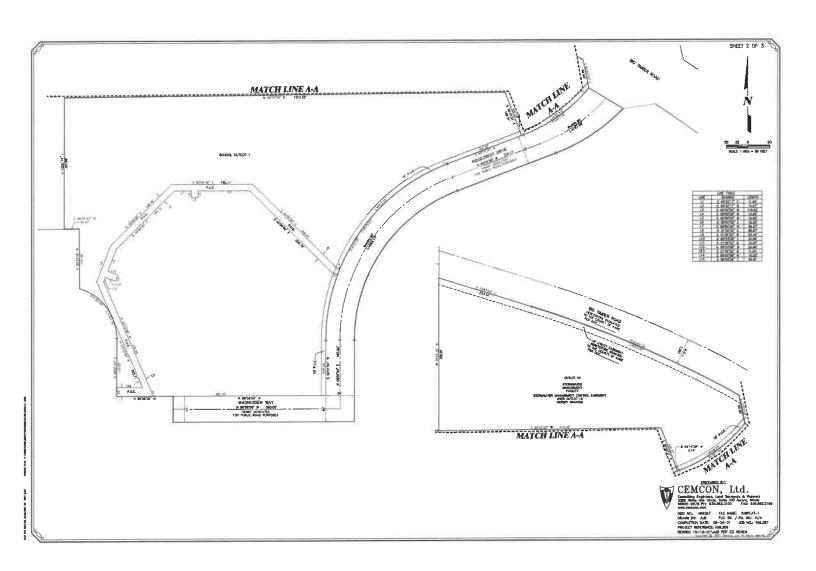
RE: Oakstead Final Plat for School Site

**Background:** The preliminary development plans for the Oakstead subdivision were previously approved by the Village.

**Analysis:** Tim Paulsen of EEI has provided a review letter stating general compliance except for two utility easements that need to be added to the plat. Crown has agreed to make those modifications.

**Recommendation:** Staff recommends the Planning and Zoning Commission recommend approval of the final plat subject to the submittal and engineering approval of the agreed upon modifications to utility easements.





APPLICATION OF THE PROPERTY OF
THE MILLIACE OF HAMPBERG, AND TIS REPRESENTATIVES SHALL AT THEM BEEN BELLE DESCRIPTION, PROVIDED HEM THEMS. STREETH OF OHTHER OBSTRUCTION THAT IS, DESCRIPTION THAT IS, DESCRIPTION THEMSELVE, DESCRIPTION OF MILLIAC CHIEF LABORATI, CHIEF COST CF. PERSONAL, AND REPLAEDERT OF ANY OSSITILACION SHALL SE THE SCAL RESPONSABILITY OF THE OWNER.
(RECTRIC AND COMMUNICATION)
CHEM, MERRICHEN, MEDICOLI, CALL, ERMACE, SAR CHEM, UTILITY CHEMPINE, MEDICOLI, CALL, ERMACE, SAR CHEM, UTILITY CHEMPINE, MEDICOLI, CALL, C
PUBLIC LITILITY EASEMENT PROVINGING

SHEET 3 OF 3

NO FINES, SHEED OR ANY STRUCTURE SHALL BE DISCIDED WHITH AN EASTDOOM THAT SHALL DISSIPATED IN PROMISET THE OWNERAND FLOW HAS THE OWNERAND FLOW SHALL DISSIPATED FOR PROMISET THE OWNERAND FLOW SHALL DISSIPATED FOR THE OWNERAND FLOW HAS A CASTLAND FOR THE OWNERAND FOR THE OWNERAND FLOW SHALL THE OWNERAND FLOW SHALL THE OWNERAND FOR THE OWNERAND FLOW SHALL THE OWNER SHALL THE

STURBMATER CONTROL EASEMENT PROVISIONS GENERAL PROVISIONS COMMON TO ALL EASEMENTS.

DRAINAGE EASEMENT PROVISIONS

VILLAGE LITELITY EASEMENT PROVISIONS

ACCESSED USES OF RENTE STREET MONTH OF THE WILLIAE IN THE DESCRIPTION OF THE PARTY MONTH OF THE WILLIAE IN THE DESCRIPTION OF THE ACCESSION OF

V	CEMCON,	kroevers & Plemen	
W	2250 White Oak Cirele, Suffer 60502-9875 PM: 530.862.2	100 Aunuru, Elinela	87 71 84

COMMERCIAL CREDITIONAL
STATE OF CREMENTS ) 25
COUNTY OF MODERNY THAT COMMENTY ONE SHOOT, DETERMIT 200,
Beer is TO CREMENT THAT COMMENTY ONE SHOOT, DETERMIT 200,
BROWN OF SERVICIONES IN SECTION SHOOT, DATE PROPERTY OF THE PROPERTY AND THE PROPERTY AND THE PROPERTY OF THE PROPERTY AND THE PROPERT

DATED AT HAPERVILLE, B. DUPAGE COUNTY, BLINDS

COUNTY AND STATE ANDREAM, A NOTIFY PUBLIC BY AND FOR THE COUNTY AND STATE ANDREAM, DO RECENT CORTEY THAT TO USE TO SET OF STATE OF SHEET AND SHEET AND

NOTARY PUBLIC

COMMUNITY UNIT SCHOOL DISTRICT 300 DATED THIS \_\_\_\_ DAY OF \_\_\_\_

STATE OF BLUNDS)
SS.
COUNTY OF MONENTY) THE IS TO COURTY THAT COMMANTY UNIT SCHOOL OSTRET 300, BOAPO OF EDUCATION IS THE OWNER OF THE PROPERTY DEATH SUBMORDED AND ADDRESS OF THE REST OF THE SET OF THE SET

OWNERSHIP CERTIFICATE

THE UNDERSONAL HOT MODIFICATION, BUT AS THE DIALY CLEOTED OFFICIENT OF THAN COMPANION, HERE'RE COBCATES FOR PAUL USE THE LUNGE SHOWN OF THE PLAT FOR PROTECTION FOR SHOWN ALLEGE OF MADING THE PLAT FOR PROTECTION OF THE PLAT FOR THE SHOWN AND THE SHO

THE UNDERSIGNED, NOT PROPROUNDLY, BUT AS DULY ELECTED OFFICERS OF SAID CORPORATION, FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THE PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SHOOL, DESTRICT TOO

NOTARY CERTIFICATE

COUNTY AND STATE AFFORESAD, DO REIGHT DESTRUCT IN AND FOR THE COUNTY AND STATE AFFORESAD, DO REIGHT DESTRUCT IN AND FOR THE COUNTY AND STATE AFFORESAD. TO REIGHT COUNTY AND STATE AFFORESAD. THE AND CONVOLUTION THAT THE YORKS AND DESTRUCT IN THE STATE AFFORESADED AS THE FIRE FACE AND CONTROL FOR THE USES AND PURPOSES TREESADED AS TO BE ABOUT CONTROL FOR THE USES AND PURPOSES.

HOTARY PUBLIC

SCHOOL DISTRICT STATEMENT

INEN UNDER MY HAND AND HOTABAL BEAL

SECTION AND

DATED AT ALBONOUN, & HOPENRY COUNTY, REMOIS

ETATE OF BLINOS ) 35 COUNTY OF INCHEMEY )

OWNERSHIP CERTIFICATE

THE SE TO CONTROL !

THE SE TO CONTROL THAT PROMOTE LICE, AN ELEMENT CORPORATION, IS THE PET SHAPE OF THE PROMOTE THE PROMOTE OF THE PET SHAPE OF THE PET SHAPE OF THE PET SHAPE OF THE PET SHAPE OF THE SHAPE OF THE

THE UNDERSOND, NOT HOMOUNLY, BUT AS THE DULT DISCTID OFFICERS OF AND COMPORADOR, HERBET CORRECTES FOR PAUL UNDER HERBET CORRECTED FOR PAUL UNDER HERBET CORRECTED HAD HERBET, MAD RESERVES FOR THE MALLES AND PAUL SERVICES AND HERBET, MAD RESERVES FOR THE MALLES OF HAMPING, MAD RESERVES FOR THE PAUL HERBET SERVICES AND ASSOCIATION, THE LANGUAGE THE SERVICES AND ASSOCIATION, THE LANGUAGE THE PROVINCE OF THE PAUL SERVICES AND ASSOCIATION OF THE PROVINCE OF THE PAUL SERVICES AND ASSOCIATION OF THE PROVINCE OF THE PAUL SERVICES AND ASSOCIATION OF THE PAUL SERVICES AN

THE LINDERSONED, NOT INDIVIDUALLY, BUT AS DULY ELECTED DIFFICIENT OF SAID COMPORATION, FURTHER CORREY THAT ALL OF THE LAND INCLUDED IN THIS FLAT LES WITHIN THE BOUNDAMES OF COMMANY UNIT SCHOOL SMITHET SAY.

SECRETA

NOTARY CERTIFICATE

STATE OF LUMOSS 

SEC

COUNTY OF DUPAGE )

INS. \_\_\_\_ DAY OF \_\_\_\_\_\_ 2021,

SCHOOL DISTRICT STATEMENT

STATE OF ELLINOIS)
SIS.
COUNTY OF OUP-ARE)

PLAN COMMISSION CERTIFICATE

STATE OF BLUNCS )
COUNTY OF KAME )

A STORMENT CONTROL LASSINGT IN SINGET RESEMBLY REAL ASSESSMENT OF THE PROPERTY AND ASSESSMENT OF THE PROPERTY AND ASSESSMENT OF THE PROPERTY OF THE ASSESSMENT OF THE PROPERTY OF THE ASSESSMENT OF THE PROPERTY OF THE ASSESSMENT OF THE MACROSING OF THE MACROSING

AS CHEESE, SPHEIR MO DISPLANDED, MODIFIED AND LOSS CHEESENGT FOR MALES SHALL ME THE BORT TO DETER LOSS LOSS CHEESENGT FOR MALES LOSS. THE MALES CHEESENGT SHALL SH

THE COURT HAS CHEEN HAS NOT PERFONDED TO THE VALUES NOTICE. THEN THE VALUES WAY COURS SUCH REPAIRS TO THE MICHAEL WAY COURS SUCH REPAIRS TO THE MICHAEL WAS THE WAS TO THE MICHAEL WAS THE WAS THE WAS TO THE WAS THE WAS TO THE WAS THE WAS TO THE WAS THE WAS THE WAS TO THE WAS THE

THIS IS TO CERTIFY THAT THE HEMBERS OF THE PLAN COMMISSION OF THE VILLAGE OF HAMPSHIVE HAVE REVIEWED AND APPROVED THE DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_ 2021.

WILLAGE BOARD CERTIFICATE

STATE OF BLINOIS ) SE COUNTY OF KAME ) APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIFE, BLINDS,

VILLAGE COLLECTOR'S CERTIFICATE STATE OF RUNOIS )
SOUNTY OF KAME )

DATED AT HAMPSHIRE, KANE COUNTY, SLINGS.

VALLAGE ENGINEER'S CERTIFICATE

VALAGE PHONETRS CERTIFICATE.

STATE OF ELENCE 35

COUNTY OF RAME 3 35

AMMINIOD BY THE MAJOR DIGHEST OF THE VALAGE OF HAMPSHIRE, ELENCES, THE VALAGE DIGHEST.

2071.

WELFARE DIGHESTS.

ELINOIS PROFESSIONAL LAND SURVEYOR NO. 2072 NY REGISTRATION EXPINES ON MONEMBER 30, 2022 PROFESSIONAL DESIGN FROM LICENSE NO. 1844-002837 EXPIRATION DATE IS APPIL 30, 2021

ONEN UNDER SIT HAND AND SEAL AT AURORA, BLINOIS,

SER EN COMPTY THAT I, FETEL A BACKET, LIMING PROTERMAL LOW BENEAUTH AND TAY THE RESIDENCY OF THE COMPTY SERVICE AND THE COMPTY SERVICE AN EXCEPTING THERESTON ANY PART FALLING IN BIG TRIBER ROAD DEDICATED PER DOCUMENT 2021K DESTRUCTION AND THE PLAY HEREON CRAIRS IS A COMPECT WID ADDITABLE REPRESENTATION OF SALE SERVICE AND SUBMICINED. ALL DESTRUCTS WE SHOWN WE ARROW AND ADDITABLE REPORT OF THE REPORT OF T I FURTHER CERTIFY THAT I HAVE SET ALL SUBDIVISION MORAMENTS AND DESCRIBED THEM ON THE PIACE PLACE AND DESCRIBED BY THE FLAT ACT GLURGES REVISED STATUTES 1977, COMPTER 109 SECTION 1). I PURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HORSON CHANN IS STRATED WITHIN THE CORPORATE LIMITS OF THE VILLACE OF MAINTHINE, LLIMICS, WHICH IS DEPOSITION THE SPECIAL POWERS ALTRIANCED BY EMBINEN 12 OF METICLE 10 OF THE LIMITS MANIFOLD, COCK AS AMERICAD.

NAME COUNTY ENGINEER'S CERTIFICATE

KANE COUNTY CLERK'S CERTIFICATE

COUNTY ELEMOS, OD HENERY CONTRY THAT THERE ARE NO DELANCATION TAXES, NO LINEAD PORTURE TAXES, NO UMPAD COMPAND OF THE LAND TAXES AND NO REDEEMALE TAX SALES AGAINST ANY OF THE LAND ROLLINGS IN THE MANDROD PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNUALD PLAT.

STATE OF ELLINOIS ) ES.

OWEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA.
ELENCIS, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_

SUBVEYOR'S CERTIFICATE

THIS IS TO CERTET THAT I, PETER A. BLACKER, ELINCIS PROFESSIONAL LAND SUBMICHIE NO. 3072, AT THE REQUEST OF THE ORIGINAL PROPERTY HAVE SURVEYED, SUBDINGED AND PLATED THE FOLLOWING DESCRIBED PROPERTY.

COUNTY ENGNEER

ACCEPTED AND APPROVED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_



November 4, 2021

Mr. Dave Gauger, PE Cemcon, Ltd. 2280 White Oak Circle, Suite 100 Aurora, IL 60502

Re:

D300 Oakstead School Site - Final Plat Review Village of Hampshire, Kane County, Illinois

Mr. Gauger:

We are in receipt of the following items for the above referenced project:

 Final Plat of Subdivision for Oakstead Neighborhood Middle School, Engineering Plans dated October 12, 2021 prepared by Cemcon, Ltd.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

#### **Final Plat**

- The Plat of Subdivision creates the lot for the school, the Village ROW, and drainage and utility easements for stormwater and Village improvements. The school district has previously provided a bond for the public improvements which have been largely constructed.
- 2. We support approval of the Final Plat of subdivision with the following conditions:
  - A 10 foot Village Utility Easement needs to be added adjacent to the ROW along Magnussen Way.
  - A 10 foot Public Utility Easement should be added at the southwest corner of Ridgecrest and Big Timber to connect the easements along Big Timber Road and Ridgecrest Drive

Mr. Dave Gauger November 4, 2021 Page 2

The Plat should be revised and resubmitted for final approval. If you have any questions or require additional information, please call our office.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.

Timothy N. Paulson, P.E., CFM Senior Project Manager

#### TNP/me

pc: Jay Hedges, Village Manager (Via e-mail)

Josh Wray, Assistant to the Village Manager (Via e-mail)

Linda Vasquez, Village Clerk (Via e-mail) Lori Lyons, Finance Director (Via e-mail) Mark Schuster, Village Attorney (Via e-mail) Susan Harkin, CUSD 300 (Via e-mail)

Dan Olsem, Crown Community Development (Via e-mail)

BPS, EEI (Via e-mail)