**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. Nayes - 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.

1. 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